

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes - Amended

Tuesday, May 2, 2023

9:30 AM

Council Chamber, 1st Floor, City Hall

Finance Committee

Aaron Bowman, Chair

Randy White, Vice Chair

Matt Carlucci

Kevin Carrico - Late Arrival

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: 9:31 A.M. Meeting Adjourned: 10:34 A.M.

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

Attendance

Kim Taylor, Phillip Peterson – Council Auditor’s Office; Jason Teal, Mary Staffopoulos, Mary Margaret Giannini – Office of General Counsel; Merriane Lahmeur and Barbara Ireland Hobson – Legislative Services Division; Leann Krieg, Rachel Zimmer, Ryan Murphy – Mayor’s Office; Eric Grantham– Public Information Division; Joey Greive – Finance and Administration Department

Chairman Bowman convened the meeting and the attendees introduced themselves for the record. The Chair reviewed the agenda order.

Council Auditor Kim Taylor to discuss Report #846A: Follow-up on Kids Hope Alliance Grants Audit

Council Auditor Kim Taylor said the original audit was issued in 2021 and the audit scope tested grants from a time period before the current KHA management was in office. Of the original 24 issues identified, 23 have been resolved as of this follow-up with 1 remaining. Progress has been made on the timely close-out of grants and that will be the subject of another follow-up as the one remaining item. Ms. Taylor noted that there were significant issues identified in the original audit and Mr. Weinstein, Dr. Grass and Shari Shuman took those very seriously in trying to address them.

Item/File No. Title History

1. [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) (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

2. [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

3. [2023-0232](#) ORD Apv, & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver a Cooperative Agrmt btwn the City & Nassau County for Medical Examiner Svcs & Reimb; Prov for Oversight by the Medical Examiner's Office (Staffopoulos) (Req of Mayor)
 4/11/23 CO Introduced: NCSPHS, F
 4/17/23 NCSPHS Read 2nd & Rerefer
 4/18/23 F Read 2nd & Rerefer
 4/25/23 CO PH Read 2nd & Rerefer
 5/1/23 NCSPHS Approve 6-0
 5/2/23 F Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23

APPROVE

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

Excused: 1 - Carrico

Tim Crutchfield from the Medical Examiner's Office described the contractual services relationship between the Medical Examiner and the neighboring counties covered by Ordinances 2023-232 through -236. The agreements have traditionally been for 3 years, but the term is being extended to 5 years with these contracts.

Scrivener's

Pg. 2, line 18, correct grammar

4. [2023-0233](#) ORD Apv, & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver a Cooperative Agrmt btwn the City & Clay County for Medical Examiner Svcs & Reimb; Prov for Oversight by the Medical Examiner's Office (Staffopoulos) (Req of Mayor)
 4/11/23 CO Introduced: NCSPHS, F
 4/17/23 NCSPHS Read 2nd & Rerefer
 4/18/23 F Read 2nd & Rerefer
 4/25/23 CO PH Read 2nd & Rerefer
 5/1/23 NCSPHS Approve 6-0
 5/2/23 F Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23

APPROVE

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

Excused: 1 - Carrico

- 5. [2023-0234](#) ORD Apv, & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver a Cooperative Agrmt btwn the City and Columbia Co for Medical Examiner Svcs & Reimb; Prov for Oversight by the Medical Examiner’s Office (Staffopoulos) (Req of Mayor)
 04/11/23 CO Introduced: NCSPHS, F
 4/17/23 NCSPHS Read 2nd & Rerefer
 4/18/23 F Read 2nd & Rerefer
 4/25/23 CO PH Read 2nd & Rerefer
 5/1/23 NCSPHS Approve 6-0
 5/2/23 F Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23

APPROVE

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

Excused: 1 - Carrico

- 6. [2023-0235](#) ORD Apv, & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver a Cooperative Agrmt btwn the City and Hamilton Co for Medical Examiner Svcs & Reimb; Prov for Oversight by the Medical Examiner’s Office (Staffopoulos) (Req of Mayor)
 04/11/23 CO Introduced: NCSPHS, F
 4/17/23 NCSPHS Read 2nd & Rerefer
 4/18/23 F Read 2nd & Rerefer
 4/25/23 CO PH Read 2nd & Rerefer
 5/1/23 NCSPHS Approve 6-0
 5/2/23 F Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23

