

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes - Amended

Tuesday, February 21, 2023

9:30 AM

Council Chamber, 1st Floor, City Hall

Neighborhoods, Community Services, Public Health and Safety Committee

Randy DeFoor, Chair

Ron Salem, Pharm. D., Vice Chair

Michael Boylan

Tyrona Clark-Murray

LeAnna Cumber

Al Ferraro

Reggie Gaffney, Jr.

Legislative Assistant: Maritza Sanchez

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

Council Research: Richard Distel

Office of General Counsel: Mary Staffopoulos, Deputy

Administration: Rachel Zimmer

Meeting Convened: 9:32 AM

Meeting Adjourned: 11:48 AM

Rollcall

Present: 7 - Chair Randy DeFoor, Vice Chair Ron Salem, Council Member Michael Boylan, Council Member LeAnna Cumber, Council Member Al Ferraro, Council Member Tyrona Clark-Murray and Council Member Reggie Gaffney Jr.

Attendance:

CM Howland - 2023-46, 2023-47, & 2023-54

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. [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: Etab 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. [2023-0045](#) ORD Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver the 1st Amendment to Lease Agrmt btwn COJ & S.O.C.K. Outstanding Students (S.O.S.) Academy, Inc. for Charter Middle School, to Allow for the Continued Lease of a Portion of the Mary Lena Gibbs Community Center Complex, Located at 6974 Wilson Blvd, Jax, FL 32210, by S.O.C.K. Outstanding Students (S.O.S.) Academy, Inc.; Waiving the Provisions of Sec 126.202 (Competitive Sealed Bid), Pt 2 (Supplies, Contractual Services & Capital Improvements), Ch 126 (Procurement Code), Ord Code, to Allow for the Continued Operation of a Charter Middle School at the Premises Without the Necessity of a Competitive Sealed Bid; Prov for Oversight by Parks, Rec & Community Svcs (Staffopoulos) (Introduced by CP at Req of Mayor)
1/24/23 CO Introduced: NCSPHS, R, F
2/6/23 NCSPHS Read 2nd & Rerefer
2/6/23 R Read 2nd & Rerefer
2/7/23 F Read 2nd & Rerefer
2/14/23 CO PH Read 2nd & Rerefer
2/21/23 NCSPHS Approve 7-0
2/21/23 R Approve 6-0
2/22/23 F Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/14/23

APPROVE

Aye: 7 - DeFoor, Salem, Boylan, Cumber, Ferraro, Clark-Aye: Murray and Gaffney Jr.

Daryl Joseph, Parks Director, explained the terms of the lease agreement for an office, storage area, gym and a portion of the property at the Mary Lena Gibbs Community Center Complex. This bill extends the lease term for an additional 30 years, until the last day of the school year in 2052. Mr. Joseph said that the extended term is related to financing for facility improvement investments on the part of the school. The lease terms also specify that the S.O.C.K. Outstanding Students (S.O.S.) Academy, Inc. remain a DCPS certified charter school.

CM Boylan asked about rent increases, but the rent will not be changed. The monthly rent is \$2008.38, to be deposited into the SOS Academy Special Revenue Fund and expended for the purpose of maintenance, capital improvements, equipment and renovations for Parks located in Council District 10.

CM DeFoor asked if the lease serves as security on financing arrangements, and what the funds will be used to improve.

Mr. Ansley, S.O.C.K. Outstanding Students (S.O.S.) Academy, Inc Board Member, explained that the funds will go towards new portable classroom units and grounds improvements.

CM Ferraro asked about school performance and if that is connected to the lease. Mr. Ansley said that there are 143 students, with a capacity for 300, and that their school rating is a "C". Mr. Joseph said that performance is not connected to the lease in any way. CM Cumber asked about methods to increase enrollment, and Mr. Ansley said that COVID impacted their numbers but the hope is that the enrollment will increase in the next few years.

