

# City of Jacksonville

117 W Duval St  
Jacksonville, FL 32202



## Meeting Minutes

Tuesday, April 6, 2021

9:30 AM

Council Chambers 1st Floor, City Hall & Virtual

### Finance Committee

*Matt Carlucci, Chair*

*Randy DeFoor, Vice Chair*

*LeAnna Cumber*

*Garrett Dennis*

*Joyce Morgan - Excused Late Arrival*

*Brenda Priestly Jackson - Excused Late Arrival*

*Ron Salem, Pharm. D.*

*Legislative Assistant: Ladayija Nichols*

*Legislative Assistant: Crystal Shemwell*

*Council Auditor: Kim Taylor*

*Asst. Council Auditor: Phillip Peterson*

*Chief of Research: Jeff Clements*

*Deputy General Counsel: Peggy Sidman*

*Administration: Rachel Zimmer*

If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, such person will need a record of the proceedings, and for such purposes, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

MEETING TIME: 9:30 A.M. – 1:00 P.M.

Physical Location: Council Chambers

City Hall

117 W. Duval Street

Jacksonville, Florida 32202

(If attending virtually, please join the meeting by 9:15 A.M.)

Meeting ID: 918 6754 3150

Meeting Password: 48267

Council Members, City staff and the public may attend the meeting at the physical location-Council Chambers, but CDC guidelines will be adhered to due to COVID-19. A mandatory mask requirement is in place for all public buildings pursuant to the COJ Emergency Executive Proclamation 2020-005, as extended.

The public will be encouraged to share general comments with individual council members by email or telephone. Public hearings and public participation are required by state statute for specific legislation. We will conduct these hearings as required by state law. CCMeeting04132021@coj.net is the designated email for general comments to be included as a part of this meeting.

**Meeting Convened: 9:29 AM**

**Meeting Adjourned: 12:33 PM**

**Update on comprehensive annual financial report - deferred to the end of the meeting, then not presented due to the meeting length.**

**Council Auditor Kim Taylor to discuss:**

- **Report #749B: Follow-up on JTA Accounts Payable Audit**
- **Report #778B: Follow-up on JAA Payroll Audit**
- **Report #805A: Follow-up on Building Inspection Division Audit**
- **Report #808A: Follow-up on Communication Tower Audit**
- **Report #812A: Follow-up on Landfill Contract Audit**

**The reports were deferred to the end of the meeting, then not presented due to the meeting length.**

**Attendance: Council Members Matt Carlucci, Randy DeFoor, Ron Salem, LeAnna Cumber, Garrett Dennis, Joyce Morgan (arr. 9:32), Brenda Priestly Jackson (arr. 10:11)**

**Also: Council Members Terrance Freeman (2021-117, -155), Ju'Coby Pittman (2021-117), Danny Becton (2021-117, -157), Reggie Gaffney (2021-117); Jeff Clements and Yvonne Mitchell – Council Research Division; Peggy Sidman and Lawsikia Hodges – Office of General Counsel; Jessica Matthews and Ladayija Nichols – Legislative Services Division; Melanie Wilkes and Eric Grantham – Council Support Services; Kim Taylor and Phillip Peterson – Council Auditor's Office; John Pappas – Public Works Department; Kirk Wendland – Office of Economic Development; Harrison Conyers – Veterans and Military Affairs; Greg Pease and Dinah Mason – Procurement Division; Joey Greive – Finance and Administration Department; Stephanie Burch – Mayor's Office; Daryl Joseph – Department of Parks, Recreation and Community Services**

**Item/File No.**

**Title History**

1. [2020-0559](#) ORD-MC Creating a New Chapt 797 (Local Option Vessel Registration Fee), Ord Code, Adopting the Local Option Vessel Registration Fee Permitted by State Law; Setting Effective Date of New Local Option Vessel Registration Fee as 1/1/21; Directing the Chief of Legislative Svcs to Forward a Copy of the Ord Upon Enactment to the Tax Collector & to the Mayors of Baldwin, Atlantic Beach, Jax Beach & Neptune Beach; Directing the Tax Collector to Notify the State of Imposition of the New Local Option Vessel Registration Fee. (Johnston) (Introduced by CM Dennis)  
 9/8/20 CO Introduced: NCSPHS, TEU, F, R, JWC  
 9/14/20 NCSPHS Read 2nd & Rerefer  
 9/14/20 TEU Read 2nd & Rerefer  
 9/15/20 F Read 2nd & Rerefer  
 9/15/20 R Read 2nd & Rerefer  
 9/22/20 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F, R, JWC  
 10/28/20 JWC Approve 1-7 (Fail) (Birtalan, Haskell, Burnett, Devereaux, Hardesty, Ferraro, White)  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 9/22/20

**DEFER (At request of CM Dennis)**

2. [2020-0620](#) ORD-MC Creating a New Part 1 Possession of Twenty Grams or Less of Cannabis or Paraphernalia), Chapt 606 (Drugs), Ord Code, to Create A Civil Citation Within the City of Jax Ord. Code for Possession of 20 Grams or Less of Cannabis or Paraphernalia; Amending Sec. 609.109 (Applicable Chapters and Parts), Chapt. 609, (Code Enforcement Citations), Ord. Code, to Establish New Class Fines in Schedule "A" for Violations of Part 1, Chapt. 609 (Code Enforcement Citations), Ord Code, to Establish New Class of Fines in Schedule "A" for Violations of Part 1 (Possession of 20 Grams or Less of Cannabis or Paraphernalia), Chapt. 606 (Drugs), Ord. Code. Providing for Severability. (Johnston) (Introduced by CM Dennis)  
10/13/20 CO Introduced: NCSPHS, F  
10/19/20 NCSPHS Read 2nd & Rerefer  
10/20/20 F Read 2nd & Rerefer  
10/27/20 CO PH Read 2nd & Rereferred: NCSPHS, F  
Public Hearing Pursuant to Chapt. 166, F.S. & CR 3.601 – 10/27/20