APPROVE

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

Excused: 1 - Carrico

7. [2023-0236](#) ORD Apv, & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver a Letter of Agrmt btwn the City & Centurion of Florida, LLC for Reimb of Autopsy Svcs Performed for the FL Dept of Corrections (FDOC) at Facilities in FDOC Region 2, for which the Dist IV Medical Examiner's Office has Jurisdiction; Prov for Oversight by the Medical Examiner's Office (Staffopoulos) (Req of Mayor)
 4/11/23 CO Introduced: NCSPHS, F
 4/17/23 NCSPHS Read 2nd & Rerefer
 4/18/23 F Read 2nd & Rerefer
 4/25/23 CO PH Read 2nd & Rerefer
 5/1/23 NCSPHS Approve 6-0
 5/2/23 F Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23

APPROVE

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

Excused: 1 - Carrico

8. [2023-0238](#) ORD re the Public Service Grant Council; Amend Secs 118.806 (Application Requirements) & 118.807 (Review, Evaluation & Scoring of Applications by PSG Council), Pt 8 (Public Service Grants), Ch 118 (City Grants), Ord Code, to Amend the Aspirational Funding Amt, Application Contents for Requesting Agencies, & the Evaluation & Scoring Criteria of Applications; Prov for Codification Instructions (Brown) (Introduced by CM Gaffney, Jr.)
 4/11/23 CO Introduced: NCSPHS, R, F
 4/17/23 NCSPHS Read 2nd & Rerefer
 4/17/23 R Read 2nd & Rerefer
 4/18/23 F Read 2nd & Rerefer
 4/25/23 CO PH Read 2nd & Rerefer
 5/1/23 NCSPHS Amend/Approve 6-0
 5/1/23 R Amend/Approve 5-0
 5/2/23 F Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23

AMEND/APPROVE

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

Excused: 1 - Carrico

Phillip Peterson explained the amendment. Dr. Saralyn Grass with the Division of Grants and Compliance discussed board vacancies. A City Council appointment is currently pending and 4 vacancies from the Mayor's Office are being worked.

AMENDMENT

- 1. Add back application requirement to disclose non-compliance instances**
- 2. Add back application requirement to describe how the program will be sustained in future years**
- 3. Correct scrivener's errors**

• **Proposes the following changes to Ordinance Code Ch. 118, Part 8 as recommended by the PSG Council:**

- **Revises the PSG application contents and points assigned to each section of the application**
- **Reduces the minimum number of PSG Council members required to score an application from 5 members to 3 members**
- **Strikes the requirement that in the event the PSG Council has fewer than 8 members, all members of the PSG Council shall be required to score each grant application**

9. [2023-0239](#) ORD Auth the Mayor, or His Designee, to Execute an Economic Dev Agrmt btwn the City & Avion MF Partners, LLC, to Support the Dev by Developer of an ±320-Unit Apartment Community Generally on Duval Rd, N of I-295 & W of Biscayne Blvd, in the City; Auth a 75%, 15-Yr REV Grant in the Max Amt Not to Exceed \$7,500,000 in Connection with the Proj; Designating the OED as Contract Monitor for the Agrmt; Prov for City Oversight of the Proj by the OED; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs; Prov a Deadline for the Developer to Execute the Agrmt After it is Delivered to the Developer; 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 Developer Must be in a Targeted Industry & Create 10 New FT Jobs at Greater than or Equal to 100% of the State of FL Average Wage (Sawyer) (Req of Mayor)
- 4/11/23 CO Introduced: R, F
4/17/23 R Read 2nd & Rerefer
4/18/23 F Read 2nd & Rerefer
4/25/23 CO PH Read 2nd & Rerefer
5/1/23 R Amend/Approve 5-0
5/2/23 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23

AMEND/APPROVE

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

Phillip Peterson explained the amendment. Chairman Bowman said he likes to see affordable housing projects but he doesn't think they fit into the current OED Public Investment Policy and its return on investment calculation. He suggested that the next City Council may wish to explore which City agency or department is best equipped to deal with affordable housing incentives

AMENDMENT

Place revised economic development agreement on file to 1) clarify Workforce Housing Units definition, 2) clarify within the default provisions and Exhibit B (Improvements) that a minimum of 30% of the total units (but no less than 90) must be used for workforce housing to qualify for the REV Grant, and 3) correct scrivener's error

• Waives the Public Investment Policy to authorize a REV grant for a project that does not create any new jobs and is not in a targeted industry

