

City of Jacksonville

117 W Duval St
Jacksonville, FL 32202



Meeting Minutes

Tuesday, May 17, 2022

9:30 AM

Council Chambers 1st Floor, City Hall

Finance Committee

Ron Salem, Pharm. D., Chair

Danny Becton, Vice Chair

Michael Boylan

Matt Carlucci

Terrance Freeman

Reggie Gaffney

Ju'Coby Pittman

Legislative Assistant: Maritza Sanchez

Legislative Services Manager: Bernadette Smith

Council Auditor: Kim Taylor

Asst. Council Auditor: Phillip Peterson

Chief of Research: Jeff Clements

Chief Office of General Counsel: Paige Johnston

Administration: Rachel Zimmer

RULE 4.505 DISRUPTION OF MEETING

No member of the audience shall applaud nor make any noise or remarks that are audible to the Committee that would indicate approval or disapproval of anything being discussed. Any disregard of this rule may result in removal by the Sergeant at Arms.

REQUEST TO SPEAK:

1. Fill out a speaker card.
2. Sign it if you are going to speak.
3. Read the rules on the back of the card.
4. Return the card to the Legislative Assistant.

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 purpose, 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.

Present: 7 - Chair Ron Salem, Vice Chair Danny Becton, Council Member Michael Boylan, Council Member Matt Carlucci, Council Member Terrance Freeman, Council Member Reggie Gaffney and Council Member Ju'Coby Pittman

Attendees: Kim Taylor and Phillip Peterson – Council Auditor's Office; Paige Johnston, Mary Staffopolous, Susan Grandin, John Sawyer – Office of General Counsel; Jeff Clements – Council Research Division; Merriane Lahmeur and Maritza Sanchez – Legislative Services Division; Brian Hughes, Charles Moreland, Leeann Krieg, Rachel Zimmer – Mayor's Office; Joey Greive – Finance and Administration Department; Jerry Holland – Property Appraiser; Robert Phillips – Supervisor of Elections Office

Meeting Convened: 9:30 AM Meeting Adjourned: 12:37 PM

Visiting Council Members: CM Dennis (2022-327)

Council Auditor Presentations

Council Auditor Kim Taylor discussed the following items:

- Report #770 - Follow-up on Jacksonville Fire and Rescue Department Payroll Audit: the original audit identified 21 issues; 19 were cleared after the first two follow-ups. The two remaining issues - military leave and calculation of the supplemental pay differential, and inconsistency between the language of collective bargaining agreements and current payroll practices - have now been cleared as well and the audit is closed.
- Report #857 - Equestrian Center Audit: the audit identified 4 issues: 1) the Parks Department did not perform procedures to review the support for the revenue that Northeast Florida Equestrian Society (NFES) reported to the City for accuracy and/or completeness; 2) City under- and over-payments of reimbursement requests to NFES, some of which exceeded the maximum allowable indebtedness for the fiscal year; 3) reimbursements made on requests lacking appropriate support documentation; and 4) overall lack of appropriate contract management. In response to a question from Chairman Salem about follow-up on this audit, Ms. Taylor said it would be done in about a year or so, depending on workload. CAO Brian Hughes said the Equestrian Center operations will overlap somewhat with the new Greater Jacksonville Agricultural Fair when it moves to an adjacent site in the next year or two, so there will be changes coming to the Equestrian Center operating agreement. He also said that the agreement will be reopened with regard to the naming rights agreement not having a termination date; that will be corrected.
- Report #858 - Independent Agency Quarterly Summary for the Six Months Ended 3/31/22: the report once again did not include a quarterly report on the City's budget. The Finance Department is working diligently on the FY20-21 year-end financial report in order to meet the state's June 30 reporting deadline.

JEA will need to amend its budget to increase the fuel budget for expenses and revenues of about \$164 million to reflect higher fuel costs and increased bills to customers to cover those costs; there may also be a much smaller amendment needed for the water and sewer budget to reflect actual revenues and expenditures.

JTA is experiencing a \$10M gain from the sale of some property. JTA needs to submit a budget amendment to true up its FY20-21 budget.

JPA is anticipating a \$2.3M surplus by year-end.

JAA is projecting a \$29M surplus by year-end due to increased activity (landing fees, car rentals, concession sales) as air travel recovers.

Sheriff's budget transfer authority

Ms. Taylor reported that state law changes effective July 1st to provide that Florida's sheriffs may transfer funds within their county commission-approved budget with no dollar limit. A City ordinance provides that the Mayor's Budget Review Committee can approve transfers less than \$500,000, while Council action is required for any transfers over \$500,000. The Auditor's Office, Mayor's Office and Finance Department have met and are committed to providing transparency on any JSO transfers. The Sheriff's Office will have to report all transfers to the Finance Department for them to be processed in the financial management system in any event, so there will be a reporting mechanism. Sheriff Williams is committed to transparency and will continue to report all transfers to MBRC during the remainder of his term. The administration will report those transfers to Council on a quarterly basis.

Property Liens and Fines Presentation

Bryan Mosier, Director of the Neighborhoods Department, made a presentation on administrative fines and liens. In 2006 an ordinance was enacted to create a process for reducing administrative fines under certain circumstances based on a variety of criteria. The ordinance was amended in 2015 to address several problems identified with the original ordinance. Settlements come in two types – Settlement Agreements and Requests to Reduce or Rescind (after compliance). Mr. Mosier explained the requirements of the settlement process. CFO Joey Greive described the demolition and nuisance lien and fine abatement process. Lien reductions can take the form of either a reduced interest rate on the amount owed or a reduction in the principal and interest amounts on a percentage basis based on the amount of new capital investment by the property owner toward correcting the identified problems.

CM Boylan asked how many liens are currently pending; Mr. Mosier said about 4,000 active, 3,200 of which have been fixed and are not still accruing interest. How fast they get settled depends largely on the real estate market; an active market means lots of liens being settled in order to clear titles for sales. CM Pittman asked what happens to properties if liens aren't cured. Mr. Mosier said they could be foreclosed by the City, but that rarely happens because the City doesn't want to own and maintain properties. Sometimes new owners buy them at a foreclosure sale. If the City ends up as the owner it usually sells those properties as surplus.

CM Pittman asked about a previous lien amnesty program. Kim Taylor said there was a one-time effort several years ago to clear a backlog of liens. Ms. Pittman suggested looking at another amnesty window. Bryan Mosier cautioned that during the last amnesty program they saw lots of requests for amnesty from investor-owners and investor ownership of housing stock has become a concern for some council members due to affordability issues. CM Freeman posed several questions – how many properties does the City now own? Do we have a record of the cost to deal with the maintenance of those properties? What is the loss of revenue for them not being on the tax rolls? He sees a need to look at all the applicable costs to see what makes sense for these properties. CM Gaffney said he is also interested in another amnesty program to help clear titles for the benefit of small businesses and homeowners. He hopes some of those properties can be used for affordable housing purposes. He wants to convene a noticed meeting to discuss the issues.

Bond Rating Update

Chief Financial Officer Joey Greive discussed recent upgrades in the City's bond ratings and the cost savings that will produce. Moody's enhanced the City's rating up to AA2 because of strong growth in financial reserves, pension reform, and a good response to COVID pandemic relief. The City recently refinanced \$120M in bonds and saved \$17M in debt service.

Item/File No.