**DEFER (At request of CM Dennis)**

3. [2021-0079](#) ORD Approp \$1,037,130.00 from FEMA through the State of FL Div of Emergency Mgmt. Under the Hazard Mitigation Assistance Grant Prog. to Fund the Acquisition & Installation of 7 Permanent Generators at 7 Storm Water Pump Station Sites within Duval Cty, Amending the 2021-2025 5 Yr CIP Apvd by Ord 2020-505-E to Purchase & Install Permanent Emergency Generators at the Following Locations: Hillman Dr., Myrtle Ave., Hilly Rd., Bradley Rd., Jessie St., McGrits Creek Park/Lew Brantley & Sandalwood Canal; Providing for City Oversight by the Dept. of Public Works, Public Bldgs Div (B.T. 21-038) (Staffopoulos) (Req of Mayor)  
2/9/2021 CO Introduced: NCSPHS, TEU, F  
2/16/21 NCSPHS Read 2nd & Rerefer  
2/16/21 TEU Read 2nd & Rerefer  
2/17/21 F Read 2nd & Rerefer  
2/23/21 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 2/23/21

**DEFER (At request of the Administration)**

4. [2021-0100](#) ORD Auth the Borrowing from the City's Commercial Paper Facility and/or Issuance of Fixed-Rate Debt in the Max Amount of up to \$100,000,000 to Provide Funding for the Wastewater System Improvement Program; Approp \$100,000,000 to the Water/Wastewater System Fund; Amending 2020-504-E, the FY 20-21 Budget Ord, to Replace the Schedule B4 in Order to Allow for the "Water/Wastewater System Fund;" Amending the 2021-2025 5-Yr CIP Approved by Ord 2020-505-E to Provide Funding for the Project Entitled "Water/Wastewater System Fund;" Providing for Quarterly Reports to Council. (Sidman) (Introduced by CP Hazouri) (Co-Sponsored by CMs Carlucci, Pittman, DeFoor & Dennis)  
2/23/21 CO Introduced: NCSPHS, TEU, F  
3/1/21 NCSPHS Read 2nd & Rerefer  
3/1/21 TEU Read 2nd & Rerefer  
3/2/21 F Read 2nd & Rerefer  
3/9/21 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 3/9/21

**DEFER (At request of CP Hazouri)**

5. [2021-0117](#) ORD-MC Repealing Chapt 24 (Finance & Admin Dept), Pt 6, Sec 24.604 (Office of the Ombudsman Functions) & Sec 24.605 (Equal Business Opportunity Office Functions), Ord Code; Creating a New Chapt 24 (Finance & Admin Dept), Pt 10 (Office of the Ombudsman) & Pt 11 (Equal Business Opportunity Division); Amend Chapt 24, Sec 24.603 (Duties of Chief of Procurement), Ord Code; Repealing Chapt 126 (Procurement Code), Pt 6A (Small Business Capital, Bonding & Outreach Prog.) & Pt 6B (Jax Small Emerging Business Prog.), Ord Code; Creating a New Chapt 126, Pt 6 (Jax Small Emerging Business Prog.), Subpt A (General Provisions), Subpt B (Prog. Admin.), Subpt C (Prog.Support Svcs.; Marketing & Outreach; Disparity Study Update), Subpt D (Prog.Eligibility, Procedures, & Other Requirements); Providing for Codification Instructions. (Hodges) (Co-Introduced by CMs Pittman, Freeman, Dennis, Morgan, Hazouri, Carlucci, Becton, R.Gaffney, Priestly Jackson, Newby, DeFoor & Boylan)  
2/23/21 CO Introduced: F, R  
3/2/21 F Read 2nd & Rerefer  
3/2/21 R Read 2nd & Rerefer  
3/9/21 CO PH Read 2nd & Rereferred: F, R  
3/16/21 F Sub/Rerefer 7-0  
3/16/21 R Sub(Finance)/Rerefer 6-0  
3/23/21 CO Sub/Rereferred: F, R 18-0  
4/6/21 F Amend(2)/Approve 7-0  
4/6/21 R Amend(2)/Approve 6-1 (CM Boylan)  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 3/9/21

Deputy General Counsel Lawsikia Hodges outlined the features of the substitute, which consists mostly of reorganization and clarification of the existing Code sections. There are a few substantive changes in some sections intended to make the program easier for JSEBs to participate and lessen the administrative burden. Some changes were also made to the definition of personal net worth for JSEB owners. A micro business program was added and the language regarding "good faith effort" was clarified.

CM Salem asked about graduation from the JSEB program; Greg Pease explained how the current graduation provisions apply. CM Salem asked about the rationale for eliminating spousal assets from the JSEB net worth calculation; CM Dennis explained the discussion in the Special Committee that led to the change. CM DeFoor cautioned that games can be played with shifting assets from one spouse to another. JSEB administrator Dinah Mason said that the Procurement Division had looked at programs in other cities and this is not an unprecedented practice. CM Cumber asked for clarification about considering spousal assets if the spouse is involved in the JSEB business.

CM Dennis offered 4 amendments:

#1 (offered on behalf of the administration) - CFO Joey Greive explained the amendment concerning multiple ownership of a JSEB business and the creation of a JSEB Access to Capital Trust Fund. The amendment was approved.

#2 – CM Salem asked how the amendment regarding calculation of a company owner's net worth would change JSEB participation. Mr. Greive said it's a policy call for the Council to make; his staff can do some research on how other cities' programs work by next week. CM Dennis said he has national research showing that exclusion of the owner's interest in the business from the net worth calculation is not uncommon. CM Cumber asked if the change would affect how many more businesses could become certified if made; does it dilute the intent of the program? Mr. Pease said he didn't know how many businesses might qualify that haven't applied for certification under the current system. He could try to find out how many businesses in the city might qualify, perhaps with the help of the Chamber of Commerce. CM Pittman said she is uncomfortable with this amendment until she knows how it will impact the small businesses the Special Committee was intending to help the most. Dinah Mason said the elimination of the business value would be very concerning for its impact on smaller businesses and may qualify larger businesses, excluded using the current calculation methodology, to participate in the micro business program. CM Dennis explained his rationale for excluding the business net worth as a way of assisting JSEBs, not harming them. Mr. Dennis withdrew amendment #2.

#3 – CM Salem opposed resetting the participation clock to zero again; the resets make this a perpetual program from which no one ever graduates. Mr. Pease said there are 326 currently certified JSEBs; the clock does not start ticking for any company until it gets its first contract under the program. 32 of those companies have received a contract since the last clock was reset for all participants in 2017. CM Freeman supported the amendment. The amendment was approved.

#4 – CM Dennis explained the rationale for creating a separate division for the JSEB program rather than being an office within the Procurement Division. CM Salem asked for a history of the division's organizational structure. CFO Joey Greive said the office

has changed structure and locations over the last 20 years of city reorganizations. He advocated for leaving it as an office within the Procurement Division where JSEBs can have a close link to City contracting and purchasing. CM Dennis withdrew amendment #4.