10. [2023-0241](#) ORD Approp \$15,000 from the Jax Happenings Activity Within the Special Events Fund to the General Fund Office of Sports & Entertainment - Special Events Activity to Prov Funding for Greenscape of Jacksonville, Inc. to Host Various Events & to Procure Supplies & Materials to Prov Add'l Care & Maintenance for Trees Recently Planted in Certain City Parks; Apv, & Auth the Mayor, or His Designee, & the Corp Sec to Execute an Agrmt with Greenscape; Invoking the Exemption in Sec 126.107 (G) (Exemptions), Pt 1 (General Regulations), Ch 126 (Procurement Code), Ord Code, to Allow a Direct Contract with Greenscape of Jacksonville, Inc; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow a Direct Contract with Greenscape; Prov For Oversight by the Parks, Recreation & Community Svcs Dept (Staffopoulos) (Introduced by CM Carlucci) (Co-Sponsor CM Clark-Murray)
 4/11/2023 CO Introduced: NCSPHS, R, F
 4/17/23 NCSPHS Read 2nd & Rerefer
 4/17/23 R Read 2nd & Rerefer
 4/18/23 F Read 2nd & Rerefer
 4/25/23 CO PH Read 2nd & Rerefer
 5/1/23 NCSPHS Amend/Approve 6-0
 5/1/23 R Amend/Approve 5-0
 5/2/23 F Amend/Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23

AMEND/APPROVE

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

Phillip Peterson explained the amendment.

AMENDMENT

1. Include waiver of Code Sec. 110.112 (Advance of City funds; prohibition against) to authorize advance payment of \$15,000 to Greenscape upon execution of the agreement
2. Correct scrivener's errors

• Waives Code Sec. 118.107 (Nonprofits to receive funding through a competitive evaluated award process) to allow for a direct contract with Greenscape of Jacksonville, Inc.

11. [2023-0242](#) ORD Apv the Millers Creek Dependent Special Dist Proposed FY 23-24 Budget Pursuant to Ord 2014-700-E & Sec 189.02, F.S. (Mairs) (Introduced by CP Pursuant to Ord 2014-700-E)
4/11/2023 CO Introduced: NCSPHS, F
4/17/23 NCSPHS Read 2nd & Rerefer
4/18/23 F Read 2nd & Rerefer
4/25/23 CO PH Read 2nd & Rerefer
5/1/23 NCSPHS Approve 6-0
5/2/23 F Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23

APPROVE

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

12. [2023-0243](#) ORD Apv the Tarpon Cove Dependent Special Dist Proposed FY 23-24 Budget Pursuant to Ord 2017-154-E & Sec 189.02, F.S. (Mairs) (Introduced by CP Pursuant to Ord 2017-154-E)
4/11/2023 CO Introduced: NCSPHS, F
4/17/23 NCSPHS Read 2nd & Rerefer
4/18/23 F Read 2nd & Rerefer
4/25/23 CO PH Read 2nd & Rerefer
5/1/23 NCSPHS Approve 6-0
5/2/23 F Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23

APPROVE

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

- 13. [2023-0244](#) ORD Apv the Isle of Palms Dependent Special Dist Proposed FY 23-24 Budget Pursuant to Ord 2011-724-E & Sec 189.02, F.S. (Mairs) (Introduced by CP Pursuant to Ord 2011-724-E)
 4/11/2023 CO Introduced: NCSPHS, F
 4/17/23 NCSPHS Read 2nd & Rerefer
 4/18/23 F Read 2nd & Rerefer
 4/25/23 CO PH Read 2nd & Rerefer
 5/1/23 NCSPHS Approve 6-0
 5/2/23 F Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23

APPROVE

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

- 14. [2023-0245](#) ORD Apv the Baymeadows Community Improvement Dist Proposed FY 23-24 Budget & List of Priority Projs For Completion in the 1st 2 Yrs, Pursuant to Ord 2021-838-E & Sec 189.02, F.S. (Mairs) (Introduced by CP Pursuant to Ord 2021-838-E)
 4/11/2023 CO Introduced: NCSPHS, F
 4/17/23 NCSPHS Read 2nd & Rerefer
 4/18/23 F Read 2nd & Rerefer
 4/25/23 CO PH Read 2nd & Rerefer
 5/1/23 NCSPHS Approve 6-0
 5/2/23 F Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23

APPROVE

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

15. [2023-0246](#) ORD Approp \$135,000 From the Special Law Enforcement Trust Fund to Provide \$125,000 for Contractual Svcs by I.M. Sulzbacher Center for the Homeless, Inc (Sulzbacher) for the Continued Operation of a Jail Diversion Prog for the MHOP, & to Donate \$10,000 to Florida FBI National Academy Associates, Inc for its Annual Re-Trainer Prog; Apv, & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver a 4th Amend to the Svcs Contract btwn the City & Sulzbacher for the Continued Provision of Svcs for the MHOP; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow a Direct Contract with Sulzbacher; Prov for Contract Oversight by the Grants & Contract Compliance Div (Staffopoulos) (Req of Sheriff) (Co-Sponsor CM Clark-Murray)
 4/11/2023 CO Introduced: NCSPHS, R, F
 4/17/23 NCSPHS Read 2nd & Rerefer
 4/17/23 R Read 2nd & Rerefer
 4/18/23 F Read 2nd & Rerefer
 4/25/23 CO PH Read 2nd & Rerefer
 5/1/23 NCSPHS Approve 6-0
 5/1/23 R Approve 5-0
 5/2/23 F Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23

