

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, April 4, 2023

2:00 PM

Council Chamber, 1st Floor, City Hall

Transportation, Energy & Utilities Committee

*Ju'Coby Pittman, Chair
Joyce Morgan, Vice Chair
Matt Carlucci
LeAnna Cumber
Aaron Bowman
Randy DeFoor
Reggie Gaffney, Jr.*

*Legislative Assistant: Steven Libby
Council Auditor's Office: Edward Linsky
Council Research: Jeff Clements
Office of General Counsel: Carla Lopera
Administration: Rachel Zimmer
Planning Dept.: Laurie Santana*

Meeting Convened: 2:04 PM

Meeting Adjourned: 2:48 PM

Present: 7 - Chair Ju'Coby Pittman, Vice Chair Joyce Morgan, Council Member Matt Carlucci, Council Member LeAnna Cumber, Council Member Aaron Bowman, Council Member Randy DeFoor and Council Member Reggie Gaffney Jr.

Attendance:

Ed Linsky – Council Auditor’s Office; Merriane Lahmeur and Steven Libby – Legislative Services Division; Carla Lopera – General Counsel’s Office; Jeff Clements – Council Research Division; Eric Grantham – Public Information Office; Charles Moreland, Rachel Zimmer, Ryan Murphy – Mayor’s Office

Jacksonville Aviation Authority Presentation

Mark VanLoh, CEO of the Jacksonville Aviation Authority (JAA), said all 4 airports are doing very well. Travel in February set a record for most passengers ever flying out of Jacksonville International Airport in a month and March looks to be the same pace. Work is ongoing at JIA at the TSA checkpoint area at night, trying to minimize inconvenience to travelers during the day. Those improvements will double the speed of passenger screening when completed. The JAA just had a groundbreaking at Cecil Field for another new Boeing facility. Employment is growing at the airports and they are having good success at hiring, unlike lots of other employers in the current economy. Council Member Carlucci praised the traveling experience through JIA. Council Member DeFoor asked about the authority’s finances and direct flight cities. Mr. VanLoh said revenue this year is exceeding budget and a number of new non-stop cities have been added in the last year. Phoenix, San Francisco and Seattle are the target cities for additional non-stop service, and Jacksonville is the largest city on the US east coast that does not have direct service to London, which is the top international target. Council Member Bowman noted that modifications are being made to the Florida Air National Guard base at JIA to accommodate F-35 aircraft, the top US fighter jet replacing the current generation of F-15s. Mr. Bowman also said that the Tourist Development Council at its last meeting allocated \$1 million for marketing and promotion to assist in developing non-stop flights from JIA to the United Kingdom. In response to a question from Chairwoman Pittman, Mr. VanLoh said that the JAA is rigorous in training its employees on cyber security.

Florida Department of Transportation Presentation-

Nathan Pick in the public information office of FDOT District 2 gave a report on ongoing and upcoming projects in Jacksonville. The huge I-95/I-10 interchange project will be done later this year. Moncrief Creek bridge reconstruction will be done this spring. I-10/US 301 interchange improvements will be done by the end of the year. New projects beginning this year include: Arlington Expressway resurfacing and service road and pedestrian improvements; Edgewood Avenue lighting improvements; I-295 from Beach Boulevard to Butler Boulevard repaving and widening starts this summer; I-95 from Baymeadows to Butler Boulevard widening and interchange improvements; Edgewood Avenue south improvements will start in late summer; Butler Boulevard and Kernan Boulevard interchange improvements are underway; an I-95 and Martin Luther King Jr. Expressway interchange project will start later in the summer; lighting improvements on Lem Turner Road from I-95 to Edgewood Avenue will start later this year. In all, over \$600 million in new construction and maintenance projects will be started in Jacksonville in 2023.

Item/File No.

Title History

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

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

At the request of CM Carlucci, CM Cumber said she would give an overview of the bill at the next meeting.