An amendment #5 was distributed but ultimately not moved for consideration.

### **AMEND(2)/APPROVE**

**Aye:** 7 - Carlucci, DeFoor, Salem, Priestly Jackson, Morgan, Cumber and Dennis

### **AMENDMENT #1**

- 1. Creates new Code Section 111.610 establishing the JSEB Access to Capital Program Trust Fund**
- 2. Clarifies that 51% of the business owners must qualify under Sec. 126.613(c)(1)**
- 3. Corrects scrivener's errors**

### **AMENDMENT #2**

**Resets number of years in the program for current JSEBs**

- Provides for courtesy review of JSEB applications by the JSEB Administrator**
- Moves oversight of Access to Capital program from OED to JSEB Administrator**
- Repeals current guidelines for Access to Capital program and allows JSEB Administrator to establish new guidelines without further Council approval**
- Removes references to specific providers of training programs and allows EBO Office to procure third party contractors to implement education, training, and mentoring programs**
- Changes Risk Management's review of insurance programs available for small businesses from every 2 years to every 6 months**
- Provides for an update to the 2013 disparity study, subject to availability of funds**
- Revises requirement for audited financial statements to financial statements prepared by a CPA**
- Changes recertification from annual to biennial (every 2 years)**
- Revises residency requirement for JSEB eligibility**
- Revises the personal net worth limit from \$1,325,000 to \$1,320,000 and no longer includes assets held by a spouse**
- Provides for development and implementation of a JSEB micro-business program**
- Reduces timeframe for which a JSEB may participate in the program from 15 to 9 years**



6. [2021-0141](#) ORD Approp a Total of \$150,000 from Special Events – FL GA Game Contingency to the Authorized Capital Projects Fund (32111) to Provide Funding for the Cordial Drive Water Proj. (\$116,000 of Which is to Install Water Lines, Fire Hydrant & Meters in the R/W of Cordial Dr., in Dist-11, & \$34,000 of Which is for the Customer-Side Connection Costs Done by a Professional, Licensed Plumber Selected by JEA through Competitive Bids; Providing for the Purpose; Providing for the Reverter of Funds; Providing for the Oversight by the Public Works Dept; Amending the 2021-2025 5-Yr CIP Apvd by Ord 2020-505-E to Auth the Proj Titled “Cordial Dr. Water Proj.” (Dist 11-Becton) (Johnston) (Introduced by CM Becton) (Co-Sponsor CM's Ferraro, R.Gaffney, Pittman, Newby, White, Freeman, Diamond, Carrico, Salem, Morgan, Priestly Jackson, Dennis, Carlucci, DeFoor, & Dennis)  
 3/9/21 CO Introduced: NCSPHS, TEU, F  
 3/15/21 NCSPHS Read 2nd & Rerefer  
 3/15/21 TEU Read 2nd & Rerefer  
 3/16/21 F Read 2nd & Rerefer  
 3/23/21 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F  
 4/5/21 NCSPHS Approve 7-0  
 4/5/21 TEU Approve 7-0  
 4/6/21 F Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 3/23/21

CM Becton explained the purpose of the bill and the importance of safe, clean drinking water. CMs DeFoor, Dennis, Morgan, Priestly Jackson and Carlucci asked to be added as co-sponsors.

**APPROVE**

**Aye:** 7 - Carlucci, DeFoor, Salem, Priestly Jackson, Morgan, Cumber and Dennis

- **The project will provide City water to at least 10 homes in the area. Additional funding would be needed to bring these homes on to the City sewer system.**

**NOTE: Bills 2021-141, 2021-143, 2021-154, 2021-155, 2021-157, and 2021-184 all propose to use the same funding source. There is an insufficient amount of funds to cover all of the proposed appropriations. The proposed funding source (FL/GA Contingency) has an available balance of \$1,873,733, while the proposals from these bills total \$3,190,349.73.**

7. [2021-0142](#) ORD-MC Amending Sec 123.107 (Exemptions), Part 1 (In General), Chapt 123 (Public Fees), Ord Code, to Add to the Exemptions a Park Admission Fees Exemption for Gold Star Families & an Administrative Process for Exempting Such Fees; Correcting Outdated References in Existing Sec 123.107. (Johnston) (Introduced by CM Dennis) (Co-Sponsor CMs White, Freeman, Diamond, Bowman, Becton, Pittman, Morgan, Carlucci, Carrico, DeFoor, PriestlyJackson, Dennis, Newby & Boylan)
- 3/9/21 CO Introduced: NCSPHS, F, R  
 3/15/21 NCSPHS Read 2nd & Rerefer  
 3/16/21 F Read 2nd & Rerefer  
 3/16/21 R Read 2nd & Rerefer  
 3/23/21 CO PH Read 2nd & Rereferred: NCSPHS, F, R  
 4/5/21 NCSPHS Amend/Approve 7-0  
 4/6/21 F Amend(2)/Approve 7-0  
 4/6/21 R Amend(Finance)/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 3/23/21

Phillip Peterson explained the amendment. CM Salem asked about other admission exemptions the City may have and how they are verified at the gate. Daryl Joseph, Director of Parks and Recreation, said there are no other park fee exemptions. They anticipate that a pass document will be developed through the Military Affairs and Veterans Department. David Seamans, a City employee and Gold Star family member, urged support of the bill for the benefit it provides to those families. CM Carlucci moved an amendment to name the exemption program the “Tim Seamans park exemption” – approved.

**AMEND(2)/APPROVE**

**Aye:** 7 - Carlucci, DeFoor, Salem, Priestly Jackson, Morgan, Cumber and Dennis

**AMENDMENT**

1. Clarify exemption is available to Duval County residents only
2. Correct scrivener’s errors
3. Include name of Timothy Seamans for Gold Star Family exemption program

8. [2021-0143](#) ORD Approp \$475,000 in Funds (A Transfer of \$131,178 from Fair Share Sector 4.2 Funds & \$343,822 from Special Events – Florida Georgia Game Contingency) to Provide Funding for the Installation of a Sidewalk on Collins Rd. from Pineverde to Matera Ave (Collins Road Sidewalk Project); Amending the 2021-2025 5-Yr CIP Apvd by Ord 2020-505-E to Reduce Funding for the Project Entitled “Yacht Club Road – New Sidewalk” & Provide Funding for the Proj Entitled “Collins Road – New Sidewalk” (Johnston) (Introduced by CM DeFoor)  
3/9/21 CO Introduced: NCSPHS, TEU, F  
3/15/21 NCSPHS Read 2nd & Rerefer  
3/15/21 TEU Read 2nd & Rerefer  
3/16/21 F Read 2nd & Rerefer  
3/23/21 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F  
4/5/21 NCSPHS Withdraw 7-0  
4/5/21 TEU Withdraw 7-0  
4/6/21 F Withdraw 6-0  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 3/23/21

