

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, November 1, 2022

9:30 AM

Council Chamber, 1st Floor, City Hall

Finance Committee

Aaron Bowman, Chair

Randy White, Vice Chair

Matt Carlucci - Excused Absence

Kevin Carrico

Joyce Morgan - Late Arrival

Ju'Coby Pittman

Ron Salem

Legislative Assistant: Barbara Ireland Hobson

Council Auditor's Office: Kim Taylor, Council Auditor

Council Auditor's Office: Phillip Peterson, Asst. Council Auditor

Council Research: Jeff Clements, Chief of Research

Office of General Counsel: Paige Johnston, Chief

Administration: Rachel Zimmer

Meeting Convened: 9:32 a.m. Meeting Adjourned: 11:14 a.m.

Present: 6 - Chair Aaron Bowman, Vice Chair Randy White, Council Member Kevin Carrico, Council Member Joyce Morgan, Council Member Ju'Coby Pittman and Council Member Ron Salem

Excused: 1 - Council Member Matt Carlucci

Attendance:

CM Rory Diamond:(2022-447 & 2022-448); Kim Taylor and Philip Peterson – Council Auditor’s Office; Paige Johnston and Mary Staffopoulos – General Counsel’s Office; Jeff Clements – Council Research Division; Merriane Lahmeur, Barbara Hobson, Chelsea Carlson – Legislative Services Division; Rachel Zimmer – Mayor’s Office; Steve Cassada - Public Information Division; Joey Greive – Finance and Administration Department; Bill Killingsworth – Planning and Development Department

Chairman Bowman convened the meeting and the attendees introduced themselves for the record. Mr. Bowman reviewed the agenda items. Bill Killingsworth, Director of Planning and Development, will give an overview of related items 2022-447 and -448 regarding accessory dwelling units.

Council Auditor Presentation

- **Report #781B: Follow-up on Animal Care and Protective Services Audit**
- **Report #751C: Follow-up on Fire and Rescue Department – Ambulance Billing and Inventory Audit**

Council Auditor Kim Taylor discussed Report #781B: Follow-up on Animal Care and Protective Services Audit. This second follow-up identified 3 items still unresolved so there will be a third follow-up to confirm that ongoing changes are being fully implemented and having the desired effect. Ms. Taylor also discussed Report #751C: Follow-up on Fire and Rescue Department – Ambulance Billing and Inventory Audit. The remaining two items have been resolved as of this follow-up and the audit is closed out.

Item/File No.	Title History
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1. [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

2. [2022-0447](#) ORD Adopting 2021B Series Text Amend to FLUE of 2030 Comp Plan, Creating a New FLUE Policy 3.1.29 to Allow one Accessory Dwelling Unit as an Accessory Use on Conforming Residential Lots in the AGR, RR, LDR, MDR & RPI Future Land Use Categories (Reed) (LUZ) (PD & PC Apv) (GAB CPAC Deny)
(MC Amd 2022-448)
6/14/22 CO Introduced: LUZ
6/22/22 LUZ Read 2nd & Rerefer
6/28/22 CO Read 2nd & Rerefer: LUZ
7/26/22 CO PH Addnt'l 8/9/22
8/2/22 LUZ PH Approve 5-0
8/9/22 CO PH Cont'd & Rereferred to NCSPHS, R, F, LUZ
8/24/22 CO PH Cont'd 9/27/22
9/27/22 CO PH Cont'd 10/11/22
10/11/22 CO PH Cont'd 10/25/22
10/25/22 CO PH Cont'd 11/9/22
10/31/22 NCSPHS Approve 4-2 (Ferraro & Salem)
10/31/22 R Approve 6-1 (Ferraro)
11/1/22 F Approve 4-2 (Bowman & Salem)
11/1/22 LUZ PH Amend/Approve 7-0
LUZ PH – 8/2/22 & 9/20/22,10/4/22, 10/18/22, 11/1/22
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code -
7/26/22 & 8/9/22, 8/24/22, 9/27/22, 10/11/22, 10/25/22, 11/9/22

Planning and Development Director Bill Killingsworth described the need for this bill to make a change in the Comprehensive Plan regarding calculation of density in areas where accessory dwelling units (ADUs) are already permitted by zoning overlays and historic district regulations and explained the effect of the proposed changes. Mr. Killingsworth responded to several questions from Chairman Bowman about how current regulations apply to ADUs and noted that neighborhood deed restrictions would prevent the development of these units as a cause of private legal action without the City's involvement. CM Salem expressed concern that passage of the Zoning Code amendment could lead to persons pulling a permit and starting construction of an ADU in a deed restricted neighborhood leading to long and expensive legal fights. Mr. Killingsworth confirmed that the Planning Department does not verify or condition permits on private deed restrictions.

