

City of Jacksonville

117 W Duval St
Jacksonville, FL 32202



Meeting Minutes Hybrid Virtual/In-Person Meeting

Tuesday, May 4, 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
Brenda Priestly Jackson
Ron Salem, Pharm. D.

Legislative Assistant: Sandra Nester
Legislative Assistant: Jessica Smith
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.

PHYSICAL LOCATION: Council Chambers
City Hall
117 W. Duval Street
Jacksonville, Florida 32202

MEETING TIME: 9:30 AM – 12:30 PM
(If attending virtually, please join the meeting by 9:15 AM)
Meeting ID: 948 3370 3515
Passcode: 272107

Council Members, City staff and the public may attend the meeting at the physical location-Council Chambers.

A quorum of the Committee Members (4) will need to be present in-person, but other members may attend utilizing Communications Media Technology (CMT). The meeting will discuss topics related to the background and charge of the Committee and any other items noted on the meeting's agenda or at the discretion of the Chair. The public will be encouraged to share general comments with individual Council Members by email or telephone. CCMeeting05112021@coj.net is the designated email for comments to be including as a part of this meeting.

The meeting noticed herein for Tuesday, May 4, 2021, 9:30 AM - 12:30 PM, can be accessed virtually through the Zoom.US- computer application or in-person at Council Chambers. 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. Concurrent with the expiration of Mayor Curry's Emergency Executive Proclamation 2020-005, any member of the public entering City-owned public buildings may choose to wear a mask inside the building. Council will encourage social distancing by maintaining the recommended 6-foot separation between individuals and will limit seating in Council Chambers, Council conference rooms, and offices to maintain social distancing. Council strongly encourages the use of masks for all employees and visitors, especially when social distancing at 6 feet (or more) is not possible. Council will make masks available for visitors and the public.

Meeting Convened: 9:32 AM

Meeting Adjourned: 11:35 AM

Attendance

Council Members Matt Carlucci (Chair), Randy DeFoor, LeAnna Cumber, Joyce Morgan, Ron Salem, Brenda Priestly Jackson, Garrett Dennis

Also: Kim Taylor and Phillip Peterson – Council Auditor’s Office; Sandra Nester – Legislative Services Division; Jeff Clements and Yvonne Mitchell – Council Research Division; Peggy Sidman – General Counsel’s Office; Mike Weinstein – Kids Hope Alliance; Bryan Mosier – Neighborhoods Department

Council Auditor Presentation - Report #846: Kids Hope Alliance Grants Audit

Council Auditor Kim Taylor discussed recently released Auditor's Report #846: Kids Hope Alliance Grants Audit. She noted that the KHA receives \$8-10M per year in federal and state grants, and her office reviewed 3 grants in depth for the report. The report found some significant issues with grant management: 1) lack of written standard operating procedures; 2) remaining funds were not always tracked and returned to grantor at the end of the grant period; 3) insufficient management of the grant application process; 4) records retention issues; 5) unallowable costs; 6) federal and state grant applications were not coordinated with City's grants office; 7) issues with informing the KHA board about grant applications; 8) excessive computer access rights; 9) non-compliance with City cash receipt policies; 10) miscalculation of federal grant drawdowns; 11) eligible expenditures were omitted from some grants and some use of funds for improper purposes was identified. Ms. Taylor said that Mike Weinstein, Interim CEO of KHA, and his staff have been very cooperative with the audit process and quick to make recommended changes.

Council Member Morgan asked Mr. Weinstein his reaction to the audit and his expectation for next steps. Mr. Weinstein said this is an opportunity to make big changes at KHA. They are totally reorganizing the office staff because the system wasn't really set up for rigorous oversight as it should have been. He agrees with the Auditor's report and is well into implementation of the recommendations.

Council Member Dennis asked Mr. Weinstein if he is still the Interim CEO. Mr. Weinstein said he is not – he originally intended to be the interim for just a few months but decided to stay on longer due to the COVID pandemic, so he stopped drawing his pension and became a full-time City employee again. He intends to stay for a while until the KHA board decides differently.

Council Member Salem asked about the role being played at KHA by Shari Shuman, whom Mr. Weinstein had mentioned earlier. Mr. Weinstein said she works 10-15 hours a week on audit and compliance issues. The agency is developing a full-time compliance officer position. Mr. Salem said his perception is that the city has not done a good job of contract and grant compliance for a long time, and there are several examples of prominent failures. Perhaps the City needs to consider creating a citywide grant compliance office to be the permanent monitor. Mr. Weinstein said that he has worked for 3 different mayors who have looked at several ways of doing compliance, but kept finding that centralization didn't work because of the departmental expertise needed in the subject area of each grant. He's met with Chief Operating Officer Stephanie Burch, the Office of General Counsel and the Information Technology Division about using KHA as a test case for an improved contract/grant management system through the new 1Cloud financial management system. He expects to have a presentation on the test case by the Finance Committee's budget hearings this summer.

Council Member DeFoor thanked Mr. Weinstein for his transparency and his reputation for integrity – that will help instill confidence in fixing the problems identified by the audit.

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, CMs 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. [2021-0201](#) ORD Apv & Auth the Execution & Delivery of an Agreement to Settle Nuisance Liens “After-the-Fact” btwn the City of Jax (“City”) & V & O Partners, LLC (“Owners”), in Connection w/ the Demolition & Improvement of the Vacant Property Located at 4422 Ortega Blvd., R.E. # 100703-0000 (Property”), Which Lien Agreement Auth a Reduction of the Nuisance Liens “After-the-Fact” on the Subject Property in the Amount of \$15,051.49 Plus Accrued Interest; Waiving the Requirements of Sec 518.145 (D), Ord Code (Collection & Settlement of Nuisance Abatement & Demolition Liens); Directing the Finance & Administration Dept to Administer the Lien Agreement. (Pollock) (Introduced by CM DeFoor)
- 4/13/21 CO Introduced: F, R
 4/20/21 F Read 2nd & Rerefer
 4/20/21 R Read 2nd & Rerefer
 4/27/21 CO PH Read 2nd & Rereferred: F, R
 5/4/21 F Approve 7-0
 5/4/21 R Approve 7-0
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/27/21

CM DeFoor explained the situation with the nuisance liens, which were not removed by the City during the COVID pandemic as remediation work was done to remove the hazardous conditions. In response to a question from Council Member Cumber about whether the City always forgives this type of liens, Assistant Council Auditor Phillip Peterson said there is a process in the Code Compliance Division to do it, but this happened without the usual pre-approval process because of City offices being shut down by the COVID pandemic.

