

Introduced by the Special Committee on the Community Benefits Agreement 2.0 (Council Members Arias, Salem, Amaro, J. Carlucci, 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 CBA 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:

**CHAPTER 118 - CITY GRANTS**

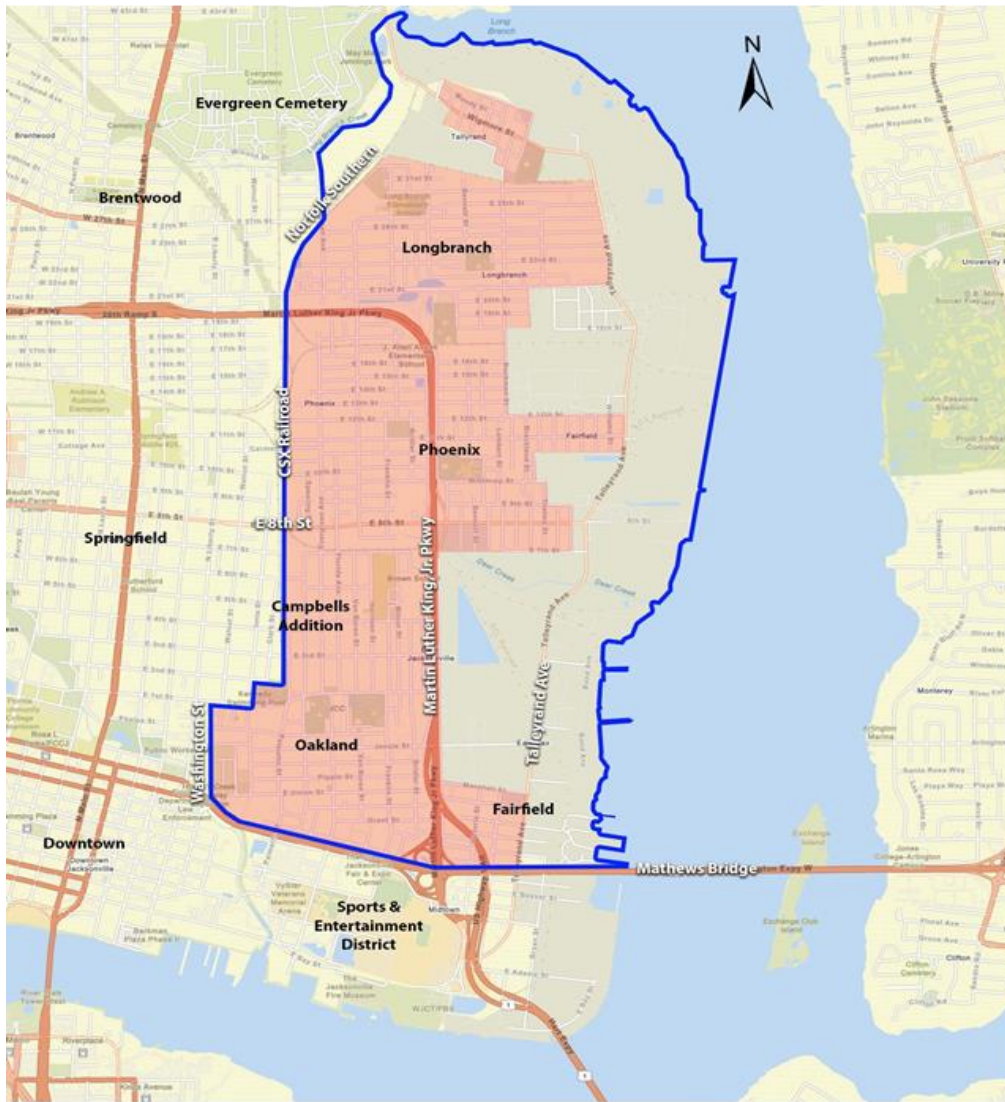
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## PART 9. - EASTSIDE COMMUNITY GRANTS PROGRAM

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

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

### 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) *Composition of Eastside CBA Organization Board of*  
18 *Directors.* Historic Eastside CBA Organization, Inc. is a  
19 not-for-profit 501(c)(3). The Eastside CBA Organization  
20 Board of Directors (the "Board") shall consist of nine  
21 voting members, four to be appointed by the Council  
22 President and confirmed by the City Council, four to be  
23 appointed by the Mayor and confirmed by the City Council,  
24 and one current employee of Jacksonville Jaguars, LLC  
25 ("JJL") to be selected by JJL.