**WITHDRAW**

**Aye:** 6 - DeFoor, Salem, Priestly Jackson, Morgan, Cumber and Dennis

9. [2021-0144](#) ORD Approp \$2,000,000 from the Tree Protection & Related Expenses Trust Fund, Fund 15304, for the County-Wide “Remove and Replace” Prog; Apv, & Req the Mayor, or His Designee, to Direct the Dept of Public Works to Administer the Program in Accordance w/the Criteria Herein Provided; Providing a Carryover of Funds into Subsequent FYs. (Grandin) (Introduced by CM Salem)  
3/9/21 CO Introduced: NCSPHS, F  
3/15/21 NCSPHS Read 2nd & Rerefer  
3/16/21 F Read 2nd & Rerefer  
3/23/21 CO PH Read 2nd & Rereferred: NCSPHS, F  
4/5/21 NCSPHS Approve 7-0  
4/6/21 F Approve 6-0  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 3/23/21

**APPROVE**

**Aye:** 6 - DeFoor, Salem, Priestly Jackson, Morgan, Cumber and Dennis

10. [2021-0147](#) ORD Approp \$13,500.00 in Dept of Homeland Security (DHS)/Federal Emergency Mgmt Agency (FEMA) Emergency Food & Shelter Prog Phase 38 Pass-Through Grant Funding Distributed by United Way Worldwide to be Used for Emergency Rent, Mortgage & Utility Assistance for Eligible Duval County Veterans; Purpose of Approp; Providing for Oversight by the Military Affairs & Veterans Dept. (B.T. 21-051) (Staffopoulos) (Req of Mayor)  
3/9/21 CO Introduced: NCSPHS, F  
3/15/21 NCSPHS Read 2nd & Rerefer  
3/16/21 F Read 2nd & Rerefer  
3/23/21 CO PH Read 2nd & Rereferred: NCSPHS, F  
4/5/21 NCSPHS Approve 6-0-1(Abstain - CM Pittman)  
4/6/21 F Approve 6-0  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 3/23/21

Harrison Conyers explained the grant-funded program.

**APPROVE**

**Aye:** 6 - DeFoor, Salem, Priestly Jackson, Morgan, Cumber and Dennis

11. [2021-0148](#) ORD Approp \$110,196.28 for Final Design Engineering Plans & Specifications Svcs for the Replacement of Bridge #724039 on 5th St. Over Six Mile Creek (The “Proj”); Purpose of Approp; Amending the 2021-2025  
5-Yr CIP Apvd by Ord 2020-505-E to Provide Funding for the Proj; Providing for City Oversight by the Dept of Public Works, Engineering & Construction Mgmt Div. (B.T. 21-050) (Staffopoulos) (Req of Mayor)  
3/9/21 CO Introduced: NCSPHS, TEU, F  
3/15/21 NCSPHS Read 2nd & Rerefer  
3/15/21 TEU Read 2nd & Rerefer  
3/16/21 F Read 2nd & Rerefer  
3/23/21 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F  
4/5/21 NCSPHS Amend/Approve 7-0  
4/5/21 TEU Amend/Approve 7-0  
4/6/21 F Amend/Approve 7-0  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 3/23/21

Phillip Peterson explained the amendment.

**AMEND(NCSPHS)/APPROVE**

**Aye:** 7 - Carlucci, DeFoor, Salem, Priestly Jackson, Morgan, Cumber and Dennis

**AMENDMENT**

**Attach revised Exhibit 2 (CIP) to include anticipated future year activity approved in the most recent CIP.**

- **\$400,000 was previously appropriated for the design and engineering of this project that is currently in progress.**
- **Future construction costs are estimated at \$1.4 million. Public Works intends to transfer the necessary funding from the Countywide Intersection Imp & Bridge Rehab – Bridges project in future legislation.**

12. [2021-0150](#) ORD Approp \$152,039 to Pay for Design & Permitting Svcs for the Moncrief Rd. Pedestrian Bridge Elevation Proj (The “Proj”); Purpose of Approp; Amending the 2021-25 5-Yr CIP Apvd by Ord 2020-505-E to Provide Funding for the Proj; Providing for City Oversight by the Dept of Public Works, Engineering & Construction Mgmt Div.(B.T. 21-048) (Staffopoulos) (Req of Mayor)  
 3/9/21 CO Introduced: NCSPHS, TEU, F  
 3/15/21 NCSPHS Read 2nd & Rerefer  
 3/15/21 TEU Read 2nd & Rerefer  
 3/16/21 F Read 2nd & Rerefer  
 3/23/21 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F  
 4/5/21 NCSPHS Amend/Approve 7-0  
 4/5/21 TEU Amend/Approve 7-0  
 4/6/21 F Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 3/23/21

Phillip Peterson explained the amendment.

**AMEND(NCSPHS)/APPROVE**

**Aye:** 7 - Carlucci, DeFoor, Salem, Priestly Jackson, Morgan, Cumber and Dennis

**AMENDMENT**

**Attach revised Exhibit 2 (CIP) to include anticipated future year activity approved in the most recent CIP.**

- **The project will include the construction of an elevated extension bridge to meet height requirements.**
- **Future construction costs are estimated at \$1.8 million. Public Works intends to transfer the necessary funding from the Countywide Intersection Imp & Bridge Rehab – Bridges project in future legislation.**

13. [2021-0151](#) ORD Approp \$54,000 in Anticipated Revenue from the Lease of a Portion of City-Owned Property Located at 7600 Bailey Body Rd, Jax, FL 32216 to Thompson Enterprises of Jax, LLC to be Used by the JFRD for the Purchase of Capital Firefighting Equipment; Purpose of Approp. (B.T. 21-039) (Staffopoulos) (Req of Mayor)  
3/9/21 CO Introduced: NCSPHS, F  
3/15/21 NCSPHS Read 2nd & Rerefer  
3/16/21 F Read 2nd & Rerefer  
3/23/21 CO PH Read 2nd & Rereferred: NCSPHS, F  
4/5/21 NCSPHS Amend/Approve 7-0  
4/6/21 F Amend/Approve 7-0  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 3/23/21

Phillip Peterson explained the amendment.