3. [2023-0175](#) ORD Closing & Abandoning &/or Disclaiming an Opened & Improved Portion of the Walnut St R/W, Estab in the Plat of New Springfield, as Recorded, at the Req of Setzer’s Warehousing Corporation, Inc., Subj to Reservation unto JEA of an All Utilities, Facilities & Access Easement Over the Closure Area; Prov for Appvl Subj to Conditions (Dist. 7 - Gaffney, Jr.) (Staffopoulos) (Req of Mayor)
3/14/23 CO Introduced: TEU
3/21/23 TEU Read 2nd & Rerefer
3/28/23 CO PH Read 2nd & Rerefer
4/4/23 TEU PH Approve 7-0
TEU PH Pursuant to Sec 336.10, F.S. - 4/4/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/28/23

PH APPROVE

Aye: 7 - Pittman, Morgan, Carlucci, Cumber, Bowman, DeFoor and Gaffney Jr.

• Closure requested in order to use the area for applicant’s business

4. [2023-0176](#) ORD Closing & Abandoning &/or Disclaiming an Unopened & Unimproved Portion of the Stevens Ave R/W, Estab in the John M. Stevens Subdivision Plat, as Recorded, at the Req of Jax Edgewood Partners, LLC, Subj to Reservation unto the City of an All Utilities & Facilities Easement Over the Entire Closure Area & Reservation unto JEA of an All Utilities & Facilities Easement Over the Southerly 60 Ft of the Closure Area; Prov for Appvl Subj to Conditions (Dist. 9 - Clark-Murray) (Staffopoulos) (Req of Mayor)
3/14/23 CO Introduced: TEU
3/21/23 TEU Read 2nd & Rerefer
3/28/23 CO PH Read 2nd & Rerefer
4/4/23 TEU PH Approve 7-0
TEU PH Pursuant to Sec 336.10, F.S. - 4/4/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/28/23

PH APPROVE

Aye: 7 - Pittman, Morgan, Carlucci, Cumber, Bowman, DeFoor and Gaffney Jr.

• Closure requested to increase the setback for the construction of a light industrial commerce center

5. [2023-0177](#) ORD Closing & Abandoning &/or Disclaiming a Drainage Easement Estab by Ord 2022-263-E, as Recorded, at the Req of Jax Edgewood Partners, LLC; Prov for Appvl Subj to Conditions (Dist. 9 - Clark-Murray) (Staffopoulos) (Req of Mayor)
3/14/23 CO Introduced: TEU
3/21/23 TEU Read 2nd & Rerefer
3/28/23 CO PH Read 2nd & Rerefer
4/4/23 TEU PH Approve 7-0
TEU PH Pursuant to Sec 336.10, F.S. - 4/4/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/28/23

PH APPROVE

Aye: 7 - Pittman, Morgan, Carlucci, Cumber, Bowman, DeFoor and Gaffney Jr.

- **Closure requested to increase the setback for the construction of a light industrial commerce center**

6. [2023-0178](#) ORD Closing & Abandoning &/or Disclaiming 7 Unopened, Unimproved & Unnamed R/W of the Unrecorded Plat of Dinsmore Company's Official Map of Dinsmore & Dinsmore Farms, Prepared Aug 1933, Under Direction of Robert M. Angas, Civil Engineer, all in Duval County, FL, at the Req of Plummer JV, LLC, Subj to Reservation unto JEA of an All Utilities, Facilities, & Access Easement Over a Portion of the Closure Area as More Specifically Described Herein; Prov for Appvl Subj to Conditions (Dist. 8 - Pittman) (Staffopoulos) (Req of Mayor)
3/14/23 CO Introduced: TEU
3/21/23 TEU Read 2nd & Rerefer
3/28/23 CO PH Read 2nd & Rerefer
4/4/23 TEU PH Approve 7-0
TEU PH Pursuant to Sec 336.10, F.S. - 4/4/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/28/23

PH APPROVE

Aye: 7 - Pittman, Morgan, Carlucci, Cumber, Bowman, DeFoor and Gaffney Jr.