26 (2) *Terms.* Pursuant to the CBA Organization bylaws, the Mayor  
27 and Council President appointees shall serve staggered two-  
28 year terms commencing March 1 or upon confirmation by the  
29 City Council, whichever is earlier, but shall serve until  
30 their successor is appointed and confirmed by the City  
31 Council. Of the initial appointments by the Mayor and

1 Council President, four members, two appointed by the  
2 Council President and two appointed by the Mayor, shall  
3 serve an initial two-year first full term and four members,  
4 two appointed by the Council President and two appointed  
5 by the Mayor, shall serve an initial one-year first full  
6 term. No member shall serve more than two consecutive full  
7 terms; but appointments to fill vacancies for partial terms  
8 (less than 50 percent of a full term) and initial  
9 appointments under the preceding sentence for less than  
10 two years, shall not be deemed full terms and said members  
11 may be reappointed for up to two additional consecutive  
12 full terms.

13 (3) *Removal.* The members appointed by the Mayor shall serve  
14 and be removed at the pleasure of the Mayor. Members  
15 appointed by the Council President shall serve and be  
16 removed at the pleasure of the Council President.

17 (4) *Qualifications.* To the extent feasible, the Mayor and  
18 Council President shall endeavor to appoint members who  
19 reside in or have a substantial economic business interest  
20 in each of the five neighborhoods that comprise the  
21 Eastside as visually depicted in Figure 1 of Section  
22 118.901 as follows:

- 23 (i) Campbells Addition;
- 24 (ii) Fairfield;
- 25 (iii) Longbranch;
- 26 (iv) Oakland; and
- 27 (v) Phoenix.

28 No more than three members, regardless of appointing  
29 authority, shall reside in or have a substantial business  
30 interest in a single neighborhood.

31 (b) Eastside CBA Organization is hereby designated as the agent of

1 the City for the purposes of determining and authorizing the  
2 allocation of a lump sum Eastside Grants Program appropriation  
3 designated in the annual budget ordinance or supplemental  
4 appropriation ordinances as being appropriated for eligible  
5 recipients. The determinations and authorizations made by  
6 Eastside CBA Organization in accordance with the provisions of  
7 this Section shall be final and not subject to further  
8 administrative review by any executive or administrative  
9 official of the City. Any entity receiving funding through the  
10 Eastside Grants Program shall be ineligible to receive funding  
11 through another City program, including but not limited to, the  
12 programs listed below:

- 13 (1) Public Service Grant program pursuant to Chapter 118, Part  
14 8;
- 15 (2) Cultural Service Grant Program pursuant to Chapter 118,  
16 Part 6;
- 17 (3) Arts in Public Places Program pursuant to Chapter 118, Part  
18 6;
- 19 (4) Kids Hope Alliance program pursuant to Chapter 77;
- 20 (5) Downtown Investment Authority and Office of Economic  
21 Development Programs pursuant to Chapter 55 and Chapter  
22 26, respectively;
- 23 (6) Housing and Community Development Division programs  
24 pursuant to Chapter 34, Part 2; and
- 25 (7) Social Services Division programs pursuant to Chapter 28,  
26 Part 5.

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

28 The process for the annual Eastside Grants Program appropriation  
29 will begin with Eastside CBA Organization's preparation of an annual  
30 appropriation request based on information provided by eligible  
31 organizations in a "letter of intent." This request will reflect a

