

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Wednesday, January 18, 2023

9:30 AM

Council Chamber, 1st Floor, City Hall

Finance Committee

Aaron Bowman, Chair - Excused Early Departure

Randy White, Vice Chair

Matt Carlucci

Kevin Carrico - Excused Absence

Joyce Morgan

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: Mary Staffopoulos, Deputy

Administration: Rachel Zimmer

Meeting Convened: 9:32 A.M. Meeting Adjourned: 11:19 A.M.

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

Excused: 1 - Council Member Kevin Carrico

Attendance

Kim Taylor, Philip Peterson, Heather Reber – Council Auditor’s Office; Mary Staffopoulos, Tiffany Pinkstaff – General Counsel’s Office; Jeff Clements – Council Research Division; Merriane Lahmeur, Barbara Hobson – Legislative Services Division; Brian Hughes, Charles Moreland, Rachel Zimmer, Ryan Murphy – Mayor’s Office; Paul Barrett – Administration and Finance Department; Eric Grantham and Steve Cassada - Public Information Division

Chairman Bowman convened the meeting and the attendees introduced themselves for the record. The Chairman noted that Friday is the deadline for council members to submit Strategic Plan proposals for consideration.

Council Auditor Presentations

- **Report #864: Public Works Mowing Contract Audit**
- **Report #865: Public Parking – Off-Street Parking Audit**
- **Report #823A: Follow-up on Stormwater Fee Audit**

Kim Taylor - External Auditor discussion - FY 2020/21 Costs and Future Renewals

Council Auditor Kim Taylor presented the results of 3 recently released reports:

Report #864 - Public Works Mowing Contract Audit: looked at contracts for mowing on public properties. Important data for determining payments to contractors was not always being input into the Mowing Database. This included mow schedules, actual mowing dates, and reinspection information. Change orders were not always being processed in timely manner to add parcels to contracts. Various issues with the proposed mowing schedule and timing of actual mowing, which could have resulted in liquidated damages. Inspections by the Mowing Division personnel were not performed in a timely manner and there was not a documented policy in place related to frequency of inspections. Ms. Taylor said a new database system has been implemented that should help. Some issues could have been attributable to the audit taking place during the COVID period. Public Works Director Steve Long answered questions from CM Pittman about coordination between the City and FDOT on mowing of major traffic arteries in the urban core.

#865 - Public Parking – Off-Street Parking Audit: overall collections were accurate and timely deposited, but a number of issues were identified. 1) Lack of a documented revenue reconciliation process. 2) Daily parking gate activity was not being monitored to identify any potential issues with special access cards used by parking attendants at garages. 3) Many written policies and procedures were outdated or incomplete. 4) There was over \$80,000 in forfeited deposit fees for access cards for monthly parkers that had not been recognized as revenue 5) The City was issuing checks for internal transactions (e.g., payroll deduction payments from employees were being paid to Public Parking with a check). 6) There were issues related to adequate support and accuracy for Special Event parking activity.

#823A - Follow-up on Stormwater Fee Audit: the original audit identified 23 issues; 12 have been resolved and 11 remain. They include errors in calculation of impervious area on lots and reconciling Property Appraiser records with Public Works records, failure to properly notify owners of properties newly added to the assessment system; incomplete low-income exemption applications; and 501(c)(3) charitable and faith-based exemptions being granted without being requested.

Independent Auditor: Ms. Taylor discussed the City's external auditor contract and said there will be a need for legislation filed on 1 or possibly 2 items. The City's external auditor – Carr, Riggs and Ingram (CRI) – has requested an additional \$90,000 to cover excessive costs for the FY20-21 audit due to the City's time delays in providing data. That figure represents about one-quarter of the increased amount originally requested, which was reduced in negotiations with the Council Auditor's office and the Finance and Administration Department. The addition will be funded through the Finance Department's professional services budget. Ms. Taylor requested the Finance Committee to authorize legislation to be filed to make the appropriation. CM Salem asked about documentation of the timing of late provision of City data to CRI, which would be helpful information for the Council. Ms. Taylor said that CRI provided data on costs by audit element, not contract hours, and identified which ones were over budget. In response to a question from CM Morgan, Ms. Taylor said the 1Cloud financial is better implemented now, many system issues have been corrected and CRI has more experience with the City audit after 2 years, so things should go more smoothly for the next audit. CAO Brian Hughes described the past problems with 1Cloud and expressed confidence that things will be better in the coming year. He said CFO Joey Greive told him that he recommended that strong consideration be given to hiring a new audit firm for next year. Chairman Bowman authorized the introduction of legislation for the \$90,000

appropriation.

Ms. Taylor said the FY21-22 audit takes the contract through its third year, and there are 2 one-year renewal options. The cost will be \$368,500 to renew the contract for 1 year. Typically, the City has exercised its options and ended up with a 5 year agreement. Given the potential change to City leadership with a new administration following the upcoming elections, there is some value to keeping the same audit company if internal personnel should change substantially. A new Finance Committee could decide in fall 2023 whether to exercise the 5th year option or possibly decide to issue an RFP for a new firm. Because of the size and complexity of the City budget she anticipates that few reputable audit firms would propose on an audit for less than a 3-year contract. Chairman Bowman said he favored exercising a 1-year option because of the potential for change-over in the Finance Department after the election and then let the new Council decide on another extension or an RFP for a new company. The committee authorized execution of an engagement letter for a one-year renewal with CRI for the FY21-22 audit.

Item/File No.	Title History
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|-------------------------------------|---|
| 1. <u>2022-0416</u> | <p>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)</p> <p>5/24/22 CO Introduced: F, TEU
 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</p> |
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DEFER

2. [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

3. [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

4. [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
11/9/22 CO PH Read 2nd & Rerefer
1/17/23 R Withdraw 7-0
1/18/23 F Withdraw 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/9/22

