

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Meeting Minutes

Wednesday, June 22, 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 - Excused Early Departure

Ju'Coby Pittman

Legislative Assistant: Maritza Sanchez

Council Auditor: Kim Taylor

Asst. Council Auditor: Phillip Peterson

Chief of Research: Jeff Clements

Office of General Counsel: Paige Johnston, Chief

Administration: Rachel Zimmer

Meeting Convened: 9:33 AM**Meeting Adjourned: 12:03 PM****Attendance**

Kim Taylor and Phillip Peterson – Council Auditor’s Office; Maritza Sanchez and Steven Libby – Legislative Services Division; Paige Johnston and Susan Grandin– Office of General Counsel; Jeff Clements – Council Research Division; Eric Grantham – Information Support Services; Brian Hughes, Charles Moreland and Rachel Zimmer – Mayor’s Office; Joey Greive, Paul Barrett and Russell Barnes – Finance and Administration Department; Kirk Wendland – Office of Economic Development; John Pappas – Public Works Department; Lori Boyer and Steve Kelly – Downtown Investment Authority; Keith Powers – Fire and Rescue Department

Presentation by Joey Greive - Debt Affordability Study - Baseline

CFO Joey Greive made a presentation on the City's annual debt affordability baseline study. The baseline study reviews the City's debt standing and ratios prior to the proposal of a CIP for FY22-23. He described the concepts of "capacity" versus "affordability". The City has reduced its debt load by \$560 million over the past 7 years and has achieved about \$230 million in debt service costs by refinancing bonds to historically low interest rates. The City's reserves are very strong.

Paul Barrett, Senior Manager of Debt and Investments, said that the City's bond ratings are AA for general obligation and special revenue pledge debt and noted that Moody's reversed a previous downgrade in the City's rating this year. The City's Chief Resiliency Officer will be involved in the City's calls with the rating agencies in the future as resiliency issues are becoming more important to the raters. He reviewed the 7 adopted debt ratios and noted that all exceed their targets. Emergency reserves have increased substantially as a percentage of General Fund/GSD revenues in the last 7 years. Projected debt outstanding at the end of FY21-22 is \$2.07 billion. Almost all variable rate debt has been either paid off or converted to fixed interest debt. Mr. Barrett described the conservative method by which authorized borrowing is actually issued over a course of several years as project funds are needed. He said that as a general rule of thumb, each additional \$10 million in borrowing equals approximately \$800,000 in new annual debt service.

CM Becton asked about the status of FEMA hurricane expense reimbursements. Mr. Greive said the City has gotten almost all of the hurricane-related expenses from Matthew and Irma submitted and verified, although not paid out yet. The City is also actively dealing with FEMA for reimbursement of COVID-related expenses separate from CARES Act and American Recovery Plan funding. In response to a question from Mr. Becton about the anticipated payoff date for the Better Jacksonville Plan sales tax and its conversion to pension liability payoff, Mr. Greive said that a plan is being developed to shift some BJP projects from sales tax funding to the City CIP to make the shift to pension liability coverage occur earlier.

Chairman Salem asked the Council Auditor to make sure that reports are made to the next Finance Committee on hurricane and COVID expenses and reimbursements from FEMA. CM Carlucci asked to meet with Mr. Greive in the next day or two regarding the CIP. In response to a question from CM Boylan, Mr. Greive said that the shift of projects from the BJP to CIP funding source will not impact project timing at all. In response to another question from Mr. Boylan, Mr. Greive said that the increase in City revenues over the past couple of years has enabled some new spending to meet important needs but it is being done prudently with regard to the burden on taxpayers and the need to maintain substantial reserves. CM Pittman asked about the adequacy of the City's heavy equipment fleet and how that is factored into the budget. Mr. Greive said fleet modernization has been a major emphasis in the last few years and tremendous progress has been made to catch up on backlogged needs. Ms. Pittman asked about how the needs of departments to grow to meet increasing demands are considered. Mr. Greive said that Fire and Rescue and the Jacksonville Public Library have gotten the most increased attention and funding in the current fiscal year.

Council Auditor Presentation - Annual Financial Report

Council Auditor Kim Taylor made a presentation on the City's FY20-21 audited financial statement and federal/state grant single audit. The City will again not be able to meet its June 30th deadline to submit the audit to the state and is in communication with the Florida Department of Revenue about an extension. In conversation with the independent auditor, they think that an August or September submittal is likely. The state has been very understanding of the City's difficulties with the 1Cloud implementation process and the large amount of staff turnover in the past 2 years. Mr. Greive said that the draft of the audit was presented to the independent auditor on June 3rd and his department has done monthly closures through March of this year and will be closed through the month of May by mid-July. He reported that the process is light-years better this year than it was last year and they will be caught up and back on a regular schedule by the end of this year.