Title History

1. [2022-0061](#) ORD-MC Approp \$310,500 in the Derelict Vessel & Floating Structure Removal Fund from the Parks Dept to Neighborhoods Dept in order to Provide the Neighborhoods Dept Funding to Implement & Enforce the Newly Created Chapt 388, Ord Code (Boats & Waterways); Amend Chapt 388 (Boats & Waterways), Ord Code, to Create a New Pt 4 (Anchoring Limitation Areas); Providing that Council is Exercising County Powers; Providing for Codification Instructions; Providing Directive to Neighborhoods Dept. (Grandin) (Introduced by CM DeFoor) (Co-Sponsors CMs Pittman, Ferraro & Carlucci) (JWC Apv)
 1/25/22 CO Introduced: NCSPHS, TEU, F, JWC
 1/31/22 NCSPHS Read 2nd & Rerefer
 1/31/22 TEU Read 2nd & Rerefer
 2/1/22 F Read 2nd & Rerefer
 2/8/22 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F
 5/2/22 NCSPHS Substitute/Rerefer 4-0
 5/2/22 TEU Substitute/Amend/Rerefer 5-0
 5/3/22 F Substitute/Rerefer 6-0
 5/10/22 CO Substituted/Rereferred 18-0: NCSPHS, TEU, F, JWC
 5/16/22 NCSPHS Approve 7-0
 5/16/22 TEU Approve 7-0
 5/17/21 F Approve 7-0
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-2/8/22, & 5/24/22

CM Becton briefly described the problem of abandoned vessels being addressed by this bill on behalf of the sponsor, CM DeFoor, who is unavailable to attend today's meeting. CM Boylan said the Jacksonville Waterways Commission is very supportive of the bill.

APPROVE

Aye: 7 - Salem, Becton, Boylan, Carlucci, Freeman, Gaffney and Pittman

- Appropriates \$200,000 in the Derelict Vessel and Floating Structure Removal Fund to the Neighborhoods Department

- Creates a new Part within Chapter 388 (Boats and Waterways) for Anchoring Limitation Areas to:

- Define areas
- Identify vessels that are not restricted
- Outline enforcement
- Establishes the Fourth Judicial Circuit as the court of jurisdiction
- Establishes violation penalties

2. [2022-0264](#) ORD Amending the Moncrief Business Improvemt Prog-Phase 1 – Established in Ord 2021-282-E; Expanding the Moncrief Area Business Improvemt Prog-Phase 1; Criteria Amended & Adopted; Providing a Carryover of Funds Through 9/30/2023; Providing for Oversight by the Office of Economic Dev. (Sidman) (Introduced by CM Pittman) (Co-Sponsors CMs R. Gaffney & Freeman)
 4/12/22 CO Introduced: NCSPHS, F
 4/18/22 NCSPHS Read 2nd & Rerefer
 4/19/22 F Read 2nd & Rerefer
 4/26/22 CO PH Only
 5/16/22 NCSPHS Amend/Approve 7-0
 5/17/22 F Amend/Approve 7-0
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/26/22

Assistant Council Auditor Phillip Peterson explained the amendment. CMs Gaffney and Freeman asked to be added as co-sponsors.

AMEND/APPROVE

Aye: 7 - Salem, Becton, Boylan, Carlucci, Freeman, Gaffney and Pittman

NCSPHS AMENDMENT**1. Amend prohibition criteria as follows:**

- Consolidate criteria (ii) have unresolved municipal code and compliance issues or citations, and (iv) are in violation of the City of Jacksonville Ordinance Code

- Remove criteria (v) have other noncompliance with federal, state, or local laws

2. Attach Revised Exhibit 2 (Amended and Adopted Criteria) to reflect the same

• Increases the Moncrief Business Improvement Program – Phase 1 impact area from 9 parcels to over 200 parcels

• Clarifies program is available only to commercial businesses and prohibits eligibility for those who:

(1) - have outstanding taxes owed to the City

(2) - have unresolved municipal code and compliance issues or citations

(3) - are in active litigation against the City of Jacksonville

(4) - are in violation of the City of Jacksonville Ordinance Code

(5) - or have other noncompliance with federal, state, or local laws

3. [2022-0267](#) ORD-MC Concerning Surplus Personal Propty of the City; Declaring that Certain 1979 Chevrolet Malibu (VIN 1T19L9D483566, Vehicle # 0046-10) Valued at \$15,000 to be Surplus to the Needs of the City & Auth the Approp Officials of the City to Transfer Title of Said Propty to the MOG Collection, LLC., D/B/A Brumos Collection at no Cost, in Accordance with Sec 122.812 (C), Ord Code; Waiving Sec 122.305 (Unlawful Use of City Markings & Tags), Pt 3 (Municipal Vehicles), Chapt 122 (Public Property), Ord Code, to Allow for Certain 1979 Chevrolet Malibu (VIN 1T19L9D483566, Vehicle # 0046-10) to Retain its JSO Insignia; Designating the Fleet Mgmt Div of the Finance & Admin Dept to Monitor Actual Use of Said Propty; Providing for a Reverter; Auth the Mayor or his Designee & the Corp Sec to Execute an Agreemt for Surplussing of City Personal Propty btwn the COJ & the MOG Collection, LLC., D/B/A Brumos Collection; Repealing Sec 111.396 (Motor Vehicle Safety Prog Fund), Pt 3 (Public Safety & Courts), Chapt 111 (Special Revenue & Trust Accts), Ord Code. (Sidman) (Introduced by CP Newby at Request of Sheriff)
 4/12/22 CO Introduced: NCSPHS, F, R
 4/18/22 NCSPHS Read 2nd & Rerefer
 4/19/22 R Read 2nd & Rerefer
 4/26/22 CO PH Only
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/26/22

DEFER

4. [2022-0276](#) RESO Concerning the Mayor's Final Annual Budget Proposal to Council; Encouraging the Mayor to Submit the Final Annual Budget Proposal for FY 22-23 Using Anticipated Ad Valorem Revenues Based on the Estimated Rolled-Back Millage Rate (Johnston) (Introduced by CM Becton) (Co-Sponsor CM Ferraro & Diamond)
 4/12/22 CO Introduced: F, R
 4/19/22 F Read 2nd & Rerefer
 4/19/22 R Read 2nd & Rerefer
 4/26/22 CO Read 2nd & Rereferred: F, R
 5/17/22 F Approve 1-6 (Fail) (CMs Salem, Boylan, Carlucci, Freeman, R. Gaffney, Pittman)
 5/17/22 R Approve 1-5 (Fail) (CMs Priestly Jackson, Bowman, Cumber, Dennis, Howland)

CM Becton described the purpose for this bill and outlined the growth in numerous City revenue sources that make a roll-back of the millage rate feasible. Council Auditor Kim Taylor described increasing City costs in the upcoming budget based on actions taken in previous fiscal years (collective bargaining raises, CIP projects, economic development incentive commitments, etc.), the use of one-time funds for recurring costs, and the general inflation rate in the overall economy. CAO Brian Hughes said the administration proposes a budget after which the Council will act according to its preferences.

CFO Joey Greive described the use of American Recovery Plan Act funds for pay raises above normal rates and said that the administration opposes using one-time funds for recurring expenses which is a prudent practice. CM Carlucci said that the voters of Jacksonville have chosen by referendum to impose a sales tax for school purposes and will soon have the opportunity to make another decision on the school district's millage rate increase; that was their decision, not the Council's. The primary issue he hears from constituents is that the City government doesn't invest enough in public services. Previous mayors and city councils cut the millage rate over many years to City's detriment when the economy turned sour. CM Becton said the City Council is the fiscal policy body for the City and should be able to direct what sort of budget it wants to see submitted to it. Trying to re-write a budget after it is submitted is a much more difficult process. CM Boylan said it's important for the City to provide a satisfactory level of public services. He believes the administration will provide a credible budget that balances the government's service needs with the economic difficulties currently being faced by the taxpayers.