Scrivener's

Pg. 1, line 16: correct spelling to "Academy"

• **Authorizes the First Amendment to the Lease Agreement between the City and S.O.C.K.**

Outstanding Students (SOS) Academy to:

1) revise the lease term to a term beginning June 1, 2022 through the last day of the school year, 2052 and

2) allow the Tenant to sublet the leased premises upon written approval of the City

• **Waives Code Sec. 126.202 (Competitive Sealed Bid) to allow S.O.C.K Outstanding Students (SOS) Academy to continue to offer a charter middle school at the leased premises without the necessity of a competitive sealed bid**

4. [2023-0046](#) ORD Auth the Mayor to Apply to the FL Inland Navigation Dist (FIND) for 2023 Grants to Undertake Specified Waterways-Related Projs; Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver All Grant Agrmts btwn the City & FIND, as well as All Docs Related to Such Grants; Acknowledging Willingness to Meet Funding Requirements; Prov for City Oversight by Parks, Rec & Community Svcs (Staffopoulos) (Introduced by CP at Req of Mayor) (JWC Apv)

1/24/23 CO Introduced: NCSPHS, F, JWC

2/6/23 NCSPHS Read 2nd & Rerefer

2/7/23 F Read 2nd & Rerefer

2/14/23 CO PH Read 2nd & Rerefer

2/21/23 NCSPHS Approve 7-0

2/22/23 F Approve 6-0

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/14/23

Contact:

Daryl Joseph

APPROVE

Aye: 7 - DeFoor, Salem, Boylan, Cumber, Ferraro, Clark-Aye: Murray and Gaffney Jr.

Daryl Joseph, Parks Director, explained the FIND process and the selected projects. CM Howland talked about the role of the Jacksonville Waterways Commission in project selection. CM Clark-Murray asked about the competition for grants and about the backup projects listed. Mr. Joseph said the alternative projects are chosen just in case one of the first four is not accepted.

- **Authorizes application to the Florida Inland Navigation District (FIND) for the following 2023 grants:**
 - **Oak Harbor Boat Ramp Bulkhead - Construction (CD 13): \$800,000**
 - **St. Johns Marina Boardwalk - Construction (CD 5): \$600,000**
 - **Sisters Creek Dock Extension & Bathhouse - Design (CD 2): \$350,000**
 - **Downtown Dredging - Design (CD 5 & 7): \$250,000**
- **Identifies the following alternative projects, in priority order, as replacement recommendations if any of the projects are removed from the list above:**
 - **Mandarin Park Boat Ramp Expansion – Design (CD 6): \$200,000**
 - **Joe Carlucci Boat Ramp Fishing Pier – Design (CD 2): \$125,000**
 - **Trout River Fishing Bridge North Pier – Design (CD 8): \$175,000**
 - **Wayne B. Stevens Boat Ramp Dock Improvements – Design/Build (CD 14): \$75,000**

5. [2023-0047](#) ORD Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver that Certain Agrmt btwn COJ & Jacksonville Offshore Sports Fishing Club Inc. for Use of the William “Bill” Gulliford, Jr. Community Center, Located at David Wayne Pack Park, 4875 Ocean St, Jax, FL 32233 for a 3 Yr Term; Prov for Oversight by Parks, Rec & Community Svcs (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsors CMs Clark-Murray & Diamond) (JWC Apv)
1/24/23 CO Introduced: NCSPHS, F, JWC
2/6/23 NCSPHS Read 2nd & Rerefer
2/7/23 F Read 2nd & Rerefer
2/14/23 CO PH Read 2nd & Rerefer
2/21/23 NCSPHS Approve 7-0
2/22/23 F Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/14/23

APPROVE

Aye: 7 - DeFoor, Salem, Boylan, Cumber, Ferraro, Clark-Aye: Murray and Gaffney Jr.