**AMEND(NCSPHS)/APPROVE**

**Aye:** 7 - Carlucci, DeFoor, Salem, Priestly Jackson, Morgan, Cumber and Dennis

**AMENDMENT**

1. Revise appropriation to **\$50,467.32** to account for sales tax payable
2. Attach revised Exhibit 1 to correct appropriation amount on BT

- The appropriation consists of monthly rental revenue on a lease of City-owned property purchased as the future location of the new Fire Station #65
- Of the total appropriation, \$16,822.44 has been received to date (January – March 2021)
- The remainder of the appropriation is expected to be received by the City before fiscal year end
- The lease term ends 2/22/2027 but the tenant can terminate the lease at any time with 10 days prior written notice

14. [2021-0154](#) ORD Approp \$75,000 in Funds from General Fund/General Svcs District-Special Events to General Fund/General Svcs-Public Works Office of the Director-Administration to Provide Funding for Renovations & Improvements of the Neptune Beach Sr Activity Ctr Located at 2004 Forest Ave; Providing for the Purpose; Providing for Reverter; Providing for Oversight. (Dist 13-Diamond) (Johnston) (Introduced by CM Diamond) (Co-Sponsor CMs Ferraro, Freeman, White, Pittman & Becton)  
 3/9/21 CO Introduced: NCSPHS, F  
 3/15/21 NCSPHS Read 2nd & Rerefer  
 3/16/21 F Read 2nd & Rerefer  
 3/23/21 CO PH Read 2nd & Rereferred: NCSPHS, F  
 4/5/21 NCSPHS Amend/Approve 7-0  
 4/6/21 F Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 3/23/21

Phillip Peterson explained the amendment.

**AMEND(NCSPHS)/APPROVE**

**Aye:** 7 - Carlucci, DeFoor, Salem, Priestly Jackson, Morgan, Cumber and Dennis

**AMENDMENT**

**Clarify funding source is Special Events - Florida Georgia Game Contingency**

- The estimated total project is \$650,000, with most of the funding coming from Neptune Beach and private donors.
- City funds will be provided on a reimbursement basis.

**NOTE: Bills 2021-141, 2021-143, 2021-154, 2021-155, 2021-157, and 2021-184 all propose to use the same funding source. There is an insufficient amount of funds to cover all of the proposed appropriations. The proposed funding source (FL/GA Contingency) has an available balance of \$1,873,733, while the proposals from these bills total \$3,190,349.73.**

15. [2021-0155](#) ORD Approp \$350,000 in Funds from General Fund/General Svcs District Special Events to General Fund/General Svcs District Equal Business Opportunity Office to Provide Funding for an Updated Multi-Jurisdictional Disparity Study; Providing for the Purpose; Providing for Carryover of Funds; Providing for Oversight by the Procurement Div. (Johnston) (Introduced by CM Freeman) (Co-Sponsors CM's Dennis, Pittman, Carlucci, Morgan, R. Gaffney, DeFoor & Salem)  
 3/9/21 CO Introduced: NCSPHS, F  
 3/15/21 NCSPHS Read 2nd & Rerefer  
 3/16/21 F Read 2nd & Rerefer  
 3/23/21 CO PH Read 2nd & Rereferred: NCSPHS, F  
 4/5/21 NCSPHS Amend/Approve 7-0  
 4/6/21 F Amend/Approve 6-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 3/23/21

Phillip Peterson explained the amendment. CM Cumber asked for an explanation of the availability of the Florida/Georgia Game Contingency for the multiple bills seeking to use those funds. CM Freeman explained that the bill is requested as a result of the work of the Council's Special Committee on JSEB. Greg Pease, Chief of Procurement, described the scope of a procurement disparity study and reported that the last such study had covered procurements in the years 2005 through 2010 and was released in 2012. He stated that a good disparity study is needed to make defensible changes to the JSEB program should the Council wish to amend the program to include race- and gender-specific elements. CM Dennis thanked the members of the Special Committee on JSEB for their good work and recommendations for improvements in the program. Council members Carlucci, Morgan, Gaffney, DeFoor and Salem asked to be added as co-sponsors.

#### **AMEND(NCSPHS)/APPROVE**

**Aye:** 6 - Carlucci, DeFoor, Salem, Morgan, Cumber and Dennis

**Excused:** 1 - Priestly Jackson

#### **AMENDMENT**

1. Clarify funding source is Special Events - Florida Georgia Game Contingency
2. Revise carryover to FY 22/23

**NOTE: Bills 2021-141, 2021-143, 2021-154, 2021-155, 2021-157, and 2021-184 all propose to use the same funding source. There is an insufficient amount of funds to cover all of the proposed appropriations. The proposed funding source (FL/GA Contingency) has an available balance of \$1,873,733, while the proposals from these bills total \$3,190,349.73.**



16. [2021-0157](#) ORD Approp \$1,873,733 in Funds from Special Events – Florida Georgia Game Contingency – PSG to Provide Additional Funding for Public Service Grants in the 2021-22 FY; Providing for Carryover of Funds (Sidman) (Introduced by CM Carlucci)  
3/9/21 CO Introduced: NCSPHS, F  
3/15/21 NCSPHS Read 2nd & Rerefer  
3/16/21 F Read 2nd & Rerefer  
3/23/21 CO PH Read 2nd & Rereferred: NCSPHS, F  
4/5/21 NCSPHS Amend/Approve 6-0  
4/6/21 F Amend/Approve 7-0  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 3/23/21

Phillip Peterson explained the amendment. Chairman Carlucci said he supported the NCSPHS Committee amendment yesterday but would prefer that more money go into the Public Service Grants for citywide uses than to sidewalks in one district. CMMorgan advocated for increasing the allocation to Public Service Grants in the next budget cycle to meet the city's tremendous needs. CM Becton said that public safety and infrastructure should be the city's top priorities, and infrastructure is constantly underfunded in the city budget. CM Dennis said the City has a history of "rolling out the red carpet" for big development projects while neglecting the needs of neighborhoods and the average citizen. He is considering introducing a bill in the next cycle to appropriate funds from City reserves to major sidewalk work. Kim Taylor said that the City was projected to have \$187M in reserves at FY20 year-end as of the last quarterly report, and it's expected to be \$200-210M when all adjustments are made and the fiscal year is formally closed out. Public Works Director John Pappas said he has a long list of sidewalk needs to which additional funding could be applied. Chairman Carlucci said the City has tremendous needs both for capital projects and for people-related needs.