APPROVE (FAIL)

Aye: 1 - Becton

Nay: 6 - Salem, Boylan, Carlucci, Freeman, Gaffney and Pittman

5. [2022-0316](#) ORD Making Certain Findings, & Auth the Mayor, or his Designee, to Execute an Economic Dev Agreemt (“Agreement”) btwn the COJ (“City”), & the Downtown Investment Auth. “DIA”, & Kelco CI Park, LLC (“Developer”), to Support the Construction by Developer of a 6-Story, Select-Service, Extended Stay Hotel Under the HOME2SUITES Brand of Hilton Hotel Properties & Other Improvemts Located at 600 Park St & 616 Park St in the Brooklyn Dist of Downtown Jax (“Project”); Auth a Downtown Economic Development Grant in the Amount of \$2,385,220 to the Developer in Connection with the Proj, to be Approp by Subsequent Legislation; Desig the DIA as Contract Monitor for the Agreemt; Providing for City Oversight of the Proj by the DIA; Auth the Execution of all Docs relating to the Agreemt & Transactions, & Auth Technical Changes to the Docs. (Dillard) (Introduced by CP Newby at Req of Mayor)
 4/26/22 CO Introduced: NCSPHS, F
 5/2/22 NCSPHS Read 2nd & Rerefer
 5/3/22 F Read 2nd & Rerefer
 5/10/22 CO PH Read 2nd & Rereferred: NCSPHS, F
 5/16/22 NCSPHS Amend/Approve 7-0
 5/17/22 F Amend/Approve 6-1 (CM Becton)
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/10/22

Phillip Peterson explained the amendment. In response to a question from CM Carlucci, Steve Kelly of the DIA described the nature of the incentive which is a hybrid form. Mr. Carlucci cautioned against offering incentives to some hotels and not to others as a matter of competitive fairness. DIA CEO Lori Boyer said the incentive was a DIA board decision which preferred a hotel at that location to other possible uses. The current DIA incentive policy does not include any incentives for hotel construction; the revised policy currently pending before the Council does include an incentive for development of specialized boutique hotels only. The DIA does not want to provide incentives to other hotel types that would have the effect of depressing average room rates in the market, which is counter to the DIA’s adopted goal of increasing rates. CM Pittman pointed out the disparity between the amount of incentives offered by the City to hotel projects inside and outside of downtown as a matter of fairness. Steve Diebenow representing the developer said that there was no comment at any of the public meetings on this project’s incentive from other hotel operators. CM Boylan reiterated a previous request that the return on investment calculation for each project be included as a standard feature on the DIA’s report of all previously-approved incentives. CM Becton said he has always opposed incentives for hotel projects and will continue to do so as not being a primary function of government.

AMEND/APPROVE

Aye: 6 - Salem, Boylan, Carlucci, Freeman, Gaffney and Pittman

Nay: 1 - Becton

AMENDMENT

- 1. Add waiver of the Public Investment Policy to authorize a Downtown Economic Development Grant, which is not an incentive contemplated under the policy**
- 2. Place Revised EDA on file to update defaults and remedies section and correct scrivener's**

- Authorizes \$2,385,220 grant for the construction and operation of an extended stay hotel in Brooklyn payable in 10 equal annual installments**
- Estimated total investment of \$16,166,740**
- ROI of 1.34 based on 20-year valuation (based on ad valorem revenue only)**

NOTE

See provided schedule for accumulation of approved DIA projects that will require future appropriations

6. [2022-0317](#) ORD Making Certain Findings & Approp \$8,000,000 made Available thru Debt Service Savings from the Refinancing of Bonds to be used for Various Projects & Costs as follows: (1) \$2,500,000 to Jax University for the Newly Estab College of Law, (2) \$1,500,000 to the Duval County Supervisor of Elections Office for Unbudgeted Election Costs, (3) \$1,000,000 to fund the Breeze Airways Economic Dev Agreement, (4) \$975,000 to the Florida Theatre for Capital Repairs & Maintenance, (5) \$669,581 for Downtown Preservation & Revitalization Program Loan Disbursements Pursuant to the Redevelopment Agreement btwn the Downtown Investment Authority ("DIA") and JWB Real Estate Capital, LLC, as Auth & Appvd in Ordinance 2022-30-E, (6) \$450,000 for Extension of & Improvements to Catherine St and Adjacent Areas to accommodate the Newly Relocated Fire Museum, (7) \$330,419 to Special Council Reserve Contingency for Future Approp, (8) \$300,000 for the Retention Pond Safety Campaign, (9) \$250,000 for Recycling Education, & (10) \$25,000 to the Springfield Preservation & Revitalization Council, Inc. ("SPAR") to conduct a Springfield Area Planning & Dev Study; Purpose of Approp; Providing for Carryover funds; Auth the Mayor or his Designee, & the Corp Secretary to Exec & Deliver an Agreement btwn the COJ & Jax University to Prov Funding for Establishment & Operation of the Jax University College of Law; Waiving Sec. 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process), Part 1 (General Provisions), Chpt 118 (City Grants), Ord Code, to Allow a Direct Contract with Jax University; Apv & Auth the Mayor or his Designee, & The Corp Secretary to Execute & Deliver an Agreement btwn the COJ & SPAR to Prov Funding for a Springfield Area Planning & Dev Study; Invoking the Exception in Sec. 126.107(G), Ord Code, to Allow a Direct Contract with SPAR to Pay the Cost of the Springfield Area Planning & Dev Study; Waiving Sec. 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process), Part 1 (General Provisions), Chpt 118 (City Grants), Ord Code, to Allow a Direct Contract with SPAR; Amend the 2022-2026 5-YR CIP Appvd by Ordinance 2021-505-E to Approp General Fund Operating Fund Balance to the Florida Theatre Facility Improv & Met Park Marina Fire Station, Museum & Dock/Design (Replacement) Projects; (B.T. 22-071) (Staffopoulos) (Introduced by CP Newby at the Req of Mayor)
 4/26/22 CO Introduced: NCSPHS, F, R
 5/2/22 NCSPHS Read 2nd & Rerefer
 5/3/22 F Read 2nd & Rerefer
 5/3/22 R Read 2nd & Rerefer
 5/10/22 CO PH Read 2nd & Rereferred: NCSPHS, F, R
 5/16/22 NCSPHS Amend/Approve 6-0-1 (CM Salem)
 5/17/22 F Amend/Approve 5-1-1 (Nay - CM Becton) (Abstain - CM Salem)
 5/17/22 R Amend/Approve 6-0
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-5/10/22

Phillip Peterson explained the amendment. JU President Tim Cost talked about the importance of the new law school, the first in the U.S. in 22 years. The initial faculty hiring will be finalized next week and the inaugural dean will be hired in 2 weeks. They plan to start the college in the existing JU facility in the VyStar tower downtown for the first couple of years and then will move to a larger facility as enrollment increases. CM Becton said he thinks the Breeze Airline marketing incentive could be funded from the Tourist Development Council's bed tax revenues rather than from debt service savings. Phillip Peterson described the TDC's budget, which is showing very healthy revenue growth in the rebound from the COVID pandemic, and the amount of contingency funds available in the TDC budget. The City Council appoints the TDC board to manage the use of those funds, but the ultimate authority lies with the Council.

CM Becton proposed an amendment to change the funding of the Breeze \$1M marketing appropriation from debt service to the TDC contingency fund and allocate the \$330,419 from Special Council Reserve Contingency to the Public Works Department's road resurfacing budget.

Brian Hughes said the TDC is appointed to be in control of the bed tax revenues and should not be overridden by the Council. They know best how to attract tourism. The \$9M from debt service savings comes from good stewardship of City finances and these are appropriate uses. The \$330,419 to Council Contingency lets the council decide where those funds can best be used. The appropriation to Breeze is really an economic development incentive to enhance the Jacksonville market. Michael Corrigan, CEO of Visit Jacksonville, reiterated his earlier comments about the importance of Breeze entering the market and greatly expanding direct air service to JIA. CM Boylan said he has many roads in his district on the resurfacing list of which very few have been completed. The issue is not so much funding as it is the availability of contractors to do the work. Several council members spoke in opposition to the Becton proposed amendment for various reasons. The Becton amendment failed by a vote of 1-6 (Becton in favor).

CM Boylan asked JU President Cost to explain the need for City investment in the new JU law school. President Cost explained the American Bar Association's regulations for initial staffing, technology and student support resources that make starting a law school a very expensive proposition. The City's investment along with JU's private fundraising will bring several hundred faculty, staff and students to downtown over the next few years and help grow the downtown and the city's overall economy.

