

Ad Hoc Blight Committee Meeting June 10, 2015

(Please print information)

Name	Business/COJ Department	Address	Phone	Email
Doreen Thompson	Riverside Neighborhood Assoc.	9170 4th Ave	765-6135	DTompski@BellSouth.net
Robert P. Redo	ITCCD	Ed Ball	255-7000	rredo@coj.net
John Robinson	DPW	Ed Ball	255-8748	jrobinson@coj.net
Mr. Matt	SP			
LANIK WALKER	JTA	100 N MYRTLE 32204	633-8178	Walker@jtafla.com
DAN MACDONALD	CITY COUNCIL	CITY HALL	630-2737	DAN.MAC@COJ.NET
John Pappas	DPW	Ed Ball	255-8748	pappas@COJ.NET
Terry Carr	EDD	Ed Ball	255-7173	TCARR@COJ.NET
Bill Shabbble	Advanced Disposal	7580 Philips Hwy	32477 0955	William.Shabbble@AdvancedDisposal.com
Himberly Scott	COJ BCD	Ed Ball	255-7014	KSCOTT@COJ.NET
JIM KOWALSKI	JALCA	126 W ADAMS	3568711 425	JIM.KOWALSKI@JALCFLA.MO.ORG
GARY NIELSON	ISOCAD	501 E BAY	630-5454	GARY.NIELSON@COJ.NET
Dave McDaniel	PW MGMT	609 St Johns Drive	477-2851	medanica@COJ.NET
Genel Good	JEA	21 West Church	605-5348	goodrc@JEA.COM
Genett Dennis	CC		887-1870	gdennis@COJ.NET
Gracie Macaster	DST Biscayne Downs	Hoff 11424 Secretariat Ln. W	236-9988	macastergracie56@gmail.com
Gerrie Ford-Hardin	NJCDC	3416 Moncrief Rd	598-9196	gfirda@njcdc.org
John O'Brien	Advanced Disposal	9014 White Rd #200	904-737-7700	mohrien@advanceddisposal.com
Joe Badly Walker	ITD	Ed Ball	255-8063	jwalker@COJ.NET
Shirley	PW MGMT	St. Johns	422-4330	smiller@COJ.NET
Lynsey Kilbridge	WJCT	WJCT	(904) 537-7000	lkilbridge@WJCT.org
Robert S. Campbell	COJ COA	Suite 200	0820	rcampbell@coj.net

Ad Hoc Blight Committee Meeting

June 10, 2015

(Please print information)

Name	Business/COJ Department	Address	Phone	Email
Allison Albert	COJ PIO	126 W. Adams	556-8371	allison.gibson@jaxlegald.com
Alecia Leatherbury	JALA	2104 Hubbell St 32206	208-6664	a.leatherbury@kalyan.org
AG Garcia	Hab. Jax Florida Electric	1628 Taylor Dr S.	563-3554	agarcia@coj.net
Tor Namy	CAC Reg/Estate	City Hall	630-1100	tornamy@coj.net
Folk Huxford	PDD	Ed Ball	255-8953	f.huxford@coj.net
Rosemary Nagelowski	GTCDC. COJ/PDD	Ed Ball 3rd Fl.	255-8261	rosemaryn@coj.net
Becann Kries	CC	City hall	630-1100	kriesen@coj.net
Mam + Sharon Birns	Blue grass Homeowner	1051 Emsy St	349-8953	motherchurchkingdom@gmail.com
HOSEA SMALL				SMALL @ ADL.COM

Agenda

Ad Hoc Committee on Blight

June 10, 2015, 10 a.m.

Lynwood Roberts Room, 1st Floor, City Hall

Note about Parking: Those parked in the Library Parking garage can have parking validated at the end of the meeting. See Dan Macdonald at the end of the meeting.

Committee: E Denise Lee, Chair; Council Member Jim Love; Council; Council Member John Crescimbeni, Council Member Bill Bishop, Council Member Warren Jones, Council Member Bill Gulliford, and Council Member Greg Anderson.

Call to order

Approve minutes from June 4, 2015 meeting

- Update on status of 2015-340 – CM Warren Jones and Peggy Sidman, OGC
- History of building at 1767 East 24th Street – Robert Prado, MCC
- Update on sign law poster for print shops – CM Jim Love
- Complete the status reports from agencies that did not provide them last meeting.
- List of Counties participating in the Florida PACE program for roof replacement – CM John Crescimbeni and Caleena Shirley, Planning and Development
- Garbage Collection and recycling Brochure suggestions – CM John Crescimbeni
- **New Business**

Public Comment and Complaints

Adjourn

MUNICIPAL CODE COMPLIANCE DIVISION



Code Enforcement Activity Timeline

1767 East 24th Street

RE # 131657-0000

Robert Prado, Division Chief

MUNICIPAL CODE COMPLIANCE DIVISION



Code Enforcement Activity Timeline

Violation Address: 1767 East 24th Street
Real estate number: 131657 0000

Property Owner: Gregory C. Floyd
 44 East 27th Street
 Jacksonville, Florida 32206

Date Cited	Violation Type	Notes	Date of Completion	Complied By	Disposition	Case #
07/05/08	Nuisance	Overgrowth/debris	07/25/08	Owner	Case closed	2008-142082
09/02/08	Nuisance	Overgrowth/debris	09/22/08	Owner	Case closed	2008-175244
11/13/08	Board-up	Vacant/unsecure	01/17/09	City	Lien imposed	2009-22965
12/05/08	Unsafe	Main structure only				2009-32043
		Code Board hearing	03/19/09		30 day OTC	
		Board Ordered Insp.	04/21/09		Inspection failed	
		Code Board hearing	06/04/09		\$250 per day fine	
		Demo process started	11/15/11			
		Demolished	08/09/13	City	Demo & site cleared	
05/20/09	Nuisance	Overgrowth/debris	07/29/09	City	Lien imposed	2009-119124
04/22/10	Nuisance-tree	Dead limbs	06/22/10	City	Lien imposed	2010-88140
08/17/10	Nuisance	Overgrowth/debris	11/08/10	City	Lien imposed	2010-149836
04/14/11	Nuisance	Overgrowth/debris	05/31/11	City	Lien imposed	2011-81514
06/28/11	Nuisance	Overgrowth/debris	11/28/11	City	Lien imposed	2011-120155
03/28/12	Nuisance	Overgrowth/debris	05/31/12	City	Lien imposed	2012-75052
07/23/12	Nuisance	Overgrowth/debris	10/17/12	City	Lien imposed	2012-140284

MUNICIPAL CODE COMPLIANCE DIVISION



Date Cited	Violation Type	Notes	Date of Completion	Complied By	Disposition	Case #
01/23/13	Nuisance	Overgrowth/debris	04/30/13	City	Lien imposed	2013-44584
04/03/13	Board-up	Vacant/unsecure	05/16/13	City	Lien imposed	2013-77064
07/15/13	Nuisance	Overgrowth/debris	08/09/13	City	Demo & site cleared	2013-755366
09/12/13	Nuisance	Overgrowth/debris	12/10/13	City	Lien imposed	2013-790725
09/12/13	Board-up	Accessory structure	11/15/13	Owner	Case closed	2013-790747
05/29/14	Nuisance	Overgrowth/debris	07/10/13	Owner	Case closed	2014-125324
06/26/14	Residential	Accessory structure				2014-147860
		Code Board hearing	11/18/14		30 day OTC	
		Code Board hearing	03/10/15		60 day OTC	
		Case withdrawn	05/21/15	City	Deemed unsafe	
10/21/14	Nuisance	Overgrowth/debris	11/14/14	Owner	Case closed	2015-14585
04/13/15	Nuisance	Overgrowth/debris	06/06/15	City	Lien imposed	2015-121833
05/21/15	Unsafe	Accessory structure	Active case		Pending	2015-152940