WITHDRAW

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

Excused: 1 - Carrico

5. [2022-0797](#) ORD Auth the Mayor, or His Designee, to Execute: (1) An Amended & Restated Redev Agrmt btwn the COJ & Springfield Lofts, LLC; & (2) Loan Docs & Related Docs as Described in the Agrmt, to Support the Redev by Developer an 2.12± Acre Site at 1341 Pearl St, 235 W 3rd St & 205 W 3rd St, in the COJ; Auth a Redev Completion Grant in the Amt of \$1,500,000 to the Developer Upon Substantial Completion of the Proj, to be Approp by Subsequent Legislation; Auth a Dev Loan in the Amt of \$1,500,000 With a Term of 20 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 Public Works & the OED; Auth the Execution of All Docs Relating to the Above Agmts & Transactions; & Auth Tech Changes to the Docs; Waiver of That Portion of the Public Investment Policy Adopted by Ord 2022-372-E, As Amended, to Auth a Redev Completion Grant & a Dev Loan That are Not Currently Auth by the Public Investment Policy (Sawyer)
(Introduced by CP at Req of Mayor)
10/25/22 CO Introduced: R, F
10/31/22 R Read 2nd & Rerefer
11/1/22 F Read 2nd & Rerefer
11/9/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/9/22

DEFER

- 6. [2022-0840](#) ORD-MC Approp \$261,904 from the Opioid Settlement Special Revenue Fund to Pay for Personnel Costs & Equipment for the Manager of Opioid Abatement & Prog Coordinator – Opioid Abatement Positions Authorized Herein; Apv Positions; Creating a New Sec 111.265 (Opioid Settlement Special Revenue Fund), Pt 2 (Health and Human Services), Ch 111 (Special Revenue & Trust Accounts), Ord Code, to Estab a Permanent Special Rev Fund Into which will be Deposited all Opioid Settlement Proceeds Received Pursuant to the FL Memorandum of Understanding Auth by Ord 2021-659-E; Prov for Codification Instructions; Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver, For & On Behalf of the City, the Interlocal Agrmt btwn the City of Jax, the City of Atlantic Beach, the City of Jax Beach, the City of Neptune Beach, & the Town of Baldwin for Distribution of Opioid Litigation Settlement Proceeds; Providing Oversight by JFRD (B. T. 23-022) (R. C. 23-039) (Staffopoulos) (Introduced by CM Salem) (Co-Sponsor CM Clark-Murray)
 11/9/22 CO Introduced: NCSPHS, F
 11/14/22 NCSPHS Read 2nd & Rerefer
 11/15/22 F Read 2nd & Rerefer
 11/22/22 CO PH Read 2nd & Rerefer
 12/5/22 NCSPHS Approve 7-0
 1/18/23 F Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/22/22

CM Salem briefly reviewed the history of the opioid industry settlement and the working group that has been planning for how to utilize the funds over the 18-year payout period. This bill sets up a trust fund for the opioid settlement funds, allocates a portion to the Beaches cities and Baldwin, and authorizes creation of 2 positions to manage the funds. Future legislation will set up a structure to manage implementation of a distribution program through an application process. Chairman Bowman said he would like to see a public meeting held before the second legislation is filed so that CMs and the public can have input.

APPROVE

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

Excused: 1 - Carrico

Scrivener's

- 1. Pg. 3, line 4: correct spelling to "Settlement"**
- 2. Pg. 3, lines 11-12: strike "Opioid Abatement Program" and insert "opioid abatement program"**
- 3. Pg. 4, line 17: insert bill number**

- Creates the Opioid Settlement Special Revenue Fund to receive all opioid settlement proceeds received in accordance with the Florida Memorandum of Understanding**
- Creates 2 new positions to be housed in JFRD (JFRD Manager of Opioid Abatement and Program Coordinator-Opioid Abatement) which will be funded through opioid settlement funds**
- Appropriates \$261,904 to fund equipment and the salaries and benefits of the 2 new positions**
- Authorizes the Interlocal Agreement with the Beaches and Baldwin for the distribution of opioid litigation settlement proceeds**

7. [2022-0841](#) ORD Apv & Auth the CEO of the DIA, or Her Designee, to Execute a Redev Agrmt Btwn the DIA & Axis 404 Julia, LLC or Its Affiliate (Developer), to Support the Renovation & Rehab by Developer of the Bldg Located at 404 N. Julia St, to Provide 32 Units of Multifamily Housing & a Projected 5,769 Sq Ft of Gross Commercial/Retail Space including 3,240 Sq Ft of Leasable Space, & the Construction of a 103-Unit Multifamily Dev & 450 Structure Parking Spaces on an Adjacent Parcel of Land; Apv & Auth the Mayor, or His Designee, & Corp Secretary to Execute a Restrictive Covenants & Parking Rights Agrmt that Authorizes the Exclusive Use by the City of 90 Parking Spaces in the Parking Garage (Collectively, the “Project”); Auth 3 Downtown Preservation & Revitalization Prog (DPRP) Loans, in an Aggregate Amt Not to Exceed \$5,814,697, to the Developer in Connection With the Redevelopment of the Proj, to be Approp by Subsequent Legislation; Auth a 50%, 15-Yr Rev Grant in the Max Amt Not to Exceed \$2,670,000 in Connection With the Construction of the Payable thru the Downtown Northbank Community Redev Area Trust Fund; Auth a \$1,800,000 Parking Garage Grant to Developer Payable by the City Upon Completion of the New Construction Portion of the Proj; Auth Payments for a Pro Rata Share of the Parking Garage Maint Costs in an Amt Not to Exceed \$54,000 Annually; 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; Waiver of That Portion of the Public Investment Policy Adopted by Ord 2022-372-E, as Amended, to Auth a Parking Garage Grant That is Not Currently Auth by the Public Investment Policy (Sawyer) (Introduced by CP at Req of DIA)
 11/9/22 CO Introduced: NCSPHS, R, F
 11/14/22 NCSPHS Read 2nd & Rerefer
 11/14/22 R Read 2nd & Rerefer
 11/15/22 F Read 2nd & Rerefer
 11/22/22 CO PH Read 2nd & Rerefer
 1/17/23 NCSPHS Amend/Approve 6-1 (Cumber)
 1/17/23 R Amend/Approve 7-0
 1/18/23 F Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/22/22

Phillip Peterson explained the amendment and described the various incentives being proposed and the methods for protection of the City’s interests.

AMEND/APPROVE

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

Excused: 1 - Carrico

NCSPHS AMENDMENT

- 1. Correct scrivener's errors**
- 2. Include standard REV Grant authorization language within bill**
- 3. Attach revised Exhibit 1 to include missing DIA resolutions**
- 4. Place revised agreement on file to:**
 - a. Correct scrivener's errors**
 - b. Correct base year value for REV Grant**
 - c. Include deadlines for execution of the agreement (within 30 days of the bill effective date) and financial closing (within 60 days of the effective date of the agreement)**

CONCERN

Foreclosure action was filed against the developer (through its related entities) in June 2022 for two of the four properties comprising the New Construction Parcel and has not been resolved.