Daryl Joseph explained the bill and the agreement with the Jacksonville Offshore Sports Fishing Club Inc. The group has operated in Mayport since 1988, previously out of a trailer by the boat ramp. The fishing club may now utilize the newly constructed William "Bill" Gulliford Community Center for meetings and events, and will be responsible for liability insurance, and the set up and clean up for the space they use. CVP Salem asked if the community center will still have public space available. Mr. Joseph said that the fishing club will have use of the space for club meetings twice a month that will be open to the public.

Scrivener's

1. Pg. 1, line 26, strike "Sport" and insert "Sports"
2. Pg. 2, line 3, after "Opportunity" insert "to"

• **Initial lease term is for 3 years at a rate of \$1 per year, with two additional 3 year renewal options**

6. [2023-0049](#) ORD Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, that Certain License Agrmt btwn the City & Lutheran Services Florida, Inc. for Head Start Prog at Moncrief Senior Center for Comprehensive Childhood Dev for Use of the Moncrief Senior Center Located at 5713 Teeler Ave, Jax, FL 32208 for a Term Beginning 11/2/22 & Continuing Through 7/30/33 for the Operation of an Early Childhood Dev Center (Duval County Head Start Prog Svcs); Prov Further Auth; Prov for Oversight by Parks, Rec & Community Svcs (Staffopoulos) (Introduced by CP at Req of Mayor) (Co-Sponsors CMs Clark-Murray & Pittman)
1/24/23 CO Introduced: NCSPHS, F
2/6/23 NCSPHS Read 2nd & Rerefer
2/7/23 F Read 2nd & Rerefer
2/14/23 CO PH Read 2nd & Rerefer
2/21/23 NCSPHS Amend/Approve 6-0
2/22/23 F Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/14/23

AMEND/APPROVE

Phillip Peterson, Auditor's Office, explained the amendment.

Daryl Joseph, Parks Director, explained the project and how it will increase the number of children served in the Head Start program at that location.

Maria McNair, Head Start Program Director - Lutheran Services, spoke about the Head Start program. Head Start is a federally funded birth-to-5 comprehensive early childhood development program for low income and/or children with special needs, in foster care or experiencing homelessness, and their families. This renovation project will outfit the Moncrief Senior Center facility with 3 classrooms, a therapy room, a kitchen for meals, office space for staff and educators and a new playground to serve a total of 54-60 children (currently 37 students served out of an apartment unit in the nearby Fairway Oaks Apartments). The Moncrief Senior Center is no longer being used for senior activities, as it was relocated to a new location. Ms. McNair noted that the children in the program will live proximal to the facility, most from the public housing that is adjacent.

Aye: 6 - DeFoor, Salem, Boylan, Cumber, Clark-Murray and Gaffney Jr.

AMENDMENT

- 1. Correct license term to begin on the effective date of the agreement and end July 30, 2033, with one 5-year extension option**
- 2. Strike language regarding additional contribution by the Licensee**
- 3. Correct scrivener's errors**
- 4. Place revised license agreement on file to:**
 - a. Correct license term to begin on the effective date of the agreement**
 - b. Correct federal funding grant amount to \$208,000**
 - c. Include Council Auditor's Office within audit rights language**
 - d. Correct scrivener's errors**

- Authorizes a license agreement with Lutheran Services Florida (Licensee) for operation of the Head Start program at the Moncrief Senior Center located at 5713 Teeler Avenue for an initial term beginning on the effective date of the agreement and ending July 30, 2033 with one additional 5-year renewal option**
- Licensee has been awarded federal funding of \$208,000 for the renovation of the Moncrief Senior Center**
- The City will contribute \$80,000 toward the renovations, specifically ADA upgrades to the building, and this will be funded from the Countywide Parks & Recreation Projects CIP project**
- Licensee will be responsible for ongoing maintenance of the licensed premises, day to day operational costs, and telephone, computer, or other communication facilities**
- The City will be responsible for capital maintenance and repair and utilities**