JEA's Contribution to the Ad Hoc Blight Committee

JEA's Contribution to the Ad Hoc Blight Committee

- JEA included a statement in our monthly flier regarding the City of Jacksonville Tire and Snipe Sign buy back day. This flier is mailed along with the customer's bill. (see attached)
- Provided data relating to properties that have been without utilities for two (2) or more years as it relates to Ordinance 2015-427. (see attached)
- Vice President and General Manager of Electric Systems for JEA, Mike Brost, presented on 3/19/15 the Timeline and Plan for Conversion of Roadway Lighting. (see attached)

21 West Church Street
Jacksonville, Florida 32202-3139



April 2, 2015

Council Member E. Denise Lee, District 8, Chair
Special Ad Hoc Committee on Jacksonville's Neighborhood Blight
Office of the City Council
117 W. Duval St., Ste 425, City Hall
Jacksonville, Florida 32202

E L E C T R I C

W A T E R

S E W E R

RE: Timeline and Plan for Conversion of Roadway Lighting

Dear Council Member Lee:

Throughout its history, JEA has been proud to have been a partner in the community with the City of Jacksonville (COJ), in terms of providing street lighting services for the local public rights-of-way.

As you are aware, JEA and the COJ Public Works Department have been working together over the past several years to evaluate options and timing for the City to move forward with a transition to LED lighting. The benefits are widely known; the main impediment in the past was the disproportionate higher up-front cost. We believe we are now at a point in time where the up-front cost has declined enough to make the higher cost warranted in consideration of the benefits. We are preparing for a rate hearing this summer (tentatively June or July), where the existing street light tariff will be updated to include the addition of a new LED street lighting standard; among other revisions. If the hearing is successful, the new lighting standard and associated tariffs will be in place and available for use for new installations, as of October 1, 2015. In addition, JEA will be prepared and able to partner with the City on a timeline and plan to convert existing high-pressure sodium street lights over to the new standard.

While we have yet to engage with the City in serious discussion regarding the plan details, a rough timeline for LED conversion of existing roadway lighting to LED is provided below. Note: we are anticipating a large expenditure (\$30M) in support of this project; and the total effort is expected to last around 5-6 years. As we work at this time on our capital plans for FY2016, we are seeking to incorporate this future anticipated expenditure into the budget.

Council Member E. Denise Lee, District 8, Chair
Special Ad Hoc Committee on Jacksonville's Neighborhood Blight
April 2, 2015
Page 2

JUN/JUL 2015	JEA Rate Hearing
AUG 2015	Meet with COJ Public Works to discuss/develop plan and schedule.
SEP 2015	COJ-PW and JEA meet with Council Members to review plan followed by presentations to CPACs and other community organizations.
OCT 2015	New lights available for new installations and to support conversion of existing lights.
FY2016—FY2020	HPS to LED Conversion project. Likely start with roadway lighting; then the neighborhoods second. Work effort will involve many crews working in parallel; expect to be underway simultaneously throughout all of Jacksonville.

We are excited about these changes, and look forward to moving ahead with the addition of LED street lighting standards, along with the conversion project, for the benefit of the City of Jacksonville and its citizens. Please don't hesitate to let me know if you have questions or would like additional information.

Sincerely,



Michael J. Brost, P.E.
Vice President and General Manager of Electric Systems

c: Council Member Greg Anderson, At-Large Group 4
Council Member William Bishop, District 2
Council Member John Crescimbeni, At-Large Group 2
Council Member Bill Gulliford, District 13
Council Member Warren Jones, District 9
Council Member Jim Love, District 14
Jim Robinson, Director of Public Works, City of Jacksonville
Melissa Dykes, CFO, JEA
Wayne Young, Director Government Affairs, JEA

Introduced by Council Members Crescimbeni, Lee and Jones & Co-sponsored by Council Member Redman and Substituted by the Rules Committee:

ORDINANCE 2014-427

AN ORDINANCE RELATING TO PUBLIC SAFETY AND NUISANCE ABATEMENT; AMENDING SECTION 518.111 (DEFINITIONS) TO AMEND THE DEFINITION FOR "BLIGHT, BLIGHTING INFLUENCE OR BLIGHTING FACTOR" TO ADD CRIMINAL FACTORS; TO ADD A NEW DEFINITION FOR "HISTORIC STRUCTURES"; TO ADD A NEW SUBSECTION "(M)" TO ADD AS AN UNSAFE STRUCTURE THOSE NON-HISTORIC, BUILDINGS THAT HAVE BEEN BOARDED UP, THAT HAVE UNPAID CODE ENFORCEMENT, NUISANCE OR DEMOLITION LIENS, AND HAVE NO ACTIVE WATER OR ELECTRIC SERVICE FOR A TIME PERIOD THAT EXCEEDS 24 MONTHS;AMENDING CHAPTER 122 ORDINANCE CODE (PUBLIC PROPERTY); SECTION 122.461 (DONATION FOR RESIDENTIAL HOUSING) AMENDING SUBSECTION (A) TO ADD SUPPLEMENTAL LANGUAGE THAT ANY CITY-OWNED BUILDING THAT HAS BEEN VACANT AND/OR BOARDED-UP FOR 24 MONTHS MAY BE DONATED TO A PRIVATE ENTITY/CORPORATION OR THE ADJACENT PROPERTY OWNER;PROVIDING AN EFFECTIVE DATE.

WHEREAS, a non-historic, blighted building that has been boarded up for more than 24 months contributes to blight conditions in Jacksonville neighborhoods; and

WHEREAS, the Stand Up for Your Neighborhoods Ad Hoc Committee on Blight seeks to eliminate such blight conditions, and during its

duly noticed meeting on June 13, 2014, approved this Ordinance for introduction to the Jacksonville City Council [A copy of the minutes of the June 13, 2014 Committee meeting is attached hereto as Exhibit 1]; now therefore

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

Section 1. Section 518.111 (Definitions.), Ordinance Code, amended. Chapter 518 (Jacksonville Property Safety and Maintenance Code), Part 1 (General Provisions), Subpart B (Definitions) is hereby amended to read as follows:

* * *

Blight, blighting influence or blighting factor means either: that which endangers life or property by fire or other causes or that which substantially impairs or arrests property values or the sound growth of the county or city and is a menace to the public health, safety, morals, or welfare in its present condition and use. This may include, but not be limited to, the following factors:

- (a) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (b) Unsanitary or unsafe conditions;
- (c) Deterioration of site or other improvements;
- (d) Tax or special assessment delinquency exceeding the fair value of the land; and
- (e) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- (f) Dilapidation of real or personal property.
- (g) Residential and commercial vacancy rates higher in the areas than in the remainder of the county or municipality;
- (h) Incidence of crimes in the area higher than in the remainder of the county or municipality;

1 (i) Fire and emergency medical service calls to the area
2 proportionately higher than in the remainder of the county or
3 municipality;

4 (j) A greater number of violations of the Florida Building
5 Code in the area than the number of violations recorded in the
6 remainder of the county or municipality.