- 8. [2022-0904](#)** ORD Approp \$1,000,000 from the Metropolitan Park Maintenance Subfund (1D4) Fund Bal to be Used for Engineering & Design Svcs for Renovations to Metropolitan Park (B.T. 23-025) (Staffopoulos) (Introduced by CP at Req of Mayor)
 12/13/22 CO Introduced: NCSPHS, F
 1/3/23 NCSPHS Read 2nd & Rerefer
 1/4/23 F Read 2nd & Rerefer
 1/10/23 CO PH Read 2nd & Rerefer
 1/17/23 NCSPHS Amend/Approve 7-0
 1/18/23 F Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/10/23

Phillip Peterson explained the amendment. Chairman Bowman asked if money is still being deposited into this fund; Mr. Peterson said it is, generated by docking fees at the marina.

AMEND/APPROVE

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

Excused: 1 - Carrico

AMENDMENT

- 1. Correct scrivener's errors**
- 2. Attach revised Exhibit 1 (BT) to correct account strings and remove borrowing deappropriation**
- 3. Include CIP amendment and attach CIP sheet for Metropolitan Park Project**

- Appropriates \$1,000,000 from the Metropolitan Park Maintenance and Improvements Fund to cover the cost of the design phase for the Metropolitan Park CIP project**
- The FY 22/23 CIP includes \$2,000,000 for this project with \$13,000,000 planned in FY 23/24**

9. [2022-0905](#) ORD Auth the Mayor, or His Designee, to Execute an Economic Development Agrmt Btwn the City & Springfield MF Partners, LLC, (“Developer”) to Support the Development by Developer of an ± 202-Unit Apartment Community Located Generally at 33 1st St W., 1148 Main St N., & 1100 Main St N., in the City of Jax; Auth a 75%, 15 Yr REV Grant in the Max Amt Not to Exceed \$5,500,000 in Connection with the Construction of the Improvements; Apv & Auth a Completion Grant in the Amt of \$2,000,000 to the Developer Upon Substantial Completion of the Proj, to be Approp by Subsequent Legislation; Desig the OED as Contract Monitor for the Agrmt; Prov for City Oversight of the Proj by Public Works & the OED; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs; Waiver of Those Portions of the Public Investment Policy Adopted by Ord 2022-372-E, As Amended, Which Would Require That in Order for a Proj to Receive a REV Grant the Company Must be in a Targeted Industry & Create 10 New Full-Time Jobs at Greater Than or Equal to 100% of the State of FL Average Wage, & To Auth a Completion Grant That is Not Currently Auth by the Public Investment Policy (Sawyer) (Introduced by CP at Req of Mayor)
- 12/13/22 CO Introduced: NCSPHS, R, F
1/3/23 NCSPHS Read 2nd & Rerefer
1/3/23 R Read 2nd & Rerefer
1/4/23 F Read 2nd & Rerefer
1/10/23 CO PH Read 2nd & Rerefer
1/17/23 NCSPHS Amend/Approve 7-0
1/17/23 R Amend/Approve 7-0
1/18/23 F Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 1/10/23

Phillip Peterson explained the amendment. CM Morgan asked about the OED's consideration of incentives for residential projects and the amounts of the incentives for those projects. Economic Development Officer Kirk Wendland discussed the two projects in question and said that residential projects tend to have unique circumstances and needs. He respectfully disagrees with the Council Auditor's Office about the need for an amendment to the Public Investment Policy to add a policy authorizing incentives for residential projects which may then need to be waived to approve incentives to meet each project's special conditions. Council Auditor Kim Taylor said that a policy would be helpful to set some basic guidelines and express the City's interests and priorities in incentivizing residential development. Some consideration could be given to whether the OED is the proper agency to deal with residential project incentives – perhaps there is another agency that would be more appropriate to deal with housing projects. Chairman Bowman disagreed with amending the PIP now and said it's a matter for a new mayor and council to take up next year to decide how best to proceed.

CM Salem said he would favor “carrots” to incentivize developers to include affordable housing units in their projects. CM Carlucci advocated for the bill as an economic driver for the Springfield area that already has absorbed considerable affordable housing projects. CM Pittman said the City needs to have an appetite for encouraging affordable housing because of the great need. Chairman Bowman pointed out the need for workforce housing and agreed with the concept of incentivizing developers to produce more affordable housing.

AMEND/APPROVE

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

Excused: 1 - Carrico

AMENDMENT

- 1. Attach project summary as new exhibit**
- 2. Place revised economic development agreement on file to:**
 - a. Correct Project Coordinator to OED**
 - b. Clarify that RE numbers and base value are subject to change based on final consolidation of the project parcels**
 - c. Include applicable conditions to disbursement for the second payment of the Completion Grant**
 - d. Revise default provisions to 1) clarify City is not obligated to make Completion Grant payments in the event reporting requirements are not met and 2) include a 5 year clawback on the Completion Grant**
 - e. Correct scrivener's errors**

- Authorizes a \$5.5 million 75%/15-year REV Grant and \$2.0 million Completion Grant to Springfield MF Partners, LLC for construction of a 202-unit market-rate apartment community located generally at 33 1st St. W., 1148 Main St. N., and 1100 Main St. N.**
 - The development will consist of a mix of studio, 1-, and 2-bedroom units, approximately 6,000 sq. ft. of commercial retail or restaurant use, a rooftop commercial facility, and a parking garage**
 - The Completion Grant will be made in two payments of \$1.0 million with the first payment made at project completion and the second payment made one year after substantial completion**
 - OED has estimated an ROI of 1.01 based on a 15-year term**
-
- Waives the Public Investment Policy in order to authorize 1) a Completion Grant, which is not a defined incentive within the Policy and 2) a REV grant for a project which is not in a Targeted Industry Category and does not create at least 10 new jobs.**

COMMENT

This is the second housing related development incentive proposed by OED in the past three months. The first project (Madison Palms – Vestcor) authorized a \$5.0 million loan for the construction of 240 units of affordable housing. Given that there is no formal evaluation criteria or incentive structure for housing related developments within the Public Investment Policy, the Council may want to consider developing criteria to maintain some level of consistency as housing continues to be a topic of much discussion.

