

Introduced by the Council President at the request of the Mayor and substituted by the Finance Committee:

ORDINANCE 2025-32-E

AN ORDINANCE APPROPRIATING \$964,000 FROM THE MCCOY'S CREEK GREENWAY - OUTFALL IMPROVEMENTS WITH RIVERWALK - DM OTHER CONSTRUCTION COSTS ACCOUNT TO THE DM LAND ACCOUNT TO PROVIDE FUNDS FOR THE PURCHASE OF PROPERTY FROM THE JACKSONVILLE TRANSPORTATION AUTHORITY ("JTA") AS DESCRIBED HEREIN; AMENDING THE 2025-2029 FIVE-YEAR CAPITAL IMPROVEMENT PLAN APPROVED BY ORDINANCE 2024-505-E TO REFLECT THE TRANSFER OF FUNDS WITHIN THE MCCOY'S CREEK GREENWAY - OUTFALL IMPROVEMENTS WITH RIVERWALK PROJECT (THE "PROJECT") FOR PURCHASE OF LAND FROM JTA FOR THE PROJECT; APPROVING, AND AUTHORIZING THE MAYOR, OR HER DESIGNEE, AND CORPORATION SECRETARY TO EXECUTE AND DELIVER, FOR AND ON BEHALF OF THE CITY, THE CITY OF JACKSONVILLE REAL ESTATE PURCHASE AGREEMENT BETWEEN THE CITY AND JTA (THE "PURCHASE AGREEMENT"), FOR THE PURPOSE OF ACQUIRING ±1.02 ACRES OF REAL PROPERTY CONSISTING OF 0 LEILA STREET (R.E. NO. 088968-0000), PORTIONS OF 725 LEILA STREET (R.E. NO. 088985-0050), AND 0 RIVERSIDE AVENUE (R.E. NO. 088969-0100), ALL LOCATED IN COUNCIL DISTRICT 7 (COLLECTIVELY, THE "PROPERTY"), AT THE REQUEST OF THE ENGINEERING AND CONSTRUCTION MANAGEMENT DIVISION OF THE DEPARTMENT OF PUBLIC WORKS; PROVIDING FOR

OVERSIGHT OF THE ACQUISITION OF THE PROPERTY BY
THE REAL ESTATE DIVISION OF THE DEPARTMENT OF
PUBLIC WORKS AND OVERSIGHT THEREAFTER BY THE
ENGINEERING AND CONSTRUCTION MANAGEMENT DIVISION
OF THE DEPARTMENT OF PUBLIC WORKS; PROVIDING AN
EFFECTIVE DATE.

WHEREAS, at the direction of the Department of Public Works,
the City desires to acquire from the Jacksonville Transportation
Authority ("JTA") ±1.02 acres of real property consisting of 0 Leila
Street (R.E. No. 088968-0000), portions of 725 Leila Street (R.E. No.
088985-0050), and 0 Riverside Avenue (R.E. No. 088969-0100)
(collectively, the "Property"), all located in Council District 7,
at the negotiated purchase price of \$964,000 to make said land
available for the McCoy's Creek Greenway - Outfall Improvements with
Riverwalk project (the "Project"); now therefore

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

Section 1. Recitals. The recitals above are true and
correct and incorporated herein by reference.

Section 2. Appropriation. For the 2024-2025 fiscal year,
within the City's budget, there is hereby appropriated the indicated
sum(s) from the account(s) listed in subsection (a) to the account(s)
listed in subsection (b):

(The account information is attached hereto as **Revised Exhibit 3** and
incorporated herein by this reference)

(a) Appropriated from:

See **Revised Exhibit 3** \$964,000

(b) Appropriated to:

See **Revised Exhibit 3** \$964,000

(c) Explanation of Appropriation:

The funding above represents an appropriation of

\$964,000 from the McCoy's Creek Greenway - Outfall Improvements with Riverwalk - DM Other Construction Costs account to the DM Land account within the Project to purchase approximately ±1.02 acres of real property from JTA for the Project.

Section 3. Purpose. The purpose of the appropriation in Section 1 is to provide funding for the acquisition of the Property in efforts to continue the stormwater and drainage improvements associated with the Project as described herein.

Section 4. Capital Improvement Plan Amendment. Ordinance 2024-505-E adopting the 2025-2029 Five-Year Capital Improvement Plan (the "CIP") for the City and certain of its independent agencies, is hereby amended to reflect the appropriation of funds within the Project as more fully described in the Project Information Sheet attached hereto as **Revised Exhibit 4** and incorporated herein by this reference. The City Council finds that the deferral of this amendment of the CIP until the next annual budget and CIP review will be detrimental to the best interests of the community because such deferral will unnecessarily delay completion of the Project.

Pursuant to Section 122.605(c), *Ordinance Code*, enactment of this Ordinance requires the affirmative vote of two-thirds of the City Council members present at the meeting because of the CIP amendment set forth in this section. This Ordinance shall constitute an amendment to Ordinance 2024-505-E. In all other respects, the Five-Year Capital Improvement Plan approved by Ordinance 2024-505-E shall remain unchanged and continue in full force and effect.

Section 5. Approval and Authorization to Execute Purchase Agreement. The City of Jacksonville Real Estate Purchase Agreement (the "Purchase Agreement") provides for acquisition of the Property as depicted in **Exhibit 1** for the City's use. There is hereby approved, and the Mayor, or her designee, and the Corporation Secretary are

1 hereby authorized to execute and deliver, for and on behalf of the
2 City, the Purchase Agreement, in substantially the form attached
3 hereto as **Revised Exhibit 2** and incorporated herein by this reference,
4 between the City and JTA, together with all such closing and other
5 documents necessary or appropriate to effectuate the purpose of this
6 Ordinance (with such "technical" changes as herein authorized). The
7 negotiated purchase price of the Property is \$964,000 and is supported
8 by an appraisal.

9 The Purchase Agreement, and any and all closing and other
10 documents related thereto, may include such additions, deletions, and
11 changes as may be reasonable, necessary, and incidental for carrying
12 out the purposes thereof, as may be acceptable to the Mayor, or her
13 designee, with such inclusion and acceptance being evidenced by
14 execution of the Purchase Agreement by the Mayor, or her designee;
15 provided however, no modification of the Purchase Agreement or related
16 documents may increase the financial obligations or liability of the
17 City to an amount in excess of the amount stated therein or decrease
18 the financial obligations or liability of JTA, and any such
19 modification shall be technical only and shall be subject to
20 appropriate legal review and approval by the Office of General
21 Counsel. For purposes of this Ordinance, the term "technical changes"
22 is defined as those changes having no financial impact to the City,
23 including, but not limited to, changes in legal descriptions or
24 surveys, ingress and egress, easements and rights of way, design
25 standards, access and site plans, resolution of title defects, if
26 any, and other non-substantive changes that do not substantively
27 increase the duties and responsibilities of the City under the
28 provisions of the Purchase Agreement.

29 **Section 6. Oversight.** The Real Estate Division of the
30 Department of Public Works shall oversee the acquisition of the
31 Property, and the Engineering and Construction Management Division

of the Department of Public Works shall oversee the Property thereafter.

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

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Harry M. Wilson, IV

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