7 * * *

8 Historic Structure shall mean any structure, fifty years old
9 or older, and that is designated a City of Jacksonville landmark; a
10 contributing property in a City of Jacksonville historic district;
11 listed on the United States Department of Interior, National Park
12 Service's National Register of Historic Places or a contributing
13 structure in a National Register district; or has been determined
14 as eligible for listing on the National Register of Historic
15 Places, individually or as contributing to a potential district
16 based on the Florida Master Site File or with respect to any other
17 structure over fifty years old as determined by the Jacksonville
18 Planning and Development Department to be eligible for such
19 listing.

20 * * *

21 Unsafe building or unsafe structure includes the following
22 buildings and structures:

23 (a) Those whose walls or other structural members sag, list,
24 or buckle to such an extent that they are in danger of
25 collapse.

26 (b) Those with structural members which are overloaded, or
27 which have insufficient strength to be safe for the
28 purpose used.

29 (c) Those damaged by fire, wind, deterioration, or other
30 causes to such an extent that they are dangerous to the
31 general health or safety of the occupants or the public.

- (d) Those not having exits or fire protection required by the building code or the fire prevention code.
- (e) Those having any piece, part or attachment which is so insecurely fixed as to be in danger of falling or being dislodged by the elements so that it may injure any person or property.
- (f) Those which are in violation of the minimum housing code, building codes, electrical code or plumbing code of the city.
- (g) Unfinished construction for which the building permit has expired.
- (h) Those which constitute a fire or windstorm hazard.
- (i) Those which have become or are so dilapidated, decayed, unsafe or unsanitary or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation or are likely to cause sickness or disease, so as to work injury to the health, morals, safety or general welfare of those persons living therein.
- (j) The remains, debris, walls, chimney or floors of or left from a building or structure which has partially or completely collapsed, fallen or been torn down.
- (k) Any abandoned swimming pool, excavation or any septic tank which threatens or endangers the health, safety or welfare of the public.
- (l) Those which have been used in whole or in part for the unauthorized manufacture, processing, refinement or creation of any illicit drug wherein hazardous chemicals are used in such process. This shall include, but is not limited to, single-family residences, individual units of multi-family structures, hotels, motels, or other public

lodgings, storage units, trailers intended to be pulled behind a motor vehicle, motorized vehicles, manufactured housing, or any shop, booth, structure or garden.

(m) Any non-historic, blighted, vacant, unoccupied building or is occupied by transient persons, that has been boarded up, has unpaid code enforcement, nuisance or demolition liens, and has no active water or electric service for a time period that exceeds 24 months.

* * *

Section 2. Chapter 122 (Public Property), Ordinance Code, amended. Chapter 122 (Public Property), Ordinance Code, is hereby amended to read as follows:

CHAPTER 122 PUBLIC PROPERTY

* * *

PART 4. REAL PROPERTY

Sec. 122.461. Donation for residential housing.

(a) The Purchasing Division and Real Estate Division may donate property, which has a current fair market value of less than \$25,000, or any building that has been vacant, and/or boarded-up for 24 consecutive months without water or electricity, to a not-for-profit corporation, a private entity/corporation or the adjacent property owner ~~which has been qualified and specifically listed herein below and has an objective of creating residential housing for persons of low or moderate income (as such income is defined and approved by the Jacksonville Housing Authority).~~ The not-for-profit corporation, the private entity/corporation or the adjacent property owner must be approved by the Planning and Development Department as an entity or person whose efforts at redevelopment or constructing housing for low or moderate income individuals meet reasonable standards as to the quality of

1 construction and compliance with income standards. The following
2 listed not-for-profit corporations are found to be qualified and
3 may receive property donations pursuant to this Subpart:

4 (i) Habitat for Humanity of Jacksonville, Inc.

5 (ii) Community Housing Development Organizations (CHDO) as
6 identified by the Planning and Development Department City's
7 ~~Community Development Division~~.

8 (b) Prior to any donation, the Real Estate Division shall
9 investigate whether or not there is a need by the City or any
10 independent agency or, if deemed appropriate by the Real Estate
11 Division, any other governmental agency or unit of government;
12 provided that no written inquiry shall be necessary when the Real
13 Estate Division has been informed previously or otherwise is aware
14 of a need or no need to retain the property for governmental use.
15 If, as a result of its investigation, the Real Estate Division
16 determines there is a need for the subject property by a
17 governmental agency or unit, then no donation shall be made.

18 (c) The Mayor and Corporation Secretary are authorized to
19 execute and deliver all documents necessary to convey the property
20 to the not-for-profit corporation.

21 (d) The Chief, Real Estate Division shall execute on behalf of
22 the City an agreement, with the not-for-profit corporation,
23 containing the following conditions: (i) The property be used
24 solely for the construction of affordable housing for low or
25 moderate income individuals; (ii) That construction of such housing
26 begin within 12 months of the donation, unless such time is
27 extended by the Chief, Real Estate Division; (iii) Construction
28 completed within 18 months of donation; (iv) The not-for-profit
29 corporation will assume full responsibility for construction of the
30 homes in compliance with appropriate building codes; and (v) If
31 construction is not feasible, the property will be conveyed to the

1 City, at no cost to the City. The form of the agreement shall be
2 approved by the Office of General Counsel.

3 **Section 3. Effective Date.** This ordinance shall become
4 effective upon signature by the Mayor or upon becoming effective
5 without the Mayor's signature.

6
7 Form Approved:

8
9 /s/ *Margaret M. Sidman*

10 Office of General Counsel

11 Legislation Prepared By: Cherry A. Shaw

12 G:\SHARED\LEGIS.CC\2015\Sub\2014-427.doc

My JEA Utility Tracker

For Art Speight, his wife Carrie and their children Hunter, 10, and Sky, 6, keeping track of energy usage is a family affair.

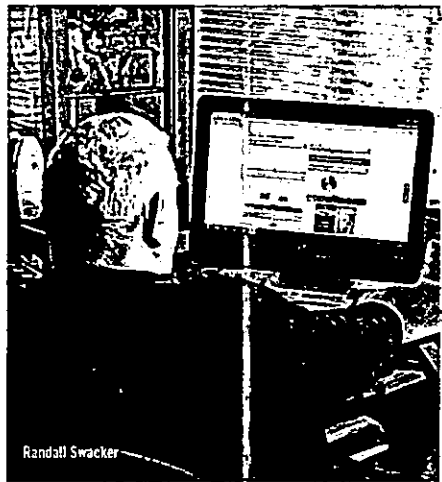
Art monitors the family's daily energy usage with a handy online tool called My JEA Utility Tracker. "I've actually become a little O.C.D. with it, to tell you the truth," Art said. "I log on twice a day to see how much energy we're using."

Art says the kids have learned to take shorter showers, which saves water and the energy used to make hot water, and everyone's learned to turn off lights and ceiling fans when they leave a room. He figures the Tracker, along with a new smart thermostat, is saving his family \$689 a year in utility costs.

"That's a significant savings," Art said.

Tammylyn Joeger is another fan of JEA's Tracker. She recently moved to Jacksonville from Hudson Valley, New York. "The utility company up there didn't have a free tool like this," she said. She likes the feature that gives her a running total of her billing amount. Tammy also watches how many loads of laundry she does. "The Tracker goes through the roof when I do laundry," she said. "And when we run the heat."

Because of the Tracker, Randall Swacker can tell you to the penny how much it costs to run his dishwasher (39 cents a load) or take a shower (8 or 9 cents for an 8-10 minute shower.)



