

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, March 7, 2023

9:30 AM

Council Chamber, 1st Floor, City Hall

Finance Committee

*Aaron Bowman, Chair
Randy White, Vice Chair
Matt Carlucci
Kevin Carrico
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: 9:36 AM Meeting Adjourned: 11:37 AM

Attendance:

Council Members Terrance Freeman (2023-114), Reggie Gaffney Jr. (2023-93, -113), Michael Boylan (2023-92); Merriane Lahmeur and Barbara Hobson – Legislative Services Division; Kim Taylor and Phillip Peterson – Council Auditor’s Office; Mary Staffopoulos, Carla Lopera, John Sawyer – Office of General Counsel; Jeff Clements – Council Research Division; Teresa Eichner and Rhonda Patrick – Public Information Division; Brian Hughes, Charles Moreland, Leann Krieg, Rachel Zimmer – Mayor’s Office; Joey Greive – Finance and Administration Department

Chairman Bowman convened the meeting and the attendees introduced themselves for the record. Mr. Bowman reviewed the order of business for the meeting, with 2023-93 and 2023-113 being taken up first, followed by 2023-92, then 2023-114, then the rest of the agenda in order. On 2023-114 – the University of Florida’s Jacksonville center proposal – he intends to let the representative of UF make his presentation, followed by the administration, then the Council Auditor’s amendment, then committee discussion.

Council Auditor Presentation

Council Auditor Kim Taylor discussed three recently released reports:

- Report #866: Quarterly Budget Summary for the Three Months Ended December 31, 2022 – the City submitted a quarterly report for the first time since 2020.
- * JEA projects a balanced budget and no budgetary stress. The authority will need to come back to the Council for a budget amendment relating to Plant Vogtle payments.
- * JTA anticipates no budgetary stress but still needs to amend its FY21-22 budget to reconcile actual expenditures with budgetary authority.
- * JPA projects no budgetary stress and a surplus of \$2.7 million for the year.
- * JAA projects no budgetary stress and anticipates a surplus of \$23 million for the year.

The City's budget projects a \$37 million positive variance by year-end, with revenue currently outperforming budget by \$14 million (property tax up by \$6 million, state-shared revenues up by \$3.5 million) and a \$23 million favorable variance in expenses (\$16 million due to personnel cost savings between the JSO and JFRD). Several funds project negative variances: \$1.9 million in Solid Waste Disposal; \$21,000 in Office of General Counsel (with cash expected to be \$2 million negative at year-end based on billing rates not having been adjusted in some time). The group health insurance fund had a correction to the projections that would put the fund at a positive variance of \$2.5 million. However, given that the fund was provided \$7 million in ARP funds, at least a \$7 million positive variance would have been anticipated. The corrected projected variance of \$2.5 million is therefore \$4.5 million less than anticipated, which demonstrated that the ARP Funds were necessary to maintain the financial health of the fund.

- Report #792B: Follow-Up on Risk Management Workers' Compensation Audit – the 11 remaining issues from the first follow-up were all cleared and the audit is closed.
- Report #859A: Follow-Up on Duval County Property Appraiser Audit – the 4 issues identified in the original audit were cleared by this follow-up and the audit is closed.

Item/File No.

Title History

1. [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

2. [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
11/9/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/9/22

DEFER

3. [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 Project; Authorize the Real Estate Division of Public Works to Make Offers & Negotiate for the Purchase of the Property; Authorize Issuance of a Declaration of Taking; Authorize & Direct the Office of General Counsel to Institute Appropriate Condemnation Proceedings (Dist. 2 - Ferraro) (Boeckman) (Introduced by CP at Request of Mayor)
1/10/23 CO Introduced: F, TEU
1/18/23 F Read 2nd & Rerefer
1/18/23 TEU Read 2nd & Rerefer
1/24/23 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

DEFER

4. [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
 1/24/23 CO PH Read 2nd & Rerefer
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

DEFER

5. [2023-0078](#) ORD Apv, & Auth the Mayor & Corp Sec to Execute & Deliver, an Amendment 4 to Economic Dev Agrmt btwn the City & A A Auto Parts, Inc. to Extend the Completion of Construction Date from 12/31/22 to 9/30/23 (Dillard) (Introduced by CP at Req of Mayor)
 2/14/23 CO Introduced: F
 2/22/23 F Read 2nd & Rerefer
 2/28/23 CO PH Read 2nd & Rerefer
 3/7/23 F Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

Scrivener's

Pg. 1, line 31: strike "July 1" and insert "June 30"

- **Ord. 2019-652-E authorized an economic development agreement with AA Auto Parts, Inc. ("Company") providing a \$100,000 Northwest Jacksonville Business Infrastructure Grant (BIG) and Northwest Jacksonville Economic Development Fund Loan of \$150,000 in connection with the installation of a metal shredder system located at the Company's property on West Beaver Street**
- **The Company is also required to create 5 new jobs at an average wage of no less than \$26,000 within 18 months of disbursement of the BIG**
- **The original agreement included a project completion date of July 1, 2021**
- **The completion date has been administratively extended twice, first to December 31, 2021 and then to June 30, 2022**
- **Ord. 2022-560-E further extended the completion date to December 31, 2022**
- **Completion date now being extended to September 30, 2023**

Kirk Wendland with the Office of Economic Development described the problems the project has faced with unanticipated soil contamination on the site and with getting equipment from a supplier in Italy.

APPROVE

Aye: 7 - Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem

6. [2023-0079](#) ORD Approp \$1,250,000 (\$1,100,000 from the Traffic Signalization - Countywide Proj & \$150,000 from the Countywide Intersection IMP - Intersection Proj) to the Traffic Signal (New) New Berlin Rd & Cedar Point Rd Proj; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect this Appropriation of Funds from the Traffic Signalization - Countywide & Countywide Intersection IMP - Intersection Projs to the Traffic Signal (New) New Berlin Rd & Cedar Point Rd Proj (B. T. 23-040) (Staffopoulos) (Introduced by CP at Req of Mayor)
2/14/23 CO Introduced: NCSPHS, F, TEU
2/21/23 NCSPHS Read 2nd & Rerefer
2/22/23 F Read 2nd & Rerefer
2/22/23 TEU Read 2nd & Rerefer
2/28/23 CO PH Read 2nd & Rerefer
3/6/23 NCSPHS Amend/Approve 7-0
3/7/23 F Amend/Approve 7-0
3/7/23 TEU Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

AMENDMENT**Attach Revised Exhibit 2 (CIP) to remove out years funding**

Phillip Peterson explained the amendment.