APPROVE

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

- **Waives Code Sec. 118.107 (Nonprofits to receive funding through a competitive evaluated award process) to allow for an amendment to the services contract with I.M. Sulzbacher Center for the Homeless, Inc. for the Mental Health Offender Program**

16. [2023-0248](#) ORD Approp \$1,985,107.30 from the Foreclosure Registry (Including \$737,258.08 in Revenue Collected from the Foreclosure Registry & a Reallocation of Previously Approp Funds in the Amt of \$1,247,849.22) to Fund Various Progs & Activities Auth Pursuant to Ch 179, Ord Code; Auth Positions (B.T. 23-053) (R.C. 23-089) (Staffopoulos) (Req of Mayor)
 4/11/2023 CO Introduced: NCSPHS, F
 4/17/23 NCSPHS Read 2nd & Rerefer
 4/18/23 F Read 2nd & Rerefer
 4/25/23 CO PH Read 2nd & Rerefer
 5/1/23 NCSPHS Amend/Approve 6-0
 5/2/23 F Amend/Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23

AMEND/APPROVE

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

Phillip Peterson explained the amendment.

AMENDMENT

1. Reduce reallocation amount to \$1,209,784.36 and the total appropriation amount to \$1,947,042.44 based on current account balances

2. Attach Revised Exhibit 1 (BT) to correct appropriation amount and account codes

17. [2023-0249](#) ORD Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute a 5th Amendment to Amended & Restated Agrmt for Residential Waste & Recycling Collection & Transportation Svcs (Service Area III) btwn the City & Waste Pro of Florida, Inc, to Extend the Agrmt Term thru 9/30/29, Adjust the Annual Consumer Price Index (CPI) Increase from a Not-to-Exceed Cap of 3% to 5%, & Prov that the Base Rate is Not Lowered as a Result of the Rate Review Process; Waiving Sec 382.308 (L)(2) (Procedures for Extension of Contracts), Ord Code; Prov for City Oversight by the Solid Waste Div of the Dept of Public Works (Hodges) (Introduced by CM Boylan)
 4/11/2023 CO Introduced: R, F, TEU
 4/17/23 R Read 2nd & Rerefer
 4/18/23 F Read 2nd & Rerefer
 4/18/23 TEU Read 2nd & Rerefer
 4/25/23 CO PH Read 2nd & Rerefer
 5/1/23 R Amend/Approve 5-0
 5/2/23 F Amend/Approve 7-0
 5/2/23 TEU Amend/Approve 6-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23

AMEND/APPROVE

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

Phillip Peterson explained the amendment. In response to a question from CM Salem, Eric Fuller of the Solid Waste Division explained the changes to the WastePro hauler contract approved by City Council several months ago and explained the proposed change in the new contract that would eliminate per premises rate reductions based on future rate reviews. Phillip Peterson stated that in the past decade when the inflation rate was extremely low, rate reviews have usually produced lowered rates. That is not the case in the current high inflation environment. In response to a question from CM Salem, he said that he recalled 3 instances in which the City Council ultimately awarded rates higher than what the rate review process recommended. He said the rate review process provides a useful service in determining the actual cost of service, but anticipates that the rate review process will be shorter in the future if the rate reduction prohibition is adopted.

Steve Diebenow representing WastePro described the debate on this bill in the Rules Committee yesterday and said the Council Auditor's proposed amendment to restore a reduction of the rate if the application of the rate review shows lower costs than the current rate was defeated unanimously by the committee. He noted that the negotiations for the contract approved several months ago debated the language changes being proposed today and that played into the rate that WastePro was willing to accept then. If the language eliminating future rate reductions is removed, then the company would prefer that the contract be put out to bid.

Chairman Bowman asked about the cumulative impact of the increase in the CPI adjustment cap from 3% to 5% on the City's subsidy to the Solid Waste Fund and about WastePro's performance. Will Williams of the Solid Waste Division said the company's performance has been very good with very few service complaints. Mr. Bowman said he anticipates that if this bill is approved as filed, Meridian Waste will seek the same language in its contract. He asked if the City could renegotiate the contract if the inflation rate drops substantially and the contract becomes seriously negative for the City. Mr. Peterson said the City appears to be locked into a 6-year agreement at the new terms, pending clarification by the General Counsel's Office.