ERAP Update

Dr. Charles Moreland reported that ERAP 1 and 2 are both closed out for all practical purposes. Some funding remains in the mortgage assistance program, and the City is seeking additional funding from the federal government as it becomes available.

Item/File No.

Title History

1. [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

2. [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

5/24/22 CO PH Only
6/21/22 NCSPHS Amend/Approve 7-0
6/22/22 F Amend/Approve 7-0
6/22/22 R Amend/Approve 5-0
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 5/24/22

DIA CEO Lori Boyer gave a broad overview of the purpose of the bill. Assistant Council Auditor Phillip Peterson explained the Auditor's Office recommendations and the NCSPHS Committee's adopted amendments. CM Becton asked several questions about the process of calculating return on investment and about the NCSPHS amendments on the threshold for City Council involvement in property dispositions and maximum incentive amounts for projects. CM Freeman asked about the reaction of incentive recipients to the City's JSEB hiring requirements. Ms. Boyer said the DIA doesn't get much pushback to having the language in the agreements, but actual accomplishment of the goal varies widely based on each particular project. The nature of the project determines whether JSEBs are available to do the work. Expanding the program with more participating JSEB companies would make the process easier for incentive recipients by giving them more choices in the marketplace. CM Gaffney said the City should be investing in growing JSEBs to fill the gaps that exist in the market and make compliance with the goals easier.

The NCSPHS amendment was approved. Phillip Peterson described a proposed amendment related to the expiration of two of the CRAs in 2045 and a limitation on approving REV grants that extend beyond the end of the CRAs. The committee achieved consensus on establishing 2045 as the end date on REV grants which is what the ordinance already provides, so no amendment was needed.

CM Carlucci offered an amendment addressing the timing of applications for historic landmark status in relation to starting the application process for financial incentives to rectify an inconsistency in the two sets of regulations. The amendment was approved.

CM Freeman offered an amendment to the Public Investment Policy regarding a renewal of the Duval County Job Opportunity Bank contribution from incentive recipients at a rate of 1%. Ms. Boyer agreed to work with the Council Auditor's Office and Office of General Counsel to come up with appropriate wording by next Tuesday's Council meeting. CM Becton questioned whether the City is the appropriate entity to operate job training programs in comparison with private employers who already have apprenticeship programs. CM Freeman withdrew his amendment in order to have further discussion take place before the Council meeting next week.

AMEND/APPROVE

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

AMENDMENT

Revise Downtown Preservation and Revitalization Program (DPRP) guidelines to allow DIA Board to hear the application and staff recommendation for a project prior to the filing of legislation to landmark the property.

3. [2022-0402](#) ORD Amend FY 2020-2021 Jacksonville Transportation Authority (JTA) Budget; Amending Ord 2020-504-E (The City of Jax Budget Ord) by Amending the JTA Budget Revised Schedules O & P (Johnston) (Introduced by CP at Req of JTA)
5/24/22 CO Introduced: TEU, F
6/6/22 TEU Read 2nd & Rerefer
6/7/22 F Read 2nd & Rerefer
6/14/22 CO PH Read 2nd & Rerefer: TEU, F
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 6/14/22

DEFER

4. [2022-0405](#) ORD Approv & Auth the Mayor, or His Designee, & Corp Secretary to Execute & Deliver Global Amendment 2 to Economic Development Agreements btwn the COJ (“City”) & Those Businesses set forth on Exh 1, Amend the Agreements set forth on Exh 1 to Permit Certain Geographical Conds for Incentives Granted in the Agreements to be Fulfilled by Employees Working Remotely due to COVID-19 who Reside in the Metro Statistical Area (Comprised of Duval, Clay, St. Johns, Nassau & Baker); Requiring Backup Documentation to be Provided to the Office of Economic Development (Dillard) (Introduced by CP at Req of Mayor)
5/24/22 CO Introduced: NCSPHS, F
6/6/22 NCSPHS Read 2nd & Rerefer
6/7/22 F Read 2nd & Rerefer
6/14/22 CO PH Read 2nd & Rerefer: NCSPHS, F
6/21/22 NCSPHS Amend/Approve 7-0
6/22/22 F Amend/Approve 6-0
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 6/14/22

Assistant Council Auditor Phillip Peterson explained the amendment.

