

Introduced by the Special Committee on the Community Benefits Agreement 2.0 (Council Members Arias, Salem, Amaro, Clark-Murray and Peluso):

ORDINANCE 2025-

AN ORDINANCE ESTABLISHING AN EASTSIDE COMMUNITY GRANTS PROGRAM; CREATING A NEW PART 9 (EASTSIDE COMMUNITY GRANTS PROGRAM), CHAPTER 118 (CITY GRANTS), *ORDINANCE CODE*, TO CREATE A NEW GRANTS PROGRAM PURSUANT TO WHICH FUNDS DESIGNATED FOR PROGRAMS, SERVICES, AND INITIATIVES FOR AFFORDABLE HOUSING, WORKFORCE HOUSING, ECONOMIC DEVELOPMENT AND MITIGATION OF HOMELESSNESS IN THE EASTSIDE, AS DEFINED IN THE SUPPLEMENTAL JACKSONVILLE STADIUM COMMUNITY BENEFITS AGREEMENT APPROVED AND AUTHORIZED BY ORDINANCE 2024-905-E, MAY BE DISBURSED TO QUALIFIED ORGANIZATIONS; PROVIDING FOR OVERSIGHT AND ADMINISTRATION OF THE EASTSIDE COMMUNITY GRANTS PROGRAM BY HISTORIC EASTSIDE REVITALIZATION ORGANIZATION, INC. AS DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Council of the City of Jacksonville:

Section 1. Creating a new Part 9 (Eastside Community Grants Program), Chapter 118 (City Grants), *Ordinance Code*. A new Part 9 (Eastside Community Grants Program), Chapter 118 (City Grants), *Ordinance Code*, is hereby created to read as follows:

1 **CHAPTER 118 - CITY GRANTS**

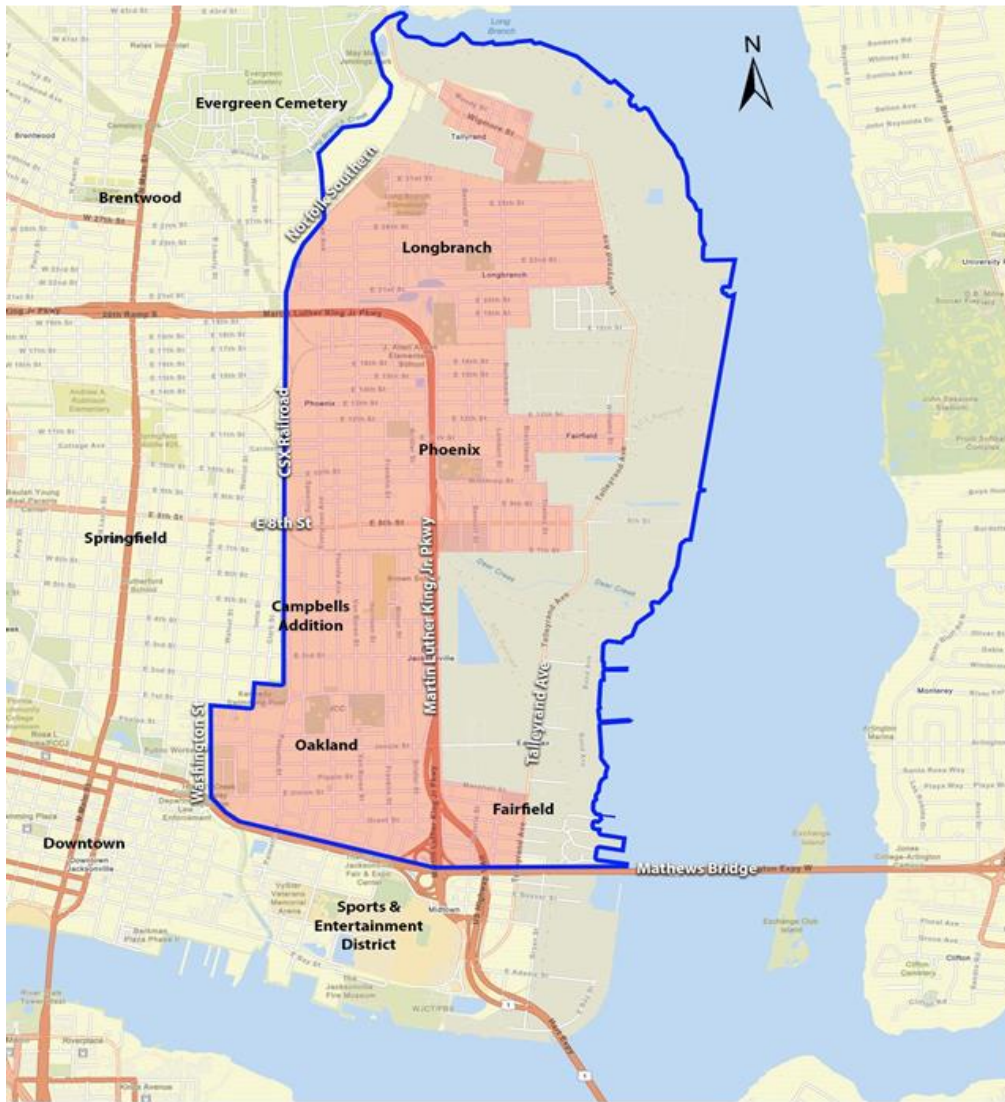
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3 **PART 9. - EASTSIDE COMMUNITY GRANTS PROGRAM**