- **Closure requested for the construction of a residential development to be known as "Plummer Darby"**

7. [2023-0179](#) ORD Approp Grant Funds in the Amt of \$814,375.00 from the FL Dept of Management Svcs, Through Its Pre-Paid Wireless Next Generation 911 (NG911) State Grant Prog, to JSO to Implement the NG-911 Routing Proj; Prov for Oversight by JSO (B.T. 23-050) (Staffopoulos) (Req of Sheriff)
3/14/23 CO Introduced: F, TEU
3/21/23 F Read 2nd & Rerefer
3/21/23 TEU Read 2nd & Rerefer
3/28/23 CO PH Read 2nd & Rerefer
4/4/23 F Approve 7-0
4/4/23 TEU Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/28/23

APPROVE

Aye: 7 - Pittman, Morgan, Carlucci, Cumber, Bowman, DeFoor and Gaffney Jr.

- **Appropriates \$814,375 in grant funding from the Florida Department of Management Services for the procurement of hardware and software licenses and support for the 911 routing project**
- **Grant period ends March 24, 2028**
- **City will contract with Datamark as part of an existing GSA Federal Acquisition Service contract**

8. [2023-0180](#) ORD Approp \$114,822.83 in Civil Fines & Penalties Revenue from the Litter Trust Fund, & Approp 70% of Such Revenue to JTA to Keep Public Bus Stops & Public Bus Shelters Well-Maintained & Litter Free, & the Remaining 30% to the Neighborhoods Dept, Municipal Code Compliance Div, to Pay Personnel Costs for PT Code Enforcement Employees to Conduct Public R/W Enforcement of Snipe Signs & Public Awareness & Education Progs to Advance Zero-Tolerance for Litter; Requiring a Report to City Council (B.T. 23-060) (Staffopoulos) (Req of Mayor)
3/14/23 CO Introduced: NCSPHS, F, TEU
3/20/23 NCSPHS Read 2nd & Rerefer
3/21/23 F Read 2nd & Rerefer
3/21/23 TEU Read 2nd & Rerefer
3/28/23 CO PH Read 2nd & Rerefer
4/3/23 NCSPHS Approve 7-0
4/4/23 F Approve 7-0
4/4/23 TEU Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/28/23

APPROVE

Aye: 7 - Pittman, Morgan, Carlucci, Cumber, Bowman, DeFoor and Gaffney Jr.

Chiquita Moore of the Neighborhoods Department described the uses of the funds for litter enforcement and education purposes.

9. [2023-0182](#) ORD Apv & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver that Certain Real Estate Purchase Agrmt btwn the City & Jeffrey & Karen Rickert, & All Closing & Other Docs Relating Thereto, & to Otherwise Take All Action Necessary to Effectuate the Purposes of the Agrmt, for Acquisition by the City, at the Negotiated Purchase Price of \$110,000, of an ±0.10 Acre Portion of the Parcel Located at 1460 Starratt Rd, Jax, FL (R.E. # 106330-0010), to be Used for Completion of the Starratt Rd/Dunn Creek Rd Intersection Improvement Proj; Prov for Oversight of Acquisition of the Propty by the Real Estate Div of the Dept of Public Works & Thereafter by Public Works (Dist. 2 - Ferraro) (Staffopoulos) (Req of Mayor)
3/14/23 CO Introduced: F, TEU
3/21/23 F Read 2nd & Rerefer
3/21/23 TEU Read 2nd & Rerefer
3/28/23 CO PH Read 2nd & Rerefer
4/4/23 F Approve 7-0
4/4/23 TEU Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/28/23

APPROVE

Aye: 7 - Pittman, Morgan, Carlucci, Cumber, Bowman, DeFoor and Gaffney Jr.