Swacker likes to conduct experiments with his Tracker. He unplugged a full upright freezer, checked the Tracker and realized it cost him about \$26 a month. "There was no way I could buy enough food to store in that freezer and save \$26 a month, so I got rid of it," he said.

Start saving. Access your My JEA Utility Tracker at jea.com/tracker.



The City of Jacksonville is buying back old tires and used signs on **Saturday, March 28, 2015 from 8:00 a.m. to 2:00 p.m.** at Everbank Field Lot J. Earn \$2 per tire up to 10 tires and 50 cents per sign up to 40 signs. Call **630-CITY** for more.

With tax season upon us remember any energy efficiency improvements you made to your home in 2014 could mean you qualify for a tax credit. Learn more at energystar.gov.

Connect with JEA on



JEA Products and Services

- Take advantage of all that we offer. Sign up for a free JEA online account at jea.com/register.
- Make your "inbox" your new mailbox. Sign up for JEA eBill at jea.com/eBill.
- Let JEA MyBudget help you manage your bill every month. Learn more at jea.com/mybudget.
- JEA AutoPay is an automatic bill payment program. Learn more at jea.com/autopay.
- Pay by debit or credit card. (There is a \$4.95 charge for each \$400 amount charged to your debit or credit card.)
- Pay online at jea.com. Learn more at jea.com/easy. Pay by phone at 665-6300. Pay at Winn-Dixie, Publix, Gate or Mi Pueblo stores. Pay at all Duval County Tax Collector offices or at JEA's Downtown Customer Center.
- Tough times call for generous neighbors. Learn more at jea.com/neighbor.
- Find savings on energy efficient products at jea.com/rebates.

Join us Saturday afternoons at 1 p.m. for Q&A with JEA on Newstalk WOKV 104.5 FM

March Radio Shows

- | | |
|---|---|
| 3/7/14
Daylight Saving Time signals a time change and a change in watering restrictions. | 3/21/14
Planting the right plant in the right place can save your plants and your water. |
| 3/14/14
Become LawnSmart with this free JEA program offered to JEA customers with irrigation systems. | 3/28/14
Don't flush your hard-earned money down the drain. We'll discuss the most common leaks and how to fix them. |

April Radio Shows

- | | |
|--|--|
| 4/4/14
Safe digging is no accident. We are discussing why you need to call before you dig. | 4/11/14
A JEA lineman will be taking your calls about power maintenance and restoration. |
|--|--|

Missed a show? You can listen to it online at jea.com/radioshows.

As a community-owned, not-for-profit utility, JEA works hard to provide reliable services in an environmentally friendly way at a fair price. On average, JEA customers pay less for utility services today than they did in 2009.

NEWS FROM JEA

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[Facebook.com/NewsfromJEA](https://www.facebook.com/NewsfromJEA)



The Speight Family

Tracking Energy Usage: A Family Affair

Energy & Water Efficiency

Leaking faucets, showerheads, toilets, and irrigation equipment can increase your water bill by 10 percent. Nationwide, easy-to-fix household leaks can lead to the loss of more than 1 trillion gallons of water annually. This month we join EPA to remind you to check for water leaks in March, especially March 16-22, known nationwide as Fix-a-Leak Week.



W: Want to check for toilet leaks? Place a drop of food coloring in the toilet tank. If any color shows up in the bowl after 15 minutes, you have a leak. **NOTE:** Flush toilet immediately after experiment to avoid staining the tank.

A: Are you a do-it-yourself type? JEA's How to in Two videos can help you diagnose hard to find leaks. www.youtube.com/NewsFromJEA

T: Take a look at your water meter before and after a two hour period when NO WATER is being used. If the meter changes at all, chances are good you have a leak.

E: Examine your toilet flapper. Old and worn out flappers are a common cause of toilet leaks. Take your old flapper with you to the hardware store so you replace it with one that fits your toilet.

R: Remember to check your outdoor irrigation system for water leaks that might have occurred over the winter. Sign up for a free JEA check of your system at jea.com/LawnSmart

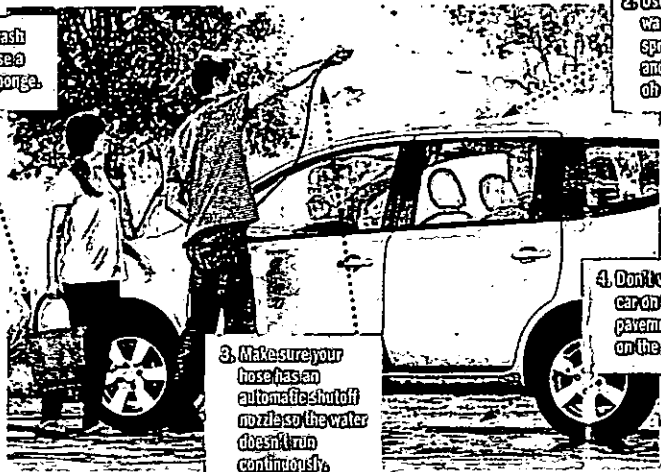
How to Save Water When Washing Your Car

1. If you must wash with water, use a bucket and sponge.

2. Use a waterless car wash product that sprays on, wipes off and leaves your car oh so shiny.

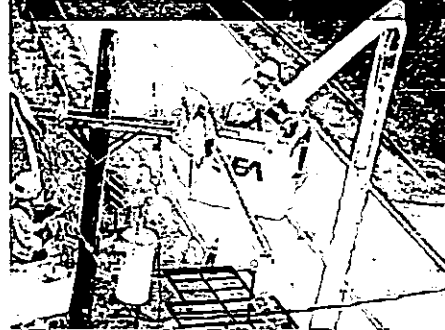
4. Don't wash your car on the pavement. Wash it on the grass.

3. Make sure your hose has an automatic shut off nozzle so the water doesn't run continuously.

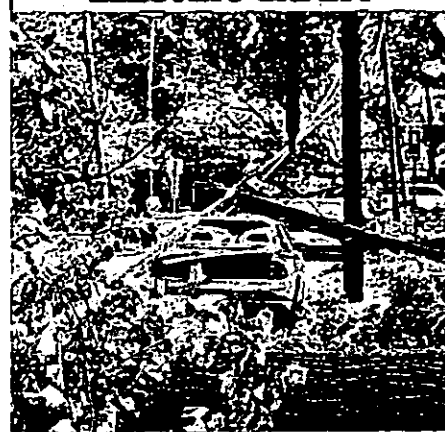


ELECTRIC RELIABILITY

Federal law requires JEA to plan and operate the electric system to meet our electric customers' needs within established NERC Reliability Standards. Non-compliance to these NERC Reliability Standards could result in fines up to \$1 million a day.



ELECTRIC SAFETY



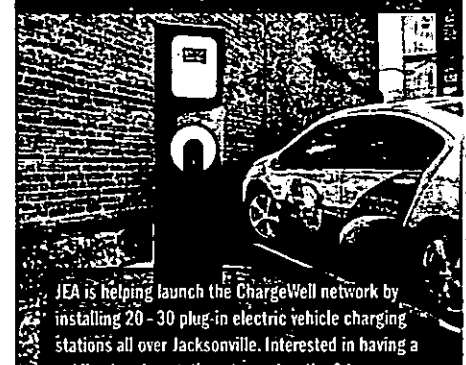
If an overhead wire falls near your car, stay inside the car. Drive away if you can and if you can't, warn bystanders not to touch your car or the wire. Call 9-1-1.