1 lump sum appropriation to be indicated in the annual City budget as  
2 Eastside Grants Program. Up to 10 percent of the total lump sum  
3 appropriation shall be allocated to Eastside CBA Organization for  
4 administration of the Eastside Grants Program. The Eastside Grants  
5 Program request shall be submitted to the Mayor for review by the  
6 Mayor's Budget Review Committee ("MBRC") which will recommend a lump  
7 sum appropriation to be included in the proposed budget for the  
8 upcoming fiscal year. In addition, Eastside CBA Organization shall  
9 recommend the percentage or amount of City funds to be allocated to  
10 each of the following 4 disciplines for the ensuing grant cycle:  
11 Affordable Housing, Workforce Housing, economic development, and/or  
12 mitigation of homelessness in Eastside (individually, a "Funded  
13 Category" and collectively, the "Funded Categories"). Eastside CBA  
14 Organization shall also include in the request relevant information  
15 regarding programs, services, projects and investments to be provided  
16 to the community as a result of the funding and shall be responsible  
17 for documenting the validity of the request to the MBRC, the City  
18 Council Finance Committee, and the City Council throughout the  
19 budgeting process.

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

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

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

2 (a) The Eastside CBA Organization Board shall be responsible to  
3 develop a competitive process by which applications may be  
4 submitted for receipt of grants through the Eastside Grants  
5 Program subject to the provisions of this Part. The Board shall  
6 further be responsible for administration of the Eastside Grants  
7 Program. Administrative and operating procedures shall be  
8 established and amended as necessary to meet the mission of the  
9 Eastside Grants Program and current needs of the community. The  
10 procedure prescribed herein, as further developed by Eastside  
11 CBA Organization, shall be the only procedure available to  
12 organizations requesting public support through the Eastside  
13 Grants Program.

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

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

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

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

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

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

28 (3) Eastside CBA Organization shall publish each year in a  
29 newspaper of general circulation in the City, at least one  
30 month before the last day on which appropriation request  
31 must be submitted to Eastside CBA Organization, a notice



1 that it is accepting Eastside Grants Program grant requests  
2 for the ensuing fiscal year, stating the place where the  
3 appropriation request forms may be obtained, the last day  
4 on which the completed appropriation requests must be  
5 returned to Eastside CBA Organization and when and where  
6 Eastside CBA Organization (or a duly authorized committee  
7 thereof) will hold a hearing on the appropriation requests  
8 (which may include a statement that the hearing may be  
9 adjourned from time to time and from place to place until  
10 all the appropriation requests have been heard).

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

18 (5) Eastside CBA Organization shall conduct a mandatory  
19 application workshop ("Mandatory Application Workshop")  
20 for requesting organizations within 30 days following the  
21 effective date of the Funded Categories legislation setting  
22 forth the percentages and/or amount of City funding to be  
23 allocated to each Funded Category as adopted by the City  
24 Council.

25 (6) Eastside CBA Organization (or a duly authorized committee  
26 thereof) shall consider appropriation requests returned by  
27 the requesting organizations. No less than 5 members of  
28 the Eastside CBA Organization Board shall score all  
29 qualified applications submitted for a Funded Category.  
30 Eastside CBA Organization shall afford the requesting  
31 organizations an opportunity to make an oral or written

1 presentation to justify or explain their respective  
2 appropriation requests, and no requesting organization  
3 shall be denied this opportunity solely because it has  
4 never submitted an appropriation request before or because  
5 a previous appropriation request has been denied.

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

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

11 (a) *Eligibility Criteria.* To be eligible for funding an  
12 organization must meet the following criteria:

- 13 (1) The organization must operate in Duval County.  
14 (2) At the time of application, the organization must have been  
15 in existence, active, and in good standing as a Florida  
16 Corporation for at least two ~~three~~ years and must have two  
17 ~~three~~ years of filed tax returns.  
18 (3) The organization shall have a demonstrated track record in  
19 successfully delivering outcomes outlined in the Eastside  
20 Strategic Focus.  
21 (4) The organization shall have a broad base of community  
22 representation in management and membership. The members  
23 of the board of directors shall not receive any  
24 compensation for their service as directors, but they may  
25 be reimbursed for actual monetary expenditures on behalf  
26 of the organization. The corporate charter or by-laws shall  
27 provide a method of selection of the board of directors  
28 which will periodically subject the directors to the  
29 possibility of replacement by other qualified persons. The  
30 membership of the organization shall be open to as large a  
31 portion of the public as possible, subject to such

1 nondiscriminatory conditions and qualifications for  
2 membership as may be imposed by the corporate charter or  
3 by-laws; provided that this requirement shall not be  
4 construed to prevent or prohibit an organization from  
5 having different classes of membership with different  
6 conditions and qualifications for admission and different  
7 relative rights, privileges, and duties.