Renee Hunter of the Real Estate Division described the project and the needed property acquisition. The negotiated settlement on the purchase price will lead to the withdrawal of the related bill that would have authorized condemnation of the property.

- **Funding for the negotiated purchase price of \$110,000 is appropriated as part of the CIP project**
- **The City's appraised value of the property is \$21,900 and the Seller's appraised value is \$228,500**

10. [2023-0184](#) ORD Auth the Mayor, or His Designee, to Execute: (1) a Redev Agrmt Among the City, DIA & the Museum of Science & History of Jacksonville, Inc. (MOSH); (2) a Ground Lease Agrmt btwn the DIA and MOSH for the Lease of ±2.5 Acres of City-owned Land Located within the Shipyards Site With an Initial Term of 40 Yrs with Nominal Rent; (3) a Park Design Proj Costs Disbursement Agrmt btwn the City & MOSH for MOSH to Provide at City's Expense the Engineered Plans & Specifications for New City-owned Park & Riverwalk Improvements; (4) A Joint-Use Park Agrmt btwn the City & MOSH; & (5) Related Agrmts as Described in the Redev Agrmt, for the Construction by MOSH of a New, Minimum 75,000 sq ft Museum Facility, & Construction by the City of a New 1.5 Acre Joint-use Park & an Add'l 2.86 Acres of Public Park Space & Riverwalk Improvements & Related Road & Utility Improvements, all on the Northbank of the St. Johns River Within the Downtown East Northbank Downtown Community Redev Area; Prov for City Oversight of the Proj by Public Works & Parks, Rec & Community Svcs; Auth the Execution of all Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs (Sawyer) (Req of DIA)
3/14/23 CO Introduced: NCSPHS, F, TEU
3/20/23 NCSPHS Read 2nd & Rerefer
3/21/23 F Read 2nd & Rerefer
3/21/23 TEU Read 2nd & Rerefer
3/28/23 CO PH Read 2nd & Rerefer
4/3/23 NCSPHS Amend/Approve 6-1 (Cumber)
4/4/23 F Amend/Approve 7-0
4/4/23 TEU Amend/Approve 6-1 (Cumber)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/28/23

AMEND/APPROVE

Aye: 6 - Pittman, Morgan, Carlucci, Bowman, DeFoor and Gaffney Jr.

Nay: 1 - Cumber

Ed Linsky of the Council Auditor's Office described the amendment.

AMENDMENT

1. Place Revised Redevelopment Agreement on file to correct various parcel size references and scrivener's

2. Correct scrivener's

11. [2023-0190](#) RESO re the City's 2023 List of Priority Projs Related to Transportation Improvements; Prov a Recommendation to the North FL Transportation Planning Organization (TPO) (Staffopoulos) (Introduced by CM White) (Co-Sponsor CM Clark-Murray)
3/14/23 CO Introduced: TEU
3/21/23 TEU Read 2nd & Rerefer
3/28/23 CO Read 2nd & Rerefer
4/4/23 TEU Amend/Approve 7-0

AMEND/APPROVE

Aye: 7 - Pittman, Morgan, Carlucci, Cumber, Bowman, DeFoor and Gaffney Jr.

Ed Linsky described the amendment.

AMENDMENT

Attach Revised Exhibit 1 (List of Priority Projects) to correct Council Districts and Mobility Zones