AMEND/APPROVE

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

Excused: 1 - Gaffney

AMENDMENT

Attach revised Exhibits 1 and 2 to include corrected list of agreements and amendments

- **Global Amendment One, approved by Ord. 2021-449-E, authorized an amendment to Economic Development Agreements related to the creation of jobs to allow for remote working of those jobs for calendar years 2020 and 2021 (provided the employee filling the job resided within the Metropolitan Statistical Area and the new job was based, but not necessarily located, at the project parcel)**
- **Global Amendment Two will allow employees to continue to work remotely through the end of the term of each respective Economic Development Agreement**

5. [2022-0406](#) ORD Approv & Auth the Mayor & Corp Secretary to Execute & Deliver, for & on Behalf of the City, that Certain Sovereignty Submerged Lands Fee Waived Lease Renewal & Technical Modification to Reflect Current Survey btwn the COJ & the Board of Trustees of the Internal Improvement Trust Fund of the State of FL (the "Lease") for the Operation of a 1-Slip Commercial Docking Facility to be Used Exclusively for Mooring of a Tour Vessel in Conjunction with an Upland Public River Taxi Service in Ft. George Inlet for a Lease Term Exp on 12/22/24; Prov for Oversight of Execution & Recording of the Lease by the Real Estate Div of the Dept of Public Works, & Oversight of the Lease & Docking Facility by the Parks, Rec & Comm Svcs Dept (BOT File No. 160344942) (Staffopoulos) (Introduced by CP at Req of Mayor) (JWC Apv)
5/24/22 CO Introduced: NCSPHS, F, JWC
6/6/22 NCSPHS Read 2nd & Rerefer
6/7/22 F Read 2nd & Rerefer
6/14/22 CO PH Read 2nd & Rerefer: NCSPHS, F, JWC
6/21/22 NCSPHS Approve 7-0
6/22/22 F Approve 6-0
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 6/14/22

APPROVE

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

Excused: 1 - Gaffney

6. [2022-0407](#) ORD Approp an American Rescue Plan Act of 2021 (the “Act”) Supplemental Grant in the Amt of \$172,477.00, Distributed by the Northeast Florida Area Agency on Aging, Inc. d/b/a ElderSource (“ElderSource”), to the COJ to Provide Home Energy Assistance Aid to Eligible Low-Income Households with at Least 1 Member aged 60 Yrs or Older Experiencing a Heating or Cooling Emergency; Auth Position; Approv & Auth the Mayor, or His Designee, & the Corp Secretary to Execute & Deliver on Behalf of the City the ElderSource Standard Contract for Emergency Home Energy Assist Prog for the Elderly American Rescue Plan Act & any Related & Subsequent Agreements or Amendments Allocating Addnl Funds from ElderSource; Prov for Oversight by the Senior Svcs Div of the Parks, Rec & Comm Svcs Dept (B.T. 22-069) (R.C. 22-111) (Staffopoulos) (Introduced by CP at Req of Mayor)
- 5/24/22 CO Introduced: NCSPHS, TEU, F
 6/6/22 NCSPHS Read 2nd & Rerefer
 6/6/22 TEU Read 2nd & Rerefer
 6/7/22 F Read 2nd & Rerefer
 6/14/22 CO PH Read 2nd & Rerefer: NCSPHS, TEU, F
 6/21/22 NCSPHS Approve 7-0
 6/21/22 TEU Approve 7-0
 6/22/22 F Approve 6-0
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 6/14/22

CM Boylan noted that agencies like the United Way and ElderSource provide tremendous services to the most needy in our community.

APPROVE

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

Excused: 1 - Gaffney

- Provides up to \$5,000 per eligible low-income household with at least one member aged 60 or older for utilities assistance, equipment repairs and replacement, and temporary emergency shelter assistance

7. [2022-0408](#) ORD Approp \$857,148.41 from the McCoys Creek Smith St Bridge Removal Proj to the McCoys Creek Blvd Closure & Channel Improvements/Restoration Projs; Amend the 2022-2026 5-Yr CIP Apprvd by Ord 2021-505-E to Reflect this Approp of Funds to the McCoys Creek Blvd Closure & Channel Improvements/Restoration Projs (B.T. 22-077) (Staffopoulos) (Introduced by CP at Req of Mayor)
5/24/22 CO Introduced: NCSPHS, TEU, F
6/6/22 NCSPHS Read 2nd & Rerefer
6/6/22 TEU Read 2nd & Rerefer
6/7/22 F Read 2nd & Rerefer
6/14/22 CO PH Read 2nd & Rerefer: NCSPHS, TEU, F
6/21/22 NCSPHS Amend/Approve 7-0
6/21/22 TEU Amend/Approve 7-0
6/22/22 F Amend/Approve 6-0
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 6/14/22

AMEND - Assistant Council Auditor Phillip Peterson explained the amendment.