AMEND/APPROVE

Aye: 5 - Boylan, Carlucci, Freeman, Gaffney and Pittman

Nay: 1 - Becton

Abstain: 1 - Salem

AMENDMENT

- 1. Correct funding source in bill title**
- 2. Clarify that carryover of funding does not apply to the Springfield Preservation and Revitalization Council study**
- 3. Attach revised Exhibit 1 to correct BT**
- 4. Attach revised Exhibit 4 to correct CIP sheets**

• Appropriates \$8 million in debt service savings from a forward refinancing for the following:

- \$2.5 million to Jacksonville University for operating expenses of their new College of Law**
- \$1.5 million to the Supervisor of Elections for unbudgeted FY 21/22 elections costs**
- \$1.0 million to Breeze Airways incentives proposed by bill 2022-318**
- \$975,000 for capital repairs and maintenance of Florida Theatre**
- \$669,581 for DPRP incentives for the Porter House Building approved by Ord. 2022-30-E**
- \$450,000 for the extension of Catherine Street to accommodate the relocated Fire Museum**
- \$330,419 to a Special Council Reserve account for future appropriation**
- \$300,000 for a retention pond safety campaign**
- \$250,000 for recycling education**
- \$25,000 to SPAR Council, Inc. for a Springfield area planning and development study**
- Waives Sec. 118.107 to authorize direct contracts with Jacksonville University and Springfield Preservation and Revitalization Council, Inc.**

7. [2022-0318](#) ORD Making Certain Findings, & Approving & Auth the Execution of an Economic Development Agreement (“Agreement”) btwn the COJ (“City”) & Breeze Aviation Group, Inc. (“Company”), to Support the Dev of New Airline Routes at Jax International Airport (“JIA”) by the Company (“Project”); Auth an Up-to \$1,000,000 Airline Network Grant (“An Grant”); Approv & Auth the execution of Documents by the Mayor, or his Designee, & Corp Secretary; Auth Approv of Tech Amendments by the Executive Director of the Office of Economic Dev (“OED”); Providing for Oversight by the OED; Waiver of that Portion of the Public Investment Policy Adopted by Ordinance 2016-382-E, as Amended, to Auth the An Grant (Sawyer) (Introduced by CP Newby at Req of Mayor)
 4/26/22 CO Introduced: TEU, F, R
 5/2/22 TEU Read 2nd & Rerefer
 5/3/22 F Read 2nd & Rerefer
 5/3/22 R Read 2nd & Rerefer
 5/10/22 CO PH Read 2nd & Rereferred: TEU, F, R
 5/16/22 TEU Amend/Approve 5-0
 5/17/22 F Amend/Approve 7-0
 5/17/22 R Amend/Approve 6-0
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-5/10/22

Phillip Peterson explained the amendment. Michael Corrigan of Visit Jacksonville Inc. said that this bill represents an exciting opportunity for Jacksonville’s overall growth, not just tourism. Non-stop flights are extremely important to the convention business, and their lack is a persistent impediment to attracting conventions to Jacksonville. Breeze is joining the signatory agreement with JAA and promises to be here for at least 5 years. They’re starting with 7 new direct flight cities and promise to expand to many more. Michael Stewart of the JAA said the impact of Breeze coming to Jacksonville will be substantial, including providing competition that should lower ticket prices to other cities. He invited the committee members to the airport on Thursday to be a part of the kick-off ceremony for Breeze’s first flight departing Jacksonville to Richmond.

AMEND/APPROVE

Aye: 7 - Salem, Becton, Boylan, Carlucci, Freeman, Gaffney and Pittman

AMENDMENT

Place revised economic development agreement on file to include job reporting requirement and correct scrivener's errors

- Authorizes an Airline Network Grant of up to \$1,000,000 to Breeze Airways
- The City will reimburse Breeze Airways for marketing expenses up to \$100,000 for each established route
- Funding for the Airline Network Grant is being appropriated through bill 2022-317
- Waives Public Investment Policy to authorize an Airline Network Grant, which is not an incentive contemplated under the policy

NOTE

Breeze Airways is not obligated to maintain the routes for a defined time period

8. [2022-0319](#) ORD Making Certain Findings, & Approving & Auth the Chief Executive Officer of the Downtown Investment Auth, or her Designee, to Execute a Redev Agreemt ("Agreement") btwn the Downtown Investment Auth ("DIA") & East Union Holdings, LLC ("Owner"), to Support the Renovation & Rehab by Owner of the Building known Generally as the Union Terminal Warehouse, located 700 Union St (the "Project"); Auth 3 Downtown Preservation & Revitalization Program ("DPRP") Loans, in an Aggregate Amount not to Exceed \$8,285,793.00, to the Owner in Connection with the Redev of the Project, to be Approp by Subsequent Legislation; Designating DIA as Contract Monitor for the Agreemt; Providing for Oversight of the Project by DIA; Auth the Execution of all Documents Relating to the above Agreemt & Transactions, & Auth Technical Changes to the Documents. (Sawyer) (Introduced by CP Newby at Req of DIA)
- 4/26/22 CO Introduced: NCSPHS, F
 5/2/22 NCSPHS Read 2nd & Rerefer
 5/3/22 F Read 2nd & Rerefer
 5/10/22 CO PH Read 2nd & Rereferred: NCSPHS, F
 5/16/22 NCSPHS Amend/Approve 7-0
 5/17/22 F Amend/Approve 7-0
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-5/10/22

Phillip Peterson explained the amendment. Steve Kelly of the DIA described the project. CM Pittman suggested exploring the possibility of designating the area surrounding this building as a historic district as there are historic assets nearby.

AMEND/APPROVE

Aye: 7 - Salem, Becton, Boylan, Carlucci, Freeman, Gaffney and Pittman

AMENDMENT

1. Include waiver of DPRP Guidelines in order to provide Owner the option to defer forgiveness of the HPRR Loan and CCR Loan
2. Attach revised Exhibit 1 to include executed copy of DIA Res. 2022-04-12
3. Correct scrivener's errors
4. Place revised agreement on file to correct project budget and scrivener's errors

- Authorizes Downtown Preservation and Revitalization Program (DPRP) Loans of \$8,285,793, subject to future appropriation by Council:
 - \$6,628,634 can be forgiven
 - \$1,657,159 will be repaid with interest
- DPRP funding will be used to renovate and rehabilitate the Union Terminal Warehouse into a minimum of 220 apartment units and 38,000 sq. ft. of commercial space including maker/artist/industrial and retail space
- DPRP funding will be paid upon completion of the project and is subject to repayment if the property is sold within 5 years of disbursement (HPRR and CCR Loans) or 10 years of disbursement (Deferred Principal Loan)
- Gives Owner the option to defer forgiveness of HPRR and CCR Loans for up to 20 years unless the building is sold or financed at an earlier date
- Total Development Cost of \$55.3 million
- ROI of 0.81 based on a 20-year valuation

NOTE

See provided schedule for accumulation of approved DIA projects that will require future appropriations

9. [2022-0320](#) ORD Making Certain Findings & Approving & Auth the Mayor, or his Designee, & Corp Secretary to Execute & Deliver the License Agreement ("License") btwn the COJ & the Giving Closet Project, Inc. ("Licensee") Auth Licensee to Occupy & Use Approx 648 Sq Ft of Space within the Kids Hope Alliance ("KHA") Building, Located 1095 A. Philip Randolph Blvd., Jax., FL 32206, at No Cost to Licensee; Providing Further Auth; Providing For Oversight by KHA. (Staffopoulos) (Introduced by CP Newby at Req of Mayor)
 4/26/22 CO Introduced: NCSPHS, F
 5/2/22 NCSPHS Read 2nd & Rerefer
 5/3/22 F Read 2nd & Rerefer
 5/10/22 CO PH Only
 5/16/22 NCSPHS Approve 7-0
 5/17/22 F Approve 7-0
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-5/10/22

APPROVE

Aye: 7 - Salem, Becton, Boylan, Carlucci, Freeman, Gaffney and Pittman

• Space will be used as a clothing closet to provide clothing and necessities for children and youth