AMEND/APPROVE

Aye: 7 - Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem

7. [2023-0084](#) ORD Approp \$300,000 in Grant Funding from the DOJ, Office of Justice Programs, to Kids Hope Alliance (KHA) for Implementation of Proj Rise (Responding & Intervening Through Strength & Empowerment), a Prog Aimed at Increasing the Resiliency of Children & Youth Exposed to Violence, for the 1st Yr of a 3 Yr Grant Term Beginning 10/1/22 - 9/30/25; Amend the 2nd Revised Schedule M to Ord 2022-511-E; Invoking the Exemption in Sec 126.107 (g), Ord Code, with Respect to Svcs to be Prov by Managed Access to Child Health, Inc.; Apv, & Auth the Mayor, or His Designee, & the Corp Sec, &/or the CEO of KHA, to Execute & Deliver a Contract with Managed Access to Child Health, Inc. for the Provision of Professional Svcs for Proj Rise; Waiving the Requirements of Sec 77.111 (a) (Provider Contracts), Ch 77 (KHA), Ord Code, to Exempt the Svcs to be Provided by Managed Access to Child Health, Inc. from Competitive Procurement; Prov for Oversight by KHA (B.T. 23-041) (Staffopoulos) (Introduced by CP at Req of Mayor)
 2/14/23 CO Introduced: NCSPHS, R, F
 2/21/23 NCSPHS Read 2nd & Rerefer
 2/21/23 R Read 2nd & Rerefer
 2/22/23 F Read 2nd & Rerefer
 2/28/23 CO PH Read 2nd & Rerefer
 3/6/23 NCSPHS Amend/Approve 7-0
 3/6/23 R Amend/Approve 6-0
 3/7/23 F Amend/Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

AMENDMENT

1. **Pg. 3, line 15: strike “2022-511-E” and insert “2022-886-E”**
 2. **Pg. 4, line 19: strike “RISK” and insert “RISE”**
 3. **Attach revised Exhibit 2 (3rd Revised Schedule M) to correct grant period for Project RISE to 10/1/22 - 9/30/23**
- **Appropriates \$300,000 for the first year of a 3-year Department of Justice grant for the Responding and Intervening through Strength and Resilience (RISE) Project**
 - **No City match required**
 - **Waives the requirement in Code Sec. 77.111(a) that KHA provider contracts shall be competitively procured under Chapter 126, Ordinance Code, via an evaluated bid process in order to direct contract with Managed Access to Child Health, Inc. to provide program services under the grant**

Phillip Peterson explained the amendment. CM Salem asked why the recipient is being exempted from the competitive bidding process. Mike Weinstein, CEO of the Kids Hope Alliance, explained MATCH's history of work with the KHA and said the organization was named in the grant application.

AMEND/APPROVE

Aye: 7 - Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem

8. [2023-0085](#) ORD Apv & Auth the CEO of the DIA to Execute & Deliver on Behalf of the City that Certain Dev Agrmt btwn the DIA & the Jax Historical Naval Ship Association, Inc. (JHNSA), for the Relocation of the Retired Naval Vessel USS Orleck (DD-886) (USS Orleck) in Downtown Jax as a Floating Museum, to Pier 1 at the Former Jax Shipyard Site on Jacksonville's Northbank, Said Agrmt Being for a Certain Term & Contingent Upon Certain Conditions Precedent Being Met by JHNSA Prior to the City's Entering Into (1) a 10 Yr License Agrmt with JHNSA, with 2 5-Yr License Renewal Options, Subj to the Mutual Agrmt of the Parties, for JHNSA to Construct, Operate & Maintain the Ship Museum, & (2) a License Agrmt for an up to 2 Yr Term Unless Extended by the CEO of the DIA as Prov Therein, for JHNSA to Install Improvements to Support Temporary Access to the Ship Museum; Auth the DIA to Execute Tech Amendments to the Dev Agrmt & License Agrmts in Accord with the Terms of the Dev Agrmt & License Agrmts Without Further Council Appvl; Prov a Deadline for JHNSA to Execute the Dev Agrmt & License Agrmts; Prov for Oversight by the DIA (Dillard) (Introduced by CP at Req of DIA)
 2/14/23 CO Introduced: NCSPHS, F, JWC
 2/21/23 NCSPHS Read 2nd & Rerefer
 2/22/23 F Read 2nd & Rerefer
 2/28/23 CO PH Read 2nd & Rerefer
 3/6/23 NCSPHS Amend/Approve 7-0
 3/7/23 F Amend/Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

AMENDMENT

1. Clarify that performance schedule extensions are limited to a maximum of 1 year
 2. Place Revised Development Agreement on file to:
 - a. Clarify performance schedule extension authority,
 - b. Reflect that Conditions Precedent to City License Grant are required on or before March 21, 2023, and
 - c. Correct scrivener's errors
- Approves Development Agreement and License Agreements with the Jacksonville Historic Naval Ship Association (JHNSA) to establish the USS Orleck as a ship-museum tourist attraction at Pier 1 in the Shipyards West Park
 - JHNSA required to meet following deadlines:
 - Execution of License Agreements by 3/21/23
 - Satisfaction of required conditions by 3/21/23
 - Completion of mooring improvements and relocation of vessel to Pier 1 by 3/31/23
 - Completion of construction of access ramp to the vessel and be open for tours within 60 days of executing License Agreements
 - JHNSA is required to provide an evergreen letter of credit in an amount equal to 110% of the estimated removal cost of the vessel
 - JHNSA will be required to operate the ship-museum a minimum of 14 hours per week

until the Shipyards West Park is open to the public, at which time the minimum weekly operational hours will increase to 40

- **The initial license term is for 10 years with two five-year renewals at no cost**
- **Development Agreement contemplates that the City will perform the following:**
 - **Construction of Catherine Street extension,**
 - **Installation of temporary utilities, and**
 - **Construct Shipyards West Park**

Phillip Peterson explained the amendment. Lori Boyer, CEO of the DIA, answered questions from the Chairman about the naval history museum's financial capability. She has seen budget and banking information indicating that there are sufficient resources to operate the ship in the short term and a letter of credit sufficient to move the ship should the project fail or the ship fail to be properly maintained, but DIA has not analyzed the organization's overall financial capacity. CAO Brian Hughes said that the organization has provided sufficient evidence of its capacity to remove the ship if necessary, which protects the taxpayers; the City has been as flexible and accommodating as it can be to help make the project work. Chairman Bowman asked about the organization's inability to charge admission to the ship; Mr. Hughes explained the limitations of the submerged land lease at the current site which prohibits commercial transactions but does permit voluntary donations. Mr. Hughes said he has made it very clear to the organization that they must meet their commitment to move the ship to Pier 1 by the end of March.