8 (5) If the organization is a previous recipient of a City grant  
9 or an Eastside Grants Program grant, the organization must  
10 have submitted all required reports for previous grants.

11 (6) At least 50 percent of the organization's operating revenue  
12 or support shall be derived from sources other than the  
13 Eastside Grants Program or other City programs or funding.

14 (7) The organization shall provide services or activities which  
15 benefit or are made available to a broad range of the  
16 people of the City, focused within the Eastside community,  
17 and shall be offered on a nondiscriminatory basis to those  
18 people.

19 (8) To receive general operating or capital support, the  
20 organization must as its primary function present, sponsor,  
21 exhibit or otherwise offer for public consumption programs,  
22 services or activities in any one or combination of the  
23 ~~Funded Categories following disciplines: Affordable~~  
24 ~~Housing, Workforce Housing, economic development, and~~  
25 ~~mitigation of homelessness in Eastside.~~

26 (9) If a capital allocation is funded at or above \$25,000 the  
27 organization must enter into a restrictive covenant  
28 agreement with the City of Jacksonville to ensure dedicated  
29 use of the relative facilities or properties for public  
30 purposes for a period of not less than ten years. Grants  
31 for capital improvements shall only be paid upon

substantial completion of the project.

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

(11) The organization must attend a Mandatory Application Workshop.

(12) ~~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.

(b) Eligibility Documents. Notwithstanding the prohibition in subsection (a) above, a requesting organization shall include the following eligibility documents listed in subsections (1)–(5) below (collectively, the "Eligibility Documents") in its Eastside Grants Program grant application submittal. If a requesting organization fails to include the Eligibility Documents in the form and manner prescribed below, the requesting organization shall be ineligible to apply for a Eastside Grants Program grant and such requesting organization's application shall not be reviewed and evaluated by the Eastside CBA Organization or duly authorized committee thereof. The Eligibility Documents are as follows:

(1) A copy of a good standing certificate issued within the last 12 months by the Florida Division of Corporations evidencing that the requesting organization is in good standing and has been in existence for two years prior to

1 the Eastside Grants Program grant application deadline;  
2 and

3 (2) Not-for-profit organizations and for-profit organizations,  
4 if applicable, shall provide either:

5 (i) A copy of the requesting organization's current  
6 Charitable Solicitation Permit issued by the State of  
7 Florida evidencing that the requesting organization  
8 is current on State charitable permitting fees; or

9 (ii) A State letter of exemption indicating that the  
10 organization is exempt pursuant to Section  
11 496.406(3), Florida Statutes; and

12 (3) The following financial information as applicable:

13 (i) Copies of the requesting organization's fiscal  
14 balance sheets and statements of income and expenses  
15 for the last two fiscal years of the requesting  
16 organization; and

17 (ii) Copies of the requesting organization's completed and  
18 filed federal tax returns for the last two tax years;  
19 or

20 (iii) Organizations exempt from filing federal tax returns  
21 shall file:

22 a. IRS certification of exemption; and

23 b. Copies of independent audit reports for the last  
24 two years; or

25 (iv) If the organization does not have the financial  
26 information requested in subsections (3)(i)-(iii)  
27 above, then the organization must submit its  
28 financial information in form and substance  
29 reasonably acceptable to the City's Department of  
30 Finance. The form shall be identified by the  
31 Department prior to the commencement of the

1           application cycle and be uniform for all  
2           organizations completing the form.