COMMUNITY INVESTMENT



Larry Shuler and Rick Goodin, who both work for JEA Substation Maintenance, volunteered at Dignity U Wear recently. They helped organize and fold new clothing that will eventually be given to disadvantaged men, women and children throughout the United States.

Protecting The Environment



JEA is helping launch the ChargeWell network by installing 20-30 plug-in electric vehicle charging stations all over Jacksonville. Interested in having a public charging station at your location? Learn more at jea.com/electricdrive. ChargeWell is a partnership between JEA and the North Florida TPO.

PLANNING AND DEVELOPMENT DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT DIVISION



Revised: May 4, 2015

Strategies and Uses of Foreclosure Registry Funds

Strategy 1: Directly Impact Properties on the Foreclosure Registry
Foreclosure Prevention Strategy – Direct Services to Homeowners with Properties on the Registry
Funded at a minimum of 30% of the annually budgeted appropriation

- Foreclosure Intervention – Provides direct cash assistance, up to \$8,500, to individuals and families who are in default or facing possible foreclosure action that meet the eligibility criterion.
- Foreclosure Mediation – Provides consumer credit counseling and mediation services to eligible homeowners to prevent foreclosure actions through possible loan modification and/or other variable resolutions; including legal services not related to foreclosure litigation.
- Education brochures, including the creation, production and distribution of informational materials to assist with foreclosure prevention and foreclosure intervention. Promote the education and advertisement of the accomplishments of the vacant registry initiative.

Strategy 2: Neighborhood Development
Housing and Community Development Strategy – Provide Services to Residential Properties on the Registry and Neighboring Properties Impacted by Properties on the Registry
Funded at a minimum of 40% of the annually budgeted appropriation

- Provide resources for community revitalization efforts such as mowing, board-up, demolition and other ancillary rehabilitation improvements of blighted private properties on or in proximity to homes on the foreclosure registry.
- Provide gap or construction financing to non-profit developers for the acquisition, rehabilitation and sale of vacant and/or REO homes in which the total development costs exceed the appraised value of the home.
- Batch Foreclosure
- Administrative funds to support staffing needs related to administering the Foreclosure Registry's programs.

Strategy 3: Community Development, Outreach and Education
Assistance to Neighborhoods and Organizations in which Foreclosure
Registry Properties are Located
Funded at a maximum of 20% of the annually budgeted appropriation

- Neighborhood Matching Grants – Communities in neighborhoods with high foreclosure rates/blight could apply for funds up to \$5,000 for physical improvements in their communities. The funds awarded would be linked to what the neighborhoods could match in funds, donations and/or sweat equity. Some of the possible uses could be: 1) clean up graffiti, 2) repair and install new fencing, 3) replace or develop neighborhood identification or entrance signs, 4) community gardens, and 5) painting/landscaping of pre-selected homes in areas surrounding the properties on the vacant registry.
- CommUniverCity – The CommUniverCity was a multi-week leadership training course that was offered to potential community leaders citywide. The goal of CommUniverCity was to teach skills that would establish and maintain successful neighborhood organizations.
- Communication/Educational Tools – Create and develop communication and educational tools for outreach activities that can be used Citywide and/or in neighborhoods with high foreclosure rates which include, but are not limited to: neighborhood forums, foreclosure/housing educational fairs, a citywide newsletter (email and/or printed publications), newspaper advertisements, flyers and other promotional activities to inform residents of upcoming meetings and events in their community.

Contingency: 10% available to be appropriated to Strategy 1 or 2 funding need, or carried forward to fund balance.

ORDINANCE/BUDGETING EXAMPLE:

Measure of Fund balance determines Fiscal Year Available Funds = \$1,000,000

Council Approval required for the use of any part of Fiscal Year Available \$1,000,000

Uses of Foreclosure Registry Funds

Strategy 1 - Foreclosure Prevention Strategy minimum use = 30%	= \$300,000
Strategy 2 - Housing and Community Development Strategy minimum use = 40%	= \$400,000
Strategy 3 - Community Development, Outreach & Education maximum use = 20%	= \$200,000
Contingency funds available = 10% for Strategy 1 or 2 funding needs only	= \$100,000

FORECLOSED LAND REGISTRY

Comparison of Changes to original bill	Ordinance 2010-327-E	Draft Ordinance 2015-__
Registration Fee	\$150.00	\$250.00
Annual Renewal Fee	No	Yes, also \$250.00
Fine for Noncompliance	No	Yes, \$500.00 (after notice and opportunity to cure)
Policy for Use of Funds	No	Yes, would be adopted as exhibit to ordinance
Internal Tracking and Compliance Requirements	No	Yes
Auditing Rights of City	No	Yes
Review of Fees Structure Every 2 Years	No	Yes

**PROPERTY ASSET MANAGEMENT OPTIMIZATION
PROGRAM SUPPORTING THE FIGHT BLIGHT EFFORTS**

**PRESENTED BY:
JIM ROBINSON, P.E., DIRECTOR OF PUBLIC WORKS**

JUNE 10, 2015

BACKGROUND INFORMATION

In accordance with Executive Order 2015-02, the Property Asset Management Optimization (PAMO) process serves as a transparent framework to monitor and track the underutilized real estate assets of the City of Jacksonville. As a byproduct of this effort a GIS mapping tool was developed to allow all public and private stakeholders to research any property in the City from a real estate characteristic standpoint.

This mapping tool has been demonstrated to various subcommittee members of the Blight Committee and has been found to be a valuable tool to support the efforts of viewing properties under foreclosure, tracking liens, identifying crime areas, identifying JEA delinquencies, identifying vacant land, understanding properties on the lands available list, and many more.

The attached scope identifies the entire PAMO process for information and for understanding of the possibility of further support of the Fight Blight efforts.

Project Asset Management Optimization (PAMO) Scope – Phase 1 (Revised)

1.0 EXECUTIVE OVERVIEW

The PAMO project was originally chartered to:

- 1) Conduct and develop a Real Estate Inventory (REI)
- 2) Conduct a Real Estate Assessment (REA)
- 3) Develop an Asset Optimization Strategy (AOS)
- 4) Develop an Asset Management Process & Implementation Plan (AMPIP)

The primary intent of the project was to expedite the optimization of under-utilized assets by converting the asset to another form of city value. Assets that can be value-optimized will provide relief for various city initiatives or budget shortfalls. Assumptions that the city asset inventory is incomplete and that the true inventory contains many under-utilized, high value assets was an initial catalyst for the project. A RFP was issued, but after receiving fewer than expected responses each priced well above budget, it has been determined that PAMO's funding is insufficient to tackle a scope of this magnitude.

Following the RFP process, an assessment of the PAMO scope was conducted to look for a new approach to the under-utilized asset issue that would best meet the original objectives by using internal resources and limited funding. The assessment concluded that the original assumptions foundational to the PAMO project were not factual. The assessment determined that principally accurate inventories of under-utilized assets exist, but that the inventories are housed across various data stores and not well understood outside of the controlling departments. In addition, while several high value under-utilized assets exist in the downtown area, few exist outside of downtown. The assessment showed that processes are in place today to optimize these under-utilized assets and the processes are executed as part of daily operations. Optimization processes may have improvement opportunities, but were not evaluated as part of the assessment. Finally the assessment indicates that improved transparency into the optimization processes will provide more accurate planning information for the future and better cross-departmental coordination.

The remainder of this document redefines a project scope more in line with clarified assumptions, and that still achieve many of the original objectives while using available funding and resources.