AMEND/APPROVE

Aye: 7 - Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem

9. [2023-0087](#) ORD Apv & Auth the Mayor or His Designee & Corp Sec to Execute & Deliver a Purchase & Sale Agrmt Btwn the City & RP Sports Investments, Inc. & All Closing Docs Relating Thereto, & Otherwise Take All Necessary Action to Effectuate the Purposes of the Agrmt, For the Purchase By Developer of Certain Real Propty in Council Dist-7 Bounded by A. Philip Randolph Blvd & Georgia St. & btwn Albert St & Grant St in Jax, FL, Comprising of an ±5.83 Acre Parcel of Unimproved Real Propty, to Develop into an Office Bldg With a Min of 25,000 Sq Ft, A Soccer Stadium With a Min Seating Capacity of 2,500 Seats, & a Surface Parking Lot With a Min of 100 Parking Spaces; Prov For Oversight By the Real Estate Div of Public Works in Coordination With the OED (Sawyer)
(Introduced by CP at Req of Mayor)
2/14/23 CO Introduced: NCSPHS, F, TEU
2/21/23 NCSPHS Read 2nd & Rerefer
2/22/23 F Read 2nd & Rerefer
2/22/23 TEU Read 2nd & Rerefer
2/28/23 CO PH Read 2nd & Rerefer
3/6/23 NCSPHS Amend/Approve 6-1 (Ferraro)
3/7/23 F Amend/Approve 7-0
3/7/23 TEU Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

AMENDMENT

Reflect that the longer inspection period is through September 30, 2023

- **RP Sports Investments (RPS) exercised their option to purchase the property on 1/31/23 in accordance with the terms of the Option Agreement (approved by 2019-853 -E)**
- **RPS may assign the Purchase Agreement to an affiliated entity that controls, is controlled by, or is under common control with RPS**
- **Conveyance of property is contingent upon the City obtaining consent from the parties in the FL/GA Agreement and to amend the FL/GA Agreement to exclude the subject property**
- **Closing must take place on or before January 31, 2024**
- **City has the right to execute reversion of property title if construction has not commenced on or before January 31, 2024**
- **City has the right to exercise a put option requiring RPS to pay the City the appraised market value of the property (plus interest) if construction of the project is not completed by July 31, 2025**

Phillip Peterson explained the amendment. In response to a question from the Chairman, Brian Hughes said the lot currently accommodates approximately 400 parking spaces. The universities of Florida and Georgia will need to agree to a change in their football game contract regarding parking spaces, which has been discussed with them since this agreement was first approved in 2020. There will be new parking opportunities when the Jacksonville Agricultural Fair relocates to its new site. CM Carlucci asked if the new stadium could be used for high school sports. Mr. Hughes said the Jacksonville Armada enthusiastically supports youth sports and he anticipates there will be multiple uses for the facility. Steve Diebenow representing RP Sports said the team is open to many possibilities and will evaluate them in their construction due diligence process.

CM Morgan noted that the Eastside community is changing very rapidly and asked about future parking resources for Sports Complex events. Mr. Diebenow said there is abundant parking availability on game days on the south side of the Mathews Bridge expressway within easy walking distance. They will be able to replace 100-200 of the 400 spaces currently on the site. CM Salem noted that substantial funds have been appropriated to improve J.P. Small stadium, including artificial turf, and he hopes that facility will be usable for more than just baseball.

AMEND/APPROVE

Aye: 7 - Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem

10. [2023-0089](#) ORD Apv & Auth the Mayor or His Designee & Corp Sec to Execute a Redev Agrmt, Purchase & Sale Agrmt & Related Docs as Referenced Therein (Collectively, the “Agreements”) Btwn the City & A.R. Polar Jacksonville, LLC, & to Execute All Deeds & Closing Docs Relating Thereto, & Otherwise Take All Necessary Action to Effectuate the Purposes of the Agrmts, For the Purchase by the City of an ±1.6 Acre Parcel of Company-Owned Real Propty (Company Parcel), at its Appraised Value on the Northbank of the St. Johns River (a Portion of R.E. # 130574-0000), Upon Which the City Intends to Construct a Marine Fire Station & Fire Vessel Mooring Facility, in Exchange For 2 Options for the Company to Acquire Up to 4.75 Acres of City-Owned Real Propty, Currently Used as a Retention Pond (a Portion of R.E. # 130574-0150, the “City Parcel”); the 1st Option is to Acquire 58, 750 Sq Ft of the City Parcel, Equal to the Fair Market Value of the Company Parcel, in Exchange for the City’s Purchase of the Company Parcel; the 2nd Option is to Purchase Up to the Balance of the City Parcel at a Purchase Price of \$38 Per Sq Ft, Subj to Certain Increases as Set Forth in the Redev Agrmt; The Options to Purchase Are For a Term of 5 Yrs From the Effective date of the Redev Agrmt, & If the Developer Does Not Close Pursuant to the 1st Option, the City Shall Pay a Purchase Price For the Company Parcel in the Amt of \$3,055,000; Auth the Execution of All Docs Relating to the Above Agrmt & Transactions, & Auth Technical Changes to the Docs; Prov For Oversight of the Execution of the Agrmts by the DIA (Sawyer) (Introduced by CP at Req of DIA)
- 2/14/23 CO Introduced: NCSPHS, F, JWC
 2/21/23 NCSPHS Read 2nd & Rerefer
 2/22/23 F Read 2nd & Rerefer
 2/28/23 CO PH Read 2nd & Rerefer
 3/6/23 NCSPHS Amend/Approve 7-0
 3/7/23 F Amend/Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

AMENDMENT

1. Pg. 3, line 6: strike “\$58” and insert “\$52”
2. Pg. 3, line 11: strike “Retention Pond Parcel” and insert “Fire Station Parcel”
3. Pg. 3, line 28: strike “signalizes” and insert “signalized”
4. Place revised Redevelopment Agreement on file to:
 - a. Include deadline to execute agreement within 30 days of bill effective date
 - b. Include deadline for City to commence Fire Station Improvements (March 31, 2024 or one year from closing, whichever is later)
 - c. Correct exhibits to Fire Station Purchase and Sale Agreement
 - d. Attach Repurchase Deed as Exhibit B to the Quitclaim Deed from City

Phillip Peterson explained the amendment.