Ms. Cumber asked what the liens were for and said this request for post-approval should not become a precedent. Cherry Pollock of the Office of General Counsel said most of the liens were for grass mowing, board ups, trash removal, etc.

Council Member Dennis said that lien problems like this tend to accumulate in low income areas where property owners don't have the wherewithal like this owner to tackle the problem with their own resources. He believes the City needs to forgive liens as necessary to get properties rehabilitated. He asked about how the last lien forgiveness program worked several years ago. Ms. Pollock reported that the City did an amnesty program in 2017 for both nuisance and administrative liens that went on for about 2 years because there were so many applicants. Nuisance lien amnesty required payment of the principal amount of the lien and the accumulated interest charge was waived thereafter.

APPROVE

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

Scrivener's**Pg. 2, line 16: insert end quotes after "property"**

- Provides for a reduction of the nuisance liens for the property located at 4422 Ortega Blvd.
- The outstanding balance of the liens including interest totals \$15,051.49 as of 4/30/21
- Pursuant to the proposed agreement, the outstanding lien balance will be reduced by \$1 for every \$5 spent by the owner up to the first \$30,000 of improvements, then reduced by \$1 for every \$2 spent over \$30,000
- Waives Code Section 518.145(d) in order to approve a settlement agreement after the owner has made improvements

6. [2021-0203](#) ORD Approp \$190,000 from Mosquito Control State Subfund 00112 Fund Balance to be Used for Mosquito Control Div Operational Expenses, Including the Purchase of Equipment & Supplies, During FY 20-21 & to Leverage a Reimbursement Grant from the FL Dept of Health to Fund Activities Designed to Combat Tropical Storm-Induced Mosquito Infestations & Mosquito-Borne Virus Outbreaks, w/ no Local Match; Purpose of the Approp; Providing for Carryover of Funds. (B.T. 21-060) (Staffopoulos) (Req of Mayor) (Co-Sponsored CM Carlucci)
 4/13/21 CO Introduced: NCSPHS, F
 4/19/21 NCSPHS Read 2nd & Rerefer
 4/20/21 F Read 2nd & Rerefer
 4/27/21 CO PH Read 2nd & Rereferred:NCSPHS, F
 5/3/21 NCSPHS Approve 6-0
 5/4/21 F Approve 7-0
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/27/21

Council Member Cumber urged the committee members to talk to Randy Wishard, Chief of Mosquito Control, who is very helpful and informative about how and why they do what they do.

Council Member Dennis asked about the use of the mosquito control helicopter purchased last year. Bryan Mosier, Director of the Neighborhoods Department, said the helicopter is one of their best assets, particularly for surveillance and spraying. They fly a lot of missions that cover a lot of ground that can't be easily reached by land vehicles.

APPROVE

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

7. [2021-0204](#) ORD Approp \$1,086,820 in Grant Funds from the U.S. Dept of Health & Human Svcs for the Ending the HIV Epidemic Program (The “Program”), w/ no Local Match Required, to Provide HIV-Related Health & Support Svcs to Persons Living w/ HIV/AIDS & Residing in the Jax Transitional Grant Area (Comprised of Duval, Clay, Nassau & St. Johns Counties) & to Fund a Full-Time Human Svcs Planner II/SPE Position to Support the Program; Purpose of Approp; Providing for a Carryover of Funds into FY 2021-22; Auth Said Human Svcs Planner II/SPE Position; Providing for City Oversight by the Social Svcs Div of the Dept of Parks, Recreation & Community Svcs. (B.T. 21-062) (R.C. 21-072) (Staffopoulos) (Req of Mayor)
4/13/21 CO Introduced: NCSPHS, F
4/19/21 NCSPHS Read 2nd & Rerefer
4/20/21 F Read 2nd & Rerefer
4/27/21 CO PH Read 2nd & Rereferred:NCSPHS, F
5/3/21 NCSPHS Approve 6-0
5/4/21 F Approve 7-0
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/27/21

Philip Peterson described the purpose of the grant.

APPROVE

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

8. [2021-0205](#) ORD Approp \$2,260,000.00 in Previously Approp Matching Grant Funds by Reallocating \$1,410,000.00 Approp in Ord 2020-504-E for Three Unsuccessful 2020 Florida Inland Navigation District (“FIND”) Grant Project Applications to Fully Fund Construction of the Jax Zoo Dock Project & Reallocating \$850,000.00 in Unexpended Matching Grant Funds Approp in Ord 2019-504-E for 2 2019 FIND Grant Construction Projects That Will be Completed Under Budget to Fully Fund Construction of the Riverfront Park Fishing Platform Project; Purpose of Approp; Amending the 2021-2025 5 Yr CIP Apvd by Ord 2020-505-E to Fully Fund Construction of the Jax Zoo Dock & the Riverfront Park Fishing Projects; Providing for City Oversight by the Dept of Parks, Recreation & Community Svcs; Reporting Requirements. (B.T. 21-061) (Staffopoulos) (Req of Mayor) (JWC Apv)
 4/13/21 CO Introduced: NCSPHS, F, JWC
 4/19/21 NCSPHS Read 2nd & Rerefer
 4/20/21 F Read 2nd & Rerefer
 4/27/21 CO PH Read 2nd & Rereferred:NCSPHS,F, JWC
 5/3/21 NCSPHS Amend/Approve 6-0
 5/4/21 F Amend(NCSPHS)/Approve 7-0
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/27/21

Philip Peterson described the amendment. Daryl Joseph, Director of Parks, Recreation and Community Services, explained how the decision was made to re-program funding from projects that did not receive FIND grants this year to other shovel-ready projects. Council Member Morgan asked to see a list of shovel-ready projects that are ready to go as soon as funding is found. Council Member DeFoor said taking the family to the Zoo by boat is a tremendous experience. She thanked Mr. Joseph for his great work with the park system. Mr. Joseph said they’re working with the downtown water taxi company on arranging Zoo trips so everyone can have the experience without needing to own a boat.