Chairman Bowman asked if there were any legal repercussions to the City from changing the Zoning Code to permit something to be constructed on neighboring properties that was not permitted when the property was bought. Is the City in any way liable? Mr. Killingsworth said his understanding is there is not, but that is a legal question for the General Counsel's Office to answer. He noted that that situation could occur today with other kinds of structures that are not ADUs (i.e. storage sheds) that violate deed restrictions or covenants. In response to a question from CM Pittman about the impact of ADUs on housing affordability, Mr. Killingsworth said that they are frequently cited by housing experts as the easiest "low hanging fruit" to use as a first step for increasing the supply of housing. Mr. Bowman said he has consulted with builders about construction costs and was told that the price per square foot for ADUs is very high given the small size of the buildings.

CM Diamond said that he would offer an amendment to these bills in the LUZ Committee to incorporate all the amendments recommended by the committees and addressing all of the issues raised. CM Pittman asked about the relationship of ADUs to "tiny houses". Mr. Killingsworth said that he anticipates that an ordinance will be introduced specifically addressing regulation of tiny houses. CM White suggested altering the City's building permit application to include language cautioning applicants that homeowner association covenants and deed restrictions may apply.

APPROVE

Aye: 4 - White, Carrico, Morgan and Pittman

Nay: 2 - Bowman and Salem

Excused: 1 - Carlucci

3. [2022-0448](#) ORD-MC Amend Sec 656.403 (Accessory Uses & Structures), Subpt B (Miscellaneous Regulations), Pt 4 (Supplementary Regulations), Chapt 656 (Zoning Code), Ord Code, to Allow Accessory Dwelling units as an Accessory Use in Residential Land Use Categories Subj to Certain Criteria; Prov for Codification Instructns (Staffopoulos) (Introduced by CMs Diamond, Boylan, Dennis, R. Gaffney & White) (Co-Sponsors CMs Carrico & Clark-Murray)(PD & PC Apv) (GAB CPAC Deny)
 (Text Amd 2022-447)
 6/14/22 CO Introduced: LUZ
 6/22/22 LUZ Read 2nd & Rerefer
 6/28/22 CO Read 2nd & Rerefer: LUZ
 7/26/22 CO PH Addnt'l 8/9/22
 8/2/22 LUZ PH Amend/Approve 5-0
 8/9/22 CO PH Cont'd & Rereferred to NCSPHS, R, F, LUZ
 8/24/22 CO PH Cont'd 9/27/22
 9/27/22 CO PH Cont'd 10/11/22
 10/11/22 CO PH Cont'd 10/25/22
 10/25/22 CO PH Cont'd 11/9/22
 10/31/22 NCSPHS Amend/Approve 4-2 (Ferraro & Salem)
 10/31/22 R Amend/Approve 6-1 (Ferraro)
 11/1/22 F Amend/Approve 4-2 (Bowman & Salem)
 11/1/22 LUZ PH Amend/Approve 7-0
 LUZ PH – 8/2/22 & 9/20/22, 10/4/22, 10/18/22, 11/1/22
 Public Hearing Pursuant to Chapt 166.041(3)(c)(2), F.S. & C.R. 3.601- 7/26/22 & 8/9/22, 8/24/22, 9/27/22, 10/11/22, 10/25/22, 11/9/22

Mary Staffopoulos of the General Counsel's Office explained the amendment. CM Diamond advocated for the bill and explained how it would benefit both the affordable housing supply and the property owners who have very specific reasons for wanting to have an ADU for use by family members or to generate additional income. He said that any problems that appear as a result of this zoning amendment can be dealt with by subsequent legislation. CM Salem said that he would be open to voting in favor of the bill pending the language crafted for the amendment previously discussed. Chairman Bowman said he opposed authorizing ADUs citywide and urged that zoning overlays be adopted in areas where residents want them.

AMEND/APPROVE

Aye: 4 - White, Carrico, Morgan and Pittman

Nay: 2 - Bowman and Salem

Excused: 1 - Carlucci

NCSPHS AMENDMENT

- 1. Strike references in Ordinance Code to Detached Accessory Dwelling Units**
- 2. Clarify that ADUs must be located on property that has either been granted or applied for a homestead exemption**
- 3. Clarify that ADUs can be detached or attached, but must be physically separated if attached**

4. [2022-0575](#) ORD Approp \$279,973.00 in Fund Bal Derived from Investment Pool Earnings (\$102,241.23 from FY 19-20 & \$177,731.81 from FY 20-21) Within the Northbank CRA Trust Fund to Future Yr Debt Reduction (B.T. 22-094) (Staffopoulos) (Introduced by CP at Req of Mayor)
7/26/22 CO Introduced: NCSPHS, F
8/1/22 NCSPHS Read 2nd & Rerefer
8/2/22 F Read 2nd & Rerefer
8/9/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 8/9/22

DEFER

5. [2022-0576](#) ORD Approp \$44,363.00 in Fund Bal Derived from FY 20-21 Investment Pool Earnings Within the Southbank CRA Trust Fund to Future Yr Debt Reduction (B.T. 22-093) (Staffopoulos) (Introduce by CP at Req of Mayor)
7/26/22 CO Introduced: NCSPHS, F
8/1/22 NCSPHS Read 2nd & Rerefer
8/2/22 F Read 2nd & Rerefer
8/9/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 8/9/22