AMEND/APPROVE

Aye: 7 - Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem

11. [2023-0091](#) ORD Prov For Determination of Satisfactory Performance by Carr, Riggs & Ingram, LLC in Conducting Annual Audits for the City & Certain Other Funded Progs for the FYs Ending Sept 30, 2020 & 2021; Approp \$7,800.00 From the Finance & Admin Dept, Office of the Dir - Other Professional Svcs Acct to Provide Add'l Funding to Engage Carr, Riggs & Ingram, LLC for the Provision of Independent Audit Svcs for 1 Add'l 1-Yr Period; Apv, & Auth Execution by the Council President, or His Designee, of An Independent Auditor Agrmt Btwn the City & Carr, Riggs & Ingram, LLC, Outlining the Terms & Conditions to Engage Said Firm to Prov an Annual Audit of the City & Certain Other Funded Progs For 1 Add'l 1-Yr Period Under the Single Audit Approach (Staffopoulos) (Introduced by the Finance Committee (CMs Bowman, White, Carlucci, Carrico, Morgan, Pittman & Salem))
2/14/23 CO Introduced: F
2/22/23 F Read 2nd & Rerefer
2/28/23 CO PH Read 2nd & Rerefer
3/7/23 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

AMENDMENT**Place the revised Engagement Letter with the 2020 RFP On File**

- **The engagement letter will now reference the 2020 RFP to include required contract provisions**
- **Include an employment provision in the engagement letter**

Phillip Peterson explained the amendment.

AMEND/APPROVE

Aye: 7 - Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem

12. [2023-0092](#) ORD Apv & Auth the Mayor & Corp Sec to Execute & Deliver, For & On Behalf of the City, the Funding Agrmt for Deep Bottom Creek Dredging Proj btwn the Deep Bottom Creek Dependent Special Dist & the City; Approp \$15,000 From General Fund - GSD Fund Bal to Be Used Toward the Preliminary Site Work for Dredging Deep Bottom Creek, Prov For Oversight By Public Works (Bowles) (Introduced by CM Boylan)
 2/14/23 CO Introduced: F, TEU
 2/22/23 F Read 2nd & Rerefer
 2/22/23 TEU Read 2nd & Rerefer
 2/28/23 CO PH Read 2nd & Rerefer
 3/7/23 F Amend/Approve 7-0
 3/7/23 TEU Amend/Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

AMENDMENT

1. **Attach Revised Exhibit 1 (BT) to include Activity number**
 2. **Attach Revised Exhibit 2 (Funding Agreement) to:**
 - a. **Reflect that funds will be paid for project costs invoiced to the District,**
 - b. **Correct the agreement term,**
 - c. **Include changes recommended by Risk Management Division, and**
 - d. **Correct scrivener's**
 3. **Attach Revised Exhibit 3 (District Resolution) to include executed version**
- **Authorizes funding agreement with Deep Bottom Creek Dependent Special District to provide \$15,000 for project costs associated with the preliminary work required for the completion of dredging Deep Bottom Creek**
 - **Appropriation of \$15,000 is from General Fund - GSD Fund Balance (Operating Reserves)**

Phillip Peterson explained the amendment. CM Boylan distributed a handout explaining the purpose of the district and the siltation of the water bodies that need dredging.

AMEND/APPROVE

Aye: 7 - Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem

13. [2023-0093](#) ORD Declaring 9 Properties to be Surplus to the Needs of the City - 1247 Dyal St, Jax, FL 32206 (R.E. # 114081-0000), 1410 Florida Ave, Jax, FL 32206 (R.E. # 114619-0010), 1322 Harrison St, Jax, FL 32206 (R.E. # 114444-0000), 1305 Bridier St, Jax, FL 32206 (R.E. # 115302-0000), 0 13th St E Jax, FL 32206 (R.E. # 113702-0000), 719 5th St E, Jax, FL 32206 (R..E. # 114832-0020), 1130 12th St E, Jax, FL 32206 (R.E. # 114906-0000), 1442 FL Ave, Jax, FL (R.E. # 114614-0000), 1152 3rd St E, Jax, FL, 32206 (R.E. #114330-0000) (Collectively, the “Property”); Auth Conveyance of the Propty to Historic Eastside Community Development Corp, Inc., a Florida Not For Profit Corp, at No Cost, to be Used For the Provision of Affordable Housing; Auth the Mayor & the Corp Sec to Execute a Donation Agrmt, Quitclaim Deed & Other Conveyance Docs; Waiving Sec 122.424 (Disposition by Direct Sale), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, & Sec 122.425 (Disposition by Auction or Sealed Bid), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, to Allow the Propty to be Conveyed to Historic Eastside Community Development Corporation, Inc., at No Cost; Including a Covenant in the Deed Conveying the Propty Requiring the Propty to be Used For Affordable Housing Within 2 Yrs of the Conveyance, as Evidenced by Certificates of Occupancy, & Granting Reversionary Rights in the Propty to the City if Not So Used; Prov For City Oversight by the Dept of Public Works, Real Estate Div Over the Transfer of the Propty to the Grantees; Prov For City Oversight by the Dept of Neighborhoods Housing & Community Dev Div Thereafter (Dist. 7-Gaffney, Jr.) (Wilson) (Introduced by CM Gaffney, Jr.)
 2/14/23 CO Introduced: NCSPHS, R, F, TEU
 2/21/23 NCSPHS Read 2nd & Rerefer
 2/21/23 R Read 2nd & Rerefer
 2/22/23 F Read 2nd & Rerefer
 2/22/23 TEU Read 2nd & Rerefer
 2/28/23 CO PH Read 2nd & Rerefer
 3/6/23 R Amend/Approve 6-0
 3/7/23 F Amend/Approve 7-0
 3/7/23 TEU Amend/Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

Phillip Peterson explained the amendment. At the request of the Chairman, Tom Daly, Chief of the Housing and Community Development Division, explained how future sales of surplus properties would be required to be sold to persons meeting the division’s income level to qualify for affordable housing. CM Gaffney advocated for the bill as a way to keep Eastside residents from being priced out of their neighborhoods. The Chair asked the Council President to discharge this bill from the NCSPHS Committee so action can be taken next Tuesday.