3       (4) A copy of the completed Mandatory Application Workshop  
4       certificate issued by the Eastside CBA Organization  
5       evidencing the requesting organization's compliance with  
6       the Mandatory Application Workshop pursuant to Section  
7       118.907; and

8       (5) An original affidavit, in the form provided by the Office  
9       of General Counsel, executed by the requesting  
10       organization's executive director, chief executive or  
11       operating officer, president, vice president or board  
12       chairman certifying that:

13       (i) The requesting organization's program will be  
14       operated in Duval County and serve the people of the  
15       City. For organizations requesting funds for capital  
16       projects or improvements, the affidavit shall state  
17       the project will be constructed/operated within the  
18       Eastside;

19       (ii) The requesting organization's program or project will  
20       serve one of the Funded Categories for the grant  
21       application cycle in which the requesting  
22       organization is applying for;

23       (iii) The requesting organization's program or project is  
24       not receiving funding from any of the City programs  
25       listed in Section 118.903(b) (1)-(7);

26       (iv) The requesting organization's appropriation request  
27       for multiple or single programs or projects does not  
28       exceed in the aggregate 50 percent of the requesting  
29       organization's annual revenue (as shown on filed tax  
30       returns) averaged over the previous two tax years;

(v) The requesting organization is in compliance with the terms of all existing City agreements in which the requesting organization is a party;

(vi) The requesting organization is in compliance with all applicable federal, State, local laws, rules, regulations and ordinances, as the same may exist and may be amended from time to time; and

**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 program(s) or project;
- (b) Impact of the program(s) or project within one or more of the aforementioned Funded Categories—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

1 bank account, notwithstanding the provision to the contrary in  
2 Section 118.201, separate from other organization funds. It may  
3 be an interest-bearing account, but the total amount of the  
4 grant and the interest must be spent by the end of the contract  
5 period; except that a remaining balance may be maintained in the  
6 Eastside Grants Program account, notwithstanding the provision  
7 to the contrary in Section 118.301(a)(5). This balance must be  
8 identified and documented in quarterly and year-end reports and  
9 shall not exceed \$500. This balance shall be returned to the  
10 City within the first 90 days of the first fiscal year in which  
11 the recipient no longer receives an Eastside Grants Program  
12 grant appropriation. The portion of unspent funds that exceed  
13 \$500 shall follow the provisions of Section 118.301(a)(5).

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

- 15 (a) Upon approval of the annual budget by the City Council, one  
16 contract will be prepared and administered through the Finance  
17 Department, which will reflect the total amount of the lump sum  
18 appropriation for Eastside Grants Program grants to all  
19 organizations. Funds shall be distributed to Eastside CBA  
20 Organization on a quarterly basis in amounts to be determined  
21 annually, notwithstanding the provision to the contrary in  
22 Section 118.201(f)(7), upon receipt by the Finance Department  
23 of a quarterly financial and programmatic report.
- 24 (b) Eastside CBA Organization shall establish a quarterly reporting  
25 system for all funded organizations which provides financial and  
26 programmatic information documenting the use and impact of the  
27 Eastside Grants Program grant funds.
- 28 (d) Eastside CBA Organization shall provide the City Auditor's  
29 office with an independently prepared or audited financial  
30 statement (depending on grant amount) from all recipients at the  
31 conclusion of the grant period. All application forms,



1 procedures, reporting requirements, and contract agreements for  
2 recipient organizations (other than Eastside CBA Organization)  
3 will be developed by Eastside CBA Organization and will be  
4 between Eastside CBA Organization and the individual recipient  
5 organizations.

6 **Section 3. Severability.** The provisions of this Ordinance,  
7 including sections and subsections within the Ordinance, are intended  
8 to be severable and if any provision is declared invalid or  
9 unenforceable by a court of competent jurisdiction, such provision  
10 shall be severed and the remainder shall continue in full force and  
11 effect, with the Ordinance being deemed amended to the least degree  
12 legally permissible.

13 **Section 4. Codification Instructions.** The Codifier and the  
14 Office of General Counsel are authorized to make all chapter and  
15 division "tables of contents" consistent with the changes set forth  
16 herein. Such editorial changes and any others necessary to make the  
17 Ordinance Code consistent with the intent of this legislation are  
18 approved and directed herein, and changes to the Ordinance Code shall  
19 be made forthwith and when inconsistencies are discovered.

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

23  
24 Form Approved:

25  
26 \_\_\_\_\_  
27 Office of General Counsel  
28 Legislation Prepared By: Mary E. Staffopoulos

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