12. [2023-0205](#) ORD Approp \$107,693 in Fund Balance From the Environmental Protection Fund to Provide Funding for the 16th State of the River Report for the Lower St. Johns River Basin; Prov for Waiver of Sec 111.755 (Environmental Protection Fund), Pt 7 (Environment & Conservation), Ch 111 (Special Revenue & Trust Accounts), Ord Code, to Auth Utilization of Funds From the Fund to Continue Funding the Annual State of the River Report; Prov for Waiver of Sec 360.602 (Uses of Fund), Pt 6 (Environmental Protection Fund), Ch 360 (Environmental Regulation), Ord Code, to Allow for the Utilization of Funds From the Fund to Continue Funding the Annual State of the River Report; Apv, & Auth the Mayor, or his Designee, & the Corp Sec to Execute & Deliver an Agrmt btwn the City & JU for the Proj; Invoking the Exemption in 126.107 (g) (Exemptions), Pt 1 (General Regulations), Ch 126 (Procurement Code), Ord Code, to Direct Contract with JU for the Proj; 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 JU; Waiving Sec 110.112 (Advance of City funds; Prohibition Against), Pt 1 (The City Treasury), Ch 110 (City Treasury), Ord Code, to Allow for Advance Payment by the City; Prov for Oversight by the Neighborhoods Dept, EQD; Requiring Annual Reports (B.T. 23-062) (Staffopoulos) (Req of Mayor)
3/28/23 CO Introduced: R, F, TEU
4/3/23 R Read 2nd & Rerefer
4/4/23 F Read 2nd & Rerefer
4/4/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/11/23

READ 2ND & REREFER

13. [2023-0207](#) ORD re Ch 745 (Addressing & Street Naming Regulations), Ord Code; Estab an Honorary St Desig & Assoc Roadway Markers for Walter W. Flowers, a Fallen Fire & Rescue Officer Who Died while in the Line of Duty; Estab an Honorary St Desig on Atlantic Blvd at the Corner of San Marco Place & Atlantic Blvd & Extending East to the City-owned Roadway Before the Railroad Crossing in Council Dist 5 for Walter W. Flowers; Prov for the Roadside Markers for Walter W. Flowers to be Depicted as Contemplated in Sec 745.105 (j) (9) (b), Ord Code; Prov for the Installation of 2 Honorary Roadway Markers to be Located in Appropriate Locations on the Desig Roadway; Waiver of Sec 745.102 (i) (3), Ord Code, which Requires the Honoree to Live within 5 Miles of the Desig Roadway for 10 yrs; Directing Legislative Svcs Div to Forward Ord to the Planning & Dev Dept for Processing, Implementation, & Coordination with the Public Works Dept, Traffic Engineering & Other Affected Agencies & Orgs (Pollock) (Introduced by CMs Ferraro, Cumber & Boylan) (Co-Sponsors CMs Salem & Becton)
3/28/23 CO Introduced: NCSPHS, R, TEU
4/3/23 NCSPHS Read 2nd & Rerefer
4/3/23 R Read 2nd & Rerefer
4/4/23 TEU Read 2nd & Rerefer
TEU PH Pursuant to Sec 745.105, Ord Code, & 166.041 F.S. - 4/18/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/11/23

READ 2ND & REREFER

14. [2023-0209](#) Ord Auth the Mayor, or his Designee, to Execute: (1) A Redev Agrmt btwn the City & the Duval County Fair Association, Inc. (DCFA); (2) A Ground Lease Agrmt btwn the City & DCFA for the Lease of ±82.37 Acres of City-owned Land at 13611 Normandy Blvd, Adjacent to the Equestrian Center, with an Initial Term of 40 yrs with 3, 10-yr Renewal Options with Nominal Rent; & (3) Related Agrmts as Described in the Redev Agrmt, For the Construction by DCFA of an 80,000 sq ft Exposition Hall & Related Improvements; Prov for City Oversight of the Proj by Public Works; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs (Sawyer) (Req of Mayor) (Co-Sponsor CM White)
3/28/23 CO Introduced: NCSPHS, F, TEU
4/3/23 NCSPHS Read 2nd & Rerefer
4/4/23 F Read 2nd & Rerefer
4/4/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/11/23