AMEND/APPROVE

Aye: 7 - Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem

RULES AMENDMENT

- 1. Pg. 2, line 23: correct City parcel information to 6 vacant parcels and 3 improved parcels**
- 2. Revise Code Waiver to Sec. 122.423 (Disposition for affordable housing)**
- 3. Correct scrivener's errors**
- 4. Attach revised Exhibit 1 (parcel listing) to correct property status as vacant or improved**
- 5. Attach revised Exhibit 3 (Land Donation Agreement) to correct scrivener's errors, correct completion date to issuance of certificate of occupancy within 2 years of donation, and revise the 10 year restriction for use as affordable housing to a permanent restriction**

- Donates nine City-owned surplus properties located in Council District 7 to Historic Eastside Community Development Corporation, Inc. for development as affordable housing**
- Authorizes a Land Donation Agreement for the subject properties with the requirement that the properties must be developed for affordable housing within 2 years of donation and must be used for affordable housing for a period of 10 years**
- As amended, waives Code Section 122.423 (Disposition for affordable housing) in order to 1) convey the properties instead of placing the properties on the City's affordable housing inventory list and 2) to limit the use restriction to only 10 years rather a permanent restriction**

NOTE:

Historic Eastside Community Development Corporation received a donated property from the City in July 2019 through the City's Surplus Property Donation Program. The Surplus Property Donation Program requires that donated properties be developed into affordable housing within 2 years of donation. Per the Housing and Community Development Division, the property that was donated to Historic Eastside Community Development Corporation in 2019 is still in the pre-development phase.

14. [2023-0113](#) ORD Apv & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver to Karpeles Manuscript Library Incorporated, a California Not For Profit Corp, a Corrective Quitclaim Deed for the Purpose of Terminating the City’s Existing Right of Reverter In & To an Unimproved Parcel of Real Propty Located on 1st St W btwn Boulevard St & Laura St N (R.E. # 070825-0000) (Wilson) (Introduce by CM Gaffney, Jr.)
 2/14/23 CO Introduced: NCSPHS, F, TEU
 2/21/23 NCSPHS Read 2nd & Rerefer
 2/22/23 F Read 2nd & Rerefer
 2/22/23 TEU Read 2nd & Rerefer
 2/28/23 CO PH Read 2nd & Rerefer
 3/6/23 NCSPHS Amend/Approve 6-0-1 (Salem)
 3/7/23 F Amend/Approve 6-0-1 (Salem)
 3/7/23 TEU Amend/Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

NCSPHS AMENDMENT

1. **Reflect that the Corrective Quitclaim Deed will extend the City’s right of reverter in perpetuity to all future owners, stipulating that the property owner shall utilize and maintain the property or the property will automatically revert back to the City**
2. **Attach Revised Exhibit 1 (Corrective Quitclaim Deed) to reflect the extended right of reverter**
3. **Correct scrivener’s**
 - **Property was granted by the City to Karpeles in 1995 so long as the property was used and maintained by the Karpeles Manuscript Library Museum**
 - **If the property was no longer utilized and maintained by Karpeles, it would automatically revert back to the City**
 - **This legislation would terminate the City’s existing right of reverter to the property, enabling Karpeles to sell the property to a third party buyer free and clear of the City’s reversionary interest**
 - **Property has an assessed value of \$38,115**

Phillip Peterson explained the amendment. CM Salem announced that he would be abstaining from the vote due to a conflict. In response to a question from CM Carlucci, Mr. Peterson said the Karpeles Manuscript Library is a locally and nationally designated historic structure. Mary Staffopoulos said that at a committee meeting yesterday a representative of the developer said the intent is to redevelop the building for an event venue or office use. Zack Miller representing the developer said there is no intent to remove the historic designation from the building.

AMEND/APPROVE

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

Abstain: 1 - Salem

15. [2023-0114](#) ORD Auth the Borrowing & Approp from the City’s Commercial Paper Facility &/or the Issuance of Fixed-Rate Debt in the Up To, Max Amt of \$20,000,000, to Provide a Grant to the University of Florida Board of Trustees to Support the Creation of a Fintech Graduate Education Center Within Duval; Amend 2022-504-E, the FY 22-23 Budget Ord, to Replace the 4th Revised Schedule B4 in Order to Auth the Borrowing &/or the Issuance of Debt for the “University of Florida Health & Financial Tech Graduate Education Center” Proj; Auth the City to Enter Into an Agrmt with the University of Florida Board of Trustees in Accord with the Term Sheet Attached Hereto to Provide the Grant as Further Detailed Therein; Req that Finance & Admin Administer the Agrmt Auth Herein (B.T. 23-056) (Sawyer) (Co-Introduced by CP Freeman at Req of Mayor)
 2/14/23 CO Introduced: NCSPHS, F
 2/21/23 NCSPHS Read 2nd & Rerefer
 2/22/23 F Read 2nd & Rerefer
 2/28/23 CO PH Read 2nd & Rerefer
 3/6/23 NCSPHS Amend/Approve 7-1 (Ferraro)
 3/7/23 F Amend/Approve 8-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

AMENDMENT

1. Include waiver of Code Section 118.107 (Nonprofits to receive funding through a competitive evaluated award process) in order to allow for a direct contract with the University of Florida Board of Trustees
2. Require UF Board of Trustees execution of the agreement prior to City execution
3. Attach revised Exhibit 1 (Term Sheet) to:
 - a. Clarify audited annual report provided by UF will include audited financial statements and will be due December 31 annually
 - b. The project is required to be completed within 5 years of commencement of construction with an agreement term expiring on the earlier of completion of the project or 10 years from the effective date of the agreement
 - c. Change payment terms from paid upon receipt of a Sources and Uses of Funds statement to a quarterly reimbursement basis with documentation of revenue and expenditures of non-City funding sources
 - d. Clarify that City funding will be reimbursed on a 50/50 basis for the first \$100 million of project expenditures
 - e. Require UF to show a funding commitment of \$100 million from non-City sources before any City funds are expended on the project
 - f. Strike due diligence costs as a reimbursable expense
 - g. Include deliverables that Center will be located within the Urban Core which is defined as up to 2 miles beyond the boundary of the DIA Community Redevelopment Area and offer health, business, and engineering academic programming
4. Attach revised Exhibit 2 (BT) to include executed version of the BT
5. Attach revised Exhibit 3 (Fifth Revised Schedule B4) to correct new borrowing amount for CIP projects as approved by Ord. 2022-416-E

- **Authorizes the appropriation and borrowing of up to \$20 million to provide a grant to the University of Florida to support the creation of a Graduate Education Center within Duval County**
- **Approves a term sheet for the project outlining an anticipated 3-year total City funding commitment of \$50 million**
- **City funding will be expended by UF on a 50/50 basis in an amount up to \$50 million**
- **The term sheet states that the City grant funds will be provided to UF annually upon receipt of a sources and uses of funds schedule and UF will provide an audited annual report documenting the expenditure of funds on the project**
- **The Finance Department has estimated that the City's annual debt service cost will be \$3.5 million once the bonds are issued**

CONCERNS:

See separate handout for Auditor concerns and recommended amendments.