4 **Sec. 118.901. - Creation and purpose.**

5 There is hereby created an Eastside Community Grants Program
6 ("Eastside Grants Program") which shall be administered by the
7 Historic Eastside CBA Organization, Inc. ("Eastside CBA
8 Organization") Board of Directors as described herein. The mission
9 and purpose of the Eastside Grants Program is to provide a process
10 by which funds made available for the Eastside Strategic Focus through
11 the Supplemental Jacksonville Stadium Community Benefits Agreement,
12 approved and authorized by Ordinance 2024-905-E, will be distributed
13 within the Eastside, as depicted in Figure 1 below, to provide public
14 support to organizations operating or administering programs,
15 services, or initiatives for Affordable Housing, Workforce Housing,
16 economic development, and/or mitigation of homelessness in Eastside.
17 Chapter 118, Parts 1 through 5 shall apply to this Part 9.

18 **Figure 1: Eastside Map**



Sec. 118.902. - Definitions.

The following terms, wherever used in this Part, shall have the following respective meanings for the purposes of this Part, unless different meanings are clearly indicated by the context or as referenced within specific Sections.

Affordable housing means housing on which the occupant is paying no more than 30 percent of the amount that is equal to 80 percent of the Local Area Median Income for housing costs, including utilities, unless the U.S. Department of Housing and Urban Development publishes a codified definition of "affordable housing" in which case such definition shall be used hereunder.

Eastside shall mean the area shaded in pink and located generally

1 within the boundaries identified on Figure 1 of Section 118.901.

2 *Eastside Strategic Focus* shall mean economic development,
3 Affordable Housing, Workforce Housing and the mitigation of
4 homelessness in Eastside as provided in the Supplemental Jacksonville
5 Stadium Community Benefits Agreement approved and authorized by
6 Ordinance 2024-905-E.

7 *Local Area Median Income* shall mean the median gross income for
8 Duval County, Florida, as published annually by the U.S. Department
9 of Housing and Urban Development (currently the Jacksonville, FL HUD
10 Metro FMR Area).

11 *Workforce Housing* shall mean housing that is not Affordable
12 Housing but is housing on which the occupant is paying no more than
13 30 percent of the amount that is equal to 120 percent of the Local
14 Area Median Income for housing costs, including utilities.