DEFER

6. [2022-0730](#) ORD-MC Amending Title VI (Business Trades & Organizations), Ch 250 (Miscellaneous Business Regulations), Pt 13 (Prohibition of Simulated Gambling Devices); Amending the Title of Pt 13; Revising Secs 250.1301 Through Sec 250.1309; Adding a Definition for “Casino Gambling”, Expanding the Area of Enforcement Unless Excluded; Adding Prohibitions; Adding Exemptions; Providing for Enforcement; Providing Amendment Restrictions; Including Severability & Codification Language (Bowles) (Introduced by CM DeFoor) (Co-Sponsor CM Carlucci)
9/27/22 CO Introduced: NCSPHS, R
10/3/22 NCSPHS Read 2nd & Rerefer
10/3/22 R Read 2nd & Rerefer
10/11/22 CO PH Read 2nd & Rerefer to NCSPHS, R, F, LUZ
10/31/22 NCSPHS Withdraw 6-0
10/31/22 R Withdraw 7-0
11/1/22 F Withdraw 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/11/22

WITHDRAW

Aye: 6 - Bowman, White, Carrico, Morgan, Pittman and Salem

Excused: 1 - Carlucci

7. [2022-0763](#) ORD Apv & Auth the Mayor, or His Designee, & Corp Sec to Execute a Discounted Payoff Agrmt (the “Agreement”), btwn the City & W.A. Knight Building Development, L.L.C., to Auth the Acceptance of \$323,083.30 as Payment in Full for a Loan in the Original Principal Amt of \$300,000.00 made Pursuant to Terms of that Certain Redev Agrmt Dated 3/21/2000, as Amended by that Certain 1st Amendmnt to Redev Agrmt Dated 8/3/2001; Providing for Loan Repayments to be Deposited Into the Downtown Economic Dev Fund (Dillard) (Introduced by CP at Request of Downtown Investment Authority)
10/11/22 CO Introduced: NCSPHS, F
10/17/22 NCSPHS Read 2nd & Rerefer
10/18/22 F Read 2nd & Rerefer
10/25/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

DEFER

8. [2022-0764](#) ORD Approp \$7,000,000.00 from the Tree Protection & Related Expenses Trust Fund, Fund 15304, to the “630-City Tree Planting Prog,” “Remove & Replace Tree Planting Prog,” & “Level 3 Tree Planting Program,” to Provide Tree Planting Administered by Public Works on Public Propty; Apv, & Req the Mayor, or His Designee, to Direct Public Works to Continue to Administer the Progs in Accordance with the Criteria Herein Provided; Providing a Carryover of Funds Into Subsequent FYs (Grandin) (Introduced by CM Salem)
10/11/22 CO Introduced: NCSPHS, F
10/17/22 NCSPHS Read 2nd & Rerefer
10/18/22 F Read 2nd & Rerefer
10/25/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

DEFER

9. [2022-0765](#) ORD-MC Amend Sec 106.110 (City Council Strategic Plan), Pt 1 (General Provisions), Ch 106 (Budget & Accounting Code), Ord Code, to Include Submission of Council Strategic Plan Funding Requests to the Administration in Advance of Mayor's Final Annual Budget Proposal (Johnston) (Introduce by CM Bowman)
- 10/11/22 CO Introduced: F
 10/18/22 F Read 2nd & Rerefer
 10/25/22 CO PH Read 2nd & Rerefer
 11/1/22 F Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Chairman Bowman explained the rationale for making the Council's strategic plan less dependent on the will of the Mayor's Office in producing the annual budget. Phillip Peterson described an amendment to clarify that the 0.05% calculation refers to the General Fund/GSD annual operating budget, not the entire City budget.

AMEND/APPROVE

Aye: 6 - Bowman, White, Carrico, Morgan, Pittman and Salem

Excused: 1 - Carlucci

AMENDMENT

Clarify strategic plan funding request is based on the current year's General Fund – General Services District annual budget

- Sets a date of no later than February 15 of each year for submittal to the Administration of the Council's funding requests for each component of the City Council Strategic Plan
- The strategic plan request shall be no more than 0.50% of the current year's annual operating budget (FY 22/23 operating budget is \$1.54 billion = \$7.7 million strategic plan request)