Mark Kaplan of the University of Florida said the university is looking to the future of its research function, particularly in the area of artificial intelligence development and its integration into the modern economy. The academic programming at the proposed Jacksonville center will start with the medical, business and engineering schools and then develop over time. The university estimates 10,000 students to be enrolled by year 10. The university is looking for a commitment from the City of \$50 million, to be matched with \$50 million in private philanthropy and a similar state appropriation. UF has agreed to a number of changes in the term sheet in response to the comments received from council members and the Council Auditor over the last couple of weeks. CFO Joey Greive discussed the changes made in the last couple of weeks based on that feedback. The NCSPHS Committee adopted many of them in an amendment yesterday and several more changes will be offered as additional amendments today in Finance.

The City's financial commitment will be \$50M in total, \$20M this year and \$15M in each of the next 2 years. The City doesn't borrow money up-front for projects; it pays expenses as needed from pooled cash and then borrows on the back end to reimburse itself. The original proposal of City payment into the project in advance has been changed to a reimbursement basis. UF will pay out first and the City will reimburse at a rate of 50% of the expenditures. UF's sources of funds will be disclosed. There will be a 5% retainage until UF has expended \$100M. Mr. Greive said the City has a AA bond rating which lets the City borrow at 3-4% interest currently. Several additional changes have been agreed to by UF since yesterday's NCSPHS meeting: the 10-year completion timeline will be accelerated to 5 years from commencement of the project; due diligence costs will be removed from the funding equation; addition of a set of deliverables related to academic programs; and an amendment will be offered today to define "urban core" as the area within 2 miles outside of the DIA jurisdiction boundary.

Chairman Bowman said he would support the development of the project anywhere in Jacksonville because of its value to the economy. He asked about the possibility for collaboration with other higher education institutions in Jacksonville. Mr. Kaplan said Jacksonville has a robust higher education community and UF intends to complement and fill in gaps.

Phillip Peterson explained the Auditor's technical amendments. Items #1, 4 and 5 listed on the marked agenda were moved and approved unanimously.

CM Salem asked about the timing of the private \$50M contribution. Mr. Kaplan said he doesn't have a hard deadline, but that funding is crucial to the success of the project and is being actively pursued. CM Salem proposed a second amendment. Mary Staffopoulos described the differences between the proposed Salem amendment and the NCSPHS amendment approved yesterday. Substantive changes include the change to the urban core definition, changing the agreement term from 5 years to the earlier of project completion or 10 years, and changing the completion deadline from 5 years from the effective date of agreement to 5 years from project commencement. CM Carlucci asked about the project location – Mr. Kaplan said a Finance amendment today will require location within 2 miles of DIA jurisdictional boundary. It is expected the project will require about 15 acres. CM Carlucci said that compatibility with the surrounding area will be important. CM Pittman said small business participation in the project

will be very important to her.

The Salem amendment was approved unanimously, and the Chair authorized the General Counsel's Office to roll the two amendments into a single Finance amendment.

Phillip Peterson reviewed the Council Auditor's "concerns and recommendations" handout, noting which have been changed or made inapplicable since the bill was originally filed. Chairman Bowman asked Mr. Kaplan about what makes Jacksonville's proposed project different from UF's proposed Palm Beach County project that has recently faltered. Mr. Kaplan said that the nature of UF's presence in Jacksonville is very different (larger and more permanent because of UF Shands Medical Center) from the university's presence in West Palm Beach. Jacksonville's leadership has negotiated numerous safeguards for Jacksonville's investment in the project. Mr. Greive said the reimbursement funding mechanism after UF pays out first protects the City. UF has a long-standing presence in Jacksonville running our hospital and receiving City funding annually in a partnership arrangement. CM Morgan asked the Auditor's Office if the amendments approved to date provide the kind of clawbacks the auditor envisioned; Mr. Peterson said they did not entirely. There is still a possibility that something could go wrong during the construction phase and the project could halt prior to completion after the City has invested its funds with no way to recoup them. Mr. Greive said that UF has agreed to include information on all non-City funding in the quarterly reports, but that is not included in the required annual audit. Mr. Salem said the quarterly reports will include information on both revenue from and expenditure of private donations, so he feels comfortable.

AMEND/APPROVE

Aye: 8 - Bowman, White, Carlucci, Carrico, Morgan, Pittman, Salem and Freeman

16. [2023-0136](#) ORD Approp \$684,572.74 in Grant Funding from the FEMA Hazard Mitigation Grant Prog, Thru the State of FL, Div of Emergency Management, to Fund Design-Related Svcs & Activities for the McCoys Creek Greenway - McCoys Creek Blvd Closure Proj; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect This Appropriation for the Proj; Prov for Oversight by Public Works (B.T. 23-047) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsor CM Clark-Murray)
2/28/23 CO Introduced: NCSPHS, F, TEU
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
3/7/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

17. [2023-0137](#) ORD Apv & Auth the Deletion of a Vacant Assistant Prog Manager - Disaster Recovery Position From the CDBG - Disaster Recovery (CDBG-DR) Prog & the Addition of an Affordable Housing Development Assistant Administrator Position in the Home Investment Partnership (HOME) Prog Within the Housing & Community Dev Div of the Neighborhoods Dept (B.T. 23-062) (Staffopoulos) (Introduced by CP at Req of Mayor)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

18. [2023-0138](#) ORD Approp a \$7,000.00 Grant from the Community Foundation for Northeast Florida, Inc. to Fund Online Classes for Youth in Teen Court Diversion Progs; Prov for Oversight by the Court Admin, Dir of Teen Courts (B.T. 23-045) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsor CM Clark-Murray)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