15 **Sec. 118.903. - Responsibility.**

16 (a) CBA Organization board appointments and terms:

17 (1) *Members of Eastside CBA Organization Board of Directors.*

18 Historic Eastside CBA Organization, Inc. is a not-for-
19 profit 501(c)(3). The Eastside CBA Organization Board of
20 Directors (the "Board") shall consist of nine voting
21 members, two to be appointed by the Council President and
22 confirmed by the City Council, one to be appointed by the
23 Mayor and confirmed by the City Council, and one current
24 employee of Jacksonville Jaguars, LLC ("JJL") to be
25 selected by JJL. Pursuant to the CBA Organization bylaws,
26 the Mayor and Council President appointees shall each serve
27 two terms of two years. Eastside CBA Organization shall,
28 to the extent feasible, ensure the remaining five members
29 reside in or have a substantial economic business interest
30 in each of the five neighborhoods that comprise the
31 Eastside: Campbells Addition, Fairfield, Longbranch,

Oakland and Phoenix as visually depicted in Figure 1 of Section 118.901. In no event shall more than two of the neighborhood appointees reside in or have a substantial economic business interest in a single neighborhood.

(b) Eastside CBA Organization is hereby designated as the agent of the City for the purposes of determining and authorizing the allocation of a lump sum Eastside Grants Program appropriation designated in the annual budget ordinance or supplemental appropriation ordinances as being appropriated for eligible recipients. The determinations and authorizations made by Eastside CBA Organization in accordance with the provisions of this Section shall be final and not subject to further administrative review by any executive or administrative official of the City. Any entity receiving funding through the Eastside Grants Program shall be ineligible to receive funding through another City program, including but not limited to, the programs listed below:

- (1) Cultural Service Grant Program pursuant to Chapter 118, Part 6;
- (2) Arts in Public Places Program pursuant to Chapter 118, Part 6;
- (3) Kids Hope Alliance program pursuant to Chapter 77;
- (4) Downtown Investment Authority and Office of Economic Development Programs pursuant to Chapter 55 and Chapter 26, respectively;
- (5) Housing and Community Development Division programs pursuant to Chapter 34, Part 2; and
- (6) Social Services Division programs pursuant to Chapter 28, Part 5.

Sec. 118.904. - Lump sum appropriation to Eastside CBA Organization.

The process for the annual Eastside Grants Program appropriation

will begin with Eastside CBA Organization's preparation of an annual appropriation request based on information provided by eligible organizations in a "letter of intent." This request will reflect a lump sum appropriation to be indicated in the annual City budget as Eastside Grants Program. Up to 10 percent of the total lump sum appropriation shall be allocated to Eastside CBA Organization for administration of the Eastside Grants Program. The Eastside Grants Program request shall be submitted to the Mayor for review by the Mayor's Budget Review Committee ("MBRC") which will recommend a lump sum appropriation to be included in the proposed budget for the upcoming fiscal year. Eastside CBA Organization shall include in the request relevant information regarding programs, services and investments to be provided to the community as a result of the funding and shall be responsible for documenting the validity of the request to the MBRC, the City Council Finance Committee, and the City Council throughout the budgeting process.

Sec. 118.905. - Allocation by Eastside CBA Organization; generally.

Final determination for allocation of funding to applicant organizations from the lump sum appropriation shall be made by the Eastside CBA Organization Board of Directors. Funding will be allocated by contract between the recipient organization and Eastside CBA Organization. Organizations will be notified in writing of the results of their request and will be provided with any support information or justification for the Board's decision which might be helpful. A complete list of the individual operating amounts and capital amounts allocations will be forwarded to the City Council Auditor's office, the Office of the Mayor, the City Council, and the Finance Department or other department assigned by the Mayor.

Sec. 118.906. - Application for Eastside Grants Program grants.

(a) The Eastside CBA Organization Board shall be responsible to develop a competitive process by which applications may be

submitted for receipt of grants through the Eastside Grants Program subject to the provisions of this Part. The Board shall further be responsible for administration of the Eastside Grants Program. Administrative and operating procedures shall be established and amended as necessary to meet the mission of the Eastside Grants Program and current needs of the community. The procedure prescribed herein, as further developed by Eastside CBA Organization, shall be the only procedure available to organizations requesting public support through the Eastside Grants Program.

(b) The following components shall be included in any administrative and operating procedures developed and implemented by Eastside CBA Organization:

(1) The Board's primary responsibilities with respect to the applications received shall include:

(i) Review and evaluation of all applications based on established criteria as provided herein;

(ii) Serve as an on-site evaluator and lead reviewer for a selected number of applicants; and

(iii) Attend an orientation session and all review sessions.