- 10. [2022-0767](#) ORD Declaring ±2.68 Acres of Real Propty Owned by the City in Council Dist 2 (Portion of R.E. # 161285-0030) to be Surplus to the Needs of the City; Apv & Auth the Mayor or His Designee & Corp Sec to Execute all Deeds & Closing Docs Relating Thereto & Otherwise Take all Necessary Action to Effectuate the Purposes of this Ord to Sell the City Propty, Having an Appraised Value of \$90,000.00 to Daniel Zeilermeir, as an Adjacent Propty Owner; Waiving Sec 122.424 (Disposition by Direct Sale), Ord Code; Providing for a Use Restriction for the Propty; Providing for Oversight of the Land Conveyance Docs by Public Works (Portion of R. E. # 161285-0030) (Dist 2-Ferraro) (Johnston) (Introduced by CM Ferraro)
 - 10/11/22 CO Introduced: NCSPHS, R, F, TEU
 - 10/17/22 NCSPHS Read 2nd & Rerefer
 - 10/17/22 R Read 2nd & Rerefer
 - 10/18/22 F Read 2nd & Rerefer
 - 10/18/22 TEU Read 2nd & Rerefer
 - 10/25/22 CO PH Read 2nd & Rerefer
 - 10/31/22 NCSPHS Approve 6-0
 - 10/31/22 R Approve 7-0
 - 11/1/22 F Approve 6-0
 - 11/1/22 TEU Approve 6-0
 - Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Paige Johnston of the General Counsel’s Office explained the purpose of the bill and the waiver to allow a direct sale rather than a competitive bid process. CM Pittman asked for details about the nature of the surrounding property and the use of the road.

APPROVE

Aye: 6 - Bowman, White, Carrico, Morgan, Pittman and Salem

Excused: 1 - Carlucci

Scrivener’s

Pg. 1, line 24: strike “approximately a” and insert “an approximately”

- **Waives Code Sec. 122.424 (Disposition by Direct Sale) in order to convey the subject property to an adjacent property owner without receiving bids from all adjacent property owners.**

- 11. [2022-0768](#) ORD Approp \$575,000.00, Including \$431,250.00 in Grant Funding Awarded by the U.S. Dept of Homeland Security Through Its FY 22 Port Security Grant Prog & a \$143,750.00 City Match, to Purchase 1 37' Aluminum, Open-Ocean & Inshore, CBRNE Capable Fire Suppression Hazmat Response Boat; Providing for Oversight by JFRD (B.T. 23-010) (Staffopoulos) (Introduced by CP at Req of Mayor)
 10/11/22 CO Introduced: NCSPHS, F
 10/17/22 NCSPHS Read 2nd & Rerefer
 10/18/22 F Read 2nd & Rerefer
 10/25/22 CO PH Read 2nd & Rerefer
 10/31/22 NCSPHS Approve 6-0
 11/1/22 F Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

APPROVE

Aye: 6 - Bowman, White, Carrico, Morgan, Pittman and Salem

Excused: 1 - Carlucci

• **City match of \$143,750 is funded from the General Fund-GSD fund balance**

- 12. [2022-0769](#) ORD Approp \$394,136.00 in Grant Funding for Yr 2 of a 5-Yr Grant from the Dept of Health & Human Svcs for the Duval County Adult Drug Court Prog; Providing for a Carryover of Funds to Subsequent FYs (B.T. 23-006) (Staffopoulos) (Introduced by CP at Req of Mayor)
 10/11/22 CO Introduced: NCSPHS, F
 10/17/22 NCSPHS Read 2nd & Rerefer
 10/18/22 F Read 2nd & Rerefer
 10/25/22 CO PH Read 2nd & Rerefer
 10/31/22 NCSPHS Amend/Approve 6-0
 11/1/22 F Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Teri Hamlyn with the Drug Court explained the need for the amendment to reconcile a prior year’s budget and described the services the program provides to families of Drug Court participants. The project is currently in year 4 of a 5-year grant and will be applying for a new grant should that opportunity become available. In response to a question from CM Pittman, Ms. Hamlyn said that all service provision is contracted out to non-profit agencies. Phillip Peterson explained the amendment.

AMEND/APPROVE

Aye: 6 - Bowman, White, Carrico, Morgan, Pittman and Salem

Excused: 1 - Carlucci

AMENDMENT

- 1. Correct name of program to Duval County Family Treatment Drug Court Enhancement**
- 2. Attached revised Exhibit 1 (BT) to correct name of program**

13. [2022-0770](#) ORD Approp \$394,136.00 in Grant Funding for Yr 4 of a 5-Yr Grant from the Dept of Health & Human Svcs for the Duval County Adult Drug Court Prog; Providing for Carryover of Funds to Subsequent FYs (B.T. 23-007) (Staffopoulos) (Introduced by CP at Req of Mayor)
 10/11/22 CO Introduced: NCSPHS, F
 10/17/22 NCSPHS Read 2nd & Rerefer
 10/18/22 F Read 2nd & Rerefer
 10/25/22 CO PH Read 2nd & Rerefer
 10/31/22 NCSPHS Amend/Approve 6-0
 11/1/22 F Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

AMEND/APPROVE

- Aye:** 6 - Bowman, White, Carrico, Morgan, Pittman and Salem
- Excused:** 1 - Carlucci

AMENDMENT

- 1. Correct name of program to Duval County Family Treatment Drug Court Enhancement**
- 2. Attached revised Exhibit 1 (BT) to correct name of program**