10. [2022-0907](#) ORD Apv & Adopting a New Pilot Prog Entitled “Food Waste Diversion (Composting) Pilot Program” to Prov a Voluntary Opportunity for DCPS & Various Food-Based Businesses in the Riverside-Avondale Area to Partner with the City for the Provision of Limited Composting Svcs For Certain Food Products; Prov For a Sunsetting of the Pilot Prog Unless Extended By Legislation; Creating a Food Waste Diversion Prog Special Rev Fund Into Which Funds Collected From the Pilot Prog Shall Be Deposited for Use as Prov Herein; Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver a Contract Btwn the City & Sunshine Organics & Compost LLC to Implement the Pilot Prog; Prov for City Oversight of the Pilot Prog By the Solid Waste Div of the Public Works Dept (Wyskiel) (Introduced by CM Salem) (Co-Sponsors CMs Morgan & Pittman)
 12/13/22 CO Introduced: NCSPHS, F, TEU
 1/3/23 NCSPHS Read 2nd & Rerefer
 1/4/23 F Read 2nd & Rerefer
 1/4/23 TEU Read 2nd & Rerefer
 1/10/23 CO PH Read 2nd & Rerefer
 1/17/23 NCSPHS Amend/Approve 7-0
 1/18/23 F Amend/Approve 6-0
 1/18/23 TEU Amend/Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 1/10/23

Phillip Peterson explained the amendment. CM Salem described the composting trial project. CM Pittman asked about other composting programs in Florida; Dr. Salem said composting is more common in the western U.S. than in the south. The end-product compost will be offered for sale by Sunshine, which is the only composting company in Jacksonville licensed to accept food waste. CMs Morgan and Pittman asked to be added as co-sponsors. Chairman Bowman asked for confirmation that CM DeFoor is supportive of the project, as it is in her district; CM Salem said she is. CM Salem and OGC attorney Mary Staffopoulos said that restaurants in the target area are amenable to the \$50 per month fee.

Vice-Chair White assumed the chair when Chairman Bowman departed the meeting at 10:54 a.m.

AMEND/APPROVE

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

Excused: 1 - Carrico

NCSPHS AMENDMENT

- 1. Extend Pilot Program and Contract term to August 15th and Solid Waste report due date to September 15th**
- 2. Revise fees to \$50.00 per bin, per month with no tipping fee**
- 3. Place revised Contract on file to reflect the changes to the term and fee structure and to amend the auto liability insurance language to limit required coverage to automobiles used in performance of the Contract**

- **Establishes a food waste diversion (composting) pilot program in the Riverside/Avondale area by direct contract with Sunshine Organics & Compost, LLC**
- **Participants will pay a fee of \$25 per bin collected plus a tipping fee**
- **The City will provide a solid waste vehicle and driver for one day per week to implement this program**
- **Program will sunset June 30, 2023, unless extended through subsequent legislation**
- **Revenue generated will be placed into a separate fund and will be subject to future Council appropriation and will be used towards establishment of a permanent composting program or to cover the costs arising from any extension of the program**
- **Should the pilot program not be extended, 50% of the unappropriated revenue remaining in the separate fund will be remitted to Sunshine Organics with the other 50% to be used by the City to offset expenses incurred in administering the pilot program**

- 11. [2022-0908](#) ORD Approp \$1,202,410.85 From Amphitheater (Daily’s Place) & Flex Field Revenues to Fund Capital Improvements & Maintenance Needs at Daily’s Place; Purpose of Approp (B.T. 23-033) (Sawyer) (Introduced by CP at Req of Mayor)
 12/13/22 CO Introduced: NCSPHS, F
 1/3/23 NCSPHS Read 2nd & Rerefer
 1/4/23 F Read 2nd & Rerefer
 1/10/23 CO PH Read 2nd & Rerefer
 1/17/23 NCSPHS Amend/Approve 7-0
 1/18/23 F Amend/Approve 5-0
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 1/10/23

Phillip Peterson explained the amendment.

AMEND/APPROVE

Aye: 5 - White, Carlucci, Morgan, Pittman and Salem

Excused: 2 - Bowman and Carrico

AMENDMENT

- 1. Include investment pool earnings as a funding source within explanation of appropriation**
- 2. Attach revised Exhibit 1 to include executed version of the BT**

Appropriates funding for the following projects:

- Audio, Visual, Scoreboard, Broadcast - \$41,300.00**
- Building Systems - \$350,000.00**
- Exterior Finishes - \$163,281.42**
- Furniture, Fixtures & Equipment - \$222,000.00**
- Food Services - \$15,000.00**
- Interior Finishes - \$130,000.00**
- Landscape and Turf - \$33,500.00**
- Contingency - \$247,329.43**

12. [2022-0909](#) ORD-MC Amend Ch 655 (Concurrency and Mobility Management System), Pt 1 (General Provisions), Sec 655.102 (Purpose & Declaration of Public Policy), Sec 655.103 (Legislative Findings & Intent), Sec 655.105 (Definitions), Sec 655.106 (Concurrency & Mobility Management System Office (CMMSO)), Sec 655.107 (Levels of Service & Performance Standards), Sec 655.108 (De Minimis Development), Sec 655.109 (Exemptions; Vested Rights; Permits or Approvals Conferring Vested Rights; Common Law Vested Rights), Sec 655.111 (Concurrency Reservation Certificate Application Process & Review Procedures), Sec 655.112 (Minimum Requirements for CCAS or CRC Approval), Sec 655.114 (Appeals), Sec 655.116 (Schedule of Fees), & Sec 655.122 (Concurrency & Mobility Management System Handbook), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5, Ch 655, & Adding Definitions; Amend Ch 655 (Concurrency & Mobility Management System), Pt 2 (Jacksonville Development Agreement Regulations), Sec 655.201 (Purpose & Declaration of Public Policy), Sec 655.204 (Definitions), Sec 655.205 (General Requirements), Sec 655.208 (Schedule of Fees), & Sec 655.215 (Existing CRC & CCAS Not Subject to a Development Agreement), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5, Ch 655; Amend Ch 655 (Concurrency & Mobility Management System), Pt 3 (Fair Share Assessment Procedures), Sec 655.301 (Existing Valid Fair Share Contracts), & Sec 655.309 (Existing CRC & CCAS Not Subject to Fair Share Contract), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5 Ch 655; Repealing & Reserving Sec 655.302 (Extension of Fair Share Assessment Contracts), Pt 3 (Fair Share Assessment Procedures), Ch 655 (Concurrency & Mobility Management System), Ord Code, in its Entirety; Amend Ch 655 (Concurrency & Mobility Management System), Pt 4 (Public School Concurrency), Sec 655.401 (Purpose & Declaration of Public Policy), Sec 655.404 (Applicability & Exemptions), & Sec 655.406 (Concurrency Service Areas Defined), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5, Ch 655 & Replace the Three Poor Quality Maps Depicting the Concurrency Srvc Areas With Better Quality Color Maps; Amend Ch 655 (Concurrency & Mobility Management System), Pt 5 (Mobility Fee), Sec 655.501 (Purpose & Declaration of Public Policy), Sec 655.502 (Definitions), Sec 655.503 (Mobility Fee Requirement, Certificate, Application Process & Calculation), Sec 655.504 (Re-Evaluation of Mobility Fee Formula Factors), Sec 655.505 (Deposit of Mobility Fees; Mobility Zones & Appropriation of Mobility Fees), Sec 655.506 (Duration of Mobility Fee Calculation Certificate), Sec 655.509 (Mobility Plan Working Group), & Sec 655.510 (Private Primary & Secondary Educational Schools Exemption), Ord Code, to Codify the Changes Suggested By the Mobility Plan Working Group, Based on Data & Analysis From Resource Systems Group Which Included Add'l Definitions, Reprioritization of the Mobility Projs, Recalculation of the Mobility Fee, Clarification of Trip Reduction Adjustments - the Final Report From the Working Group is Dated 12/21/2020; Repealing Sec 655.507 (Transportation Improvement Projects Constructed By a Landowner or Developer) & Sec 655.508 (Mobility Fee Contract), Pt 5, (Mobility Fee), Ch 655 (Concurrency & Mobility Management System), Ord Code, in Their Entirety; Creating a New Sec