Council Member Priestly Jackson asked about the vote requirement for amending the CIP. Mr. Peterson explained that it takes a 2/3 vote to amend the CIP mid-year. Ms. Priestly Jackson asked for a notation on future agendas when items need anything other than a simple majority vote. Chairman Carlucci agreed and asked the Council Auditor to add that notation to future marked agendas. Mr. Carlucci also recommended to Mr. Joseph that the Parks Department include commercial fishing rod holders in the Riverfront Park fishing pier design so that the general public doesn’t improvise their own and damage the new structure; Mr. Joseph agreed to include that in the design.

AMEND(NCSPHS)/APPROVE

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

AMENDMENT

1. Pg. 4, line 24: clarify reimbursement of design costs is contingent upon having construction contracts executed
2. Correct scrivener's errors
3. Attach revised Exhibit 1 to correct BT
4. Attach revised Exhibit 2 to correct CIP sheets

- The City applied for four 2020 FIND grant projects (Jacksonville Zoo Dock, Riverfront Park Fishing Platform, Bert Maxwell Boat Ramp Dredge, and Goodbys Creek Dredge) but was only awarded grant dollars for the Bert Maxwell Boat Ramp Dredge project
- Appropriates the available balance of \$1,410,000 within the FY 20/21 FIND grant match contingency account to the Jacksonville Zoo Dock project
- Reallocates excess City match funding of \$850,000 from two 2019 FIND grant projects (Mandarin Park Dock and Kayak Launch and Oak Harbor Boat Ramp Dredge) to the Riverfront Park Fishing Platform project

9. [2021-0206](#) ORD Apv the Millers Creek Dependent Special District Proposed FY 21-22 Budget, per Ord 2014-700-E & Sec 189.02, F.S. (Johnston) (Introduced by CP Hazouri, Per Ord 2014-700-E) (JWC Apv) (Co-Sponsor CM Ferraro)
4/13/21 CO Introduced: NCSPHS, F, JWC
4/19/21 NCSPHS Read 2nd & Rerefer
4/20/21 F Read 2nd & Rerefer
4/27/21 CO PH Read 2nd & Rereferred:NCSPHS, F, JWC
5/3/21 NCSPHS Approve 6-0
5/4/21 F Approve 7-0
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/27/21

APPROVE

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

10. [2021-0207](#) ORD Apv the Tarpon Cove Dependent Special District Proposed FY 21-22 Budget, per Ord 2017-154-E & Sec 189.02, F.S. (Johnston) (Introduced by CP Hazouri, Per Ord 2017-154-E) (JWC Apv)(Co-Sponsor CM Ferraro)
4/13/21 CO Introduced: NCSPHS, F, JWC
4/19/21 NCSPHS Read 2nd & Rerefer
4/20/21 F Read 2nd & Rerefer
4/27/21 CO PH Read 2nd & Rereferred:NCSPHS,F, JWC
5/3/21 NCSPHS Amend/Approve 6-0
5/4/21 F Amend(NCSPHS)/Approve 7-0
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/27/21

Phillip Peterson explained the amendment.

AMEND(NCSPHS)/APPROVE

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

AMENDMENT

Attach Revised 2020/21 Budget to reflect amended budget approved by the Special District Board.

11. [2021-0208](#) ORD Apv the Isle of Palms Dependent Special District Proposed FY 21-22, Per Ord 2011-724-E & Sec 189.02 , F.S. (Johnston) (Introduced by CP Hazouri, Per Ord 2011-724-E) (JWC Apv) (Co-Sponsored CMs Diamond & Ferraro)
 4/13/21 CO Introduced: NCSPHS, F, JWC
 4/19/21 NCSPHS Read 2nd & Rerefer
 4/20/21 F Read 2nd & Rerefer
 4/27/21 CO PH Read 2nd & Rereferred:NCSPHS,F, JWC
 5/3/21 NCSPHS Approve 6-0
 5/4/21 F Approve 7-0
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/27/21

APPROVE

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

12. [2021-0209](#) ORD Apv the Harbour Waterway Dependent Special District Proposed FY 21-22 Budget, Per Ord 2010-725-E & Sec 189.02, F.S. (Johnston) (Introduced by CP Hazouri, Per Ord 2010-725-E) (JWC Apv)(Co-Sponsor CM Ferraro)
 4/13/21 CO Introduced: NCSPHS, F, JWC
 4/19/21 NCSPHS Read 2nd & Rerefer
 4/20/21 F Read 2nd & Rerefer
 4/27/21 CO PH Read 2nd & Rereferred:NCSPHS,F, JWC
 5/3/21 NCSPHS Amend/Approve 6-0
 5/4/21 F Amend(NCSPHS)/Approve 7-0
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/27/21

AMEND(NCSPHS)/APPROVE

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

AMENDMENT

Attach revised Exhibit 1 (2021/22 budget) to reflect changes approved by the Special District Board