7. [2023-0050](#) ORD Approp Grant Funds in the Amt of \$85,000.00 from the National Highway Traffic Safety Administration, thru the FDOT, to Estab the JSO Impaired Driving Enforcement Proj; Prov for Oversight By the JSO Patrol Support Div (B.T. 23-035) (Staffopoulos) (Introduced by CP at Req of Sheriff) (Co-Sponsor CM Clark-Murray)
1/24/23 CO Introduced: NCSPHS, F, TEU
2/6/23 NCSPHS Read 2nd & Rerefer
2/7/23 F Read 2nd & Rerefer
2/7/23 TEU Read 2nd & Rerefer
2/14/23 CO PH Read 2nd & Rerefer
2/21/23 NCSPHS Approve 7-0
2/22/23 F Approve 6-0
2/22/23 TEU Approve 4-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23

APPROVE

Aye: 7 - DeFoor, Salem, Boylan, Cumber, Ferraro, Clark-Aye: Murray and Gaffney Jr.

Bill Clement, JSO, explained this appropriation and how it will be used. The funds will go toward the Impaired Driving Enforcement Project, in an effort to decrease the percentage of impaired-driving fatalities and crashes throughout the city.

CM Cumber asked how many checkpoints this funding will provide for, and for more specifics on the enforcement project. Lt. Kenneth Lamb, JSO's specialized traffic enforcement unit, spoke about the funding and how it will cover staffing overtime for impaired-driving checkpoints and necessary equipment. CM Boylan asked about performance metrics to measure the project's success. Lt. Lamb said the goal is to educate the public and encourage safe driving practices, not to reach a goal of a certain amount of tickets or arrests.

CM DeFoor noted that Duval County ranks highest in the state for DUIs, and she asked if JSO has enough staff to address the issue. Lt. Lamb said he works with the staff he has available, but that more staff would be an asset particularly in such a geographically large city.

- Funds will be used for overtime salaries and benefits for law enforcement officers, running lights for unmarked vehicles, and maintaining a message board**

8. [2023-0051](#) ORD Approp Grant Funds in the Amt of \$90,000.00 from the National Highway Traffic Safety Administration, thru the FDOT, to Estab the JSO Speeding & Aggressive Driving Proj; Prov for Oversight by the JSO, Patrol Support Div (B.T. 23-036) (Staffopoulos) (Introduced by CP at Req of Sheriff)
1/24/23 CO Introduced: NCSPHS, F, TEU
2/6/23 NCSPHS Read 2nd & Rerefer
2/7/23 F Read 2nd & Rerefer
2/7/23 TEU Read 2nd & Rerefer
2/14/23 CO PH Read 2nd & Rerefer
2/21/23 NCSPHS Approve 7-0
2/22/23 F Approve 6-0
2/22/23 TEU Approve 4-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23

APPROVE

Aye: 7 - DeFoor, Salem, Boylan, Cumber, Ferraro, Clark-Aye: Murray and Gaffney Jr.

Bill Clement, JSO, explained the bill. CM Cumber asked if this project is intended to address issues with drag racing in the city. Lt. Lundquist said that this funding will cover overtime and equipment to reduce aggressive driving and speeding by putting more staffing in highly affected areas. CVP Salem asked about methods for citizens to report aggressive drivers. Lt. Lundquist said in those circumstances the citizen may call the non-emergency JSO number. CM DeFoor asked about staff shortages and JSO retention. CM Boylan suggested the creation of a one page information sheet with guidelines for reporting aggressive driving incidents.

- **Funds will be used for overtime salaries and benefits for law enforcement officers, and to procure radar and laser equipment**

9. [2023-0054](#) ORD Auth the Mayor & Corp Secretary to Execute a 4th Amendment to the Contract With JU to Renew the Contract for a 4th Add'l Yr for the Continuing Manatee Protection Studies for FY 22-23, Subj to Appropriation by City Council; Prov for Oversight by the Planning & Dev Dept (Grandin) (Introduced by CM Howland) (Co-Sponsors CMs Clark-Murray & Morgan) (JWC Apv)
1/24/23 CO Introduced: NCSPHS, F, JWC
2/6/23 NCSPHS Read 2nd & Rerefer
2/7/23 F Read 2nd & Rerefer
2/14/23 CO PH Read 2nd & Rerefer
2/21/23 NCSPHS Approve 7-0
2/22/23 F Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23

APPROVE

Aye: 7 - DeFoor, Salem, Boylan, Cumber, Ferraro, Clark-Aye: Murray and Gaffney Jr.