655.507 (Mobility Fee Credit), & a New Sec 655.508 (Memorialization of Mobility Fee, Credit, & Trip Reduction) Pt 5, (Mobility Fee), Ch 655 (Concurrency & Mobility Management System), Ord Code, to Codify the Changes Suggested By the Mobility Plan Working Group, Based on Data & Analysis From Resource Systems Group Which Included Restructuring the Goals of the Mobility System to Make Safety the Primary Goal, Add'l Definitions, Revision of Mobility Projs to Concentrate on Safety & Balancing All Modes of Travel, Recalculation of the Mobility Fee, Clarification of Trip Reduction Adjustments, Recalculation of Mobility Fee Credit, & Reducing the Need for Mobility Fee Contracts; Repealing & Reserving Sec 655.511 (Credit for Trip Reduction Adjustments), Pt 5 (Mobility Fee), Ch 655 (Concurrency & Mobility Management System), Ord Code, in its Entirety; Amend Ch 111 (Special Revenue & Trust Accounts), Pt 5 (Public Works, Utilities, & Infrastructure), Sec 111.520 (Concurrency Management System Fund), & Sec 111.546 (Mobility Fee Zone Special Revenue Fund), Ord Code, to Revise the Apportionments Btwn Motorized & Non-Motorized Modes of Transportation; Prov for Codification Instructions (Grandin) (Introduced by CP at Request of Mayor)

12/13/22 CO Introduced: F, TEU, LUZ
1/4/23 F Read 2nd & Rerefer
1/4/23 TEU Read 2nd & Rerefer
1/4/23 LUZ Read 2nd & Rerefer
1/10/23 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 1/10/23

DEFER

13. [2022-0920](#) ORD re the Cultural Svcs Grants Allocated by Cultural Council of Greater Jacksonville, Inc., to Cathedral Arts Project, Inc., Jacksonville Arts & Music School Inc., Players by the Sea, Inc., & the Jacksonville Children’s Chorus, Inc. (Collectively, the “Agencies”), in FY 21-22 Pursuant to Pt 6 (Cultural Service Grant Program), Ch 118 (City Grants), Ord Code; Prov Forgiveness to the Agencies for Non-Compliance with the Individual Bank Account Requirement in Sec 118.609 (Restrictions for Use of Cultural Service Grants), Pt 6 (Cultural Services Grant Program), Ch 118 (City Grants), Ord Code; Auth the Council Auditor to Remove the Agencies from the Ch 118 Non-Compliance List; Prov for City Oversight by the Office of Grants & Contract Compliance (Hodges) (Introduced by CP Freeman)
 12/13/22 CO Introduced: R, F
 1/3/23 R Read 2nd & Rerefer
 1/4/23 F Read 2nd & Rerefer
 1/10/23 CO PH Read 2nd & Rerefer
 1/17/23 R Approve 7-0
 1/18/23 F Approve 5-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/10/23

Diana Donovan, Executive Director of the Cultural Council of Greater Jacksonville, explained the reason for the agencies being on the non-compliance list and how the grant process is being adjusted to avoid this problem in the future.

APPROVE

Aye: 5 - White, Carlucci, Morgan, Pittman and Salem

Excused: 2 - Bowman and Carrico

Scrivener’s

Pg. 2, line 22, strike “tranfer” and insert “transfer”

- **Removes Cathedral Arts Project, Jacksonville Arts and Music School, Players by the Sea, and The Jacksonville Children’s Chorus from the Chapter 118 Non-Compliance List**
- **Organizations were placed on the Non-Compliance list on December 19, 2022, due to non-compliance with Code Section 118.609, which requires that Cultural Service Grant funds be kept in a separate bank account**

14. [2023-0015](#) RESO Apv & Auth the Execution of an Amended & Restated Economic Dev Agrmt btwn the City & Flexcold, LLC & 11180 Blasius Rd, LLC, to Support the Creation of Company’s Operations at a New Facility Located at Generally at 11180 Blasius Rd Within the City; Auth a Revised 5-Yr REV Grant in the Max Amt of \$2,500,000, Which Increases the Max Amt Thereof by \$1,400,000; Apv & Auth the Execution of Docs by the Mayor, or His Designee, & Corp Secretary; Auth Appvl of Technical Amends by the Executive Dir of the OED; Prov for Oversight by OED; Prov a Deadline for the Company to Execute the Agrmt; Affirming the Proj’s Compliance with the Public Investment Policy Adopted by Ord 2022-372-E, as Amended; Req 2-Reading Passage Pursuant to Council Rule 3.305 (Sawyer) (Introduced by CP at Req of Mayor)
 1/10/23 CO Introduced: F
 1/18/23 F Approve 5-0