13. [2021-0210](#) ORD Making Certain Findings, & Auth the Approp of \$200,000 in Funding from the Downtown Economic Development Fund Loans Account to Provide for a \$200,000 Economic Development Grant to Regions Bank (“Developer”); Auth the Mayor, or His Designee, to Execute an Economic Development Agreement (“Agreement”) btwn the Downtown Investment Authority (“DIA”), the City of Jax (“City”), & Developer, to Support the Renovation by Developer of the Old Bisbee Building (“Building”) Located at 51 West Bay St. & Costs Incurred & Improvements Associated w/ the Sale of the Adjacent Surface Lot Located at 54 West Forsyth St. (“Surface Lot”) in the Downtown Northbank Community Redevelopment Area (“Project”); Auth up to 5 Tranches of Downtown Preservation & Revitalization Program Forgivable Loans, in an Aggregate Amount not to Exceed \$900,000, to the Developer in Connection w/ the Renovations to the Building, to be Approp by Subsequent Legislation; Auth an Economic Development Grant in an Amount not to Exceed \$200,000 to the Developer in Connection w/ the Improvements to the Building as a Result of the Sale of the Surface Lot; Waiving DPRP Guidelines Requiring City Council Approval of Each Phase of the Project & Requiring a Lien on the Project Property & Requiring a Lien on the Project Property Securing the DPRP Loans; Designating the DIA as Contract Monitor for the Agreement; Providing for Oversight of the Project by the DIA; Auth the Execution of all Documents Relating to the Above Agreement & Transactions, & Auth Technical Changes to the Documents. (B.T. 21-064) (Dillard) (Req of Mayor)
 4/13/21 CO Introduced: F, R
 4/20/21 F Read 2nd & Rerefer
 4/20/21 R Read 2nd & Rerefer
 4/27/21 CO PH Read 2nd & Rereferred:F, R
 5/4/21 F Approve 7-0
 5/4/21 R Approve 6-0
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/27/21

Council Member DeFoor asked for a summary of the project. Steve Kelly of the DIA described the economic development grant for the sale of the parking lot on Laura Street and the Downtown Preservation forgivable loans over 5 years for historic preservation purposes. Council Member Morgan asked about the multiple applications for the historic preservation loans and whether there’s a chance they could be disapproved. Mr. Kelly said potentially they could be; they will be 5 separate applications evaluated by DIA, not by City Council, in future years. Council Member Salem asked for a description of what the area will look like when all projects are completed, which Mr. Kelly provided.

APPROVE

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

Scrivener's**Correct section references and extension language in Economic Development Agreement**

14. [2021-0211](#) ORD Approp \$20,408.00 from the Completed Cuba Hunter Park Art in Public Places Project to Transfer \$5,000.00 to the Winton Dr. Park Art in Public Places Project & the Remaining \$15,408.00 to the Art in Public Places Project Account to be Used for Future Art in Public Places Projects; Purpose of Approp; Amend the 21-25 5Yr CIP Apvd by Ord 2020-505-E to Transfer Funding to the Winton Dr. Park Art in Public Places Project & Other Future Art in Public Places Projects. (B.T. 21-065) (Staffopoulos) (Req of Mayor)
 4/13/21 CO Introduced: NCSPHS, F
 4/19/21 NCSPHS Read 2nd & Rerefer
 4/20/21 F Read 2nd & Rerefer
 4/27/21 CO PH Read 2nd & Rereferred:NCSPHS, F
 5/3/21 NCSPHS Amend/Approve 6-0
 5/4/21 F Amend(NCSPHS)/Approve 7-0
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/27/21

AMEND(NCSPHS)/APPROVE

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

AMENDMENT

1. **Correct appropriation amount to \$20,435 to reflect remaining balances**
2. **Attach Revised Exhibits 1 (BT) and 2 (CIP Sheets) to reflect change in appropriation amount and prior years' appropriations**

15. [2021-0212](#) ORD Apv & Adopt a New Pilot Program Entitled “Military & Veterans’ Appreciation Prog” for Reduced Admission at Certain Parks; Providing for City Oversight by the Parks, Recreation & Community Svcs Dept; Providing for a Sunsetting of the Prog Unless Extended by Legislation. (Johnston) (Introduced by CMs Bowman, Becton, White, Freeman & Diamond) (Co-Sponsor CMs Salem, Carlucci, DeFoor, Morgan, Cumber, Dennis & Priestly Jackson)
 4/13/21 CO Introduced: NCSPHS, F
 4/19/21 NCSPHS Read 2nd & Rerefer
 4/20/21 F Read 2nd & Rerefer
 4/27/21 CO PH Read 2nd & Rereferred: NCSPHS, F
 5/3/21 NCSPHS Approve 6-0
 5/4/21 F Approve 7-0
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/27/21

Phillip Peterson explained the pilot program for the military discount. City Council will get 2 reports in the next year from the department about how the program is working. Daryl Joseph said Mayor Ellen Glasser of Atlantic Beach is concerned about parking availability at the Beaches in general and hopes that the discount program would attract military families to Hanna Park and perhaps ease parking impacts elsewhere. Council Members DeFoor, Carlucci, Morgan, Cumber, Priestly Jackson, and Dennis asked to be added as co-sponsors.

APPROVE

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

Scrivener’s

1. Pg. 1, line 20: strike “veteran”
2. Pg. 3, line 1: insert “the” before “Military”

- Provides for active military service members and veterans, regardless of residency in Jacksonville, to receive a reduction of 1/2 of the daily admission fee charges at Hanna and Huguenot Parks (but not on annual passes)
- Pilot program period will run from June 1, 2021 to May 31, 2022 with reports due to Council by December 31, 2021 and June 15, 2022

16. [2021-0213](#) ORD Approp \$5,000 from Private Donations to the Jump Start Prog Administered by NE FL Sober Living Alliance, Inc. within the Opioid Abuse Prog Trust Fund; Apv, & Auth the Mayor, or his Designee, & Corp Secretary to Execute & Deliver, an Agreemnt btwn the City of Jax & NE FL Sober Living Alliance, Inc.; Invoking the Exception in Sec 126.107 (G), Ord Code, to Allow Direct Contract w/ NE FL Sober Living Alliance, Inc. to Provide the Svcs for the Jump Start Prog; Providing for Oversight by the Office of Grants & Contract Compliance. (Sidman) (Introduced by CM Salem) (Co-Sponsored CMs Bowman, Pittman, White, Diamond, Carlucci & DeFoor)
 4/13/21 CO Introduced: NCSPHS, F, R
 4/19/21 NCSPHS Read 2nd & Rerefer
 4/20/21 F Read 2nd & Rerefer
 4/20/21 R Read 2nd & Rerefer
 4/27/21 CO PH Read 2nd & Rereferred:NCSPHS,F, R
 5/3/21 NCSPHS Amend/Approve 6-0
 5/4/21 F Amend(NCSPHS)/Approve 7-0
 5/4/21 R Amend(NCSPHS)/Approve 7-0
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/27/21