(2) The Board will determine the organizations to be funded and the amount of funding to be allocated to each recipient organization.

(3) Eastside CBA Organization shall publish each year in a newspaper of general circulation in the City, at least one month before the last day on which appropriation request must be submitted to Eastside CBA Organization, a notice that it is accepting Eastside Grants Program grant requests for the ensuing fiscal year, stating the place where the appropriation request forms may be obtained, the last day

on which the completed appropriation requests must be returned to Eastside CBA Organization and when and where Eastside CBA Organization (or a duly authorized committee thereof) will hold a hearing on the appropriation requests (which may include a statement that the hearing may be adjourned from time to time and from place to place until all the appropriation requests have been heard).

(4) Eastside CBA Organization shall promulgate a written procedure for the submission of operations and/or capital appropriation requests by eligible organizations, which procedure shall be made known to each requesting organization, or its agent or representative, at the time the appropriation request form is supplied to the requesting organization.

(5) Eastside CBA Organization (or a duly authorized committee thereof) shall consider appropriation requests returned by the requesting organizations. Eastside CBA Organization shall afford the requesting organizations an opportunity to make an oral or written presentation to justify or explain their respective appropriation requests, and no requesting organization shall be denied this opportunity solely because it has never submitted an appropriation request before or because a previous appropriation request has been denied.

(6) All meetings and sessions of the Board shall be held in a publicly accessible location and shall be noticed and open to the public in accordance with Florida's open meetings law.

Sec. 118.907. - Eligibility for Eastside Grants Program grants.

To be eligible for funding an organization must meet the following criteria:

- 1 (a) The organization must operate in Duval County.
- 2 (b) At the time of application, the organization must have been in
3 existence as a Florida Corporation for at least three years and
4 must have three years of filed tax returns.
- 5 (c) The organization shall have a demonstrated track record in
6 successfully delivering outcomes outlined in the Eastside
7 Strategic Focus.
- 8 (d) The organization shall have a broad base of community
9 representation in management and membership. The members of the
10 board of directors shall not receive any compensation for their
11 service as directors, but they may be reimbursed for actual
12 monetary expenditures on behalf of the organization. The
13 corporate charter or by-laws shall provide a method of selection
14 of the board of directors which will periodically subject the
15 directors to the possibility of replacement by other qualified
16 persons. The membership of the organization shall be open to as
17 large a portion of the public as possible, subject to such
18 nondiscriminatory conditions and qualifications for membership
19 as may be imposed by the corporate charter or by-laws; provided
20 that this requirement shall not be construed to prevent or
21 prohibit an organization from having different classes of
22 membership with different conditions and qualifications for
23 admission and different relative rights, privileges, and duties.
- 24 (e) If the organization is a previous recipient of a City grant or
25 an Eastside Grants Program grant, the organization must have
26 submitted all required reports for previous grants.
- 27 (f) At least 50 percent of the organization's operating revenue or
28 support shall be derived from sources other than the Eastside
29 Grants Program or other City programs or funding.
- 30 (g) The organization shall provide services or activities which
31 benefit or are made available to a broad range of the people of

the City, focused within the Eastside community, and shall be offered on a nondiscriminatory basis to those people.

(h) To receive general operating support, the organization must as its primary function present, sponsor, exhibit or otherwise offer for public consumption programs, services or activities in any one or combination of the following disciplines: Affordable Housing, Workforce Housing, economic development, and mitigation of homelessness in Eastside.

(i) If a capital allocation is funded at or above \$25,000 the organization must enter into a restrictive covenant agreement with the City of Jacksonville to ensure dedicated use of the relative facilities or properties for public purposes for a period of not less than ten years.

(j) The organization shall make all reasonable efforts to adhere to the City of Jacksonville's procurement requirements for capital expenditures.