CM Morgan said she wants to ensure that employees in City's solid waste collection operation are being paid commensurately with the rate the private haulers are paying. Going to an RFP process versus the rate review process seems to open the door to tremendous uncertainty. Will Williams said it would be unwise to utilize an RFP process that could produce a much higher rate than what is now on the table at \$23.11 per premises. CAO Brian Hughes said the rate trajectory for recent RFP processes in other Florida jurisdictions is very unfavorable to the taxpayers. The City's solid waste employees received pay increases in recent years to get their salary near the rate paid by the private haulers, and there are other advantages to City government versus private employment.

CM Carlucci asked why CM Boylan introduced the bill individually and if the administration is supportive of the proposal. Brian Hughes said they worked with CM Boylan because his district comprises much of the WastePro service area and the administration is supportive of the bill. CM Carlucci said the solid waste user fee inevitably has to be increased to meet the increasing cost of the service provided and the General Fund loan to the Solid Waste Enterprise Fund can't continue growing as it has to a cumulative \$40 million.

AMENDMENT

1. Correct scrivener's error
2. Attach Revised Exhibit 1 (Contract Amendment) to correct year in which Rate Review will be performed

CONCERN:

Through the language in this extension, Waste Pro will have more advantageous results from the Rate Review process than the contracts for the other two hauler service areas creating inequities among haulers and possible additional costs to the City

AUDITOR RECOMMENDED AMENDMENT:

Revise Rate Review language to be consistent with other hauler agreements in establishing the per premise rate in a Rate Review year as the result of the Rate Review

- Authorizes the fifth amendment to the Amended and Restated Agreement with Waste Pro to:
 - Extend the term of the agreement for six years, from September 30, 2023 to September 30, 2029
 - Increase the CPI adjustment in years without a rate review from a maximum of 3% to 5%
 - Allow Rate per Premise to never decrease as a result of Rate Review
- Waives Code Sec. 382.308(1)(2) (Procedures for extension of contracts) to allow for this contract extension

18. [2023-0251](#) RESO Expressing the City's Support for the Application by Changing Homelessness, Inc to Participate in the FL Community Contribution Tax Credit Prog for Purposes of Alleviating Homelessness; Prov for Compliance with the Comprehensive Plan (Clements) (Introduced by CM Boylan) (Co-Sponsors CMs Clark-Murray & Salem)
 04/11/23 CO Introduced: NCSPHS, R, F
 4/17/23 NCSPHS Read 2nd & Rerefer
 4/17/23 R Read 2nd & Rerefer
 4/18/23 F Read 2nd & Rerefer
 4/25/23 CO Read 2nd & Rerefer
 5/1/23 NCSPHS Approve 6-0
 5/1/23 R Approve 5-0
 5/2/23 F Approve 7-0

APPROVE

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

19. [2023-0255](#) RESO Upon an Acknowledgement of Due Authorization & the Making of Findings, Apv the Issuance by the JHFA of its Multifamily Housing Rev Bonds (Westgate Apartments), Series 2023, in an Aggregate Principal Amt Not to Exceed \$22,825,000 for the Purpose of Financing All or a Portion of the Costs Related to the Acquisition & Rehab of a Multifamily Residential Housing Facility for Persons or Families of Low, Middle or Moderate Income, to be Located at 5202 La Ventura Dr E, Jax, Duval County, FL, & to be Commonly known as “Westgate Apartments”; Determining Credit Not Being Pledged (Hodges) (Req of JHFA)
4/11/2023 CO Introduced: NCSPHS, F
4/17/23 NCSPHS Read 2nd & Rerefer
4/18/23 F Read 2nd & Rerefer
4/25/23 CO Read 2nd & Rerefer
5/1/23 NCSPHS Approve 6-0
5/2/23 F Approve 7-0

APPROVE

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

Scrivener’s

Pg. 1, line 17, strike “DRVIE” and insert “DRIVE”

- **Approximately 168 units**
- **Acquisition and rehabilitation of existing multifamily residential housing facility**
- **Units will be reserved for households as follows:**
 - **32 units below 40% AMI**
 - **116 units below 60% AMI**
 - **20 units below 80% AMI**

20. [2023-0268](#) ORD Apv & Auth the CEO of DIA, or Her Designee, to Execute a Redev Agrmt btwn the DIA & 525 Beaver, LLC, to Support the Renovation & Rehabilitation by Developer of a Historic Building Located at 525 W. Beaver St; Auth 2 Downtown Preservation & Revitalization Prog (DPRP) Loans, in an Aggregate Amt not to Exceed \$1,251,430.00, to the Developer in Connection with the Proj, to be Approp by Subsequent Legislation; Designating DIA as Contract Monitor for the Agrmt; Prov for Oversight of the Proj by DIA; Auth the Execution of All Docs Relating to the Agrmt & Transactions, & Auth Technical Changes to the Docs; Timeline for Execution of Agrmt by the Developer (Dillard) (Req of DIA)
4/25/23 CO Introduced: NCSPHS, F
5/1/23 NCSPHS Read 2nd & Rerefer
5/2/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23