2.0 ENVIRONMENT

The city owns a number of assets that are considered under-utilized. Each month more under-utilized assets are acquired, and each month under-utilized assets are optimized. Various departments have responsibility to convert these assets to city value as part of their daily operations. Each department employs some formal or informal process to manage this conversion and meet their departmental goals. Insufficient transparency into these processes and a lack of coordination across departments is an issue complicating planning processes and perpetuating misinformation.

3.0 BUSINESS OBJECTIVE

- Expedite the optimization of under-utilized assets by converting the asset to some form of city value.
- Provide transparency into both the inventory and optimization processes to assist all areas with planning and keep the public informed.

4.0 SCOPE

Phase 1 of the PAMO project will assist various departments engaged in the conversion of under-utilized assets to city value through Scheduling, Process Management, Transparency, and Resource Acquisition.

4.1 SCOPE INCLUDES

The scope of work for Phase 1 of the PAMO project will include *only* the following...

4.2 Scheduling

Help ensure that all under-utilized assets are...

- 4.2.a identified
- 4.2.b scheduled, placed in a queue waiting for scheduling, placed on hold, or tagged un-convertable
- 4.2.c assigned an initial estimate of current financial value, expected converted value, and ongoing cost (maintenance/insurance, etc.). Financial estimates become refined as the asset moves through the process.

4.3 Process Management

Assist departments responsible for converting under-utilized assets by...

- 4.3.a Process improvement
- 4.3.b Issue resolution and barrier removal
- 4.3.c Sponsoring and pushing for changes to laws/statutes and policies

...and...

- 4.3.d Create new processes to fill gaps when an under-utilized asset cannot be assigned to an existing optimization process. Ensure a process owner is identified and accountable for the management of the new process.

4.4 Transparency (Reporting)

Develop and publish under-utilized asset status and financial information for assets...

- 4.4.a in the process of conversion to city value
- 4.4.b waiting to be scheduled for optimization
- 4.4.c recently converted to city value
- 4.4.d that cannot be converted resulting from...
 - law/statute
 - issues/barriers
 - asset characteristics

... in addition publish information on...

- 4.4.e under-utilized asset inventories
- 4.4.f strategies and processes to optimize the value
- 4.4.g owners responsible for optimization of property
- 4.4.h the assets history of optimization past attempts

...and provide a platform for process owners to communicate optimization strategies with each other.

4.4.i Through these discussions, PAMO will discover opportunities to coordinate strategies across departments. (i.e. combine under-utilized assets in close proximity for greater value than individually optimized assets.)

4.5 Resources Acquisition

4.5.a Work with process owners to add resources to assist with optimization of under-utilized assets (i.e., brokers, realtors, Community Development Corporations (CDC), Community Planning Advisory Committee (CPAC), Jacksonville Community Council Inc. (JCCI), Urban Land Institute (ULI), historic preservation groups, revitalization partners, etc.).

4.5.c Champion funding recommendations and initiate Task Forces when necessary to address complex asset optimization.

4.6 Under-Utilized Defined

The PAMO project will consider any asset within scope that has the potential to generate more city value than it currently produces.

4.7 Optimization Defined

The PAMO processes needed to move an under-utilized asset toward its potential are referred to as optimization processes. These processes are managed in various city departments.

4.8 SCOPE DOES NOT INCLUDE

The scope of work for Phase 1 of the PAMO project will NOT include the following...

- Creating an inventory of all city assets (already complete)
- Any activity pertaining to an easement (should depend on definition of under-utilized asset)
- Developing strategies to optimize under-utilized assets. Instead PAMO will leverage various departments with responsibility for developing and implementing strategies.
- A website available to all departments and the public to report information. *The website creation will begin toward the end of the project and be a deliverable in a subsequent phase.*

4.9 FUTURE PHASES

Phase 1 is an achievable and affordable first step toward meeting the comprehensive objectives of the PAMO initiative. Future phases of the PAMO project may include working with process owners to :

- Ensure each department has a satisfactory strategy in place for optimization
- Coordinate strategy development between various departments. (Strategies are however communicated in the PAMO process in this scope)
- Develop IT systems to assist in managing the assets.
- Develop IT websites to publish PAMO information internally and externally

5.0 INFORMATION TECHNOLOGY (Automation)

Attempt to minimize I/T deliverables in Phase 1 of the project due to schedule, funding, and maturity of automation requirements. I/T will assist the project team in the development of prototype components needed to produce PAMO status reporting and lay a foundation for a future phase website.

- I/T will work with the project team to develop a data store or determine if PAMO can leverage an existing toolset such as Maximo/Tivoli to contain status information and history related to each under-utilized asset. The PAMO team will be primarily accountable.
- I/T will provide extracts from various systems (monthly) – Resource (real estate) and Appraisal System (feeds used for GIS system may be adequate)
- I/T will provide a monthly report containing status information.
- I/T will assist with Process Mapping.

6.0 GOALS

Overall

- Implement a repeatable PAMO process

Process Improvement

- Identify all optimization processes
- Identify gaps where under-utilized assets cannot be assigned and create new optimization processes
- Identify all optimization process owners
- Map all AS-IS optimization processes
- Map recommended TO-BE processes and make process improvement recommendations
- Remove constraints related to TO-BE processes
- Implement TO-BE processes

Schedule

- Develop a schedule containing the optimization activities for all under-utilized assets
- Assign all under-utilized assets a current value and expected value