APPROVE

Aye: 5 - White, Carlucci, Morgan, Pittman and Salem

Excused: 2 - Bowman and Carrico

- **Amends and restates the Economic Development Agreement authorized by 2021-187-A**
- **Amended and Restated Agreement includes FlexCold as a named party**

• **Project Comparison**

Original - 150,000 sq. ft. facility with capital investment of \$47,000,000

Amended - 346,000 sq. ft. facility with capital investment of \$115,000,000

• **Job Creation Comparison**

Original - 20 new jobs with average salary of \$51,192

Amended - 40 new jobs with average salary of \$55,422

• **Incentive Comparison**

Original - \$1,100,000 REV grant at 50% over 5 years

Amended - \$2,500,000 REV grant at 50% over 5 years

• **Performance Schedule Comparison**

Original - Completion of construction by 12/31/2023 and create new jobs by 12/31/2023

Amended - Completion of construction by 12/31/2024 and create new jobs by 12/31/2025

• **ROI Comparison**

Original - OED calculation of 3.92

Amended - OED calculation of 4.37

15. [2023-0016](#) ORD Approp \$534,628.00 from the 5th St Bridge Replacement Proj to the Tar Kiln Bridge Proj to Pay for Design & Construction of Guardrail Upgrades & Other Maintenance Items; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect this Approp of Funds from the 5th St Bridge Replacement Proj to the Tar Kiln Bridge Proj (B.T. 23-029) (Staffopoulos) (Introduced by CP at Req of Mayor)
1/10/23 CO Introduced: F, TEU
1/18/23 F Read 2nd & Rerefer
1/18/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

READ 2ND & REREFER

16. [2023-0017](#) ORD Approp \$891,167.56 in Jax Small & Emerging Businesses (JSEB) Access to Capital Prog Dollars, Including \$215,474.00 in Unappropriated Industry Dev Subfund Fund Bal & \$675,693.56 from the OED Special Initiatives - Industry Dev Activity Other Professional Svcs Acct & Loans Acct to the Equal Business Opportunity Office (the EBO Office) Other Professional Svcs Acct & Loan Acct for Admin of the JSEB Access to Capital Prog by the EBO Office (B.T. 23-008) (Staffopoulos) (Introduced by CP at Req of Mayor)
1/10/23 CO Introduced: F
1/18/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

READ 2ND & REREFER

17. [2023-0018](#) ORD Approp American Rescue Plan Act (ARP Act) 2021 Funds (Originally Approp by Ord Code 2022-513-E) in the Amt of \$6,490,322 from the ARP - Contingency Acct to the ARP - Contract Garbage & Recycling Acct to Offset the Estimated Impact to the FY 22-23 Budget Resulting from the 2022 Rate Review of 2 Residential Solid Waste Contract Haulers (B.T. 23-032) (Staffopoulos) (Introduced by CP at Req of Mayor)
1/10/23 CO Introduced: F, TEU
1/18/23 F Read 2nd & Rerefer
1/18/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

READ 2ND & REREFER

18. [2023-0019](#) ORD Declaring the Public Necessity for Acquiring Fee Simple Title Through Condemnation by Right of Eminent Domain to Certain Real Property, a Portion of R.E. #106330-0010 located at 1460 Starratt Rd, Consisting of ± 4,554 Sq Ft, Appraised at \$21,900 (the “Property”), as Required for the Starratt/Dunn Creek Rd Intersection Improvement Proj; Auth the Real Estate Div of Public Works to Make Offers & Negotiate for the Purchase of the Property; Auth Issuance of a Declaration of Taking; Auth & Direct the OGC to Institute Appropriate Condemnation Proceedings (Dist. 2 - Ferraro) (Boeckman) (Introduced by CP at Req of Mayor)
1/10/23 CO Introduced: F, TEU
1/18/23 F Read 2nd & Rerefer
1/18/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

READ 2ND & REREFER

19. [2023-0020](#) ORD-MC Relating to the City of Jacksonville's Procurement Code; Repealing & Replacing Pt 1 (General Regulations), Pt 2 (Supplies, Contractual Services & Capital Improvements), Pt 3 (Professional Services Contracts), Pt 5 (Extraordinary Critical Purchasing Procedures), Pt 7 (Design-Build Contracts), & Pt 9 (Art in Public Places), Ch 126 (Procurement Code), Ord Code, & Pt 6 (Cultural Service Grant Program), Ch 118 (City Grants), Ord Code, in Their Entirety; Creating a New Pt 1 (General Regulations; Ethics & Transparency in Public Contracting), Pt 2 (Jacksonville Procurement Awards Committee), Pt 3 (Procurement Thresholds, Modes, Methods, & Procedures), Pt 5 (Ex-Offender Program), Pt 7 (Buy American Program), & Pt 9 (Bid Protests, Suspension, & Debarments), Ch 126 (Procurement Code), Ord Code, to Modernize & Provide Greater Efficiencies in the COJ Procurement Code; Amend Pt 4 (Nondiscrimination Policy), Ch 126 (Procurement Code), Ord Code, to Amend the Definition of Nondiscrimination Consistent with Employee Svcs Nondiscrimination Policy; Amend Pt 6 (Jacksonville Small & Emerging Business Program), Ch 126 (Procurement Code), Ord Code, to Make the Part Consistent with the Changes in this Ord; Creating a New Pt 6 (Cultural Service Grants & Art in Public Places), Subpt A (Cultural service Grant Program) & Subpt B (Art in Public Places Program), Ch 118 (City Grants), Ord Code, to Relocate the Art in Public Places Program Previously Under Pt 9, Ch 126, Ord Code, to Pt 6, Ch 118, Ord Code; Amend Sec 24.603 (Duties of Chief of Procurement), Pt 6 (Procurement Division), Ch 24 (Finance & Administration Department), Ord Code, to Add Add'l Duties Regarding Contract Admin & Oversight; Creating a New Pt 4 (Contract Administration & Oversight), Ch 21 (Executive Branch, Generally), Ord Code, to Require Contract Admin & Oversight in City Contracts: Estab a Prospective Date of 2/1/24, for Code Repeals, Amdts, & New Provisions Contained in This Ord to Become Effective; Directing the Chief of Procurement to Update the Procurement Operating Manual Consistent With This Ord Prior to 1/1/24; Prov for Oversight by the Procurement Div, Finance & Administration Dept; Prov for Codification Instructions (Hodges) (Introduced by CM Cumber)
- 1/10/23 CO Introduced: NCSPHS, R, F, TEU
 1/17/23 NCSPHS Read 2nd & Rerefer
 1/17/23 R Read 2nd & Rerefer
 1/18/23 F Read 2nd & Rerefer
 1/18/23 TEU Read 2nd & Rerefer
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