Eric Hinton, Planning Department, explained the bill and the changes in scope in the contract. CM Howland spoke on behalf of the bill and the manatee protection studies.

• **The fiscal year 2022/23 budget includes funding of \$90,000 for continued manatee protection studies**

10. [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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

READ 2ND & REREFER

11. [2023-0083](#) ORD Approp \$900,000 from the Lasalle St Outfall - DM Other Construction Costs Acct to the Lasalle St Outfall - DM Land Acct to Prov Funding for Acquisition by the City of a 0.12± Acre Parcel Located at 936 Lasalle St, Jax, FL (R.E. # 080493-0000) in Council District 5, to be Used for Construction of the Lasalle St Pump Station; Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver that Certain Purchase & Sale Agrmt btwn the City & Arben Daragjati, & all Closing & Other Docs Relating Thereto, & to Otherwise Take all Necessary Action to Effectuate the Purposes of the Agrmt to Purchase the Subj Propty at the Negotiated Purchase Price of \$900,000; Prov for Oversight of Acquisition of the Propty by the Real Estate Div of Public Works & Thereafter by Public Works; Req 1 Cycle Emergency Passage (B.T. 23-044) (Staffopoulos) (Introduced by CP at Req of Mayor)
2/14/23 CO Introduced: NCSPHS, F, TEU
2/21/23 NCSPHS Emergency/Amend/Approve 7-0
2/22/23 F Emergency/Amend/Approve 6-0
2/22/23 TEU Emergency/Amend/Approve 4-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

EMERGENCY/AMEND/APPROVE

Phillip Peterson explained the emergency and the amendment.

CVP Salem asked about the purchase price for the property, which is above the appraised value, and he asked about eminent domain.

Steve Long, Public Works, spoke about how this project relates to resiliency, and he said that the purchase price is less than the City would pay than if the property was acquired by eminent domain.

Aye: 7 - DeFoor, Salem, Boylan, Cumber, Ferraro, Clark-Murray and Gaffney Jr.

AMENDMENT

- 1. Attach revised Exhibit 3 (Purchase Agreement) to include referenced exhibits**
- 2. Amend bill title to reflect CIP amendment**

- **The City's appraised value for the subject property is \$480,000, but the seller will not accept less than \$900,000**
- **Nature of the emergency is that the seller has requested that closing on the property occur as soon as possible**

- 12. [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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

READ 2ND & REREFER

13. [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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

READ 2ND & REREFER

14. [2023-0086](#) ORD Apv, & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver, For & On Behalf of the City, that Certain Lease & Use Agrmt btwn the City & Lutheran Services Florida, Inc. for Construction & Operation of a Therapeutic Early Learning Center in Victory Park, Located at 3781 University Club Blvd, Jax, FL 32277 for a Term Beginning on the Effective Date of the Agrmt & Continuing Through 9/30/53; Prov Further Auth; Prov for Oversight by Parks, Rec & Community Svcs; Req 1 Cycle Emergency Passage (Staffopoulos) (Introduced by CP at Req of Mayor)
2/14/23 CO Introduced: NCSPHS, F
2/21/23 NCSPHS Emergency/Approve 7-0
2/22/23 F Emergency/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

EMERGENCY/APPROVE

Phillip Peterson explained the emergency, which is due to a deadline for the funds to be encumbered on or before March 1, 2023.