Phillip Peterson explained the amendment. Council Member Salem invited Angela Luna of the Northeast Florida Sober Living Alliance to comment on private matching funds from the Community Foundation of Northeast Florida; she reported that they had gotten \$5000. Council Members DeFoor and Carlucci asked to be added as co-sponsors. In response to a question from Council Member Morgan about where the funds will be used, Ms. Luna said the Alliance has 10 partner facilities

AMEND(NCSPHS)/APPROVE

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

AMENDMENT

1. Add waiver of Code Sec. 118.201(f) to allow for advance payment in excess of 10% and final report due at the contract term end
2. Attach revised Exhibit 3 (City Grant Agreement) to clarify payment and reporting language, include waiver of Sec. 118.201(f), and correct scrivener's errors

- Appropriates \$5,000 from private donations within the Opioid Abuse Program Trust Fund to provide funding to the NE Florida Sober Living Alliance
- Funds will be used to provide nightly housing vouchers for eligible individuals
- Funding will provide 185 nights at a cost of \$27 per night/voucher
- An advance payment of \$1,250 will be provided to the NE Florida Sober Living Alliance and subsequent payments will be on a reimbursement basis

17. [2021-0214](#) RESO Upon an Acknowledgment of Due Authorization & the Making of Findings, Approving the Issuance by the Jax Housing Finance Authority Of Its Multifamily Housing Revenue Bonds (Beachwood Apartments), Series 2021, in an Aggregate Principal Amount Not to Exceed \$26,500,000 for the Purpose of Financing all or a Portion of the Costs Related to the Acquisition & Rehabilitation of a Multifamily Residential Housing Facility for Persons or Families of Low, Middle or Moderate Income, Located at 2901 Beachwood Blvd. Jax, Duval County, FL, 32246, & to be Commonly Known as “Beachwood Apartments”; Determining Credit Not Being Pledged. (Dillard) (Req of JHFA)
 4/13/21 CO Introduced: NCSPHS, F, R
 4/19/21 NCSPHS Read 2nd & Rerefer
 4/20/21 F Read 2nd & Rerefer
 4/20/21 R Read 2nd & Rerefer
 4/27/21 CO Read 2nd & Rereferred: NCSPHS, F, R
 5/3/21 NCSPHS Approve 6-0
 5/4/21 F Approve 7-0
 5/4/21 R Approve 7-0

APPROVE

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

18. [2021-0237](#) ORD Apv & Auth the Mayor, or His Designee, & Corp Secretary to Execute & Deliver That Certain Purchase & Sale Agreemnt (The “Agreemnt”) btwn the City of Jax & Mboil Investments, LLC & All Closing & Other Docs Relating Thereto, & Otherwise Take All Necessary Action to Effectuate the Purposes of the Agreemnt for Acquisition by the City of (2.5± Acre) Parcel Located at 10865 Harts Rd. (R.E.# 044140-0030) (The “Property”) at the Negotiated Purchase Price of \$850,000.00, to be Developed as a New Fire Station 64 Site; Providing for Oversight of Acquisition of the Property by the Real Estate Div of the Dept of Public Works & Thereafter by the JFRD. (Dist 7-R. Gaffney) (Staffopoulos) (Req of Mayor)
 4/27/21 CO Introduced: NCSPHS, F
 5/3/21 NCSPHS Read 2nd & Rerefer
 5/4/21 F Read 2nd & Rerefer
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21

READ 2ND & REREFER

19. [2021-0238](#) ORD Apv, & Auth the Mayor & His Corp Secretary to Execute & Deliver, For & On Behalf of the City, That Certain Sovereignty Submerged Lands Fee Waived Lease (BOT# 160356582) btwn the City of Jax & the Board of Trustees of the Internal Improvemnt Trust Fund of the State of FL (The "Lease") for the Purpose of Securing Submerged Land for Construction & Operation of a 4-Slip Public Docking Facility Adjacent to Post St. for Mooring of Recreational Vehicles & Water Taxis, for a 5 Yr Initial Term Commencing 2/13/20; Providing for Oversight of Acquisition, Execution & Recording of the Lease by the Real Estate Div, Public Works Dept, & Oversight of the Lease & Docking Facility by the Parks, Recreation & Community Svcs Dept. (Staffopoulos) (Req of Mayor)
4/27/21 CO Introduced: NCSPHS, TEU, F, JWC
5/3/21 NCSPHS Read 2nd & Rerefer
5/3/21 TEU Read 2nd & Rerefer
5/4/21 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21

READ 2ND & REREFER

20. [2021-0239](#) ORD Apv, & Auth the Mayor, or His Designee, & Corp Secretary to Execute & Deliver That Certain Lease Agreemnt btwn the City of Jax ("Landlord") & FL Dept of Agriculture & Consumer Svcs, FL Forest Svc ("Tenant") for Building 374 at Cecil Commerce Ctr., Containing Approx 1,800± Sq Ft & Located at 6146 Authority Ave., Jax, FL 32221, for a Term of 1 Yr, w/ 2 Options to Renew for 1 Addl Yr Term at an Annual Rental Rate of \$1,00 w/ a Common Area Maintenance Fee of \$200.00/Mth; with a Non-Exclusive Right to Use a 32,400 Sq Ft. Fenced Parking Area Located at 6119 POW-MIA Pkwy, Jax, FL 32221; Providing for Oversight by the OED. (Dillard) (Req of Mayor)
4/27/21 CO Introduced: NCSPHS, F
5/3/21 NCSPHS Read 2nd & Rerefer
5/4/21 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21