14. [2022-0771](#) ORD Approp \$385,769.99, Including an ARP Act Grant in the Amt of \$332,229.55 Awarded by the U.S. Dept of Health & Human Services & Distributed by Northeast Florida Area Agency on Aging, Inc., D/B/A ElderSource, & a \$53,540.44 City Match from General Fund Operating Fund Balance, for the Jacksonville Senior Services Prog; Providing for Oversight & Reporting by the Senior Svcs Div of Parks, Rec & Community Svcs Dept (B.T. 22-102) (Staffopoulos) (Introduced by CP at Req of Mayor)
 10/11/22 CO Introduced: NCSPHS, F
 10/17/22 NCSPHS Read 2nd & Rerefer
 10/18/22 F Read 2nd & Rerefer
 10/25/22 CO PH Read 2nd & Rerefer
 10/31/22 NCSPHS Amend/Approve 6-0
 11/1/22 F Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Phillip Peterson explained the amendment. In response to a question from Chairman Bowman, Mr. Greive explained the reason for appropriating the funds from General Fund fund balance, which stood at \$270 million at the end of FY21. He said the City has grown its reserve accounts over the last several years and they are in a very healthy state. The appropriations from fund balance on today’s agenda have been anticipated and planned for.

AMEND/APPROVE

Aye: 6 - Bowman, White, Carrico, Morgan, Pittman and Salem

Excused: 1 - Carlucci

AMENDMENT

- 1. Increase City match to \$83,057.39 (or 25%) to meet terms of agreement**
- 2. Attach Revised Exhibit 1 (BT) to reflect increased City match (\$29,516.95 increase)**
- 3. Revise On File with updated Agreement to include revised budget (First Amendment)**
- 4. Correct Scrivener’s**

- Funding will be used to provide supportive services, nutrition services, crisis assistance, and preventive health services to family caregivers giving preference to individuals age 60 and older**
- City match is funded from the General Fund-GSD fund balance**

- 15. [2022-0772](#) ORD Approp \$268,355.00 (\$203,846.00 in Grant Funds from AmeriCorps Seniors, F/K/A the Corporation for National & Community Service, & a \$64,509.00 Match from the City from General Fund Operating Fund Balance) for the Duval County Senior Companion Prog; Auth Position & PT Hrs; Providing for City Oversight by the Senior Svcs Div of Parks, Rec & Community Svcs Dept (B.T 22-111) (R.C. 22-169) (Staffopoulos) (Introduced by CP at Req of Mayor)
 10/11/22 CO Introduced: NCSPHS, F
 10/17/22 NCSPHS Read 2nd & Rerefer
 10/18/22 F Read 2nd & Rerefer
 10/25/22 CO PH Read 2nd & Rerefer
 10/31/22 NCSPHS Amend/Approve 6-0
 11/1/22 F Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Phillip Peterson explained the amendment.

AMEND/APPROVE

Aye: 6 - Bowman, White, Carrico, Morgan, Pittman and Salem

Excused: 1 - Carlucci

AMENDMENT

Attach revised Exhibit 1 (BT) to reflect correct appropriation amount

- City match of \$64,509 is funded from the General Fund-GSD fund balance**

- 16. [2022-0774](#) ORD Approp \$857,148.42 from the McCoys Creek Leland St Bridge Removal Proj to the McCoys Creek Channel Improvements/Restoration Proj to Pay for Construction Engineering & Inspection Svcs for the Proj; Amend the 2023-2027 5-Yr CIP Appvd Ord 2022-505-E to Reflect This Approp of Funds to the Proj (B.T. 22-117) (Staffopoulos) (Introduced by CP at Req of Mayor)
 10/11/22 CO Introduced: NCSPHS, F, TEU
 10/17/22 NCSPHS Read 2nd & Rerefer
 10/18/22 F Read 2nd & Rerefer
 10/18/22 TEU Read 2nd & Rerefer
 10/25/22 CO PH Read 2nd & Rerefer
 10/31/22 NCSPHS Approve 6-0
 11/1/22 F Approve 6-0
 11/1/22 TEU Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Steve Long, Director of Public Works, described the multiple phases of the McCoy’s Creek project and the transfer of unused funds from one completed phase to a phase now under construction.

APPROVE

Aye: 6 - Bowman, White, Carrico, Morgan, Pittman and Salem

Excused: 1 - Carlucci

17. [2022-0775](#) ORD Approp \$101,783.96 of Revenue Received as Part of the Metropolitan Parking Solutions, LLC (“MPS”) Settlement to the Downtown Northbank CRA Trust Fund Misc Settlements Operating Acct to be Used for Operational Expenses for the Courthouse, Adams St & Sports Complex Parking Garages, De-Approp a Total of \$1,023,289.55 of Debt Mgmt Judgements, Claims & Settlements Expenses Budget Originally Approp by Ord 2022-137-E, Reducing Revenue Received for the Downtown Northbank CRA Long Term Debt Issued – Debt Mgmt Fund Proceeds Acct by \$5,023,289.55 & Reducing Revenue Received for the Downtown Northbank CRA Trust Fund Misc Settlements Acct by \$121,089.73 to Reflect Actual MPS Settlement Funds Received & Approp of Revenue to the Courthouse, Adams St & Sports Complex Garages, & Increasing Revenue Received for the Downtown Northbank CRA Trust Fund Misc Settlements Acct by \$3,878,910.37, & Reducing Long Term Debt Issued Revenue & Loans Expense Within the Debt Mgmt Fund by \$4,817,599.46; Amend the Rev Schedule B4 to Ord 2022-504-E (B.T. 22-121) (Staffopoulos) (Introduced by CP at Req of Mayor)
 10/11/22 CO Introduced: NCSPHS, F
 10/17/22 NCSPHS Read 2nd & Rerefer
 10/18/22 F Read 2nd & Rerefer
 10/25/22 CO PH Read 2nd & Rerefer
 10/31/22 NCSPHS Amend/Approve 6-0
 11/1/22 F Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Phillip Peterson explained the amendment. Lori Boyer, Executive Director of the DIA, described the various financial transactions being authorized to true-up authorizations and budgets with actual transaction proceeds.