Contact:
John Pappas /
Robin Smith

2/3 vote required
by Council

AMENDMENT

Attach Revised Exhibit 1 (BT) to correct account codes

8. [2022-0409](#) ORD Approp Fund Balance from the Environmental Protection Fund (the "Fund") in the Amt of \$274,000.00 for Installation of a Nutrient Separating Baffle Box Pilot Proj by Central Pipe Rehab, LLC, to Treat Stormwater Prior to its Discharge into the St. Johns River (the "Project"); Prov for Carryover of Funds thru 9/30/24; Approv & Auth the Mayor, or His Designee, & the Corp Secretary to Execute & Deliver an Agreement btwn the COJ & Central Pipe Rehab, LLC for the Proj; Invoking the Exception of 126.107(g) (Exemptions), Chapt 126 (Procurement Code), Ord Code, to Direct Contract with Central Pipe Rehab, LLC for the Project; Waiving Sec 110.112 (Advance of City Funds; Prohibition Against), Part 1 (the City Treasury), Chapt 110 (City Treasury), Ord Code, to Allow for Advance Payment by the City; Prov for Oversight by the Neighborhoods Dept, Environmental Quality Div; Requiring Reports on Monitoring Activities (B. T. 22-073) (Staffopoulos) (Introduced by CP at Req of Mayor) (JWC Apv)
 5/24/22 CO Introduced: NCSPHS, TEU, F, R, JWC
 6/6/22 NCSPHS Read 2nd & Rerefer
 6/6/22 TEU Read 2nd & Rerefer
 6/7/22 F Read 2nd & Rerefer
 6/7/22 R Read 2nd & Rerefer
 6/14/22 CO PH Read 2nd & Rerefer: NCSPHS, TEU, F, R, JWC
 6/21/22 NCSPHS Approve 7-0
 6/21/22 TEU Approve 7-0
 6/22/22 F Approve 6-0
 6/22/22 R Approve 5-0
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 6/14/22

APPROVE

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

Excused: 1 - Gaffney

Scrivener's

1. Pg. 3, line 16: strike duplicate "or"
2. Pg. 3, line 18: strike "Jacksonville University" and insert "Central Pipe Rehab LLC"

- Appropriates \$274,000 from fund balance within the Environmental Protection Fund and approves a direct contract with Central Pipe Rehab LLC for installation of a nutrient separating baffle box to be located at 9767 E. Carbondale Drive in Council District 8
- Waives Code Section 110.112 in order to provide an advance payment of \$22,000 to Central Pipe Rehab LLC upon Council approval of the agreement
- Invokes the Procurement Code exemption under Sec. 126.107(g) to authorize the agreement with Central Pipe Rehab LLC for the project

9. [2022-0413](#) ORD Approv & Auth the Mayor, or His Designee, & Corp Secretary to Execute & Deliver a License Agreement btwn University Christian School & the COJ for Victoria Park, located 2948 Knights Ln West, Jax, FL 32216; Finding that these Contractual Svcs are Exempt from Competitive Solicitation Pursuant to Sec 126.107(g) (Exemptions), Chapt 126 (Procurement Code), Ord Code; Prov for Oversight by the Parks, Rec & Comm Svcs Dept (Johnston) (Introduced by CM Carrico)
 5/24/22 CO Introduced: NCSPHS, F
 6/6/22 NCSPHS Read 2nd & Rerefer
 6/7/22 F Read 2nd & Rerefer
 6/14/22 CO PH Read 2nd & Rerefer: NCSPHS, F
 6/21/22 NCSPHS Amend/Approve 7-0
 6/22/22 F Amend/Approve 6-0
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 6/14/22

Assistant Council Auditor Phillip Peterson explained the amendment.

AMEND/APPROVE

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

Excused: 1 - Gaffney

AMENDMENT

1. Pg. 2, line 2: insert “under” after “falls”

2. Place revised license agreement on file to correct scrivener’s errors and reference the existing license agreement with River City Softball Association

- Authorizes a license agreement with University Christian School (Licensee) for use of the softball venue, dugouts/locker room, grandstands, and pressbox at Victoria Park for \$1/year for an initial 5-year term with one additional 5-year renewal period
- Licensee will fund and construct improvements estimated at \$260,000 and commence construction by June 1, 2023
- Allows Licensee to market the park as “University Softball Complex at Victoria Park”
- Licensee will be responsible for daily maintenance and upkeep of the licensed facilities and day-to-day programming costs
- City will be responsible for utility costs, all other maintenance and repair of the licensed facilities, and maintenance of the landscaping and grassed areas except for the softball venue
- Invokes the Procurement Code exemption under Sec. 126.107(g) to authorize the license agreement