READ 2ND & REREFER

21. [2021-0240](#) ORD Apv & Auth the Mayor, or His Designee, & Corp Secretary to Execute & Deliver an Amendmnt 2 to Lease Agreemnt btwn the City of Jax (“City”) & Cecil Field POW/MIA Memorial, Inc. (“Tenant”) to Expand that Portion of the Premises Located in the Chapel Building at 6112 New World Ave. (“Chapel Building”) from 6,200 Sq Ft to 14,744 Sq Ft; to Require Tenant to Surrender All of the Portion of the Premises Located in the Theater Building at Building 333, 13561 Lake Newman St.; to Extend the Term of the Lease from 10/1/22 to 3/31/23 at the Current Rental Rate; to Extend by 6 Months the Date of Certain Deadlines Related to the Permitting & Construction of a Veterans Memorial Building on Approx (20.5± Acre) Parcel That is Part of the Premises (“Ground Parcel”); to Extend by 6 Months the Date by Which the Tenant Must be Responsible for Utilities on the Premises; to Grant Tenant the Right to Apply for Classification of the Ground Parcel as Agricultural Classification (Greenbelt); to Modify the Reporting Requiremnts in the Lease to Conform to Tenant’s FY; Providing for City Oversight by the OED. (Dillard) (Req of Mayor)
4/27/21 CO Introduced: NCSPHS, TEU, F
5/3/21 NCSPHS Read 2nd & Rerefer
5/3/21 TEU Read 2nd & Rerefer
5/4/21 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21

READ 2ND & REREFER

22. [2021-0241](#) ORD Apv & Auth the Mayor, or His Designee, & Corp Secretary to Execute & Deliver an Amendmnt 2 to Economic Developmnt Agreemnt btwn the City of Jax (“City”) & Eagle LNG Partners, LLC (“Company”) (“Amendmnt 2 to EDA”), to Extend the Performance Deadlines for a Period of 1 Yr, w/ All Other Terms & Conditions Remaining Unchanged. (Sawyer) (Req of Mayor)
4/27/21 CO Introduced: F
5/4/21 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21

READ 2ND & REREFER

23. [2021-0242](#) ORD Approp \$100,000.00 in Fund Balance from the Environmental Protection Fund to Assist in the Ecological Restoration of Hogans Crk by Providing Funding to Groundwork Jax, Inc. for Preliminary Design & Feasibility Assessmnt of the Ecological Restoration of Hogans Crk. Providing a Carryover of Funds Through 9/30/23; Invoking the Exception of Sec 126.107(G) (Exemptions), Chap 126 (Procurement Code), Ord Code, to Direct Contract w/ Groundwork Jax, Inc.; Apv & Auth the Mayor, or His Designee, & Corp Secretary to Execute & Deliver That Certain Funding Agreemnt btwn the City of Jax & Groundwork Jax, Inc.; Waiving Sec 110.112 (Advance of City Funds; Prohibition Against), Pt 1 (The City Treasury), Chap 110 (City Treasury), Ord Code, to Allow for a Partial Advance Paymnt by the City; Providing for City Oversight by the Neighborhoods Dept, Environmental Quality Div; Requiring Annual Reports & a Final Report to Jax Environmental Protection Board. (B.T. 21-067) (West) (Req of Mayor)
4/27/21 CO Introduced: NCSPHS, F, R, JWC
5/3/21 NCSPHS Read 2nd & Rerefer
5/4/21 F Read 2nd & Rerefer
5/4/21 R Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21

READ 2ND & REREFER

24. [2021-0244](#) ORD Allocating \$69,385.00 in Grant Funds from the U.S. DOH & Human Svcs HIV Emerg Relief Proj Grant, Originally Approp Pursuant to Ord 2020-504-E for the Ryan White HIV/AIDS Part A Program (The “Program”), to Fund a New Full-Time Data & Quality Coordinator/SPE Position w/in the Social Svcs Div of the Dept of Parks, Recreation & Community Svcs, w/ No Local Match Required, to Support the Program; Purpose of Approp; Authorizing Said Data & Quality Coordinator/SPE Position. (B.T. 21-068) (R.C. 21-100) (Staffopoulos) (Req of Mayor)
4/27/21 CO Introduced: NCSPHS, F
5/3/21 NCSPHS Read 2nd & Rerefer
5/4/21 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21

READ 2ND & REREFER

25. [2021-0245](#) ORD Approp \$324,334.00 from Within the Office of the Property Appraiser’s Fund Balance to Pay Pictometry International Corp for Aerial Photography Contractual Svcs Rendered During FY 2019-2020; Purpose of Approp; Providing for a Carryover of Fund Into FY 2021-2022; Providing for Oversight by the Office of the Property Appraiser. (B.T.21-070) (Staffopoulos) (Req of Mayor)
4/27/21 CO Introduced: F
5/4/21 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21

READ 2ND & REREFER

26. [2021-0246](#) ORD Approp \$4,450,808.96 from the Nuisance Abatement Lien Special Revenue Fund Pursuant to Sec 111.470, Ord Code, Allocating \$2,180,896.39 to the Neighborhoods Dept, Municipal Code Compliance Div, & the Balance of \$2,269,912.57 to the Public Works Dept, Mowing & Landscape Maintenance Div to be Split btwn Mowing & Landscape – Private Property (\$1,361,947.00) & Mowing & Landscape – Tree Removal (\$907,965.57), to Procure Nuisance Abatement Contractual Svcs for the Removal of Property Code Violations Throughout the City in Compliance w/ Chapt 518, Ord Code; Purpose of Approp. (B.T. 21-066) (Staffopoulos) (Req of Mayor)
4/27/21 CO Introduced: NCSPHS, F
5/3/21 NCSPHS Read 2nd & Rerefer
5/4/21 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21

READ 2ND & REREFER

27. [2021-0248](#) ORD Approp a \$50,000.00 Contribution from the Trinity Baptist Church of Jax, Inc. (“Trinity”), to be Used to Pay a Portion of the City of Jax’s Costs for Installation of an 8-Ft Vinyl Fence Along Portions of Hammond Blvd. & Ramona Blvd. Adjacent to Trinity’s Property (The “Project”); Purpose of Approp; Amending the 2021-2025 5-Yr CIP Approved by Ord 2020-504-E for Installation of an 8-Ft Vinyl Fence Along Hammond Blvd. & Ramona Blvd; Apv & Auth the Mayor, or His Designee, & the Corp Secretary to Execute & Deliver That Certain Agreemnt btwn the City of Jax (The “City”) & the Trinity Baptist Church of Jax, Inc. Regarding Receipt of the Private Contribution from Trinity for the Project & the City’s Obligations Related Thereto; Providing for City Oversight by the Engineering & Construction Managemnt Div of the Dept of Public Works. (B.T. 21-069) (Staffopoulos) (Req of Mayor)
4/27/21 CO Introduced: NCSPHS, F
5/3/21 NCSPHS Read 2nd & Rerefer
5/4/21 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21