AMEND/APPROVE

Aye: 6 - Bowman, White, Carrico, Morgan, Pittman and Salem

Excused: 1 - Carlucci

AMENDMENT

- 1. Correct amounts and accounts within bill title, explanation of appropriation, and purpose section to reflect revised BT**
- 2. Revise fiscal year of appropriation to 2021-2022**
- 3. Attach revised Exhibit 1 (BT) to correct amounts and account information**
- 4. Attach revised Exhibit 2 (Second Revised Budget Ordinance Schedule B4) to correct the borrowing amount for the MPS Settlement**

- **Revises the revenues and expenditures previously appropriated within the Northbank CRA by Ord. 2022-137-E for the MPS Settlement to reflect actual amounts**
- **The City actually received \$4,680,694.33 in settlement revenue from MPS, which was \$3,980,694.33 more than originally budgeted**
- **The amount required to pay off the existing bond debt was \$1,023,289.55 less than originally budgeted**
- **The net impact of the budget adjustments is 1) a decrease in City borrowing of \$5,023,289.55, 2) a decrease in leasehold improvements expenses of \$121,089.73, and 3) an increase of \$101,784.06 in operating expenses for the Courthouse, Adams Street, and Sports Complex Garages**

18. [2022-0776](#) ORD Approp \$8,624,320 from the General Fund – GSD – JXSF Citywide – Other General Fund Governmental Srvcs to Downtown Economic Dev Fund to Fund the Downtown Preservation & Revitalization Prog Loans to JWB Real Estate Capital, LLC, as Previously Auth by Ord 2021-332-E (B.T. 23-009) (Sawyer) (Introduced by CP at Req of Mayor)
 10/11/22 CO Introduced: NCSPHS, F
 10/17/22 NCSPHS Read 2nd & Rerefer
 10/18/22 F Read 2nd & Rerefer
 10/25/22 CO PH Read 2nd & Rerefer
 10/31/22 NCSPHS Amend/Approve 4-0-1 (Salem)
 11/1/22 F Amend/Approve 5-0-1 (Salem)
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

CM Salem announced that he would be abstaining from the vote because he has a financial relationship with the project developer. Phillip Peterson explained the amendment.

AMEND/APPROVE

- Aye:** 5 - Bowman, White, Carrico, Morgan and Pittman
- Excused:** 1 - Carlucci
- Abstain:** 1 - Salem

AMENDMENT

1. Clarify funding source is General Fund-GSD fund balance
2. Include reversion of funds language

• Appropriates \$8,624,320 from General Fund- GSD Fund Balance for Downtown Preservation and Revitalization Loans authorized by Ord. 2021-332-E for the redevelopment of the former Baptist Convention and Federal Reserve buildings

19. [2022-0777](#) ORD Declaring 4.75± Acres of Real Propty Owned by the City, in Council Dist 5 (R.E. #147279-0000) to be Surplus to the Needs of the City; Apv & Auth the Mayor or His Designee & Corp Sec to Execute a Purchase & Sale Agrmt btwn City & Larsen Oaks, LLC & to Execute All Deeds & Closing Docs Relating Thereto & Otherwise Take All Necessary Action to Effectuate the Purposes of This Ord to Convey the City Propty for a Purchase Price of \$675,000.00 Less the Remediation Credit of \$652,862.89 (\$22,237.11) to Larsen Oaks, LLC, an Adjacent Propty Owner, Who Will Perform Required Remediation on its Propty for the Remediation Credit; Waiving Sec 122.424 (Disposition by Direct Sale), Ord Code; Providing Proviso Regarding Compliance with FDEP Requirements; Providing for Oversight of the Land Conveyance Docs by Public Works (Johnston) (Introduced by CM Cumber)
 10/11/22 CO Introduced: NCSPHS, R, F, TEU
 10/17/22 NCSPHS Read 2nd & Rerefer
 10/17/22 R Read 2nd & Rerefer
 10/18/22 F Read 2nd & Rerefer
 10/18/22 TEU Read 2nd & Rerefer
 10/25/22 CO PH Read 2nd & Rerefer
 10/31/22 NCSPHS Amend/Approve 5-0
 10/31/22 R Amend/Approve 7-0
 11/1/22 F Amend/Approve 6-0
 11/1/22 TEU Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Phillip Peterson explained the amendment. Paige Johnston explained the adjacent property owner's interest in acquiring the property and their plans for remediation of the environmental contamination at the site. The City property is currently zoned PBF so a subsequent rezoning will be needed. Kristina Nelson, the environmental attorney representing the property owner, described the anticipated remediation activity on the site. Emily Pierce also representing the owner described the character of the surrounding area and the proposed use for the expansion of an existing business. David Hacker, the owner of the business, explained how the acquisition of the property will provide better access to the business via a more appropriate road. In response to a question from Chairman Bowman, Ms. Pierce said that the business could continue to operate even if the rezoning from PBF was not approved. CM Salem noted that Mr. Hacker is responsible for any cost overruns in the remediation process.