**AMEND(NCSPHS)/APPROVE**

**Aye:** 7 - Carlucci, DeFoor, Salem, Priestly Jackson, Morgan, Cumber and Dennis

**NCSPHS AMENDMENT**

1. **Revise appropriation to \$900,938.27 and split funding 50/50 between public service grants and sidewalk repair**
2. **Include whereas clause regarding sidewalk repair funding**
3. **Include CIP amendment for sidewalk repair funding and attach CIP sheet as new exhibit**
4. **Attach revised Exhibit 1 (BT) to reflect revised appropriation**

- **Current year appropriations for public service grants is \$2,941,196**

**NOTE: Bills 2021-141, 2021-143, 2021-154, 2021-155, 2021-157, and 2021-184 all propose to use the same funding source. There is an insufficient amount of funds to cover all of the proposed appropriations. The proposed funding source (FL/GA Contingency) has an available balance of \$1,873,733, while the proposals from these bills total \$3,190,349.73.**

17. [2021-0159](#) ORD Making Certain Findings & Apv & Auth the Execution of an Economic Developmnt Agreemnt (“Agreement”) btwn COJ (“City”) & Thetokos Holdings, LLC (“Company”), to Support the Redeplopmnt of a Vacant office Bldg into Approx 118 Market-Rate Housing Units Located Generally at 7820 Arlington Expressway, Jacksonville, FL (“Project”); Auth a 10 Yr, 75% Recapture Enhanced Value (REV) Grant of Not to Exceed \$820,000; Apv & Auth the Execution of Documnts by the Mayor, or His Designee, & Corp Secretary; Auth Apvl of Technical Amendmnts by the Executive Director of the Office of Economic Development (“OED”); Providing for Oversight by the OED; Providing a Deadline for the Company to Execute the Agreemnt; Requesting a Waiver of the Public Investmnt Policy Adopted by Ord 2016-382-E, as Amended. (Sawyer) (Req of Mayor)  
 3/9/21 CO Introduced: F  
 3/16/21 F Read 2nd & Rerefer  
 3/23/21 CO PH Read 2nd & Rereferred: F  
 4/6/21 F Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 3/23/21

Kirk Wendland described the project and incentive.

**APPROVE**

**See Auditor Summary on pg. 20**

**Aye:** 7 - Carlucci, DeFoor, Salem, Priestly Jackson, Morgan, Cumber and Dennis

18. [2021-0176](#) ORD Apv & Auth the Mayor, or His Designee, & Corp Secretary to Execute & Deliver That Certain Purchase & Sale Agreement (The "Agreement") btwn the City of Jax & First Coast Land Development, Inc. & All Closing Documents Relating Thereto, & Otherwise Take All Necessary Action to Effectuate the Purposes of the Agreement, for Acquisition by the City, at the Negotiated Purchase Price of \$300,000.00, of 2 Contiguous Properties Located on Firestone Rd btwn Thurston Rd. & Wilson Blvd. to be Developed as a New Fire Station 75 Site; Providing for Oversight of the Acquisition of the Properties by the Real Estate Div of the Dept of Public Works & Thereafter by the JFRD. (R.E. # 012569-000 & 012570-0000) (Dist. 10-Priestly Jackson) (Staffopoulos) (Req of Mayor)  
3/23/21 CO Introduced: NCSPHS, F  
4/5/21 NCSPHS Read 2nd & Rerefer  
4/6/21 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/13/21

**READ 2ND & REREFER**

19. [2021-0178](#) ORD Approp \$761,250.00 in Federal Pass-Through Grants Funds from the FDOT to Reimburse the City for Its Participation in the Construction of Sidewalk Improvements on Cedar Point Rd from E of Grover Rd to W of Boney Rd; Purpose of Approp; Amending the 2021-25 5-Yr CIP Apvd by Ord 2020-505-E for Construction of Sidewalk Improvements on Cedar Point Rd; Providing for Oversight by the Engineering & Construction Management Div of the Dept of Public Works. (B.T. 21-055) (Staffopoulos) (Req of Mayor)  
3/23/21 CO Introduced: NCSPHS, TEU, F  
4/5/21 NCSPHS Read 2nd & Rerefer  
4/5/21 TEU Read 2nd & Rerefer  
4/6/21 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/13/21

**READ 2ND & REREFER**

20. [2021-0179](#) ORD Making Certain Findings & Auth the Borrowing from the City's Commercial Paper Facility &/or Issuance of Fixed-Rate Debt in the Cumulative, Not-to-Exceed Amount of \$32,905,000, or Such Lesser Amount as Determined Pursuant to the Agreement (Defined Below) as of the Time of Closing, & Approp Thereof to Provide Funding for the Purchase of the Metropolitan Parking Solutions Parking Garages Pursuant to the Default Provisions of the Development Agreement Dated 3/5/04; Purpose of Approp; Providing a Carryover of Funds from Yr to Yr Unit Such Funds are Expended or Lapse According to the Agreement; Amending the 2021-25 5-Yr CIP Apvd by Ord 2020-505-E to Provide Funding for the Project Entitled "MPS Garage Purchase;" Amending 2020-504-E, the FY 2021 Budget Ord, to Replace Rev Schedule B4, the FY 2020-21 CIP Projects Funded Via Borrowing, to Auth the Borrowing &/or the Issuance of Debt for the Purchase of the Parking Garages; Auth the Mayor, or His Designee, & Corp Secretary to Execute & Deliver All Docs & Agreements Necessary to Transfer Developer's Interest in the Proj to the City Pursuant to the Redevelopment Agreement; Auth Apv of Technical Amendmnts by the Mayor or His Designee; Waiving Sec 122.411(A) (Fee Purchases), Subpart A (Acquisition of Interests in Real Property), Part 4 (Real Property), Chapt 122 (Public Property), Ord Code, to Auth Purchase of the Parking Garages Pursuant to the Development Agreement Without the Need of an Appraisal; Waiving Sec 55.115 (Procedures for Acquisition & Disposition of Downtown Property), Chapt 55 (DIA), Ord Code, to Allow for Purchase of Property to be Apvd by Action of This Legislation; Providing for Oversight by the DIA. (B.T. 21-059) (Sawyer) (Req of Mayor)  
3/23/21 CO Introduced: TEU, F, R  
4/5/21 TEU Read 2nd & Rerefer  
4/6/21 F Read 2nd & Rerefer  
4/6/21 R Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/13/21