Daryl Joseph, Parks Director, described the project and the lease agreement. Ms. McNair, LSF, explained the concept of a therapeutic learning center. She described the need for mental health and family wraparound services for children in their program, and the impact of COVID school closures on children. When fully constructed, the center will house eight Head Start classrooms, with accompanying age-appropriate playgrounds, plus a therapy room, a multi-purpose training and meeting room, indoor STEM exploration space and a clinic.

CVP Salem asked about additional City financial obligations. Mr. Joseph said that after construction, the City will be responsible for maintenance and utilities.

CM Boylan asked if the facility will have a playground. Mr. Joseph said there will be two for the learning center, and a separate one in Victory Park.

Aye: 7 - DeFoor, Salem, Boylan, Cumber, Ferraro, Clark-Murray and Gaffney Jr.

Scrivener's

Pg. 2, line 29: correct spelling to "obligations"

- Authorizes a lease and use agreement with Lutheran Services Florida (Lessee) for construction and operation of a therapeutic early learning center for Head Start programming to be located in Victory Park at 3781 University Club Blvd. for an initial term beginning on the effective date of the agreement and ending September 30, 2053 with one additional 5-year extension option at a rate of \$1 per year
- The total project costs are estimated at \$3,856,151.20
- The City appropriated CDBG funding of \$749,250.06 toward the project through Ord. 2022-362-E and the remainder will be funded by federal and state grants
- Lessee shall commence construction of the Victory Park Early Learning Center on or before January 1, 2024 and complete construction within 15 months of commencement
- Lessee will be responsible for construction of the facility, providing furniture, fixtures, and equipment, all ongoing programming expenses, regular facility cleaning, and all security system and communication charges
- The City will be responsible for major maintenance and repair of the Center, water and electric utilities costs, mowing and landscaping of the grounds, and landscaping the exterior of the building
- The nature of the emergency is that the Lessee is required to receive a commitment from the City by March 1, 2023 in order to retain the federal grant funding for the project

15. [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 Paring 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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

READ 2ND & REREFER

16. [2023-0088](#) ORD Apv & Auth the CEO of the DIA, or Her Designee, to Execute a Redev Agrmt Btwn the DIA & Lofts at Cathedral, Ltd., to Support the Renovation & Rehabilitation by Developer of a Historic Bldg at 325 E. Bay St; Auth 3 Downtown Preservation & Revitalization Prog (DPRP) Loans, in an Aggregate Amt Not to Exceed \$2,398,400.00, to the Developer in Connection with the Proj, to Be Approp by Subsequent Legislation; Waiving the DPRP Guidelines to Auth a 16-Yr Loan term For the DPRP Deferred Principal Loan; Amend the Home Investment Partnership (HOME) & State Housing Investment Partnership (SHIP) Loan Modification Terms Appvd by the City Council Pursuant to Ord 2017-849-E, As Amended by Ord 2019-855-E, & Auth the Execution of Subordination Agrmts Relating Thereto; Desig the DIA As Contract Monitor For the Agrmts; Prov For Oversight of the Proj by the DIA; Auth the Execution of All Docs Relating to the Above Agrmt & Transactions, & Auth Technical Changes to the Docs; Req 1 Cycle Emergency Passage (Sawyer) (Introduced by CP Freeman)
2/14/23 CO Introduced: NCSPHS, R, F
2/21/23 NCSPHS Emergency/Amend/Approve 6-1 (Cumber)
2/21/23 R Emergency/Amend/Approve 6-0
2/22/23 F Emergency/Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

EMERGENCY/AMEND/APPROVE

Phillip Peterson, Auditor's Office, explained the emergency and amendment.

CM Cumber asked why this is an emergency, and about the developer's equity in this project.

Steve Kelley, DIA, spoke about how this project renovates an historic building and creates mixed income housing units. He explained that the DPRP Guidelines are waived to permit the Deferred Principal Loan to extend for 16 years, exceeding the normal limit of 10 years because of the need to meet the underwriting requirements of the Florida Housing Finance Corporation for developments utilizing low-income housing tax credits. For this project, the historical former YWCA building on East Duval Street will be renovated and an adjacent new building will be constructed to provide a total of 120 multi-family, mixed-income dwelling units, of which 84 units will be rent restricted to be affordable to persons with incomes of 80% or less of the area median income.