10. [2022-0414](#) ORD-MC Amend Sec 106.342 (CRA Board Authorized to Make Transfers btwn CRA Budget Categories Without Further Council Approval), & Sec 106.346 (Additional Revenues Received During a FY), Subpart D (Approps for Community Redevelopment Agencies), Pt 3 (Appropriations), Chapt 106 (Budget & Accounting Code), Ord Code, to Make an Allowance for the Admin Expenditures Category Within the CRA Board's Budget Transfer Auth & to Prov Clarification of FY Investment Pool Earnings & Approp of Additional Revenues within Each CRA Trust Fund; Creating New Sec 106.347 (Approp of FY CRA Trust Fund Investment Pool Earnings), Subpart D (Approps for Community Redevelopment Agencies), Pt 3 (Appropriations), Chapt 106 (Budget & Accounting Code), Ord Code, to Clarify the Approp of CRA Trust Fund Investment Pool Earnings During a FY (Grandin) (Introduced by CP Newby)
- 5/24/22 CO Introduced: F
 6/7/22 F Read 2nd & Rerefer
 6/14/22 CO PH Read 2nd & Rerefer: F
 6/22/22 F Approve 6-0
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/14/22

OED Director Kirk Wendland explained the intent to simplify duplicative or unnecessary processes.

APPROVE

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

Excused: 1 - Gaffney

- **Provides additional authority to allow CRA Boards to make the following transfers, subject to available funds:**
 - **From Plan Authorized Expenditures to existing line items with Administrative Expenditures**
 - **Between existing line items within the Administrative Expenditures category up to a total of \$10,000 annually**
- **Provides additional authority to allow the CRA Board Administrator to make the following transfers, subject to available funds:**
 - **Within or between CRA Budget Categories up to \$10,000 in aggregate annually, exclusive of the year-end reconciliation**
- **Salaries and personnel-related expenses are excluded from this transfer authority**
- **Allows additional revenues received by the CRA to be self-appropriating up to \$100,000 annually (excluding investment pool earnings which are self-appropriating in any amount)**

- 11. [2022-0415](#) ORD Approp \$8,000,000.00 from the Tree Protection & Related Expenses Trust Fund, Fund 15304, for the Level 2 County-Wide Prog to Prov Tree Planting on Public Land in Duval Co; (the “Level 2 Program”) Suggested by Individuals, Groups, City Depts, &/or Council Members; Apv & Req the Mayor, or His Designee, to Direct the Dept of Public Works to Continue to Administer the Level 2 Prog in Accordance with the Criteria Herein Provided; Prov a Carryover of Funds Into Subsequent FYs (Grandin) (Introduced by CM Salem)
 5/24/22 CO Introduced: NCSPHS, F
 6/6/22 NCSPHS Read 2nd & Rerefer
 6/7/22 F Read 2nd & Rerefer
 6/14/22 CO PH Read 2nd & Rerefer: NCSPHS, F
 6/21/22 NCSPHS Amend/Approve 7-0
 6/22/22 F Amend/Approve 6-0
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/14/22

Assistant Council Auditor Phillip Peterson explained the Finance amendment which differs slightly from the NCSPHS amendment.

AMEND/APPROVE

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

Excused: 1 - Gaffney

AMENDMENT

Reflect “Sunny Acres” park project and associated estimated costs as part of the District 2 list of park projects

12. [2022-0416](#) ORD Reapprop \$94,875,967.35 from CIPs that have been Certified Complete by the Director of Public Works & Closed, Their Residual Balances Returned to the Source or Sources of Origin, & Placed in a Contingency Account, Transferring \$38,920,804.62 btwn Expense Accounts Among Various Projs within the Better Jax Plan Fund to Complete Outstanding Projs as Described in the Work Plan, & Auth Borrowing from the City's Commercial Paper Facility &/or Issuance of Fixed-Rate Debt in the Cumulative, Not-To-Exceed Amt of \$85,063,552.37 & Approp Thereof to Prov Funds for Capital Improvements; Amend 2021-504-E, the FY 2021 Budget Ord, to Replace 4th Revised Scheduled B4, the FY 2021-2022 Debt Management Fund Detail, & Revised Scheduled B4b, the FY 2021-2022 Capital Improvements Projs Funded Via Borrowing, to Auth the Borrowing &/or the Issuance of Fixed-Rate Debt for the Projs as set Forth in the Better Jax Work Plan; Amend the 2022-2026 5-Yr Capital Improvement Prog Apv'd by Ord 2021-505-E; Prov for City Oversight by the Dept of Public Works (Sawyer) (Introduced by CP at Req of Mayor)
5/24/22 CO Introduced: TEU, F
6/6/22 TEU Read 2nd & Rerefer
6/7/22 F Read 2nd & Rerefer
6/14/22 CO PH Read 2nd & Rerefer: TEU, F
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/14/22