19. [2023-0139](#) ORD Apv the Approp & Transfer of \$41,300 From the Renew Arlington Community Redev Agency (RA/CRA) Trust Fund to the Art in Public Places Trust Fund, to Provide Funding Required for Maintenance & Enhancements of the Public Art Installation in the New Turbo Roundabout at the Intersect of University Blvd & Merrill Rd; Purpose of Approp; Finding a Municipal & RA/CRA Purpose; Prov for a Reversion of Funds (Dillard) (Introduced by CP Freeman)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

20. [2023-0140](#) ORD Apv, & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver That Certain Lease Agrmt Btwn the City & Gryphon Marine, LLC, f/k/a CDI Marine Company, LLC for Bldg 900 at Cecil Commerce Ctr, 12,474 Sq Ft of Office Space at 6017 POW-MIA Memorial Pkwy, Jax, FL 32210, for a Term of 3 Yrs, With Options to Renew for 2 Add'l 12 Month Terms, at a Monthly Rental Rate of \$11,448.12 With a CAM of \$200.00 Per Month, With 3% Annual Rent Increases; Prov for Oversight by OED (Dillard) (Introduced by CP at Req of Mayor)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

21. [2023-0141](#) ORD Approp \$1,085,868.84 (\$250,000.00 From the Fire Station No. 4 Proj, \$18,663.03 From the Fire Station No. 20 Proj, \$170,000.00 From the Fire Station No. 56 Proj, \$9,037.12 From the Fire Station No. 73 Proj, & \$638,168.69 From the Fire Station No. 74 Proj) to the Fire Station No. 76 Proj to Pay for Construction of a Temporary Fire Station No. 76 at Cedar Point Rd; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect this Appropriation of Funds From Various Fire Station Projs to the Fire Station No. 76 Proj (B.T. 23-051) (Staffopoulos) (Introduced by CP at Req Mayor) (Co-Sponsors CMs Salem, White & Clark-Murray)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

22. [2023-0142](#) ORD Declaring that Certain Parcel of Real Propty Located at 0 Phillips Hwy, btwn Bowdendale Ave & Executive Park Court (R.E. #152602-0300), to be Surplus to the Needs of the City; Auth Conveyance of the Propty to FDOT for the Appraised Value of \$1,874,380; Apv, & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver That Certain Purchase Agrmt Btwn the City & FDOT as Well as the Deed & Other Closing Docs Relating Thereto, & Otherwise Take All Necessary Action to Effectuate the Purposes of This Ord; Prov for Oversight of Execution of the Conveyance Docs by the Public Works Dept, Real Estate Div (Dist. 5 - Cumber) (Staffopoulos) (Introduced by CP at Req of Mayor) 2/28/23 CO Introduced: NCSPHS, F, TEU
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
3/7/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

23. [2023-0143](#) ORD Approp \$261,000.00 From Drainage System Rehabilitation - DSR General Capital Projs to the Flynn Rd Drainage Improvements Proj for Completion of the Flynn Rd Drainage Improvements Proj; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect This Appropriation of Funds to the Proj (B.T. 23-048) (Staffopoulos) (Introduced by CP at Req of Mayor) 2/28/23 CO Introduced: F, TEU
3/7/23 F Read 2nd & Rerefer
3/7/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

24. [2023-0144](#) ORD Approp \$27,678.57 in Add'l Funds Received from the State of FL Dept of Agriculture & Consumer Svcs State Financial Assistance Recipient Agrmt (FDACS Contract #29364), Including Increasing Expenditure Authority Within the Mosquito Control State Subfund by \$24,378.57 & Deapprop the Budgeted Transfer of Mosquito Control State Subfund 00112 Fund Bal in the Amt of \$3,300.00, to be Used for Mosquito Control Div Operational Expenses (B.T. 23-042) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsors CM Clark-Murray) 2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

25. [2023-0146](#) ORD re the Estab of Hogpen Creek Dependent Special Dist in Accordance with Sec 189.02, F.S.; Incorporating Recitals; Adopting a Charter for the “Hogpen Creek Dependent Special District” for the Limited Purpose of Dredging & Maintaining Navigable Waterway Access to the Intracoastal Waterway; Estab the Dependent Nature of the Dist; Estab the Purpose, Powers, Functions & Duties; Estab a Geographic Boundary for the Dist; Acknowledging the Authority to Create the Dependent Special Dist; Recognizing the Best Alternative; Estab a 7 Member Board of Supervisors to be Originally Appointed by the City Council with All 7 Initial Terms Exp on 5/18/27, & All 7 Supervisors Being Elected by the Qualified Electors of the Dist Beginning with the 2027 General Election; Prov Add’l Requirements; Identifying the Method of Financing; Recognizing the Consistency with the Comp Plan (Bowles) (Introduced by CM Diamond)
 2/28/23 CO Introduced: NCSPHS, R, F, JWC
 3/6/23 NCSPHS Read 2nd & Rerefer
 3/6/23 R Read 2nd & Rerefer
 3/7/23 F Read 2nd & Rerefer
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/14/23

READ 2ND & REREFER

26. [2023-0147](#) ORD Auth a \$10,000,000 Funding Contribution, Subj to Future Appropriation, to Shands Jacksonville Medical Center, Inc. (Shands) to Support the Construction of the UF Health Jacksonville Leon L. Haley, Jr., MD, Emergency Dept & Trauma Center (The “Haley Center”); Auth the City to Enter into a 5th Amend to the Capital Maintenance & Capital Improvements Costs Disbursement Agrmt btwn the City & Shands, Prov for the Addition of Construction of the Haley Center to the Scope of Work & an Increase to the Max Indebtedness of the Agrmt in the Amt of \$10,000,000, Subj to Future Appropriation, for a New Total Max Indebtedness of \$105,000,000; Prov for 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 Direct Contract With Shands; Continued Oversight by Public Works (Staffopoulos) (Introduced by CP Freeman) (Co-Sponsor CM Clark-Murray)
 2/28/23 CO Introduced: NCSPHS, R, F
 3/6/23 NCSPHS Read 2nd & Rerefer
 3/6/23 R Read 2nd & Rerefer
 3/7/23 F Read 2nd & Rerefer
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