READ 2ND & REREFER

28. [2021-0249](#) ORD Apv, & Auth the Mayor, or his Designee, & Corp Secretary to Execute & Deliver, for & on behalf of the City, a 2nd Amendmnt to the Parking Rights Agreemnt (“The Agreemnt”) btwn the City of Jax & JBDF, Inc. (Developer”) in Order to Extend the Duration of the Agreemnt to 9/30/21, & to Phase Out Contract Discounts Over a Period of Time. (McCain) (Req of Mayor)
4/27/21 CO Introduced: TEU, F
5/3/21 TEU Read 2nd & Rerefer
5/4/21 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/11/21

READ 2ND & REREFER

29. [2021-0251](#) ORD Regarding the Duval County Property Appraiser's Budget for FY 2021-2022; Adopting Recommended Findings & Conclusions for the Duval County Property Appraiser's 2021-2022 FY Budget. (Sidman) (Introduced by CM Carlucci) (Staffopoulos) (Req of Mayor)
4/27/21 CO Introduced: NCSPHS, F
5/3/21 NCSPHS Read 2nd & Rerefer
5/4/21 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21

READ 2ND & REREFER

30. [2021-0253](#) ORD Making Certain Finding & Auth the Mayor, or His Designee, to Execute: (1) a Redevelopment Agreement (“Redevelopment Agreement”) Among the City of Jax (“City”), Downtown Investment Authority (“DIA”), & RD River City Brewery, LLC (“Developer”), Which Redevelopment Agreement Provides for the Design & Construction of 325 Multi-Family Residential Units, a 500 Space Structured Parking Facility, a Restaurant & Bar Venue, A Ship’s Store, Marina Improvements & Riverwalk Improvements by the Developer, All on the Southbank of the St. Johns River Within the Southbank Downtown Community Redevelopment Area (“Project”); (2) a Quitclaim Deed Conveying (3.43±Acres) of City-Owned Land to the Developer at No Cost; (3) a Marina Improvements Costs Disbursement Agreement by Which the Developer Shall Repair & Construct on Behalf of the City Certain Marina Improvements to be Funded by the City in the Max Amount of \$1,143,807, w/ Cost Overruns the Responsibility of the Developer, to be Owned by the City; (4) a Marina Operating & Maint Agreement btwn the Developer, or Its Designee, & the City for the Operation & Maint of the Marina; & (5) Easements & Related Docs as Described in the Redevelopment Agreement; Authorizing a 75%, 20 Yr, Multi-Family Market-Rate Recapture Enhanced Value (REV) Grant in the Max Amount Not to Exceed \$12,996,885 in Connection w/ the Proj; Authorizing an Infrastructure Grant In the Amount of \$500,000; Authorizing a Restaurant Completion Grant in the Amount of \$500,000; Providing for Annual \$50,000 Approp for Programming of St. Johns River Park & Friendship Fountain for Term of REV Grant; Waiving Provisions of Chapt 122, (Public Propty), Pt 4 (Real Propty), Subpart C (Community Redevelopment Real Propty Dispositions), Ord Code, to Auth Sale of City-Owned Real Propty Without an Appraisal to Developer at Less Than Fair Market Value; Designating the DIA as Contract Monitor for the Redevelopment Agreement; Providing for City Oversight of the Proj by the Dept of Public Works; Auth the Execution of All Docs Relating to the Above Agreements & Transactions, & Authorizing Technical Changes to the Docs. (Sawyer) (Req of DIA)
- 4/27/21 CO Introduced: NCSPHS, F, R, JWC
 5/3/21 NCSPHS Read 2nd & Rerefer
 5/4/21 F Read 2nd & Rerefer
 5/4/21 R Read 2nd & Rerefer
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21

READ 2ND & REREFER

31. [2021-0254](#) ORD Ratifying & Approving a Settlement Agreement in the Case of City of Jax v. Loblolly Mitigation Preserve, LLC Et Al; Apv & Auth Minor Modifications & Execution of an Amended & Restated Use Agreement; Providing for Oversight of the Amended & Restated Use Agreement by the Planning & Development Dept. (West) (Req of Mayor)
4/27/21 CO Introduced: F
5/4/21 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21

READ 2ND & REREFER

32. [2021-0256](#) ORD Approp \$50,000 from the Social Justice & Community Investment Special Committee Contingency for the 2021 FL Black Expo Spring Empowerment Summit; Apv, & Auth the Mayor, or His Designee, & Corp Secretary to Execute & Deliver, an Agreement between the City of the Jax & the Pollock Group, LLC; Invoking the Exception in Sec 126.107(G), Ord Code, to Allow for Direct Contract w/ the Pollock Group, LLC to Provide Svcs for the 2021 FL Black Expo Spring Empowerment Summit; Waiving Sec 110.112 (Advance of City Funds; Prohibition Against), Pt 1 (The City Treasury), Chapt 110 (City Treasury), Ord Code, to Allow for a Partial Advance Pymt by the City; Providing for Oversight by the Office of Grants & Contract Compliance; Req 1 Cycle Emerg Passage. (Sidman)
(Introduced by CM Carlucci) (Co-Sponsor CM Pittman)
4/27/21 CO Introduced: NCSPHS, F, R
5/3/21 NCSPHS Read 2nd & Rerefer
5/4/21 F Emergency/Approve 7-0
5/4/21 R Emergency/Approve 7-0
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21

Phillip Peterson explained the request for the emergency. Council Member Morgan asked Mincy Pollock to briefly describe the event's impact on the community. Suzy Jackson described the positive impact the Black Expo has produced on the local economy. Chairman Carlucci said he will request that the bill be discharged from the NCSPHS Committee and taken up at the Council meeting next Tuesday. Council Member Priestly Jackson said the Social Justice and Community Investment Committee supported this appropriation unanimously. There is no social justice without economic development.