Transparency

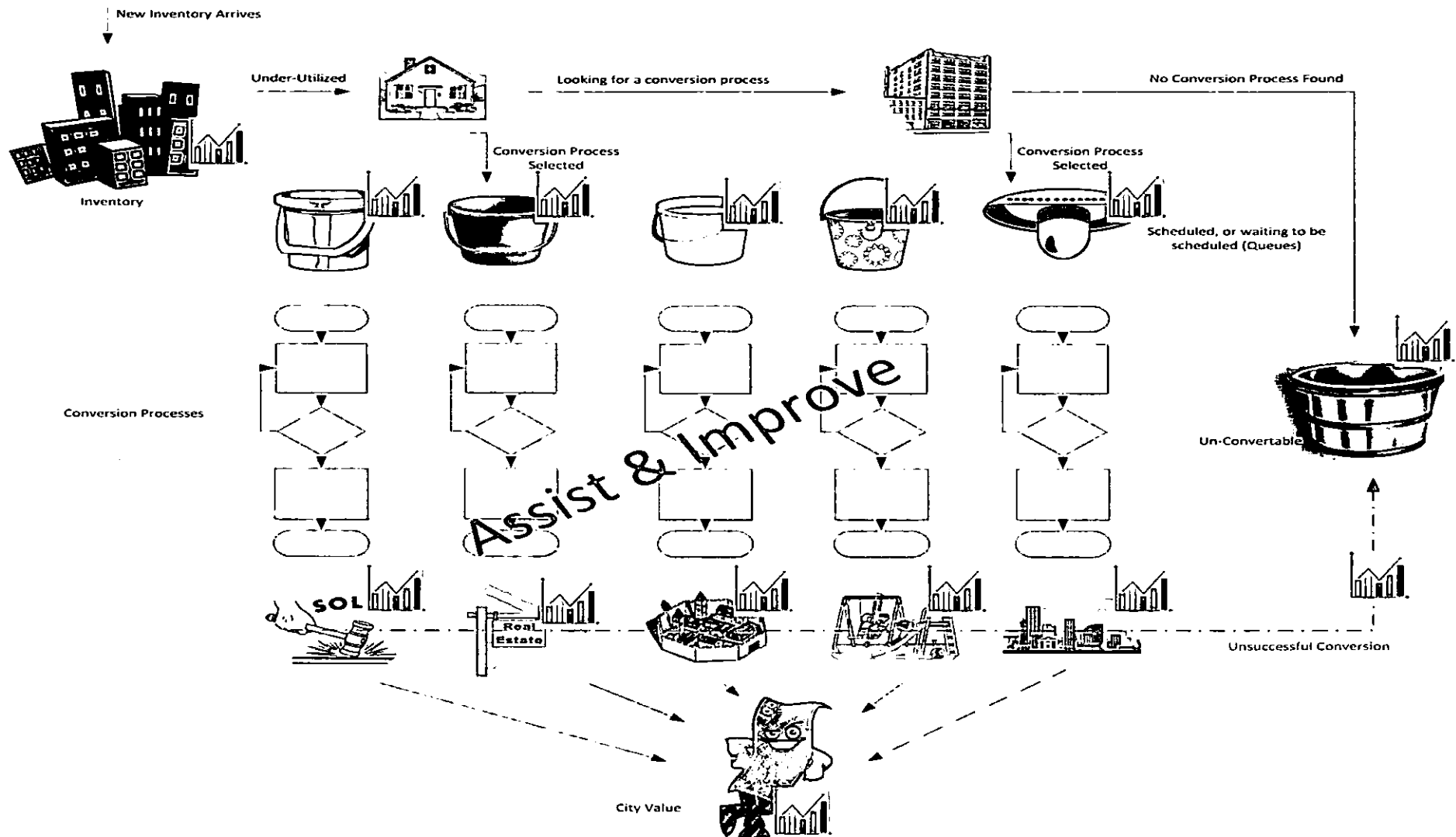
- Publish monthly status report showing under-utilized assets in each queue and overall
 - Current \$ value
 - Potential \$ value
 - Expected optimization dates
 - Issues and barriers
- Implement a method to track the history of an assets optimization activity

Resource Acquisition

- Resource needs assessment and recommendation

7.0 PRODUCT DESCRIPTION (SOLUTION)

The final deliverable will be a weekly meeting to manage and report on this high level PAMO process...



8.0 PROJECT COMPLETION CRITERIA

The project will be complete when...

8.1 A PAMO workgroup executes a "PAMO process" regularly that...

- schedules under-utilized assets for conversion/optimization
- adds financial values to under-utilized assets (funding issue)
- identifies barriers and issues, and assigns priority and responsibility for resolution of the most important
- assembles a monthly report
- discusses and assigns responsibility for process improvements to expedite optimization
- discusses adding additional resources

8.2 ...and when...

- each under-utilized property is reviewed and put through the scheduling process
- each under-utilized property is reviewed and financial values are determined
- process owners are identified
- all first pass TO-BE process changes are implemented
- initial additional resource recommendations are implemented
- an issue/barrier escalation process is implemented
- new "gap" optimization processes are implemented
- the monthly report is standardized

9.0 ASSUMPTIONS

- There is an accurate inventory of city assets that can be filtered to find under-utilized assets

10.0 RISKS

Resources are not dedicated to this project and many can spend 5% or less of their time on PAMO.

Resources to complete appraisals will require funding. Without a financial view, the PAMO process will have limited value.

IT funding will be required to produce Phase 1 deliverables

Funding for ongoing maintenance of information and process will be required

11.0 MILESTONES

All deliverables from Phase 1 will be completed by 12/31/2014

12.0 PROJECT SPONSOR

Director of Public Works

Jim Robinson

13.0 PROJECT STAKEHOLDERS

Mayor
Tax Payers
City Council
Real Estate
ROW and Storm Water Maintenance
Solid Waste
Office of Economic Development
Public/Private Partnerships
Parks and Recreation
Downtown Investment Authority
Procurement
Jacksonville Public Libraries
Children's Commission
Planning and Development/Housing and Community Development

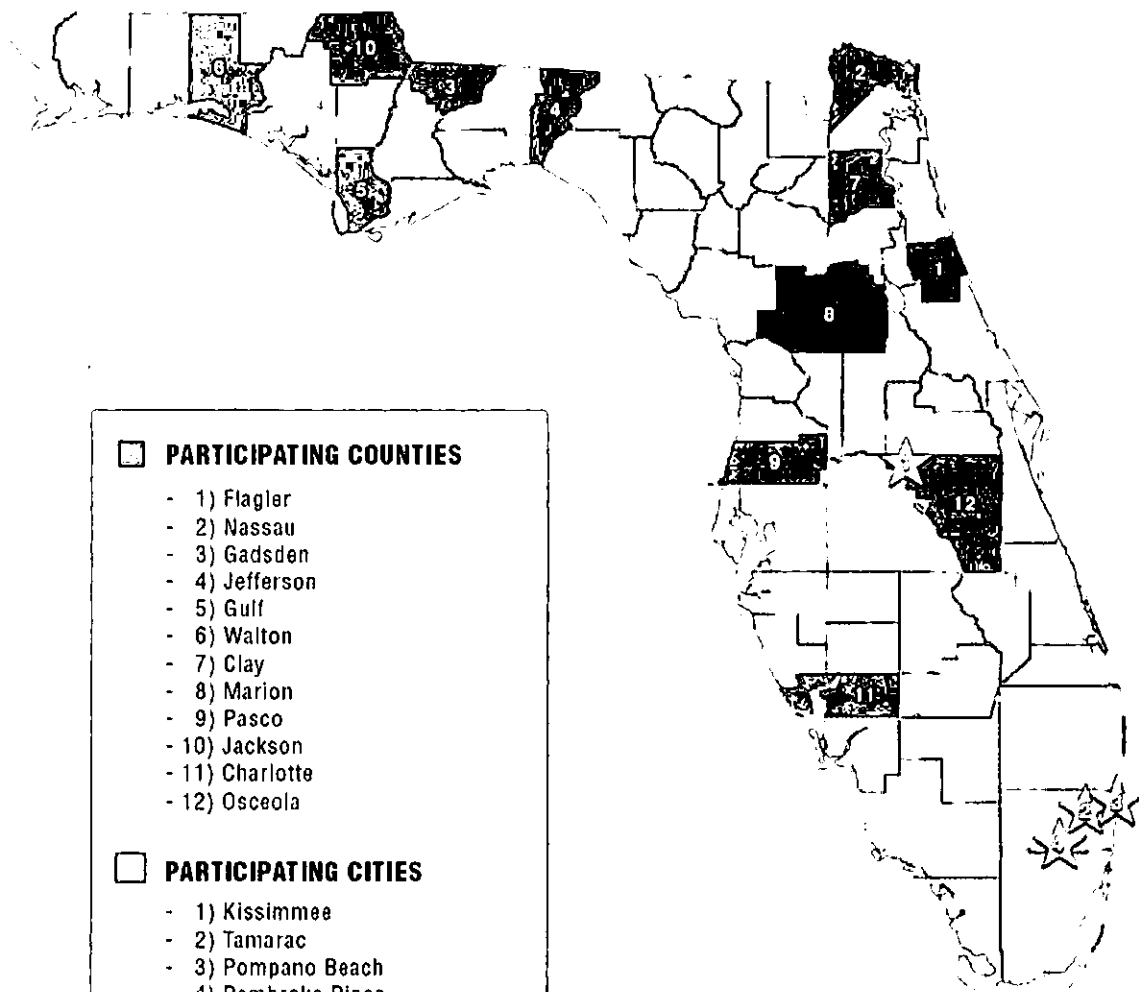
14.0 PAMO GROUP

The PAMO team must have a representative from each of the following areas...