10. [2022-0321](#) ORD Apv & Auth the Mayor, or his Designee, & Corp Secretary to Execute & Deliver, the Facilities Management Contract btwn SMG (“SMG”), a Subsidiary of ASM Global, Inc., & the COJ (City), the Initial Term of which shall run from October 1, 2022 thru September 20, 2027, with the City having the Unilateral option to Extend the Contract on the Same Terms & Cond for One (1) 5-YR Renewal Period; Providing for Termination of the Current Facilities Management Agreemt btwn SMG & the City; Invoking the Exception of 126.107(g) (Exemptions, Part 1 (General Regulations) Chapt 126 (Procurement Code), Ord Code, for Direct Contract for Program Services & Management Services with SMG; Providing for City Oversight by the Sports & Entertainment Office (Sawyer) (Introduced by CP Newby at the Req of Mayor)
 4/26/22 CO Introduced: NCSPHS, F, R
 5/2/22 NCSPHS Read 2nd & Rerefer
 5/3/22 F Read 2nd & Rerefer
 5/3/22 R Read 2nd & Rerefer
 5/10/22 CO PH Only
 5/16/22 NCSPHS Amend/Approve 7-0
 5/17/22 F Amend/Approve 7-0
 5/17/22 R Amend/Approve 6-1 (Nay - CM Cumber)
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-5/10/22

Phillip Peterson explained the amendment. Chairman Salem said he worked with the Auditor’s Office and ASM representatives over the weekend to work out various details including several of the amendments described by Mr. Peterson. CM Carlucci praised the work of ASM Jacksonville’s General Manager Bill McConnell on behalf of the City.

AMEND/APPROVE

Aye: 7 - Salem, Becton, Boylan, Carlucci, Freeman, Gaffney and Pittman

NCSPHS AMENDMENT

1. Include waiver of Chapter 126, Procurement Code, to allow ASM to utilize their own procurement policies attached to the contract which will allow the waiver to be removed from the annual budget ordinance
2. Place revised Facilities Management Agreement on file to:
 - a. Correct scrivener's errors
 - b. Add the Sports and Entertainment Division to receive communications
 - c. Specify naming rights agreements for entire facilities would require Council approval
 - d. Attach ASM's updated procurement policies
 - e. Include annual maximum of \$820,000 for the Performance Fee paid to ASM
 - f. Include Concessions Revenue guarantee of \$2.2 million annually/\$11 million total over the 5-year contract term and include as a criteria within the annual Performance Evaluation criteria
 - g. Add provision requiring City Council approval for any subsidy payment in excess of the budgeted amount

11. [2022-0322](#) ORD Apv & Auth the Mayor, or his Designee, & the Corp Secretary to Execute & Deliver that Certain Amended & Restated Lease and Management Agreement btwn the San Marco Preservation Society, Inc. & the COJ for Preservation Hall a/k/a St. Paul's Episcopal Church, located at Fletcher Park, 1652 Atlantic Blvd., Jax, FL 32207; Providing for Oversight by the Parks, Recreation & Comm Services Dept (Johnston) (Introduced by CM Cumber)
 4/26/22 CO Introduced: NCSPHS, F
 5/2/22 NCSPHS Read 2nd & Rerefer
 5/3/22 F Read 2nd & Rerefer
 5/10/22 CO PH Only
 5/16/22 NCSPHS Amend/Approve 7-0
 5/17/22 F Amend/Approve 7-0
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-5/10/22

Phillip Peterson explained the amendment. CM Carlucci asked about the possibility of a lease without a fixed term length. He noted that the lease with the Jacksonville Historical Society for St. Andrews Church on A. Philip Randolph Boulevard will be expiring in 2024 and he would like to see a lengthy extension on that lease as well.

AMEND/APPROVE

Aye: 7 - Salem, Becton, Boylan, Carlucci, Freeman, Gaffney and Pittman

AMENDMENT

1. **Attach Revised Amended and Restated Lease to clarify that documentation concerning the annual report shall be maintained for the lease term and three years thereafter**
2. **Pg. 1, lines 8, 19 and 23: strike “reinstated” and insert “restated”**

- **Amends / restates lease to:**

- **Allow for the sale of alcohol**
- **Allow for the termination of lease by Lessee, at no cost, in instances of damage or destruction where insurance proceeds are not available**

NOTE

The Parks, Recreation and Community Services Department does not have record of recent annual reports, which are required to be provided by San Marco Preservation Society as part of the lease

12. [2022-0323](#) ORD Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver that Certain Purchase & Sale Agreement (the “Agreement”) btwn COJ & Bradley Spevak, as a Successor Trustee of the Residuary Trust Under the Last Will & Testament of Samuel Spevak (the “Seller”), & all Closing & Other Docs Relating Thereto, & to Otherwise Take all Necessary Action to Effectuate the Purposes of the Agreement for Acquisition by the City of 4 Parcels Located at 0 Baywood St, 0 W. Castlewood Dr & 4430 N. Davis St (Collectively, the “Property”), at the Negotiated Purchase Price of \$156,450.00, to be Utilized as Additional Parking & Green Space for the Future Site of the Duval County Medical Examiner’s Office; Providing for Oversight of Acquisition of the Property by the Real Estate Div of the Public Works Dept, & Oversight of the Property by the Duval County Medical Examiner’s Office Thereafter. (R.E. # 032093-0010, 032092-0000, 032088-000, & 031962-0000) (Dist 7 – R. Gaffney) (Staffopoulos) (Introduced by CP Newby at Request of Mayor) 4/26/22 CO Introduced: NCSPHS, TEU, F
5/2/22 NCSPHS Read 2nd & Rerefer
5/2/22 TEU Read 2nd & Rerefer
5/3/22 F Read 2nd & Rerefer
5/10/22 CO PH Only
5/16/22 NCSPHS Approve 6-0
5/16/22 TEU Approve 5-0
5/17/22 F Approve 7-0
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/10/22

Renee Hunter of the Real Estate Division explained the use of the property and the difference in appraisal values between the City’s and the owner’s appraisals.

APPROVE

Aye: 7 - Salem, Becton, Boylan, Carlucci, Freeman, Gaffney and Pittman

• Acquisition funding previously appropriated as part of the Medical Examiner Facility project

13. [2022-0324](#) ORD Approp \$300,000 from Public Buildings Allocations Fund Balance to Offset Increased Expenses for Contractual Svcs at Various City Facilities (B.T. 22-067) (Staffopoulos) (Introduced by CP Newby at Request of Mayor)
 4/26/22 CO Introduced: NCSPHS, F
 5/2/22 NCSPHS Read 2nd & Rerefer
 5/3/22 F Read 2nd & Rerefer
 5/10/22 CO PH Only
 5/16/22 NCSPHS Approve 6-0
 5/17/22 F Approve 6-0
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/10/22

Public Works Director John Pappas explained the need for the additional funding due to increasing costs.

APPROVE

Aye: 6 - Salem, Becton, Boylan, Carlucci, Freeman and Pittman

14. [2022-0325](#) ORD Regarding the Duval County Propty Appraiser's Budget for FY 2022-2023; Adopt Recommended Findings & Conclusions for the Duval Co Propty Appraiser's 2022-2023 FY Budget (Johnston) (Introduced by CM Salem)
 4/26/22 CO Introduced: F
 5/3/22 F Read 2nd & Rerefer
 5/10/22 PH Only
 5/17/22 F Approve 7-0
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/10/22

Property Appraiser Jerry Holland explained the need to submit the department's budget well before the rest of the City budget to meet the deadline to report it to the Florida Department of Revenue. The department has issued liens totaling \$17M for homestead exemption violations. It has also entered into contracts for audits of tangible personal property and that is generating new revenue. It has also entered into a contract for audits of private vacation rentals by owners (e.g. AirBnB). Kim Taylor reviewed the Property Appraiser's budget, which is increasing by \$246,259 over the current year in large part because of salary increases due to collective bargaining agreements. There is no change in the employee cap.