READ 2ND & REREFER

20. [2023-0021](#) ORD Approp Home Investment Partnership Grant Prog - American Rescue Plan of 2021 (Home-ARP) Grant Funds in the Amt of \$12,060,074 From the U.S. Dept of HUD to Prov Housing, Svcs & Shelter to Individuals Experiencing Homelessness & Other Vulnerable Populations; Apv, & Auth the Mayor, or His Designee, & the Corp Sec to Execute a Forgivable Loan Agrmt with I.M. Sulzbacher Center for the Homeless, Inc. for the Development of Affordable Housing, & Any & All Docs Necessary to Effectuate the Intent of This Ord; Waiving Sec 118.107 (Nonprofits to Receive Funding Thru a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow a Direct Contract with Sulzbacher; Prov for Oversight by the Neighborhoods Dept, Housing & Community Dev Div; Req 1-Cycle Emergency Passage (B.T. 23-031) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsors CMs Clark-Murray & Carlucci)
 1/10/23 CO Introduced: NCSPHS, R, F
 1/17/23 NCSPHS Emergency/Amend/Approve 7-0
 1/17/23 R Emergency/Amend/Approve 7-0
 1/18/23 F Emergency/Amend/Approve 5-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

Phillip Peterson explained the emergency request and the amendment. CM Pittman asked questions about the project's location and how it was selected for funding. Tom Daly of the Housing and Community Development Division described the project and the rationale for its selection. CM Pittman expressed concern about not being informed in advance about this project and about another council member being added as a co-sponsor on the bill for a project in her district. Cindy Funkhouser of the Sulzbacher Center for the Homeless said every council member was contacted by email and by phone call last week. CM Carlucci asked to be added as a co-sponsor. CM Carlucci recalled the legacy of former City Council member I.M. Sulzbacher for whom the current homeless center is named. Deputy CAO Charles Moreland confirmed that all council members were informed of this bill by email on January 9th and that follow-ups were made to council members who did not respond to the email via phone calls to the council member or their executive assistant.

EMERGENCY/AMEND/APPROVE

Aye: 5 - White, Carlucci, Morgan, Pittman and Salem

Excused: 2 - Bowman and Carrico

AMENDMENT

1. Correct entity name in Section 3
2. Clarify reason for emergency
3. Correct scrivener's errors

- Authorizes a forgivable loan in the amount of \$12,000,000 to the I.M. Sulzbacher Center for the Homeless ("Sulzbacher") for the development of the Sulzbacher Enterprise Village which will consist of approximately 100 units of rental housing for chronically homeless individuals
- The rental units will be occupied by households whose annual incomes do not exceed 60% of the Area Median Income for Duval County
- Sulzbacher will not be obligated to make any principal or interest payments provided there is no uncured default
- The loan will be forgiven at the later of 1) 5% annually for each year of documented compliance with the affordable and permanent supportive housing requirements beginning 12 months after the issuance of the certificate of occupancy or 2) September 30, 2046
- The project must be completed by September 30, 2025
- The City will retain \$60,074 for administrative costs
- Res. 2022-816-A authorized the issuance of JHFA bonds in an amount not to exceed \$16,000,000 for the Sulzbacher Enterprise Village project

- Waives Code Sec. 118.107 (Nonprofits to receive funding through a competitive evaluated award process) to allow for a direct contract with Sulzbacher

21. [2023-0022](#) ORD Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute a 3rd Amdt to the Existing Agrmt with Waste Management Inc. of Florida, Setting Rates From the 2022 Rate Review Commencing 10/1/222, Setting Fuel Caps for FY 22-23, & Apv the Premise Count Conducted in Connection with the Rate Review; Prov for a Markup on Expenses; Prov for City Oversight by the Solid Waste Div of Public Works (Staffopoulos) (Introduced by the CP at Req of Mayor)
- 1/10/23 CO Introduced: NCSPHS, F, TEU
1/17/23 NCSPHS Read 2nd & Rerefer
1/18/23 F Read 2nd & Rerefer
1/18/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

READ 2ND & REREFER

22. [2023-0023](#) ORD Apv & Auth the Mayor, or His Designee, & the Corp Secretary to Execute a 4th Amdt to the Existing Agrmt with Waste Pro of Florida, Inc., Setting Rates From the 2022 Rate Review Commencing 10/1/22, Setting Fuel Caps for FY 22-23, & Apv the Premise Count Conducted in Connection with the Rate Review; Prov for a Markup on Expenses; Prov for City Oversight by the Solid Waste Div of Public Works (Staffopoulos) (Introduced by CP at Req of Mayor)
1/10/23 CO Introduced: NCSPHS, F, TEU
1/17/23 NCSPHS Read 2nd & Rerefer
1/18/23 F Read 2nd & Rerefer
1/18/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

READ 2ND & REREFER

23. [2023-0024](#) ORD Approp \$625,395.25 From Information Technologies Retained Earnings to the Information Technologies Specialized Equipment Acct to Continue the City's Enterprise Security Video Camera Solution by Prov Funds for Upgrades, Replacements, & Installations of Video Hardware, Cameras, & Network Infrastructure; Prov for Carryover of Funds to FY 23-24 (B.T. 23-034) (Staffopoulos) (Introduced by CP at Req of Mayor)
1/10/23 CO Introduced: F
1/18/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

READ 2ND & REREFER

24. [2023-0025](#) ORD Amend the JEA FY 21-22 Budget; Amend Ord 2021-504-E (The City of Jax Budget Ord) By Amend Schedule C (JEA Consolidated Operating Budget) & Schedule D (JEA Consolidated Capital Budget) to Reflect Revenues Exceeding the Apvd JEA Budget for FY 21-22 (Staffopoulos) (Introduced by CP at Req of JEA)
1/10/23 CO Introduced: R, F
1/17/23 R Read 2nd & Rerefer
1/18/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