READ 2ND & REREFER

21. [2023-0269](#) ORD Approp \$590,000 from the Underdrain Replacements Proj to the Teaticket Drive Underdrain Improvements Proj; Amend the 2023-2027 5-Yr CIP Appvd by Ord 2022-505-E to Reflect the Addition of the New Teaticket Underdrain Improvements Proj & this Approp of Funds from the Underdrain Replacements Proj to the Teaticket Drive Underdrain Improvements Proj (B.T. 23-077) (Staffopoulos) (Req of Mayor)
4/25/23 CO Introduced: F, TEU
5/2/23 F Read 2nd & Rerefer
5/2/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23

READ 2ND & REREFER

22. [2023-0270](#) ORD-MC Amend the City Addressing & Street Naming Policy Pursuant to Ch 745 to Create a New Sec for “Accessory Dwelling Units” & Create a New Subheading Under “Other Addressing” to Provide Standards for Assigning Addresses to “Basement Units”; Amend the Sec Entitled “Street Requiring Names” of the City Addressing & Street Naming Policy to Provide New Standards & Criteria for Naming New Streets & Existing Unnamed Shared Accessways; Placing Such Revised Policy on File with Legislative Svcs & the Planning & Dev Dept; Amend Ch 745 (Addressing & Street Naming Regulations), Pt 1 (General Provisions), Ord Code, Specifically, Sec 745.101 (Applicability), to Create New Definitions for Accessory Dwelling Units, Sec 745.103 (Proper Display of Address Numbers), to Provide Standards for Assigning Addresses to Accessory Dwelling Units, Sec 745.106 (Registry of Names of Private Streets), to Add “Unnamed Shared Accessways” & Create New Subsecs to Provide for Standards & Processes for Naming Unnamed Accessways; Amend Sec 745.107 (Street Name Signs & Numbers), to Delete Subsec (c); Amend Ch 745 (Addressing & Street Naming Regulations), Pt 2 (Addressing & Street Naming Deficiencies), Subpart D (Administration), Sec 745.232 (Appeals), Ord Code, to Correct Scrivener’s Error; Prov Codification Instructions (Pollock) (Req of Mayor)
4/25/23 CO Introduced: NCSPHS, F, TEU
5/1/23 NCSPHS Read 2nd & Rerefer
5/2/23 F Read 2nd & Rerefer
5/2/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23

READ 2ND & REREFER

23. [2023-0271](#) ORD Apv the Harbour Waterway Dependent Special Dist Proposed FY 23-24 Budget Pursuant to Ord 2010-725-E & Sec 189.02, F.S. (Staffopoulos)
(Introduced by CP Pursuant to Ord 2010-725-E)
4/25/23 CO Introduced: NCSPHS, F, JWC
5/1/23 NCSPHS Read 2nd & Rerefer
5/2/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23

READ 2ND & REREFER

24. [2023-0272](#) ORD Approp \$99,597.20 from the Mosquito Control State Fund 00112 Fund Bal to be Used for Mosquito Control Div Operational Expenses, Including the Purchase of Equipment & Supplies During FY 22-23 (B.T. 23-080) (Staffopoulos) (Req of Mayor)
4/25/23 CO Introduced: NCSPHS, F
5/1/23 NCSPHS Read 2nd & Rerefer
5/2/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23

READ 2ND & REREFER

25. [2023-0273](#) ORD Approp \$500,000 in Fund Bal Derived from Investment Pool Earnings within the Downtown Economic Dev Fund to the Downtown Parks & Programming Activity for Downtown Parks Maintenance & Programming (B.T. 23-074) (Staffopoulos) (Req of Mayor)
4/25/23 CO Introduced: NCSPHS, F
5/1/23 NCSPHS Read 2nd & Rerefer
5/2/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23

READ 2ND & REREFER

26. [2023-0274](#) ORD re the FY 23-24 Budget for the Duval County Property Appraiser; Adopt Recommended Findings & Conclusions for the Duval County Property Appraiser's FY 23-24 Budget (Staffopoulos) (Introduced by CM Bowman)
4/25/23 CO Introduced: F
5/2/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23