APPROVE

Aye: 7 - Salem, Becton, Boylan, Carlucci, Freeman, Gaffney and Pittman

15. [2022-0327](#) ORD Declaring that Certain Parcel of Real Prop, a Tax Reverted Parcel, Located at 3050 Nolan St., (the "Subject Parcel"), to be Surplus to the Needs of the City; Waiving Sec. 122.423 (Disposition of Affordable Housing), Pt 4 (Real Propty) of Chapt 122 (Public Propty), Ord Code, to Allow for the Conveyance of the Subject Parcel to City Rescue Mission, Inc., the Neighboring Propty Owner on all sides, at no Cost; Auth the Mayor & the Corp Secretary to Execute any & All Documents Necessary for Such Conveyance; Providing a Right of Reentry for Failure to use the Subject Parcel for Expansion of Low-Income Housing; Providing for City Oversight by the Dept of Pubic Works, Real Estate Division (Johnston) (Introduced by CM Dennis) (Co-Sponsors CMs Bowman, Carlucci, Carrico, Morgan, Pittman, Priestly Jackson, Salem, White, Becton, Diamond & R. Gaffney)
 4/26/22 CO Introduced: NCSPHS, F, R
 5/2/22 NCSPHS Read 2nd & Rerefer
 5/3/22 F Read 2nd & Rerefer
 5/3/22 R Read 2nd & Rerefer
 5/10/22 CO PH Only
 5/16/22 NCSPHS Amend/Approve 7-0
 5/17/22 F Amend/Approve 7-0
 5/17/22 R Amend/Approve 6-0
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-5/10/22

CM Gaffney asked to be added as a co-sponsor. Paul Stassi, Executive Director of the City Rescue Mission, described the agency's goal and mission. He described the property in question and the Rescue Mission's plan for its use for care, treatment and affordable housing in the Lackawana community.

AMEND/APPROVE

Aye: 7 - Salem, Becton, Boylan, Carlucci, Freeman, Gaffney and Pittman

AMENDMENT

1. **Pg. 1, line 27: correct RE number**
 2. **Include Neighborhoods Department for oversight of monitoring low-income housing use**
 3. **Attach property donation agreement with City Rescue Mission as new exhibit**
- **Authorizes conveyance of the City-owned vacant lot located at 3050 Nolan Street to City Rescue Mission at no cost for low-income housing use**
 - **Waives Sec. 122.423 to allow conveyance of the subject parcel to City Rescue Mission at no cost rather than disposing of the property through the affordable housing donation process**

16. [2022-0328](#) ORD Declaring Approx 6.05 Acres of Real Prop Owned by the City (Collectively, the “City Property”) to be Surplus to the Needs of the City; Apv & Auth the Mayor or his Designee & Corp Secretary to Execute a Real Estate Land Exchange Agreement (“Agreement”) btwn the COJ & Keystone Investments, LLC (“Keystone”), & to Execute all Deeds & Closing Documents Relating thereto, & Otherwise take All Necessary Action to Effectuate the Purposes of the Agreement, for the Exchange of the City Property, Having an Appraised Value of \$18,300.00, in Exchange for Keystone-owned Property of Approx 1.02 acres w/ an Appraised Value of \$47,000.00, to Facilitate the Development of a Railroad Track Extension for Keystone which will result in Expanded Job Opportunities & other Economic Benefits for the Community, & Provide Land to Expand City-Owned Wigmore Park; Waiving Sec. 122.425 (Disposition by Auction or Sealed Bid), Ord Code; Waiving Sec. 122.421(b) (General Provisions; Delegations of Authority), Chapt 122 (Public Property), Ord Code, Regarding the Policy for the Preservation of Parklands to Auth the Sale of Unimproved Parkland as Set Forth in the Agreement; Finding Sale of Parcels in the Greater Public Good; Providing for Oversight of the Exchange of the Properties by the Real Estate Div of the Public Works Dept & Thereafter by the Dept of Parks, Recreation, & Community Services (R.E. Nos. 131412-0000, 132997-0000, & portions of R.E. No. 111074-0000 & a portion of R.E. No 131489-0000) (Dist 7 – R. Gaffney) (Wilson) (Introduced by CM Gaffney)
4/26/22 CO Introduced: NCSPHS, TEU, F, R
5/2/22 NCSPHS Read 2nd & Rerefer
5/2/22 TEU Read 2nd & Rerefer
5/3/22 F Read 2nd & Rerefer
5/3/22 R Read 2nd & Rerefer
5/10/22 CO PH Only
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-5/10/22

DEFER

17. [2022-0331](#) ORD Providing for & Auth the Issuance by the COJ, FL of its Health Care Facilities Revenue Bonds (Baptist Health), Series 2022, in 1 or More Series, Taxable, Tax-Exempt or a Combination Thereof, From Time to Time, in an Aggregate Principal Amt of not to Exceed \$200,000,000, & Providing for & Auth 1 or More Loans by the City to Southern Baptist Hospital of FL, Inc. (D/B/A Baptist Medical Center Jacksonville, Baptist Medical Center South, Wolfson Children’s Hospital & Baptist Medical Center Clay), a FL not for Profit Corp (the “Borrower”), in an Aggregate Principal Amt Equal to the Aggregate Principal Amt of Said Bonds, for the Purposes of Financing, Refinancing & Reimbursing all or a Portion of the Costs of Certain Capital Expenditures at Certain Health Care Facilities of the Borrower & its Affiliates & Related Parties, Including without Limitation the Acquisition, Planning, Development, Construction, Renovation, Improvement, Equipping & Installation of Certain Capital Projects Described Herein in Duval Co, FL, Clay Co, FL, Nassau Co, FL & St. Johns Co, FL; Providing that Said Bonds Shall not Constitute a Debt, Liability or Obligation of the City or of the State of FL or any Political Subdivision Thereof; but Shall be Payable Solely from the Revenues Herein Provided; Appt a Bond Trustee; Auth a Delegated Negotiated Sale of Said Bonds, Apv the Conditions & Criteria for Such Sale, & Auth the Economic Dev Officer of the COJ, FL to Award the Negotiated Sale of the Bonds to the Purchaser; Apv & Auth the Execution & Delivery of Certain Docs Required in Connection with the Foregoing; Making Certain Other Appts; Providing Certain Other Details in Connection Therewith; all Pursuant to Chapt 159, Pt II, FL Statutes, as Amended, Sec 163.01, FL Statutes, as Amended, & Other Applicable Provisions of Law. (McGuireWoods LLP & Asst General Counsel)
(Introduced by CP Newby at Req of Mayor)
4/26/22 CO Introduced: NCSPHS, F
5/2/22 NCSPHS Read 2nd & Rerefer
5/3/22 F Read 2nd & Rerefer
5/10/22 CO PH Only
5/16/22 NCSPHS Amend/Approve 7-0
5/17/22 F Amend/Approve 6-0
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/10/22

Phillip Peterson explained the amendment.