**READ 2ND & REREFER**

21. [2021-0180](#) ORD Approp \$560,168.08 in Unappropriated Investment Pool Earnings Within the Southside Community Redevelopment Agency ("CRA") Trust Fund of Which \$110,432.03 Will to be Allocated to the Riverplace Blvd CRA Proj & \$449,736.05 to Future Yr Debt Reduction; Purpose of Approp. (B.T. 21-058) (Staffopoulos) (Req of Mayor)  
3/23/21 CO Introduced: NCSPHS, F  
4/5/21 NCSPHS Read 2nd & Rerefer  
4/6/21 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/13/21

**READ 2ND & REREFER**

22. [2021-0182](#) ORD re Chap 118 (City Grants), Ord Code; Establishing the 2021-22 Categories of Most Vulnerable Persons & Needs for Public Svc Grants Approp. (Sidman) (Pursuant to Sec. 118.804 & at Req of the Public Service Grant Council)  
3/23/21 CO Introduced: NCSPHS, F  
4/5/21 NCSPHS Read 2nd & Rerefer  
4/6/21 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/13/21

### READ 2ND & REREFER

23. [2021-0184](#) ORD Approp \$731,500.00 (\$397,794.73 from Special Events – FL GA Game Contingency, \$95,000.00 from Terry Parker Pool Fund, & \$238,705.27 from Council District 1 Autumn Bond Funds) to Provide Funding for a New Artificial Turf Field at Blue Cypress Park; Apv & Auth the Mayor, or His Designee, & Corp Secretary to Execute & Deliver, an Agreemnt btwn the City of Jax & Southern Recreation, Inc; Invoking the Exception in Sec 126.107(G), Ord Code, to Allow Direct Contract w/ Southern Recreation, Inc. to Provide Purchase & Installation of New Artificial Turf Field at Blue Cypress Park; Providing for a Reverter of Funds; Providing for the Oversight by the Parks, Recreation & Community Svcs Dept; Amending the 2021-25 5-Yr CIP Apvd by Ord 2020-505-E to Auth the Project Titled “Blue Cypress Park Soccer Field;” Req 1-Cycle Emerg Action. (Johnston) (Introduced by CMs Morgan & Salem)  
3/23/21 CO Introduced: NCSPHS, F, R  
4/5/21 NCSPHS Emergency/Approve 7-0  
4/6/21 F Emergency/Approve 7-0  
4/6/21 R Emergency/Approve 7-0  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/13/21

CM Salem said he enjoys working with district council members on their district projects. This project will provide relief for playing fields that are decimated by overuse and half the funding is coming from the district bond fund.

### EMERGENCY/APPROVE

**Aye:** 7 - Carlucci, DeFoor, Salem, Priestly Jackson, Morgan, Cumber and Dennis

•The project will convert one of the two fields to artificial turf.

**NOTE: Bills 2021-141, 2021-143, 2021-154, 2021-155, 2021-157, and 2021-184 all propose to use the same funding source. There is an insufficient amount of funds to cover all of the proposed appropriations. The proposed funding source (FL/GA Contingency) has an available balance of \$1,873,733, while the proposals from these bills total \$3,190,349.73.**

24. [2021-0186](#) ORD Deappropriating Funds From the Soutel Rd Diet Project & Approp \$3,260,596.25 in Funds from Debt Managmnt Loan Proceeds Previously Approp for the Soutel Rd Diet Project to Provide Funding for Various Capital Improvement Projects in Council District 10; Amending the 2021-25 5-Yr CIP Apvd by Ord 2020-505-E to Reduce Funding for the Project Entitled "Soutel Dr Rd Diet" & Provide Funding for the Projects Entitled "Soutel Dr & New Kings Rd Intersection Improvmnts," "Old Kings Rd at Dixie St (DSR)-Capital Improvmnt," "Cain Ln & Able St (DSR)-Capital Improvmnt;" & Transferring Future Yrs' CIP Allocations for the Project Entitled "Soutel Dr Rd Diet" to the Projects Entitled "Cain Ln & Able St (DSR)-Capital Improvmnt," "Zora St (DSR)-Capital Improvmnt," "Fyre Ave W (DSR)-Capital Improvmnt," "Ellis Rd. (DSR)-Capital Improvmnt," "Old Kings Rd (DSR)-Capital Improvmnt," "West Side Blvd (DSR)-Capital Improvmnt," "Davell Rd (DSR)-Capital Improvmnt," "Jack Horner Ln/Miss Muffet Ln (DSR)-Capital Improvmnt," "Harlow Blvd/Mother Hubbard Dr S (DSR)-Capital Improvmnt," "Sibbald Rd Sidewalk Extension," "CD 10 Sidewalk Repairs," "Channel Lining Drainage Improvmnts-I-10 to N of Ramona Blvd," & "District 8 (DSR) Capital Improvmnts. (Sidman) (Introduced by CM Priestly Jackson)  
3/23/21 CO Introduced: NCSPHS, F  
4/5/21 NCSPHS Read 2nd & Rerefer  
4/6/21 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/13/21

#### READ 2ND & REREFER

25. [2021-0187](#) RESO Making Certain Findings, & Apv & Auth the Execution of an Economic Agreeemnt ("Agreeemnt") btwn the City of Jax ("City") & 11180 Blasius Rd, LLC ("Company"), to Support the Creation of the Company's Operations at a New Facility Located Generally at 11180 Blasius Rd Within the City ("Project"); Auth a 5-Yr Recapture Enhanced Value (REV) Grant of \$1,100,00; Apv & Auth the Execution of Documents by the Mayor, or His Designee, & Corp Secretary; Auth Apv of Technical Amendmnts by the Executive Director of the Office of Economic Development ("OED"); Providing for Oversight by the OED; Providing for a Deadline for the Company to Execute the Agreeemnt; Affirming the Project's Compliance w/ the Public Investment Policy Adopted by Ord 2016-382-E, As Amended; Req 2-Reading Passage Pursuant to C.R. 3.305. (Sawyer) (Req of Mayor)  
3/23/21 CO Introduced: F, R  
4/6/21 F Amend/Approve 7-0  
4/6/21 R Amend/Approve 7-0

#### AMEND/APPROVE

See Auditor Summary on pg. 21

Aye: 7 - Carlucci, DeFoor, Salem, Priestly Jackson, Morgan, Cumber and Dennis

**AMENDMENT****Place revised Economic Development Agreement on file to correct base year and base value for REV grant calculation**