READ 2ND & REREFER

27. [2023-0275](#) ORD Apv the Final Costs of Underground Utility Installation Improvements for the Ortega Point North Neighborhood Assessment Prog, Auth by Ord 2019-376-E; Adopting the Non-Ad Valorem Assessment Roll, Pursuant to the Uniform Method for Collecting Non-Ad Valorem Special Assessments as Auth by Sec 197.3632, F.S.; Directing the Final Assessments be Recorded in the Improvement Lien Book; Prov for Payment of Final Assessments & Liens; Directing Tax Collector to Prov Notice of Assessment (Bowles) (Introduced by CM DeFoor)
 4/25/23 CO Introduced: NCSPHS, F, TEU
 5/1/23 NCSPHS Read 2nd & Rerefer
 5/2/23 F Read 2nd & Rerefer
 5/2/23 TEU Read 2nd & Rerefer
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23
 Public Hearing Pursuant to F.S Sec 197.3632(4) - 5/23/23

READ 2ND & REREFER

28. [2023-0276](#) RESO Apv & Auth the Execution of an Economic Dev Agrmt btwn the City & Jinko Solar (U.S.) Industries, Inc. to Support the Expansion of the Company's Existing Manufacturing Facility located at 4660 POW-MIA Memorial Pkwy Within the City; Auth a 10-Yr REV Grant of \$2,300,000; Apv & Auth the Execution of Docs by the Mayor, or His Designee, & Corp Sec; Auth Appvl of Tech Amendments by the Executive Dir of 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) (Req of Mayor)
 4/25/23 CO Introduced: F
 5/2/23 F Approve 7-0

APPROVE

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

Chairman Bowman offered to facilitate visits to the Jinko facility by any council members interested in seeing the most automated manufacturing facility in the Southeast.

29. [2023-0278](#) ORD Apv & Auth the Mayor, or His Designee, & Corp Sec to Execute & Deliver an Amendment 4 to Lease Agrmt btwn the City & Cecil Field POW/MIA Memorial, Inc. to Extend the Term of the Lease to 3/31/43, to Extend the Commencement of Construction Deadline from Not Later than 6/30/24 to Not Later Than 6/30/29, & Certain Other Amendment as Set Forth in the Amendment 4 Auth Hereby; Providing for City Oversight by OED (Sawyer) (Req of Mayor)
4/25/23 CO Introduced: NCSPHS, F
5/1/23 NCSPHS Read 2nd & Rerefer
5/2/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23

READ 2ND & REREFER

30. [2023-0281](#) ORD-MC re Settlement of Pending Litigation Styled Jacksonville Branch of the NAACP, et al., v. City of Jacksonville, et al., Case # 3:22-CV-493-MMH-LLL, U.S. Dist Court for the Middle District of FL, re the City Council's Redistricting of City Council & School Board District Boundaries; Approp \$100,000.00 from General Fund Council Operating Contingency to the GCAD Judgments, Claims, & Losses - Other General Govt Svcs Activity to Prov Funding for Settlement of Pending Litigation; Apv & Ratifying a Settlement Agrmt Outlining the Terms of Settlement of Plaintiffs' Claims, Including Claims for Attorneys' Fees & Costs, in the Pending Litigation & Appellate Actions; Auth the General Counsel, or His Designee, to Take Further Action to Effectuate the Settlement Agrmt & Conclude the Litigation, Including Dismissal of the Pending Appellate Action, & to Take Actions Necessary to Carry Out the Intent of this Ord; Upon the Settlement Agrmt Effective Date, Apv a Redistricting Plan re City Council Districts, City Council Group At-Large Districts, & School Board Districts Based on the 2020 Census Data & the Settlement Agrmt Via Amendment to the Charter of the City; Amend the Charter to Attach District Boundary Descriptions for 14 City Council District Boundaries & 5 City Council Group At-Large Resident Area Boundaries Pursuant to the Settlement Agrmt Effective Date; Amend the City Charter to Designate the 7 School Board Districts Pursuant to the Settlement Agrmt Upon the Settlement Agrmt Effective Date; Prov an Index of Exhibits; Directing OGC to Forward to the Council Director & the Duval County School Board Chairman Written Notification of the Settlement Agrmt Effective Date; Directing the Chief of Legislative Svcs to Send a Copy of this Legislation to Municode Upon Receipt of Written Notification from OGC of the Settlement Agrmt Effective Date; Req 1-Cycle Emergency Passage; Prov a Prospective Effective Date for the Settlement Agrmt (Roberson) (Req of OGC)
4/25/23 CO Introduced: R, F
5/1/23 R Emergency/Approve 5-0
5/2/23 Emergency/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23

EMERGENCY/APPROVE

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

Phillip Peterson explained the emergency request. CM Salem commended the General Counsel attorneys working on the settlement agreement and outcome they produced. At the Chair's request, General Counsel Jason Teal described the process to close out the litigation, which requires approval by the trial court judge since the challenge was filed as a civil rights case. He noted that the plaintiffs retain the right to request the court to order that the 2026 School Board districts be contested in 2024, which the City opposes. He said it is normal in all redistricting processes for some residents to be represented by a City Council member or School Board member they did not elect for a period of several years until new elections take place.