AMEND/APPROVE

Aye: 6 - Salem, Becton, Boylan, Carlucci, Freeman and Pittman

AMENDMENT

1. Reflect unavailable documents marked as On File as “to be placed On File”
2. Attach TEFRA hearing minutes and notice

- Authorizes the issuance of \$200,000,000 in bond principal for Southern Baptist Hospital of Florida
- Amounts to be issued towards projects in surrounding counties are limited to the following:
 - Clay: \$100,000,000
 - St. Johns: \$30,000,000
 - Nassau: \$30,000,000

18. [2022-0361](#) ORD Appropriating \$6,577.04 in Interest Earnings & Prior Yr Rollover Grant Funds from the Annual Emergency Medical Services County Grant Award from the Florida Department of Health, Emergency Medical Services Division (the “Grant”), to be Used Toward the Purchase of 2 Mobile All-Terrain Vehicle (ATV) Rescue Units; Providing for Oversight by the Jax Fire & Rescue Department, Rescue Division (B.T. 22-076) (Staffopoulos) (Introduced by CP at Req of Mayor)
5/10/22 CO Introduced: NCSPHS, F
5/16/22 NCSPHS Read 2nd & Rerefer
5/17/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/24/22

READ 2ND & REREFER

19. [2022-0362](#) ORD Concerning a Continuation Grant; Providing for Participation in the Community Dev Block Grant (CDBG) Program; Approp \$7,298,669.56 for Program Costs; Providing for Award, Auth, & Funding & for the City of Jax to Execute Federal Program Contracts for the CDBG Program Funds, as Applicable; Purpose of Approp; Providing Auth for Reallocation of Grant Funds as more Particularly Described Herein; Providing for Further Council Action if Revenue Differs; Providing for the Mayor & Corp Sec to Execute & Deliver Docs Relating to Award; Apv Positions & Part-Time Hrs. (B.T. 23-004) (R.C. 23-003) (Staffopoulos) (Introduced by CP at Req of Mayor)
5/10/22 CO Introduced: NCSPHS, F
5/16/22 NCSPHS Read 2nd & Rerefer
5/17/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/24/22

READ 2ND & REREFER

20. [2022-0363](#) ORD Concerning a Continuation Grant; Approp \$11,060,224.20, including \$9,744,730.00 in Annual State Housing Initiatives Partnership (SHIP) Program Grant Funding from the Florida Department of Economic Opportunity, through the Florida Housing Finance Corporation, and \$1,315,494.20 in Program Income, to Serve Very Low, Low, & Moderate-Income Families; Purpose of Approp; Apv Positions. (B.T. 22-075) (R.C. 22-117) (Staffopoulos) (Introduced by CP at Req of Mayor) 5/10/22 CO Introduced: NCSPHS, F
5/16/22 NCSPHS Read 2nd & Rerefer
5/17/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/24/22

READ 2ND & REREFER

21. [2022-0364](#) ORD Concerning a Continuation Grant; Approp \$5,145,952.89 in Annual Federal Home Investment Partnership (HOME) Grant Program Funding from the U. S. Dept of Housing & Urban Development to Prov Funding for a Wide Range of Activities to Assist Low and Very Low-Income Households, Including Rehabilitation, New Construction, & Direct Assistance to Tenants & Homebuyers; Purpose of Approp; Prov Auth for Reallocation of Grant Funds; Apv Positions. (B.T. 23-001) (R.C. 23-001) (Staffopoulos) (Introduced by CP at Req of Mayor) 5/10/22 CO Introduced: NCSPHS, F
5/16/22 NCSPHS Read 2nd & Rerefer
5/17/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/24/22

READ 2ND & REREFER

22. [2022-0365](#) ORD Concerning a Continuation Grant; Approp \$2,981,294.00 in Annual Housing Opportunities for Persons with Aids (HOPWA) Program Grant Funding from the U.S. Dept of Housing & Urban Development to Prov Housing Assistance & Related Supportive Services to Eligible Low-Income Persons Living w/ HIV/Aids & Their Families within Duval County; Purpose of Approp; Prov Auth for Reallocation of Grant Funds; Apv a Program Manager Position. (B.T. 23-002) (R.C. 23-002) (Staffopoulos) (Introduced by CP at Req of Mayor) 5/10/22 CO Introduced: NCSPHS, F
5/16/22 NCSPHS Read 2nd & Rerefer
5/17/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/24/22

READ 2ND & REREFER

23. [2022-0366](#) ORD Concerning a Continuation Grant; Approp \$560,440.00 in Annual Emergency Solutions Grant (ESG) Funding from the U. S. Department of Housing & Urban Development to Fund Various Services & Activities Aimed at Addressing Homelessness & that Meet the Goals & Objectives of the ESG Program; Purpose of Approp; Providing Auth for Reallocation of Grant Funds (B.T. 23-003) (Staffopoulos) (Introduced by CP at Req of Mayor)
5/10/22 CO Introduced: NCSPHS, F
5/16/22 NCSPHS Read 2nd & Rerefer
5/17/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/24/22

READ 2ND & REREFER

24. [2022-0367](#) ORD Apv & Auth the Mayor, of his Designee, & Corp Secretary to Execute & Deliver a License Agreement (“Agreement”) btwn the Ben’s Place Services, Inc. (“Tenant”) & the COJ (“Landlord”) for use of the Normandy Community Center, Located at 1751 Lindsey Rd, Jax, FL 32221; Providing for Oversight by the Parks, Rec & Community Svcs Dept; Finding that these Contractual Svcs are Exempt from Competitive Solicitation Pursuant to Sec 126.107 (Exemptions), Chapt 126 (Procurement Code), Ord Code. (Johnston) (Introduced by White)
5/10/22 CO Introduced: NCSPHS, F
5/16/22 NCSPHS Read 2nd & Rerefer
5/17/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 5/24/22

READ 2ND & REREFER

25. [2022-0368](#) ORD Apv & Auth the Parks, Rec & Community Svcs Dept Director to Accept, a Donation from Lift JAX, Inc. of new Playground Equipment for Flossie Brunson Eastside Park Valued at \$425,437.96, in Accordance with Sec 111.105 (b), Ord Code, which Donation Includes the Costs for Removal of Existing Playground Equipment, Design Costs, Site Work, & Installation of the new Playground Equipment. (Staffopoulos) (Introduced by CP at Req of Mayor)
5/10/22 CO Introduced: NCSPHS, F
5/16/22 NCSPHS Read 2nd & Rerefer
5/17/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 5/24/22

READ 2ND & REREFER

26. [2022-0369](#) ORD Approp \$6,500,000.00 from the Landfill Gas Fueled Leachate Evaporator Proj to the Trail Ridge Landfill Expansion Proj; Purpose of Approp; Amending the 2022-2026 5-Yr CIP Apvd by Ord 2021-505-E to Reflect this Approp of Funds form the Landfill Gas Fueled Leachate Evaporator Proj to the Trail Ridge Landfill Expansion Proj. (B.T. 22-072) (Staffopoulos) (Introduced by CP at Req of Mayor)
5/10/22 CO Introduced: NCSPHS, TEU, F
5/16/22 NCSPHS Read 2nd & Rerefer
5/16/22 TEU Read 2nd & Rerefer
5/17/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 5/24/22

READ 2ND & REREFER

27. [2022-0370](#) Ord Approp \$2,935,060.96 in Reallocated Emergency Rental Assistance Program Grant Funds from the U.S. Dept of Treasury to Provide Emergency Rent & Utility Assistance to Eligible Households in Accordance with the Emergency Rental Assistance Prog (The "ERA Program") Established by Sec 501 of Div N of the Consolidated Appropriations Act, 2021 (The "Act") to Mitigate the Impacts of the Coronavirus ("COVID-19") Pandemic; Apv & Auth the Mayor, or his Designee, & the Corp Sec to execute & Deliver an Amendment to the Federal Subrecipient Agreeemnt btwn the COJ & Civitas Community Development, LLC D/B/A Civitas, LLC: Waiving Sec 110.112 (Advance of City Funds; Prohibition Against), Pt 1 (the City Treasury), Chapt 110 (City Treasure), Ord Code, to Allow for Advance Payment to Civitas, LLC as Described in this Ord; Further Authorizations; Providing for Oversight by the Housing & Community Dev Div, Neighborhoods Dept. (B.T. 22-070) (Staffopoulos) (Introduced by CP at Req of Mayor)
5/10/22 CO Introduced: NCSPHS, TEU, F, R
5/16/22 NCSPHS Read 2nd & Rerefer
5/16/22 TEU Read 2nd & Rerefer
5/17/22 F Read 2nd & Rerefer
5/17/22 R Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 5/24/22