CM Cumber questioned how many low income units are needed downtown, and she asked about a guarantee that the YWCA will be restored and not demolished if issues arise during renovations. Steve Diebenow said that state funds are not tied to renovation of the historic building, but do require a certain number of units overall. CM Cumber asked about the value of the tax abatement for the developer.

The emergency passed with a 6-1 vote, CM Cumber in opposition.

CVP Salem proposed a floor amendment that would revise DPRP amounts to \$926,185 for the HPRR Forgivable Loan, \$800,635 for the CCR Forgivable Loan, and \$671,580 for the Deferred Principal Loan. The committee approved the floor amendment, and all of the amendments will be rolled into one.

Aye: 6 - DeFoor, Salem, Boylan, Ferraro, Clark-Murray and Gaffney Jr.

Nay: 1 - Cumber

AMENDMENT

- 1. Revise DPRP amounts to \$926,185 for the HPRR Forgivable Loan, \$800,635 for the CCR Forgivable Loan, and \$671,580 for the Deferred Principal Loan**
- 2. Correct project address to 325. E. Duval Street and include address for new construction improvements**
- 3. Correct repayment date for Deferred Principal Loan to 16 years from payment**
- 4. Attach revised Exhibit 1 to include DIA Res. 2022-12-03**
- 5. Correct exhibit reference to amended HOME and SHIP Loan Modification Terms and attach as a new Exhibit 2**
- 6. Correct scrivener's error**
- 7. Place revised Redevelopment Agreement on file to:**
 - a. Revise DPRP amounts to \$926,185 for the HPRR Forgivable Loan, \$800,635 for the CCR Forgivable Loan, and \$671,580 for the Deferred Principal Loan**
 - b. Include deadline to execute agreement within 30 days of bill effective date**
 - c. Fill in DPRP funding category minimums in chart**
 - d. Clarify that semi-annual interest payments will be due on the AHS Loan**
 - e. Revise language to reflect AHS Loan repayments will be deposited in the Northbank CRA Fund**
 - f. Revise Exhibit A (Project Parcel description) to include address for New Construction Improvements**
 - g. Revise Exhibit C (Loan Disbursement Form) to include payment request for AHS Loan**
 - h. Correct scrivener's errors**

- Waives the Downtown Preservation and Revitalization Program (DPRP) Guidelines to authorize a term of 16 years instead of 10 years for the Deferred Principal Loan**
- The nature of the emergency is that executed City agreements are needed prior to the Developer's construction financing closing, which must be completed prior to the Florida Housing Finance Corporation deadline of March 10, 2023**

NOTE:

Based on the proposed DPRP funding structure, this project does not meet the minimum ROI of 0.50 required by the DPRP Guidelines.

17. [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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

READ 2ND & REREFER

18. [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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

READ 2ND & REREFER

19. [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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

READ 2ND & REREFER

20. [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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

READ 2ND & REREFER

21. [2023-0115](#) ORD Approp Federal Grant Funds in the Amt of \$311,823.40 from the CDC, Through the FL Dept of Health, to JFRD, for the Coordinated Opioid Response (CORE) Prog, a Community-Based Intervention Prog that Will Implement a Network of Providers for the Care, Treatment, & Recovery of Individuals Suffering from Substance Use Disorder; Prov for Oversight by JFRD; Req 1 Cycle Emergency Passage (B.T. 23-057) (Staffopoulos) (Introduced by CP at Req of Mayor)
2/14/23 CO Introduced: NCSPHS, F
2/21/23 NCSPHS Emergency/Amend/Approve 6-0
2/22/23 F Emergency/Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/28/23

EMERGENCY/AMEND/APPROVE

Phillip Peterson, Auditor’s Office, explained the emergency and amendment.