AMEND/APPROVE

Aye: 6 - Bowman, White, Carrico, Morgan, Pittman and Salem

Excused: 1 - Carlucci

AMENDMENT

- 1. Reflect that adjacent property is owned by an affiliate of Larsen Oaks LLC (Buyer)**
- 2. Correct Scrivener's errors**

- City Property located in District 5 consisting of a remediated portion of the former Southside Incinerator site is proposed to be disposed of in exchange for 1) \$22,137.11 and 2) performance of required remediation activity on adjacent property with an estimated cost of \$652,862.89**
- Waives Section 122.424 (Disposition by Direct Sale) in order to convey the subject property to an adjacent property owner without receiving bids from all adjacent property owners**

20. [2022-0784](#) ORD Making Certain Findings, & Auth the Mayor, or His Designee, to Execute: (1) an Economic Dev Agrmt btwn COJ & the Vestcor Companies, Inc.; & (2) Loan Docs & Related Docs as Described in the Agrmt, to Support the Dev by Company an 12± Acre Site at 8300 Merrill Rd in the City of Jax (“Project”); Auth a Dev Loan in the Amt of \$5,000,000 with a Term of 17 Yrs in Connection with the Proj, to be Approp by Subsequent Legislation; Desig the OED as Contract Monitor for the Agrmt & Related Agrmts; Providing for City Oversight of the Proj by OED; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Tech Changes to the Docs; Providing a Deadline for the Company to Execute the Agrmt After They are Delivered to the Company; Waiver of that Portion of the Public Investment Policy Adopted by Ord 2022-372-E, as Amended, to Auth a Dev loan That is Not Currently Auth by the Public Investment Policy (Sawyer) (Introduced by CP at Req of Mayor)
- 10/11/22 CO Introduced: NCSPHS, R, F
 10/17/22 NCSPHS Read 2nd & Rerefer
 10/17/22 R Read 2nd & Rerefer
 10/18/22 F Read 2nd & Rerefer
 10/25/22 CO PH Read 2nd & Rerefer
 10/31/22 NCSPHS Amend/Approve 4-1 (Salem)
 10/31/22 R Amend/Approve 7-0
 11/1/22 F Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Phillip Peterson explained the amendment. CM Salem said that he has re-thought his opposition to the bill from yesterday’s NCSPHS Committee meeting and will be voting in favor of the bill in Finance pending further rezoning review of the project at tonight’s LUZ Committee meeting. CM Morgan expressed the same sentiment – that the vote on the economic development agreement is in part contingent on LUZ’s action on the rezoning. Paige Johnston cautioned the council members about taking a position on the quasi-judicial aspects of the project prior to the LUZ proceedings and public hearings. In response to a question from CM Pittman, Steve Diebenow representing Vestcor said that he would have to research whether the company had done other projects in Council District 1. Kirk Wendland from the Office of Economic Development said that 100% of the proposed 240 units would be deemed “affordable” at various levels of household income.

AMEND/APPROVE

Aye: 6 - Bowman, White, Carrico, Morgan, Pittman and Salem

Excused: 1 - Carlucci

AMENDMENT

1. Correct scrivener's errors
2. Place revised Economic Development Agreement on file to:
 - a. Include definition of General Partner
 - b. Include definition of cash on cash return calculation and developer equity
 - c. Clarify default language for failing to submit required reports
 - d. Correct force majeure language
 - e. Correct scrivener's errors

- Authorizes a \$5 million Development Loan to The Vestcor Companies Inc. for construction of a 240-unit apartment community located at 8300 Merrill Road
- The Development Loan will have a 17-year term with 1% interest per year with interest-only payments through maturity and a balloon principal payment at the end of the term
- The loan can be repaid in full or in part at any time with no penalty
- If the project no longer qualifies as affordable housing during the term of the loan, the loan will become due and payable to the City
- The Developer is required to provide audits of the project annually and if the General Partner's cash on cash return exceeds 10% in any year, the excess will be paid to the City and used to reduce the principal balance of the loan
- OED has estimated an ROI of 2.25 based on a 17-year term
- Waives the Public Investment Policy to authorize a Development Loan, which is not an authorized incentive under the policy

NOTE:

Bill 2022-713 is a rezoning of the subject property upon which this development is proposed. The bill is scheduled to be heard in LUZ on 11/1/22.