EMERGENCY/APPROVE

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

Scrivener's

- 1. Pg. 2, line 22: correct spelling to "Pollock"**
- 2. Pg. 3, line 24: strike "Agreements" and insert "Agreement"**
- 3. Pg. 4, line 3: strike "Section 7" and insert "Section 8"**
- 4. Correct labeling on Exhibit 3 and clarify audit rights for Council Auditor**

- Appropriates \$50,000 to the Pollock Group for the 2021 Florida Black Expo Spring Empowerment Summit to be held May 21-22, 2021**
- City funding of \$50,000 will be used for event costs, including but not limited to venue costs, catering, guest speakers, advertising, and supplies**
- Waives Code Sec. 110.112 to provide a \$12,500 advance payment to the Pollock Group upon full execution of the contract**
- Provides for \$25,000 interim payment after the event has been held and \$12,500 final payment upon receipt of the final report, all on a reimbursement basis**
- At no cost to the City, four booths at the event will be provided for use by the City or its independent agencies**

COVID 19 state actions update

Council Member Cumber asked Chief Administrative Officer Brian Hughes about the effect of the Governor's recent actions to end all state mandated COVID-related restrictions. Mr. Hughes said the Governor's executive actions are basically the same as the state law passed by the Florida Legislature that becomes effective on July 1st. The state has superseded all local regulations and executive orders regarding COVID restrictions. This may cause changes in the policies regarding City Hall access, meeting room seating policies, and the like. Council Member Salem asked if local businesses could continue their mask mandate if they want to. Mr. Hughes said he thinks private businesses can do so if they choose, but governments can't. Mr. Salem asked about the application of the new law to the Arena, Baseball Grounds, TIAA Bank Field, etc., which are City facilities. Mr. Hughes said the facilities are leased to their primary tenants (Icemen, Jumbo Shrimp, Jaguars) and the lessees control what happens in the buildings, not the City. He noted that the leagues with which the tenants are affiliated (Minor League Baseball, East Coast Hockey League, NFL) and the other users of the facilities such as concert promoters, etc. can impose their own regulations on attendance at their events.

Council Auditor report

Kim Taylor discussed Council Auditor's Report #845: License Fees – Adult Bookstores Audit. The audit found that the Sheriff's Office did not have formally documented processes and procedures for how to handle licenses for these businesses. No license applications were received during the period audited. JSO did identify 12 potential adult bookstores that they will be examining to determine if they should have made application for a license. The audit also found that the Planning and Development Department did not have specific processes and policies related to licensing adult bookstores, but will add them. It was suggested that there needs to be a check box included on development application forms for adult bookstores to identify themselves. There is a need better coordination between the Planning Department and the Sheriff's Office with regard to identifying these businesses. Council Member Cumber said the Zoning Code was amended to add specific requirements for adult bookstores. She thanked the Auditor's Office for doing the audit at her request.

Public Comment

John Nooney noted several items on the Finance agenda on which he wanted to comment but was not given the opportunity when the bills were heard. He has not gotten to comment at the Finance Committee on several FIND ordinances.

Stanley Scott opposed the local option gas tax extension/expansion. He questioned the ADA compliance of the Riverview FIND project. Old Stanton High School on Ashley Street should not be put in the hands of a private investor. There is no bus line that takes people to the Jacksonville Zoo. Why isn't the swimming pool on Jefferson Street open to the public after so much money was invested in it? There are lots of things the City could be doing to improve the quality of life.

Council Auditor's Office
2021-210

Summary:

This bill authorizes an Economic Development Agreement with Regions Bank (Developer) for Renovation Improvements to the old Bisbee building located at 51 West Bay Street and Transition Improvements resulting from the sale of the Developer's adjacent surface parking lot parcel located at 54 West Forsyth Street.

The Development Agreement authorizes a \$900,000 Downtown Preservation and Revitalization Program (DPRP) forgivable loan for the renovation of the building, to be appropriated by future legislation. The bill also authorizes and appropriates a \$200,000 Downtown Economic Development (DED) grant for the Transition Improvements, paid from the Downtown Economic Development Fund.

DPRP Forgivable Loan:

- The Developer may submit up to five requests for funding over a five year period, not to exceed \$900,00 in total
- Each loan request must be submitted and approved by the DIA Board prior to the 5th anniversary of the effective date of the agreement
- The minimum capital investment is \$1,200,000 in order to qualify for the loan (inclusive of the tax assessed value of the project parcel)
- The Developer must incur a minimum of \$2,633,000 in Total Development Costs to be eligible for the maximum loan amount
- The improvements for each phase must be substantially completed within 365 days after the applicable phase permits are issued
- All funds will be disbursed upon completion of improvements subject to cost verification and other approvals as specified in the DPRP Guidelines
- Loans are subject to the limitations set forth in the DPRP Guidelines
- Loans will be forgiven 20% annually over a five year term

DED Grant:

- Reimbursement up to \$200,000 for 50% of the expenses incurred for the Transition Improvements (professional services fees, signage improvements, access improvements, temporary parking for customers and employees during construction of the parking garage, and a new HVAC system)
- The amount of the HVAC expenses are capped at the amount of the non-HVAC expenses
- Signage improvements must be substantially completed by the earlier of May 30, 2022 or 180 days after the commencement of construction of the signage improvements
- Any portion of the DED Grant not disbursed on or before the 2nd anniversary of the effective date shall expire

The performance schedule may be extended for up to 3 months at the DIA CEO's sole discretion. Extensions longer than 3 months require DIA Board approval, but not City Council approval.

Waives the following requirements of the DPRP Guidelines:

- Waives the requirement that City Council approve the project in order to allow the DIA Board to approve the individual phases of the project
- Waives the requirement that the loan be secured by a subordinate-lien position on the real property

ROI:

The return on investment cannot be calculated at this point since the project budgets have not been finalized and submitted by the Developer. The DPRP Guidelines require a minimum ROI of 0.50x.

NOTE: The next regular meeting will be held May 18, 2021.

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

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 5.6.21 11:00 a.m.