Scrivener's

1. Pg. 3, line 1: strike "Section 18" and insert "Chapter 18"
2. Pg. 7, lines 13-14, 18, 23, and 27: strike "legal described by" and insert "the"
3. Pg. 9, line 13: strike "and" after "Date"
4. Pg. 9, line 18: strike "Pos-Enactment" and insert "Post-Enactment"
5. Pg. 9, line 24: insert "Date" after "Effective"

• The nature of the emergency is that the redistricting litigation created confusion and uncertainty regarding the legal boundaries of City Council and School Board Districts in the March 2023 election and the settlement would eliminate that confusion for the upcoming May election and beyond while also bringing this ongoing and expensive litigation to a close.

Public Comment

Carnell Oliver said the City's homeless population is growing. There are bills in the Florida Legislature that would make some affordable housing non-taxable and that will hurt the City budget. Everybody deserves decent, quality housing and the City needs to invest more.

John Nooney said he would be making another donation to the artificial reef trust fund. He wants to know if houses purchased using FEMA disaster mitigation funds are included in the affordable housing registry. He wants the house next door to his that was purchased using FEMA funds to be demolished and become a public park. He went to visit the 3 rowing club facilities on the Arlington River and Pottsburg Creek and said they demonstrate how important public access to waterways is.

Council Auditor's Office – Bill 2023-239: Avion MF Partners, LLC**Developer Name – Avion MF Partners, LLC (Corner Lot Development team)****Project Location – Duval Road, north of I-295 and west of Biscayne Boulevard****Workforce Housing –**

- **30% of the total units (but in no event less than 90 units) will be set aside as workforce housing units in order to be eligible for the annual REV grant payment**
- **The rental limits for the workforce housing units will be based on the 100% AMI level for 2022**
- **The rental limits will be locked in for the first four years and the annual increase will be limited to 2% thereafter**

Incentives Provided –

- **\$7,500,000 15-year 75% REV Grant**

Performance Schedule –

- **Commencement of construction by 12/31/2023**
- **Completion of construction by 12/31/2025**

Number of Jobs to be Created – N/A**Number of Jobs to be Retained – N/A****Capital Investment – \$65,000,000****Records Retention/Audit Clause – Yes****Clawback Language –**

- **In the event reporting requirements are not met in the time period specified in the agreement, the City will be entitled to withhold disbursement of the REV Grant**
- **If by 12/31/25, the Developer fails to invest the amounts listed below, the City funding will be reduced by the corresponding amount:**
 - **Fails to invest at least \$65,000,000 – REV grant reduced proportionately**
 - **Fails to invest at least \$58,500,000 – REV grant is terminated and any amounts paid to the Developer will be repaid to the City**
- **If the Developer fails the maintain a minimum of 90 Workforce Housing Units during any year of the REV Grant term, the City will be entitled to withhold disbursement of the REV Grant**

OED has calculated an ROI of 1.30 over a 15-year period**Waives the Public Investment Policy to authorize a REV grant for a project that does not create any new jobs and is not in a targeted industry**

Council Auditor's Office – Bill 2023-276: JinkoSolar Expansion**Developer Name – Jinko Solar (U.S.) Industries Inc.****Project Location – 4660 POW MIA Memorial Parkway (New World Ave)****Incentives Provided –**

- **\$2,300,000 10-year 50% REV Grant**

Performance Schedule –

- **Commencement of construction no later than 12/31/2023**
- **Completion of construction no later than 12/31/2026**

Number of Jobs to be Created – 250**Number of Jobs to be Retained – 274****Capital Investment – \$52,000,000****Records Retention/Audit Clause – Yes****Clawback Language –**

- **In the event reporting requirements are not met in the time period specified in the agreement, the City will be entitled to withhold disbursement of the REV Grant**
- **If by 12/31/26, the Developer fails to invest the amounts listed below, the City funding will be reduced by the corresponding amount:**
 - **Fails to invest at least \$46,800,000 – REV grant reduced proportionately**
 - **Fails to invest at least \$40,000,000 – REV grant is terminated and any amounts paid to the Developer will be repaid to the City**
- **If the Developer fails to create the 250 new jobs and maintain a total of 524 jobs for the length of the REV grant, the REV grant payment in that year is reduced proportionately**
- **If the Developer fails to create 200 new jobs by 12/31/26, the REV grant is terminated and any amounts paid to the Developer will be repaid to the City**

OED has calculated an ROI of 2.13 over a 10-year period**NOTE: The next regular meeting will be held Tuesday, May 16, 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 5.3.23 5:00 p.m.