DEFER

13. [2022-0449](#) RESO Apv & Auth the Execution of an Economic Agrmt ("Agreement") btwn the COJ ("City") & Allegis Group, Inc. ("Company"), to Support the Creation of the Company's Offices in Multiple Locations Within the City ("Project"); Auth a Targeted Industry Grant in the Max Amt of \$750,000 ("TI Grant"), Calculated in the Amt of \$1,500 for Each New Job Created, for a Max of 500 New Jobs to be Created by 12/31/2026; Apv & Auth the Mayor, or His Designee, & Corp Sec; Auth Apv of Technical Amends by the Exec Dir of the Off of Economic Dev ("OED"); Prov for Oversight by the OED; Waiver of That Portion of the Pub Investment Policy Adopted by Ord 2016-382-E, as Amended, to Auth the TI Grant, which is not Auth by the Public Investment Policy; Req 2-Reading Passage Pursuant to Council Rule 3.305 (Sawyer) (Introduced by CP at Req of Mayor)
6/14/22 CO Introduced: F, R
6/22/22 F Amend/Approve 6-0
6/22/22 R Amend/Approve 5-1 (Diamond)

Assistant Council Auditor Phillip Peterson explained the amendment.

AMEND/APPROVE

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

Excused: 1 - Gaffney

AMENDMENT

1. Pg. 1, line 17: insert “the execution of documents by” after “authorizing”
2. Pg. 5, line 17: correct capital investment amount to \$1,300,000
3. Place revised agreement on file to correct scrivener’s errors and to clarify: (1) retained jobs are located within the MSA, (2) calculation of annual grant payment, and (3) default language

14. [2022-0450](#) ORD-MC Re Chapt 117 (Grants), Ord Code; Amend Sec 117.101 (Intent), 117.102 (Application), 117.105 (Records), & 117.108 (Cash Overmatch on Grant to be Disclosed) to Include Definitions & Provisions for Private Grants & Creating New Secs 117.111 (State & Federal Awards to Follow Uniform Procurement Rules or Procurement Code) & 117.112 (Reporting), Chapt 117 (Grants), Ord Code (Johnston) (Introduced by CM Diamond)
6/14/22 CO Introduced: NCSPHS, F
6/21/22 NCSPHS Read 2nd & Rerefer
6/22/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22

READ 2ND & REREFER

15. [2022-0451](#) ORD Auth the Mayor, or his Designee, & Corp Sec to Execute & Deliver, a 2nd Amend to the Agrmt btwn the COJ & We Care Jax, Inc. to Retroactively Extend the Svcs Contract for the JaxCareConnect Prog to 9/30/2022; Prov for Oversight by the Office of Grants & Contract Compliance; Req 1 Cycle Emerg Passage (Johnston) (Introduced by CM Boylan)
6/14/22 CO Introduced: NCSPHS, F
6/21/22 NCSPHS Emergency/Approve 7-0
6/22/22 F Emergency/Approve 6-0
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22

Assistant Council Auditor Phillip Peterson explained the emergency request. CM Boylan described the work of the agency and its success in getting people connected to ongoing health care services.

EMERGENCY/APPROVE

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

Excused: 1 - Gaffney

16. [2022-0452](#) ORD Apv & Auth the Chief Exec Officer of the DIA, or Her Designee, to Execute a Redev Agrmt (“Agreement”) btwn the DIA (“DIA”) & 323 E Bay Street RE LLC (“Developer”), to Support the Reno & Rehab by Developer of a Historic Bldg Located at 323 E. Bay St (“Project”); Auth 3 Downtown Preservation & Revitalization Prog (“DPRP”) Loans, in the Aggregate Amt not to Exceed \$1,536,350.00, to the Developer in Connection with the Proj, to be Approp by Subsequent Legislation; Desig the DIA as Contract Monitor for the Agrmt; Prov for Oversight of the Proj by the DIA; Auth the Execution of all Docs Relating to the Above Agrmt & Transactions, & Auth Technical Changes to the Docs (Dillard) (Introduced by CP at Req of DIA)
6/14/22 CO Introduced: NCSPHS, F
6/21/22 NCSPHS Read 2nd & Rerefer
6/22/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22