- Real Estate
- OED - Office of Economic Development
- Planning and Development/Housing and Community Development
- DIA - Downtown Investment Authority
- OGC – Office of General Council
- Public Affairs
- Public/Private Partnerships
- I/T – Information Technology

15.0 APPROVALS

Mayor
City Council
Mayor's Cabinet
PAMO Team



Benefits to Local Government

The Florida PACE Funding Agency was formed by local governments for local governments with the special purpose to provide long-term financing for structural improvements that encourage renewable generation, energy efficiency and wind-resistance. The Florida PACE Funding Agency is an independent funding source, and any county in Florida may subscribe by resolution to make this financing opportunity available for its community.

A unique model, the Florida PACE Funding Agency provides the strength and financial stability of a statewide statutory program, yet supports home rule by allowing each county to decide whether to invite the agency in to provide PACE financing in that county.

The PACE program has the potential to stimulate significant local economic activity and put Floridians back to work. Real Estate Research Consultants, Inc. (RERC) estimates that if only two percent of eligible properties participate statewide, it will inject \$2 billion into Florida's local economies. This will directly affect the building trades across the state, putting many skilled unemployed and underemployed Floridians back to work.

While a few private companies are attempting to market similar solutions to counties, the Florida PACE Funding Agency is the only program expressly created by statute to assist all counties, providing unique benefits to Florida counties:

- The Florida PACE Funding Agency is the only source of PACE financing initially capitalized at \$200 million, making funding available right away. In addition, the Agency has been approved to capitalize up to \$2 billion.
- As a local government, the Florida PACE Funding Agency removes both the administrative burden and liability from participating counties. Plus, its activities are fully transparent, subject to public records and government-in-the-sunshine requirements.
- Counties can legally and prudently enter into subscription agreements with the Florida PACE Funding Agency without an RFP, allowing job creation to begin immediately.

Top 10 Reasons Local Governments Should Subscribe to the Florida PACE Funding Agency Program

1. **BY LOCAL GOVERNMENT, FOR LOCAL GOVERNMENT.** The Florida PACE Funding Agency was formed by local governments with the special purpose to provide long-term financing for structural improvements that encourage renewable generation, energy efficiency and wind-resistance. The Florida PACE Funding Agency is an independent funding source, and any local government in Florida may subscribe by resolution to make this financing opportunity available for its community.

2. **JOB GROWTH FOR THE LOCAL GOVERNMENT.** The PACE program has the potential to stimulate significant local economic activity and put Floridians back to work. PACE creates more work for contractors. Those contractors who participate in PACE across the country have realized increases in

10. WIDER ACCEPTANCE, LOWER RATES. As the market understands and accepts PACE, interest rates will fall with the benefit accruing directly to consumers. The Agency's program is representative of uniform statewide credit review policies that has assured the availability of funding at stable and described rates. The Agency's program does not require consumers to secure their own financing, the Agency's program avoids the frustration from low scale, individual attempts at negotiating financing terms that will undoubtedly exclude many consumers.

For more information, please contact our office at 866.558.3180 or email info@FloridaPACE.gov

- **Energy Efficiency**
- **Renewables**
- **Wind Mitigation**

Rooftop Solar PV

Ground Mounted Solar PV

Solar PV Attic Fan

Solar PV Water Heater

Solar PV Pool Pump

Ground Source Heat Pump
Solar Thermal Water Heater

Solar Thermal Pool Heater
Central HVAC

Heat Pump

Chillers

Windows

Doors

Insulation
Rooftop HVAC

Interior Lighting

Area Lighting

Elevators

Pumps

Motors

Energy Management Systems

EV Charging Stations

CNG Charging Stations

Microturbines

Generators

Distribution Transformers

Other Roof Replacement

Shingle Roof Replacement

Roof-to-Wall Anchoring

Water Barriers
Secondary Water Barriers

Gable-end Bracing

Wind-rated Garage Doors

Wind-resistant Doors

Impact-resistant Glass
Shuttering

Panel Shutters



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JACKSONVILLE, FLORIDA 32202

SPECIAL AD HOC COMMITTEE ON JACKSONVILLE'S NEIGHBORHOOD BLIGHT MEETING MINUTES

June 4, 2015
10:00 a.m.

City Hall
117 W. Duval St., 1st Floor
Lynwood Roberts Room

Attendance: Council Members Denise E. Lee (Chair), John Crescimbeni, Warren Jones, Jim Love

Excused: Council Members Greg Anderson, Bill Bishop and Bill Gulliford

Also: Cleveland Ferguson – Mayor's Office; Cherry Shaw – General Counsel's Office; Jim Robinson and John Pappas – Public Works Department; Folks Huxford – Planning & Development Department; Kimberly Scott – Regulatory Compliance Department; Belinda Peeples – ECA Dist. 1; Robert Campbell – Office of Council Auditor's;

See attached sign-in sheet for additional attendees.

Council Member Lee called the meeting to order at 10:20 a.m.

The meeting began with introductions from the committee and attendees.

Minutes

Motion/2nd move to approve May 27th amended minutes – Crescimbeni/Jones (4-0)

1. Zombie Properties – CM Jones

The zombie foreclosure properties require a policy to ensure the most appropriate and comprehensive approach in handling properties under these circumstances. Draft legislation is awaiting further details on the number of vacant foreclosed properties owned by the City of Jacksonville. It is important that the City determines the cost efficiency with obtaining foreclosed properties with liens.

There was extensive discussion regarding the restriction of registry funds going to JALA for litigation in 2015-340. The bill is before Council on next Tuesday. The committee will review the policy (exhibit 1) after Council approval to discuss JALA concerns.

Assignments:

CM Jones – meet with subcommittee to finalize legislation

Paige Johnston – provide a copy of Ms. Stockwell's email to committee members

2. Blight Status Department Reports – CM Lee

CM Lee reviewed the various department reports on accomplishments and legislations pending and enacted pertaining to blight. After review of the reports, CM Lee provided accolades to various City personnel and citizens that contributed to the fight blight efforts.

Assignment:

Dan Macdonald – provide complete prioritize blight legislations packet for next meeting

Paul Martinez – provide committee members a copy of notebook by the close of business on June 4, 2015

JEA – provide report at next meeting

New Business

3. Florida PACE – CM Crescimbeni

CM Crescimbeni provided information about a new program through the State of Florida that can assist homeowners with financing structural improvements to their property. He requested item be added to next week's agenda for a presentation from a program representative.

Assignment:

CM Crescimbeni – schedule Florida PACE for presentation

Next Week's Agenda

Florida PACE

Tire Generators

Public Comment

Mr. Mark Anino made a presentation to CM Lee for her hard work and dedication to fighting blight in the City of Jacksonville.

Mr. Hosea Small expressed his concerns regarding 1767 East 24th Street (32206). There is a remaining building on the property that continues to acquire violations.

Mr. John Nooney stated he has been to several JEA meetings, in an attempt, to gain permission as a citizen to cleanup certain areas to no avail. He expressed this issue of waterways is a blight issue.

There being no further business, the meeting was adjourned at 12:20 p.m.

Yvonne P. Mitchell, 630-1679

06.09.15 3:30p.m.