(k) Each recipient of operating and/or capital grant funds must go through the application process to prove that the recipient organization can provide at least a one-dollar cash match for each dollar granted. Eastside CBA Organization will make requests for disbursements of funds from the City and is responsible for monitoring and ensuring the funds are spent for their intended purpose and reporting on the results and use of these funds to the City of Jacksonville.

Sec. 118.908. - Criteria for judging applicants for Eastside Grants Program grants.

All applicants to the Eastside Grants Program will be evaluated based on the following criteria:

- (a) Quality of programs;
- (b) Impact of the program(s) within one or more of the aforementioned disciplines: Affordable Housing, Workforce Housing, economic

- development, and mitigation of homelessness in Eastside;
- (c) Eastside community outreach and service to culturally diverse populations;
 - (d) Management capability of board and staff;
 - (e) Eastside community impact;
 - (f) Need for the organization in the Eastside community; and
 - (g) Exploration of innovative ideas and programming.

Sec. 118.909. - Restrictions for use of Eastside Grants Program grants.

- (a) Eastside Grants Program grant funds must be used for Affordable Housing, Workforce Housing, economic development and/or mitigation of homelessness in the Eastside.
- (b) Each recipient of appropriations made pursuant to Chapter 118 is responsible for ensuring that City funds are expended pursuant to Section 118.301.
- (b) Eastside Grants Program grant funds must be kept in an individual bank account, notwithstanding the provision to the contrary in Section 118.201, separate from other organization funds. It may be an interest-bearing account, but the total amount of the grant and the interest must be spent by the end of the contract period; except that a remaining balance may be maintained in the Eastside Grants Program account, notwithstanding the provision to the contrary in Section 118.301(a)(5). This balance must be identified and documented in quarterly and year-end reports and shall not exceed \$500. This balance shall be returned to the City within the first 90 days of the first fiscal year in which the recipient no longer receives an Eastside Grants Program grant appropriation. The portion of unspent funds that exceed \$500 shall follow the provisions of Section 118.301(a)(5).

Sec. 118.910. - City contract, review, and oversight.

- (a) Upon approval of the annual budget by the City Council, one

1 contract will be prepared and administered through the Finance
2 Department, which will reflect the total amount of the lump sum
3 appropriation for Eastside Grants Program grants to all
4 organizations. Funds shall be distributed to Eastside CBA
5 Organization on a quarterly basis in amounts to be determined
6 annually, notwithstanding the provision to the contrary in
7 Section 118.201(f)(7), upon receipt by the Finance Department
8 of a quarterly financial and programmatic report.

9 (b) Eastside CBA Organization shall establish a quarterly reporting
10 system for all funded organizations which provides financial and
11 programmatic information documenting the use and impact of the
12 Eastside Grants Program grant funds.

13 (d) Eastside CBA Organization shall provide the City Auditor's
14 office with an independently prepared or audited financial
15 statement (depending on grant amount) from all recipients at the
16 conclusion of the grant period. All application forms,
17 procedures, reporting requirements, and contract agreements for
18 recipient organizations (other than Eastside CBA Organization)
19 will be developed by Eastside CBA Organization and will be
20 between Eastside CBA Organization and the individual recipient
21 organizations.

22 **Section 3. Severability.** The provisions of this Ordinance,
23 including sections and subsections within the Ordinance, are intended
24 to be severable and if any provision is declared invalid or
25 unenforceable by a court of competent jurisdiction, such provision
26 shall be severed and the remainder shall continue in full force and
27 effect, with the Ordinance being deemed amended to the least degree
28 legally permissible.

29 **Section 4. Codification Instructions.** The Codifier and the
30 Office of General Counsel are authorized to make all chapter and
31 division "tables of contents" consistent with the changes set forth

1 herein. Such editorial changes and any others necessary to make the
2 Ordinance Code consistent with the intent of this legislation are
3 approved and directed herein, and changes to the Ordinance Code shall
4 be made forthwith and when inconsistencies are discovered.

5 **Section 5. Effective Date.** This Ordinance shall become
6 effective upon signature by the Mayor or upon becoming effective
7 without the Mayor's signature.

8
9 Form Approved:

10
11 _____
12 Office of General Counsel

13 Legislation Prepared By: Mary E. Staffopoulos

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