27. [2023-0148](#) ORD Approp \$6,374,458.34 in Reallocated Emergency Rental Assistance Prog (Round 2) Grant Funds from the U.S. Dept of Treasury, & Allocating \$4,374,458.34 to the Housing & Community Dev Div of the Neighborhoods Dept & \$2,000,000 to the Social Svcs Div of the Parks, Recreation & Community Svcs Dept, to Prov Emergency Rent & Utility Assistance to Eligible Households in Duval County thru 9/30/23 in Accordance with the Emergency Rental Assistance Prog Estab by Sec 501, Division N, of the Consolidated Appropriations Act, 2021; Prov for Oversight (B.T. 23-054) (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsor CM Clark Murray)
2/28/23 CO Introduced: NCSPHS, F, TEU
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
3/7/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

28. [2023-0149](#) ORD Adopt the City Council’s 1, 3, & 5 Yr Strategic Plan; Setting the City Council’s Top Budget Priorities for 23-24 FY; Encouraging the Mayor to Incorporate the Council Priorities into the 23-24 Budget; Waiving the Provision of Sec 106.110 (City Council Strategic Plan), Pt 1 (General Provisions), Ch 106 (Budget & Accounting Code), Ord Code, Requiring Submittal of the Strategic Plan with Corresponding Funding Requests to City Admin No Later than 2/15; Req 1 Cycle Emergency Passage (Staffopoulos) (Introduced by the Finance Committee (CMs Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem)) (Co-Sponsors CMs Clark-Murray, Boylan, Newby & Howland)
 2/28/23 CO Introduced: R, F
 3/6/23 R Emergency/Approve 6-0
 3/7/23 F Emergency/Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

Scrivener’s

Pg. 3, line 28: correct amount to \$45,000

- **Waives the requirement in Code Section 106.110 (City Council Strategic Plan) that the City Council submit their funding requests for the strategic plan to the Administration no later than February 15th annually**
- **The nature of the emergency is that the redistricting process and related litigation caused a delay in the development of the Council’s strategic plan and Council wishes to submit the funding requests to the Administration in a timely fashion for inclusion in the fiscal year 2023/24 budget**

Phillip Peterson explained the emergency request.

EMERGENCY/APPROVE

Aye: 7 - Bowman, White, Carlucci, Carrico, Morgan, Pittman and Salem

29. [2023-0150](#) ORD Auth the Mayor, or His Designee, to Execute an Amendmnt 1 to Economic Dev Agrmt (Amendment 1) btwn the DIA, the City, & Regions Bank to Extend the Deadline for Submission of Developer's 1st DPRP Loan Request from 12/12/21 to 8/31/22, Accelerate the Deadline for Submission of All Other DPRP Loan Requests from 6/15/26 to 6/15/24, & Reduce the No. of Permitted Requests for DPRP Loans from 5 to 3; Auth Technical Changes to Amendment 1 (Dillard) (Introduced by CP at Req of Mayor)
2/28/23 CO Introduced: NCSPHS, F
3/6/23 NCSPHS Read 2nd & Rerefer
3/7/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

READ 2ND & REREFER

Public Comment

Carnell Oliver said he expects very low turnout in the upcoming city election because the public is so disconnected from city government. Candidates need to get out in the community and knock on doors and meet the public face to face rather than send representatives. There needs to be a plan for racial reparations and for making minority communities viable. Broken neighborhoods result from broken society.

Council Auditor's Office**Bill 2023-89 – AR Polar Redevelopment Agreement****Summary:**

- Authorizes a redevelopment agreement between the City and AR Polar Jacksonville, LLC (“AR Polar”) to facilitate a property swap whereby the City will exchange a portion of a City-owned parcel located adjacent to WJCT currently being used as a retention pond (“Retention Pond Parcel”) for a portion of a riverfront parcel owned by AR Polar (“Fire Station Parcel”) in order to acquire land necessary to construct a new marine fire station to serve as the replacement of the former Metropolitan Park marine fire station.

City to receive:

- 1.60 acre portion of a riverfront parcel consisting of 1.20 acres of upland and 0.40 acres of submerged land for the new marine fire station (“Fire Station Parcel”)
- The appraised value of the Fire Station Parcel is \$3,941,000 (\$75/sq. ft. for the upland portion and \$2.43/sq. ft. for the submerged land)
- City must commence construction of the fire station by March 31, 2024 or Fire Station Parcel will revert to AR Polar
- Fire Station Parcel restricted to a fire station or other civic purpose for a term of 50 years

Other Project Components:

- City will make improvements to Festival Park Avenue at an estimated cost of \$1,772,781 (“Festival Park Improvements”), which will result in full signalized access to the WJCT property and Fire Station Parcel from Gator Bowl Boulevard, and also provide enhanced access to AR Polar’s property
- To date, \$15,450,000 has been appropriated in the CIP for the Metropolitan Park Replacement Fire Station, Fire Museum, and Dock project, with \$3,000,000 scheduled to be appropriated in the FY 23/24 CIP

AR Polar to receive:

- Option to purchase up to 4.75 acres of City owned Retention Pond Parcel:
 - Initial Option – 58,750 square feet (approximately 1.35 acres) filled in by the City at no cost to AR Polar (City to pay cost of filling in)
 - Second Option – up to 3.4 acres at \$38/sq. ft. if not filled in or \$52/sq. ft. if filled in by the City
- If AR Polar does not exercise the Initial Option, the City will pay AR Polar \$3,055,000 (subject to future appropriation by Council) to purchase the Fire Station Parcel (appraised value less half of the cost of the Festival Park Improvements which will benefit AR Polar)

Performance Schedule:

- Closing on Fire Station Parcel: Within 45 days of the effective date of the Redevelopment Agreement (RDA), but not later to March 31, 2023 unless mutually agreed to by the parties
- Completion of Festival Park Improvements: June 30, 2025
- Expiration of AR Polar’s Purchase Options: Five years from the effective date of the RDA
- Commencement of AR Polar’s Improvements: Within 10 years of closing on the Initial Option

NOTE: The next regular meeting will be held Tuesday, March 21, 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.

Rollcall

Present: 7 - Chair Aaron Bowman, Vice Chair Randy White, Council Member Matt Carlucci, Council Member Kevin Carrico, Council Member Joyce Morgan, Council Member Ju'Coby Pittman and Council Member Ron Salem

Jeff Clements - Council Research Division

jeffc@coj.net 904-255-5137

Posted 3.9.23 5:30 p.m.