READ 2ND & REREFER

28. [2022-0371](#) ORD Auth the Issuance of Requests for Proposals in Accordance with Chapt 126 (Procurement Code), Pt 2 (Suppliers, Contractual Svcs & Capital Improvemts), Ord Code, to Procure Svcs for the Collection & Transportation of Residential Solid Waste & Recyclables for Svc Area I (City Council Dist 7,8,9,10, 12 & 14) in Lieu of the Advertisement, Application & Selection Process Set Forth in Chapt 382 (Waste Collection & Disposal Svc by Contractors & City), Pt 3 (Selection of Waste Collection & Disposal Svc Areas & Contractors), Sec 382.303 Through 382.308, Ord Code; Waiving Secs.. 382.303 (Advertising for New Service Contractors), 382.304 (Filing of Applications), 382.305 (Content of Application), 382.306 (Public Hearing on Award of New Contract), 382.307 (Award of New Contract) & 382.308 (Contract Provisions; Exemption from Purchasing Code; Extension of Contracts, Ord Code, to Allow for the Issuance of a Request for Proposal Solicitation to Procure Svcs for the Collection & Transportation of Residential Solid Waste & Recyclables in Accordance with Chapt 126 (Procurement Code), Pt. 2 (Supplies, Contractual Svcs & Capital Improvements) Ord Code. (Hodges) (Introduced by CP at Req of Mayor) 5/10/22 CO Introduced: NCSPHS, TEU, F, R
5/16/22 NCSPHS Read 2nd & Rerefer
5/16/22 TEU Read 2nd & Rerefer
5/17/22 F Read 2nd & Rerefer
5/17/22 R Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 5/24/22

READ 2ND & REREFER

29. [2022-0372](#) ORD-MC Adopting the Downtown Investment Authority (“DIA”) Updated Business Investment & Dev Plan (“Bid Plan”) Pursuant to Sec 55.108 (A) (7), Ord Code, which Includes (1) an Update of the Community Redevelopment Area (“CRA”) Plans for Downtown Consisting of the Southside Community Redevelopment Area & the Northbank Downtown Community Redevelopment Area, & (2) an Update of the Business Investment Strategy; Requiring all Dev & Redevelopment in Downtown to be Compatible & Consistent with the Bid Plan; Amending the Northbank Tax Increment Dist Budget for FY 2021-22 to Transfer \$1,900,000.00 from the Metropolitan Parking Solutions (“MPS”) Financial Obligation to the Downtown Northbank CRA Trust: (1) \$72,061.50 in Supervisory Allocation to Auth & Fund the Salary & Benefits of 2 Full Time Employees within the Downtown Investment Auth; \$72, 938.50 to Northbank Plan Professional Svcs; (3) \$225,000.00 to Northbank Enhanced Maint; (4) \$500,000.00 to Provide Funding for the New Northbank Commercial Revitalization Prog; (5) \$200,000.00 to Provide Funding for the new Northbank Small Scale Residential Incentive; & (6) \$830,000.00 to Provide Funding for the LaVilla Heritage Trail & Gateway Entrances; Purpose; Apv & Auth an Increase to the Employee Cap for the DIA from 8 to 10 in order to allow for the Addition of 2 new Positions within the General Fund (Fund 00111) & Funded Through a Supervision Allocation from the Community Redevelopment Agencies for Downtown; Amending the City’s Public Investment Policy Auth by 2016-382-E, as Amended, to Remove & Replace the Downtown Progs Incentives to be Consistent with the BID Plan Incentives Auth Hereby; Amending Chapt 55 (Downtown Investment Authority), Pt 1 (Downtown Investment Authority, Sec 55.108 (Powers & Duties), to Auth: (1) the DIA Board to Apv Public Investment Policy Incentives Without the Need for City Council Approval; (2) the DIA to Apv Recaptured Enhanced Value (“REV”) Grants Through the 2046 Tax Yr; & (3) the DIA Board to Negotiate, Apv & Enter into, on Behalf of the City, Cost Disbursement Agreements for City Capital Projs then Currently Identified in the City’s Capital Improvmnts Plan (“CIP Projects”); Amending Chapt 55 (Downtown Investment Authority), Pt 1 (Downtown Investment Authority), Sec 55.114 (Powers & Duties), to Auth a form of costs Disbursements Agreement relating to CIP Projs; Amending Chapt 122 (Public Propty), Pt 4 (Real Propty), Supart C (Community Redevelopment Real Propty Dispositions), to Auth the Disposition of Real Propty Having an Appraised Value of Less Than \$250,000 at less than the Appraised Value of up to \$1,000,000 without Council Approval; Providing for Severability; Providing for Liberal Construction; Auth the Council Auditor’s & General Counsel’s Office to make Technical Amendments to Bid Plan. (B.T. 22-074) (R.C. 22-118) (Sawyer) (Introduced by CP at Req of the DIA)
5/10/22 CO Introduced: NCSPHS, F, R
5/16/22 NCSPHS Read 2nd & Rerefer
5/17/22 F Read 2nd & Rerefer
5/17/22 R Read 2nd & Rerefer

Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 5/24/22

READ 2ND & REREFER

- 30. [2022-0373](#) ORD-MC re Dockless Mobility Programs; Amending Chat 235 (Dockless Mobility Programs) , Ord Code, to Eliminate the 1 Yr Dockless Mobility Pilot Program to Permanently Allow a Limited Number of Permits for Dockless Mobility Units within the City’s Rights-of-way, to Expand the Territory for the Dockless Mobility Program, to Identify the DIA as the Permitting & Regulatory Entity, to Limit the Total Number of Dockless Mobility Units allowed to be in Operation at any Given Time & to Create a Process for Increasing that Number, & to Increase the Application & Annual Fees to be more Commensurate with the Cost of Administering the Program (Teal) (Introduced by CVP Freeman)
5/10/22 CO Introduced: NCSPHS, TEU, F
5/16/22 NCSPHS Read 2nd & Rerefer
5/16/22 TEU Read 2nd & Rerefer
5/17/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 5/24/22

READ 2ND & REREFER

**Council Auditor's Office
2022-316**

Development– Kelco CL Park, LLC, 6-story Home2Suites at 600 Park Street

Incentives Provided – \$2,385,220 grant to be paid out over 10 years in equal disbursements of \$238,522

Amenities to be Constructed-

- 100 room extended stay hotel
- 800 square feet fitness center
- 700 square feet meeting space
- 2,000 square feet leasable restaurant with outdoor seating (open to the public)
- Hotel business center, laundry room and sundries shop

Performance Schedule –

- Commencement of construction within 12 months of agreement effective date
- Completion of construction within 18 months of Commencement of construction date

Total Investment – \$16,166,740

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 disbursements of the grant
- In the event Developer transfers ownership within the first five years of the effective date, then all previous grant amounts disbursed shall be repaid to the City
- In the event Developer does not maintain the required Minimum Equity Contribution of \$5,950,000 for the entirety of the first five years after the effective date, then all previous grant amounts disbursed shall be repaid to the City
- If the Developer changes the Hotel Flag without DIA's consent, the City will be entitled to withhold future disbursements of the grant

Disbursement Language -

- The DIA may reduce the minimum investment (\$16,166,740) by a total cumulative amount of up to 10% and in such event the grant shall be reduced proportionally
- If the Developer fails to operate the restaurant in accordance with the operating covenants, 20% of the annual disbursement shall be withheld
- If the Developer fails to operate the hotel in accordance with the operating covenants, the annual disbursement shall be withheld

ROI – 1.34 based on 20-year valuation (based on ad valorem revenue only)

Public Comment

Carnell Oliver said communities suffer from poor representation by their elected representatives and advocated for a referendum in 2030 to reduce the size of the City Council to 9 district seats. He advocated for a referendum on local control of gun violence.

John Nooney said he wanted to engage in public participation on 2022-317 but was not given an opportunity. He continues to advocate for public access to waterways and the City Council continually fails to make that a priority. He said the City should put a water access point at the end of Catherine Street adjacent to the relocated Fire Museum and seek FIND funding for that project. Pottsburg Creek is a disaster.

NOTE: The next regular meeting will be held June 7, 2022.

*******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.

Jeff Clements - Council Research Division
jeffc@coj.net 904-255-5137
Posted 5.19.22 12:00 p.m.