Chief Castleman, JFRD, explained that this program is separate from Project Save Lives. He said that the CORE program will target individuals suffering from substance use disorder who are otherwise not receiving the services and treatment that they need to restore their lives, and it will address the gaps and barriers that exist currently regarding treatment.

Aye: 6 - DeFoor, Boylan, Cumber, Ferraro, Clark-Murray and Gaffney Jr.

AMENDMENT

1. Attach Grant Letter and Scope of Work as new Exhibit in accordance with Ordinance Code Section 117.107(2)

2. Attach revised Exhibit 1 (BT) to include signatures from MBRC as required by Ordinance Code 106.301

- **The grant funds will be used to pay for JFRD's obligations to the CORE program, including salaries and benefits, 3 fleet vehicles, and computer hardware, software and equipment**
- **Nature of the emergency is that grant funding for the CORE program expires on June 30, 2023, and the dollars are needed to fund JFRD's obligations for the program**

Council Auditor's Office - Bill 2023-88: Lofts at Cathedral

Project Summary

- **Historic Improvements to be located at 325 E. Duval Street (former YWCA/Community Connections Building) will create approximately 28 units of housing**
- **New Construction Improvements to be located at 327 E. Duval Street will create approximately 92 units of housing**
- **Of the 120 total units, 84 units will be affordable with rent limits at 80% or less of AMI (area median income)**
- **Estimated total development costs of \$39,000,000**
- **Of the \$39 million, the Historic Improvements component has total development costs of \$7,235,489 and a total construction budget of \$5,449,720**

Proposed City Funding

- **Total DPRP Loans of \$2,398,400 (Historic Improvements):**
 - **CCR Forgivable Loan - \$1,029,100**
 - **HPRR Forgivable Loan - \$889,600**
 - **Deferred Principal Loan - \$479,700 (Note: waiving the DPRP Guidelines to provide a 16-year payback instead of 10-year payback term)**

Previously Approved City Funding

- **DIA Affordable Housing Support (AHS) Loan - \$625,000 loan with a 20-year term, 1% interest payable semi-annually, and principal due at maturity; funded from the Downtown Northbank CRA**
- **Jacksonville Housing Finance Authority Gap Loan - \$2,500,000 loan with a 20-year term, 1% interest payable semi-annually, and principal due at maturity**

HOME and SHIP Loan Subordination

- **There is a SHIP (State Housing Initiatives Partnership) Loan of \$134,279.91 and HOME (HOME Investment Partnerships Program) Loan of \$235,200 currently outstanding on the 325 E. Duval Street property**
- **The terms of the HOME and SHIP Loans as previously approved by Ord. 2019-855-E are being revised to modify the City's lien position to be subordinate to any conventional lender and any governmental lender as approved by the City (i.e. will be in last position after senior financing, JHFA Loan, AHS Loan, and DPRP funding)**

Project Timeline

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

Clawbacks

- **Withholding of DPRP and AHS Loans if reporting requirements are not met or taxes are not paid**
- **Funding is subject to repayment if the property is sold within 5 years of disbursement (HPRR and CCR Loans), 16 years of disbursement (Deferred Principal Loan), and 20 years of disbursement (AHS Loan)**

ROI

• **DIA has calculated ROIs of 0.50 (Historic Improvements) and 7.64 (New Construction Improvements) over a 20-year period, based on a proposed adjustment to the DPRP funding structure that DIA will be recommending. The ROI calculation does not include the \$2,500,000 loan from the Jacksonville Housing Finance Authority.**

Public Comment:

Mr. Nooney spoke about waterway issues, FIND grants and Pottsburg Creek.

Mr. Oliver talked about affordable housing, universal housing vouchers, and small business assistance from the City.

NOTE: The next regular meeting will be held Monday, March 6, 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.

Amended Minutes: Colleen Hampsey, Council Research

CHampsey@coj.net 904.255.5151

Posted: 2.27.23 5:00 pm