21. [2022-0794](#) ORD Approp \$1,000,000.00 from Fund Bal from the Gen Fund/Gen Svcs Dist to City Council Staff Svcs - Other Costs - Legislative Professional Svcs Within the City Council's Budget for the Possible Future Procurement of Special Legislative Counsel for the City Council on the Issues of Redistricting Litigation & Legislative Redistricting Process; Providing for a Carryover of Funds into FY 23-24 (Johnston) (Introduced by CM Priestly Jackson)
 10/25/22 CO Introduced: R, F
 10/31/22 R Read 2nd & Rerefer
 11/1/22 F Read 2nd & Rerefer
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/9/22

READ 2ND & REREFER

22. [2022-0797](#) ORD Auth the Mayor, or His Designee, to Execute: (1) An Amended & Restated Redevelopment Agreement between the COJ & Springfield Lofts, LLC; & (2) Loan Documents & Related Documents as Described in the Agreement, to Support the Redevelopment by Developer on a 2.12± Acre Site at 1341 Pearl St, 235 W 3rd St & 205 W 3rd St, in the COJ; Authorize a Redevelopment Completion Grant in the Amount of \$1,500,000 to the Developer Upon Substantial Completion of the Project, to be Appropriated by Subsequent Legislation; Authorize a Development Loan in the Amount of \$1,500,000 With a Term of 20 Years in Connection With the Project, to be Appropriated by Subsequent Legislation; Designate the Office of Economic Development as Contract Monitor for the Agreement & Related Agreements; Providing for City Oversight of the Project by Public Works & the Office of Economic Development; Authorize the Execution of All Documents Relating to the Above Agreements & Transactions; & Authorize Technical Changes to the Documents; Waiver of That Portion of the Public Investment Policy Adopted by Ordinance 2022-372-E, As Amended, to Authorize a Redevelopment Completion Grant & a Development Loan That are Not Currently Authorized by the Public Investment Policy (Sawyer)
(Introduced by CP at Request of Mayor)
10/25/22 CO Introduced: R, F
10/31/22 R Read 2nd & Rerefer
11/1/22 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/9/22

READ 2ND & REREFER

23. [2022-0815](#) RESOLUTION Upon an Acknowledgement of Due Authorization & the Making of Findings, Approve the Issuance By the JHFA of Its Homeowner Mortgage Revenue Bonds, in 1 or More Series, in an Aggregate Face Amount Not to Exceed \$100,000,000 for the Purpose of Purchasing Mortgage Loans Originated by Participating Local Lending Institutions to Finance the Purchase or Rehabilitation of New or Existing Owner-Occupied Residences Situated in Duval County, FL or Purchasing Securities Guaranteed by the Federal Government or Agencies Thereof or For the Purpose of Refunding Outstanding Bonds of the JHFA Previously Issued for Such Purpose; Requesting the Introduction of a Resolution of the Council of the COJ, FL Approve the Issuance of the Bonds; Authorize the Submission of a Request for a Private Activity Bond Volume Cap Allocation; Determining Credit Not Being Pledged (Hodges) (Introduced by CP at Request of JHFA)
10/25/22 CO Introduced: NCSPHS, F
10/31/22 NCSPHS Read 2nd & Rerefer
11/1/22 F Read 2nd & Rerefer

READ 2ND & REREFER

24. [2022-0816](#) RESO Upon an Acknowledgement of Due Auth & the Making of Findings, Apv the Issuance by the JHFA of Its Multifamily Housing Rev Bonds (Sulzbacher Enterprise Village), Series 2023, in an Aggregate Principal Amt Not to Exceed \$16,000,000 for the Purpose of Financing All or a Portion of the Costs Related to the Acquisition & Construction of a Multifamily Residential Housing Facility for Persons or Families of Low, Middle or Moderate Income, to be Located at Walgreen Rd, 2,800 Ft N of the Intersection of Golfair Blvd & Walgreen Rd, Jax, Duval County, FL, & to be Commonly Known as “Sulzbacher Enterprise Village”; Determining Credit Not Being Pledged (Hodges) (Introduced by CP at Req of JHFA)
10/25/22 CO Introduced: NCSPHS, F
10/31/22 NCSPHS Read 2nd & Rerefer
11/1/22 F Read 2nd & Rerefer

READ 2ND & REREFER

Public Comment

Marie McGraw Wood addressed the accessory dwelling unit ordinance and expressed concern about the impact on low density residential neighborhoods. Recent building in her neighborhood has brought an increase in on-street parking by apparently commercial vehicles. She doesn't see the need for increasing density in low density areas.

Carnell Oliver said the City needs more connectivity with the Duval Delegation and the state government because the state is increasingly being dominated by big business interests. Local interests should be represented in economic development projects. The economic culture drives everything that happens in the state.

NOTE: The next regular meeting will be held Tuesday, November 15, 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 11.1.22 6:00 p.m.