READ 2ND & REREFER

17. [2022-0453](#) ORD Apv & Auth the Mayor, or his Designee, & Corp Sec to Execute & Deliver that Certain Purchase & Sale Agrmt (the “Agreement”) btwn the COJ & Rawls Ranch, Inc., & All Closing & Other Docs Relating Thereto, & to Otherwise Take All Necessary Action to Effectuate the Purposes of the Agrmt for Acquisition by the City of an Approx 5.39± Acre Parcel Located at 0 Cedar Pt Rd, located in Council Dist 2 (R.E. # 159845-0000) (the “Property”), at the Negotiate Purchase Price of \$551,000.00, to be Developed as the New Site for Fire Station 76; Prov for Oversight of Acquisition of the Propty by the Real Estate Div of the Public Works Dept & Thereafter by JFRD (Staffopoulos) (Introduced by CP at Req of Mayor)
6/14/22 CO Introduced: NCSPHS, F
6/21/22 NCSPHS Read 2nd & Rerefer
6/22/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22

READ 2ND & REREFER

18. [2022-0455](#) ORD Approp \$477,324.00 from Duval Co Tax Collector Investment Pool Earnings to Pay for Completion of Surveillance Sys Upgrades & Install of Security Badge Access Systems at Various Tax Collector Facilities; Prov for Carryover of Funds into FY 22-23 (B.T. 22-084) (Staffopoulos) (Introduced by CP at Req of Mayor)
6/14/22 CO Introduced: NCSPHS, F
6/21/22 NCSPHS Read 2nd & Rerefer
6/22/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22

READ 2ND & REREFER

19. [2022-0456](#) ORD Approp \$900,000.00 from the Drainage System Rehab Capital Improvemts Proj to the Myrtle Ave Stormwater Pump Replacement Proj (the "Project") to Offset Higher than Est Costs for Completion of the Proj, Amend the 2022-2026 5-Yr CIP Apvd by Ord 2021-505-E to Reflect this Approp of Funds from the Drainage Sys Capital Improvemts Proj to the Myrtle Ave Stormwater Pump Replacement Proj (B.T. 22-083) (Staffopoulos) (Introduced by CP at Req of Mayor)
6/14/22 CO Introduced: TEU, F
6/21/22 TEU Read 2nd & Rerefer
6/22/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22

READ 2ND & REREFER

20. [2022-0457](#) ORD Approp \$500,000 from Within the Solid Waste Disposal Fund to Pay Addl Temp Labor & OT Expenses for Residential Solid Waste Collections in FY 21-22 (B.T. 22-087) (Staffopoulos) (Introduced by CP at Req of Mayor)
6/14/22 CO Introduced: NCSPHS, TEU, F
6/21/22 NCSPHS Read 2nd & Rerefer
6/21/22 TEU Read 2nd & Rerefer
6/22/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22

READ 2ND & REREFER

21. [2022-0458](#) ORD Apv & Auth the Mayor, or His Designee, & Corp Secretary to Execute & Deliver a 1st Amend to Rdlvpmnt Agrmt by & Among the COJ, the DIA, and Johnson Commons LLC; Revising the Net Rev Threshold Above which Sales Proceeds will be Split btwn the Company & the City; Apv & Auth Execution of Docs by the Mayor and Corp Secretary; Auth Apvl of Tech Amends by the CEO of DIA; Timeline for Execution of Amend by the Company (Dillard) (Introduced by CP at Req of DIA)
6/14/22 CO Introduced: NCSPHS, F
6/21/22 NCSPHS Read 2nd & Rerefer
6/22/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 6/28/22

READ 2ND & REREFER

22. [2022-0460](#) ORD-MC Amend Ord 2021-286-E to Replace Revised Exhibit 1 to Correct Accounting Codes (B.T. 22-080) (Staffopoulos) (Introduced by CP at Req of Mayor)
6/14/22 CO Introduced: NCSPHS, F
6/21/22 NCSPHS Read 2nd & Rerefer
6/22/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22

READ 2ND & REREFER

23. [2022-0473](#) RESO Upon an Acknowledgement of Due Auth & the Making of Findings, Apv the Issuance by the JHFA of its Multifamily Housing Revenue Bonds (Oak Hammock Apartments), Series 2022, in an Aggregate Principal Amt Not to Exceed \$26,247,100 for the Purpose of Financing all or a Portion of the Costs Related to the Acquisition & Rehab of a Multifamily Residential Housing Facility for Persons or Families of Low, Middle or Moderate Income, to be Located at 500 Acme St, Jax, Duval Co, FL, 32211, & to be Commonly Known As "Oak Hammock Apartments"; Determining Credit not Being Pledged (Hodges) (Introduced by CP at Req of JHFA)
6/14/22 CO Introduced: NCSPHS, F, R
6/21/22 NCSPHS Read 2nd & Rerefer
6/22/22 F Read 2nd & Rerefer
6/22/22 R Read 2nd & Rerefer