READ 2ND & REREFER

25. [2023-0026](#) ORD Approp Grant Funds in the Amt of \$400,000.00 From the U.S. Dept of Justice, Office For Victims of Crime, to Fund the 2022 Jax Victims Svcs Grant, a New Iteration of the AccessJax Community Collaboration Proj, to be Used For Improving & Expanding the Availability of Accessible Victim-Centered, Trauma-Informed Svcs For Certain Victims of Crime; Prov For Carryover of Funds; Auth a Social Svcs Specialist Position Within the JSO; Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver Agrmts With 2 of the City's Sub-Grantees, Opportunity Dev, Inc. d/b/a Center for Independent Living Jacksonville & Hubbard House, Inc., For the Provision of Svcs For the AccessJax Community Collaboration Proj; Invoking the Exemption in Sec 126.107 (G), Ord Code, to Allow For Direct Contracts With Center For Independent Living Jacksonville & Hubbard House, Inc.; Waiving Sec 118.107 (Nonprofits to Receive Funding Thru a Competitive Evaluated Award Process), Ord Code; Prov for City Oversight by the Parks Recreation & Community Svcs Dept, Social Svcs Div (B.T. 23-050) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsor CM Clark-Murray)
1/10/23 CO Introduced: NCSPHS, R, F
1/17/23 NCSPHS Read 2nd & Rerefer
1/17/23 R Read 2nd & Rerefer
1/18/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

READ 2ND & REREFER

26. [2023-0027](#) ORD Re-Approp Grant Funds in the Amt of \$504,583 Previously Allocated to Bridges to the Cure, LLC & Transferring Such Funding to the Potter's House Community Development Empowering Center, Inc. to Prov Expanded Prog Svcs & Further Implementation of the Cure Violence Model in NW & N Jax Target Areas: Apv, & Auth the Mayor, or His Designee, & the Corp Sec to Execute a Contract Amend With Potter's House to Increase the Max Indebtedness by \$504,583 & to Expand the Scope of Svcs to be Provided by Potter's House, & Any & All Docs Necessary to Effectuate the Intent of This Ord; Prov for Oversight by the Finance & Admin Dept, Office of Grants & Contract Compliance (Wilson) (Introduced by the CP at Req of Mayor) (Co-Sponsor CM Clark-Murray)
1/10/23 CO Introduced: NCSPHS, F
1/17/23 NCSPHS Read 2nd & Rerefer
1/18/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

READ 2ND & REREFER

27. [2023-0033](#) ORD-MC Concerning the Executive Reorganization (Reorg) of the City of Jacksonville's Office of Grants & Contract Compliance, Finance & Admin Dept; Approp \$152,780.00 to Effectuate the Reorg; Prov for an Executive Reorg Concerning the Office of Grants & Contract Compliance, Finance & Admin Dept & a Statement of Plan Pursuant to Pt 2 (Executive Reorganization), Ch 21 (Executive Branch, Generally), Ord Code; Repealing & Replacing Pt 9 (Office of Grants & Contract Compliance), Ch 24 (Finance & Administration Department), Ord Code; Creating a New Pt 9 (Grants & Contract Compliance Division), Ch 24 (Finance & Administration Department), Ord Code: Amend Sec 80.104 (Organization & Proceedings), Ch 80 (Public Service Grant Council), Ord Code; Amend Sec 118.104 (Definitions), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code; Amend Sec 118.803 (Grants Administrator; Responsibilities) & 118.807 (Review, Evaluation & Scoring of Applications by PSG Council), Pt 8 (Public Service Grants), Ch 118 (City Grants), Ord Code; Auth Position, Resulting from this Reorg; Providing for Purpose; Providing for Codification Instructions (B.T. 23-037) (R.C. 23-066) (Hodges) (Introduced by CP at Req of Mayor)
- 1/10/23 CO Introduced: R, F
 1/17/23 R Read 2nd & Rerefer
 1/18/23 F Read 2nd & Rerefer
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

READ 2ND & REREFER

Public Comment

Carnell Oliver said following the money trail tells everything about how power works in Jacksonville. Racism has everything to do with how wealth is controlled. Real change will come with complete reform of the criminal justice system and reparations to the Black community.

Council Auditor's Office - Bill 2022-841: 404 Julia Street

Central National Bank "CNB" Improvements

- Minimum of 30 residential units and 5,500 sq. ft. commercial/retail space on the ground floor, including 3,200 sq. ft. gross leasable space
- Total development costs of \$14,267,875 and total construction budget of \$9,920,625

City Funding for CNB Improvements - Total DPRP Loans of \$5,814,697:

- CCR Forgivable Loan - \$2,303,348
- HPRR Forgivable Loan - \$2,261,349
- Deferred Principal Loan - \$1,250,000

New Construction Improvements

- Multifamily residential development with a minimum of 100 units
- Structured parking facility with a minimum of 440 spaces
 - Subject to a Restrictive Covenants and Parking Rights Agreement reserving 90 parking spaces for City use, including 30 spaces reserved on the ground floor for JFRD, for a term of 50 years
- Total construction budget of \$33,956,210

City Funding for New Construction Improvements

- 15-year, 50% Market Rate Multi Family Housing REV Grant of \$2,670,000
- Parking Garage Grant of \$1,800,000 paid upon completion of the Improvements, which represents the City's purchase of 90 parking spaces at the request of the City and not an incentive to the Developer
- City will share in the annual maintenance and operating costs of the parking garage, capped at a maximum of \$54,000 annually (\$600 per parking space)

Project Timeline

- Commence construction of the Improvements within 6 months of effective date
- Complete construction of the Improvements within 24 months of commencement

Clawbacks

- Withholding of City funds if reporting requirements are not met or taxes are not paid
- DPRP funding 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)
- If by the Completion Date, the developer fails to invest the amounts listed below for the New Construction Improvements, the REV grant will be reduced by the corresponding amount:
 - Fails to invest at least \$33,956,210 - REV grant reduced proportionately
 - Fails to invest at least \$30,560,589 - REV grant is terminated and repaid to the City

ROI

- DIA has calculated ROIs of 0.53 (CNB) and 2.0 (New Construction) over a 20-year period
- The Parking Garage Grant is not included as an Incentive in the New Construction ROI calculation as this represents the City's purchase of 90 parking spaces

Concern

Foreclosure action was filed against the developer (through its related entities) in June 2022 for two of the four properties comprising the New Construction Parcel and has not been resolved.

NOTE: The next regular meeting will be held Tuesday, February 7, 2023.

*******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 1.19.23 9:00 a.m.