READ 2ND & REREFER

15. [2023-0210](#) ORD Approp \$250,000 From the Cecil Commerce Center Trust Fund Gain-Loss Sale Real Propty Acct to the Other Professional Svcs Acct to Procure Add'l Engineering, Design & Permitting Svcs by England, Thims, & Miller, Inc. for Installation of Rail to the Mega Site at Cecil Commerce Center (B.T. 23-070) (Staffopoulos) (Req of Mayor) (Co-Sponsor CM White)
3/28/23 CO Introduced: NCSPHS, F, TEU
4/3/23 NCSPHS Read 2nd & Rerefer
4/4/23 F Read 2nd & Rerefer
4/4/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/11/23

READ 2ND & REREFER

16. [2023-0213](#) ORD Closing & Abandoning &/or Disclaiming a Portion of an Opened & Improved Alley, Estab in the Plat of Hendricks Subdivision of Homestead Tract S Jax, as Record, at the Req of Karen Hirshberg & G.I.S. Holdings, Inc., Subj to Reservation unto AT&T of an all Utilities, Facilities & Access Easement Over the Closure Area; Prov for Appvl Subj to Conditions (Dist. 5 - Cumber) (Staffopoulos) (Req of Mayor)
3/28/23 CO Introduced: TEU
4/4/23 TEU Read 2nd & Rerefer
TEU PH Pursuant to Sec 336.10, F.S. - 4/18/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/11/23

READ 2ND & REREFER

**Council Auditor's Office Summary
Bill 2023-184 – MOSH**

Summary:

- **Authorizing a redevelopment agreement (RDA) between the City and the Museum of Science and History of Jacksonville (MOSH) to facilitate the construction of a new “iconic” and integrated museum to be located on City owned property within the Shipyards area**

MOSH Contribution:

- **Construction of new “iconic” museum, requiring:**
 - **Minimum capital investment of \$85,000,000**
 - **Minimum enclosed space of 75,000 square feet**
 - **Minimum exhibit and gallery space of 50,000 square feet**
- **Maintenance of 1.5 acres joint-use park (excluding capital maintenance)**
- **Design surrounding park (reimbursable up to \$880,000 by City)**

City Contribution:

- **40 year, 2.5 acre ground lease (unimproved land) at a rate of \$1 per year**
 - **One extension option of 10 years**
- **Non-exclusive use of 1.5 acres of adjacent park area**
- **Related future City Construction (current appropriation available of \$19.8 million)**
 - **Road and Utility Infrastructure (extending A. Philip Randolph to the project site)**
 - **Riverwalk Improvements**
 - **Park Improvements**

Performance Schedule:

- **Executed Park Design agreement within 6 months of RDA effective date**
- **Satisfy Museum Ground Lease prerequisites, including Funding Milestone (\$40,000,000), execute Museum Ground Lease, and commence Museum Improvements by 12/31/23**
- **Complete Park Design by 9/30/24**
- **Complete Museum Improvements by 12/31/27**
- **DIA CEO may extend the performance schedule by 6 months and an additional 6 month extension is allowed with DIA Board approval**

COMMENTS:

- **There are no specifically stated penalties in the Redevelopment Agreement, besides general default, to address a failure by MOSH to meet the minimum development requirements**
- **While MOSH is prohibited from utilizing City funding to meet the requirements of the Funding Milestone (\$40 million), there are no similar prohibitions related to reaching the full \$85 million minimum capital investment**
- **The Jaguars must agree to reduce or accept alternate parking as part of their lease with the City prior to closing on the Museum Parcel**

ROI - DIA has calculated a 20-year ROI of 0.35

Public Comment

Jerry Jackson said Jacksonville's bus system treats passengers rudely. Public safety is a big problem. Too many drivers talk on cellphones, don't wear seatbelts and don't drive safely.

Carnell Oliver said the City should be getting funding from JAA and JTA like it does from JEA. Their properties don't pay property taxes. Lots of organizations in this town are part of the "good old boy" system. Where are the Black businesses and why aren't they benefitting from City business?

NOTE: The next regular meeting will be held Tuesday, April 18, 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 4.5.23 12:00 p.m.