26. [2021-0192](#) ORD Making Certain Findings, & Apv & Auth the Execution of an Economic Developmnt Agreemnt (“Agreemnt”) btwn the City of Jax (“City”) & Jax North Apartments Owner, LLC (“Company”), to Support the Developmnt of a 324 Unit Multifamily Apartment Project Generally Located at 14670 Duval Rd in the City (“Project”); Auth a \$250,000 Tax Increment District Infrastructure Grant (“TID Grant”); Apv & Auth the Execution of Documents by the Mayor, or His Designee, & Corp Secretary; Auth Approval of Technical Amendmnts by the Executive Director of the Office of Economic Developmnt (“OED”); Waiving Provisions of Chapt 126, (Procurement Code), Ord Code, w/ Respect to the Project; Providing for Oversight by the OED; Waiver of that Portion of the Public Investment Policy Adopted by Ord 2016-382-E Which Would Require that in Order for a Project to Receive a TID Grant 20 New Full-Time Jobs Must be Created; Req 2-Reading Passage Pursuant to C.R. 3.305. (Sawyer) (Req of Mayor)  
3/23/21 CO Introduced: F, R  
4/6/21 F Approve 7-0  
4/6/21 R Approve 7-0  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/13/21

**APPROVE****See Auditor Summary on pg. 22**

**Aye:** 7 - Carlucci, DeFoor, Salem, Priestly Jackson, Morgan, Cumber and Dennis

**Council Auditor's Office  
2021-159**

**Company Name – Theotokos Holdings LLC**

**Project Location – 7820 Arlington Expressway, Jacksonville, FL 32211 (former FBI building)**

**Incentives Provided – \$820,000 REV grant at 75% over 10 years**

**Number of Jobs to be Created – N/A; 0 new jobs required**

**Number of Jobs to be Retained – N/A; 0 jobs retained**

**Capital Investment – \$14,545,000**

**Records Retention/Audit Clause – Yes**

**Clawback Language –**

- In the event reporting requirements are not met in the time periods specified in the agreement, the City will be entitled to withhold the annual installment of the REV grant
- If by December 31, 2023, the company fails to invest the amounts listed below, the REV grant will be reduced by the corresponding amount:
  - Fails to invest at least \$14,545,000 – reduced proportionately
  - Fails to invest at least \$11,000,000 – reduced from 75% to 50%
  - Fails to invest at least \$9,000,000 – REV grant is terminated and any amounts paid to the Developer will be repaid to the City

**ROI – 1.33**

**Waives the Public Investment Policy approved by Ord. 2016-382-E in order to authorize the REV grant for a project for which the developer is not in a Targeted Industry Category and is not creating at least 10 new full-time jobs.**



**Council Auditor's Office  
2021-187**

**One or Two Read Resolution - Two**

**Date provided to Council Auditor – 3/17/21**

**Company Name – 11180 Blasius Road LLC (FlexCold)**

**Project Location – 11180 Blasius Road, Jacksonville, FL 32226**

**Incentives Provided – \$1,100,000 REV grant at 50% over 5 years**

**Number of Jobs to be Created –**

- **20 new jobs no later than Dec. 31, 2023 at an average wage of \$51,192 plus benefits**

**Number of Jobs to be Retained – N/A**

**Capital Investment – \$47,000,000**

**Performance Schedule –**

**Start of Construction – on or before Dec. 31, 2021**

**Completion of Construction – on or before Dec. 31, 2023**

**Records Retention/Audit Clause – Yes**

**Clawback Language –**

- **In the event reporting requirements are not met in the time period specified in the agreement, the City will be entitled to withhold the annual installment of the REV grant**
- **If by December 31, 2021, the company fails to create the number of jobs listed below at an average wage of \$51,192, the REV grant will be reduced by the corresponding amount:**
  - **Fails to create 20 jobs and maintain them for the length of the REV grant – reduced proportionately**
  - **Fails to create 10 jobs and maintain them for the length of the REV grant – REV grant is terminated and any amounts paid to the Developer will be repaid to the City**
- **If by December 31, 2023, the company fails to invest the amounts listed below, the REV grant will be reduced by the corresponding amount:**
  - **Fails to invest at least \$47,000,000 – reduced proportionately**
  - **Fails to invest at least \$30,000,000 – REV grant is terminated and any amounts paid to the Developer will be repaid to the City**

**ROI – 3.92**

**Council Auditor's Office  
2021-192**

**Company Name – Jax North Apartments Owner, LLC**

**Project Location – 14670 Duval Road, Jacksonville, FL 32218**

**Incentives Provided – \$250,000 Tax Increment District Infrastructure Grant from JIA  
CRA**

**Number of Jobs to be Created – N/A; 0 new jobs required**

**Number of Jobs to be Retained – N/A; 0 jobs retained**

**Capital Investment – \$52,000,000**

**Records Retention/Audit Clause – Yes**

**Payment requirements –**

- **Company shall submit invoices, contractor's affidavit and/or receipts as requested by the City**
- **Company must furnish evidence that all applicable permits have been issued**
- **All property taxes must be current**
- **Company must furnish evidence demonstrating that the Company invested at least \$26 million in the Project**
- **City shall take title of right-of-way infrastructure improvements to Ranch Rd.**

**Waivers include:**

- **Waives Chapter 126, Procurement Code, except as it applies to JSEBs, as the Developer intends to use the same contractor for this roadway project as they use for the horizontal component of their project.**
- **Waives the Public Investment Policy (approved by 2016-382-E, as amended) requiring a minimum of 20 new full-time jobs to be created when providing a TID Grant. The reason for the waiver is the amount of capital investment of \$52 million.**

**As of March 31, 2021, property taxes for the 2020 year are unpaid. Taxes become delinquent April 1.**

**\*\*\*\*\*Note: Items may be added at the discretion of the Chair.\*\*\*\*\***

**NOTE: The next regular meeting will be held Tuesday, April 20, 2021.**

Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days notification to process; last minute requests will be accepted; but may not be possible to fulfill. Please contact Disabled Services Division at: V 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.

Rollcall

**Present:** 7 - Chair Matt Carlucci, Vice Chair Randy DeFoor, Council Member Ron Salem, Council Member Brenda Priestly Jackson, Council Member Joyce Morgan, Council Member LeAnna Cumber and Council Member Garrett Dennis

Jeff Clements - Council Research Division  
jeffc@coj.net 904-255-5137  
Posted 4.7.21 4:00 p.m.