READ 2ND & REREFER

24. [2022-0474](#) RESO Upon an Acknowledgement of Due Auth & Making of Findings, Apv the Issuance by the JHFA of its Multifamily Housing Revenue Bonds (Mandarin Trace Apartments), Series 2022, in an Aggregate Principal Amt not to Exceed \$22,631,400 for the Purpose of Financing all or a Portion of the Costs Related to the Acquisition & Rehab of a Multifamily Residential Housing Facility for Persons or Families of Low, Middle or Moderate Income, to be Located at 3960 Old Sunbeam Rd, Jax, Duval Co, FL 32257, & to be Commonly Known as "Mandarin Trace Apartments"; Determining Credit not Being Pledged (Hodges) (Introduced by CP at Req of JHFA)
6/14/22 CO Introduced: NCSPHS, F, R
6/21/22 NCSPHS Read 2nd & Rerefer
6/22/22 F Read 2nd & Rerefer
6/22/22 R Read 2nd & Rerefer

READ 2ND & REREFER

25. [2022-0476](#) ORD Approp \$1,127,609.25 from the FRCP Fire Stations Capital Projs - Fire Control/Fire Station #64 (New) – DM Land Acct to the FRCP Fire Stations Capital Projs - Fire Control/Fire Station #64 (New) – DM Other Construction Costs Acct to Prov Funds to Complete Construction of Fire Station #64; Amend the 2021-2025 5-Yr CIP Apvd Ord 2021-505-E to Prov Addn'l Funding for the Proj Entitled "Fire Station #64 (New);" Req 1 Cycle Emerg Passage (B.T. 22-089) (McCain) (Introduced by CP at Req of Mayor)
6/14/22 CO Introduced: NCSPHS, F
6/21/22 NCSPHS Emergency/Approve 7-0
6/22/22 F Emergency/Approve 7-0
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 6/28/22

Assistant Council Auditor Phillip Peterson and Fire Chief Powers explained the emergency request.

EMERGENCY/APPROVE

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

**Council Auditor's Office
2022-449**

One or Two Read Resolution – Two

Date provided to Council Auditor – 6/8/22

Company Name – Allegis Group, Inc.

Project Locations – 7077 Bonneval Rd., 10375 Centurion Parkway N., 10401 Deerwood Park Blvd., and 10752 Deerwood Park Blvd. S.

Incentives Provided – \$750,000 Targeted Industry Grant from City (\$1,500/job for up to 500 jobs)

Number of Jobs to be Created – 500 jobs

Performance Schedule –

- 100 new jobs no later than Dec. 31, 2022
- 100 new jobs no later than Dec. 31, 2023
- 100 new jobs no later than Dec. 31, 2024
- 100 new jobs no later than Dec. 31, 2025
- 100 new jobs no later than Dec. 31, 2026
- Average wage – \$53,000 plus benefits as required by the grant agreement

Number of Jobs to be Retained – 715 jobs

Capital Investment – \$1,300,000

Records Retention/Audit Clause – Yes

Clawback Language –

- In the event reporting requirements are not met in the time period specified in the agreement, the City will be entitled to withhold the annual installment of the Targeted Industry grant
- If the Company fails to satisfy the new job and/or wage requirements within the timeframes set forth in the performance schedule, the City's annual payment will be pro-rated based on actual number of jobs created and actual wages
- If the Company fails to retain the Retained Jobs and create a minimum of 400 New Jobs by December 31, 2026, the entire amount of the TI Grant paid to the Company must be repaid to the City

ROI – 0.83 over a 10 year period as calculated by OED

Waives the Public Investment Policy in order to authorize an incentive not contemplated by the policy

Chairman Salem expressed his thanks to the committee for a good year of work. All the committee members congratulated Mr. Salem on his work as an impartial and effective chairman and his service to the community.

Public Comment

Carnell Oliver said that the City Charter needs revision and he's willing to lead the effort. Too many council members are beholden to corporate interests and aren't effective as a result.

NOTE: The next regular meeting will be held July 19, 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.

Rollcall

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

Jeff Clements – Council Research Division
jeffc@coj.net 904-255-5137
Posted 6.28.22 12:00 p.m.