

The Finance Committee offers the following Substitute to File No. 2025-32:

Introduced by the Council President at the request of the Mayor:

ORDINANCE 2025-32

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

1 AND CONSTRUCTION MANAGEMENT DIVISION OF THE
2 DEPARTMENT OF PUBLIC WORKS; PROVIDING FOR
3 OVERSIGHT OF THE ACQUISITION OF THE PROPERTY BY
4 THE REAL ESTATE DIVISION OF THE DEPARTMENT OF
5 PUBLIC WORKS AND OVERSIGHT THEREAFTER BY THE
6 ENGINEERING AND CONSTRUCTION MANAGEMENT DIVISION
7 OF THE DEPARTMENT OF PUBLIC WORKS; PROVIDING AN
8 EFFECTIVE DATE.
9

10 **WHEREAS,** at the direction of the Department of Public Works,
11 the City desires to acquire from the Jacksonville Transportation
12 Authority ("JTA") ±1.02 acres of real property consisting of 0 Leila
13 Street (R.E. No. 088968-0000), portions of 725 Leila Street (R.E. No.
14 088985-0050), and 0 Riverside Avenue (R.E. No. 088969-0100)
15 (collectively, the "Property"), all located in Council District 7,
16 at the negotiated purchase price of \$964,000 to make said land
17 available for the McCoy's Creek Greenway - Outfall Improvements with
18 Riverwalk project (the "Project"); now therefore

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

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

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

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

28 (a) Appropriated from:

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

30 (b) Appropriated to:

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

1 (c) Explanation of Appropriation:

2 The funding above represents an appropriation of
3 \$964,000 from the McCoy's Creek Greenway - Outfall
4 Improvements with Riverwalk - DM Other Construction
5 Costs account to the DM Land account within the
6 Project to purchase approximately ±1.02 acres of real
7 property from JTA for the Project.

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

12 **Section 4. Capital Improvement Plan Amendment.** Ordinance
13 2024-505-E adopting the 2025-2029 Five-Year Capital Improvement Plan
14 (the "CIP") for the City and certain of its independent agencies, is
15 hereby amended to reflect the appropriation of funds within the
16 Project as more fully described in the Project Information Sheet
17 attached hereto as **Revised Exhibit 4** and incorporated herein by this
18 reference. The City Council finds that the deferral of this amendment
19 of the CIP until the next annual budget and CIP review will be
20 detrimental to the best interests of the community because such
21 deferral will unnecessarily delay completion of the Project.

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

29 **Section 5. Approval and Authorization to Execute Purchase**
30 **Agreement.** The City of Jacksonville Real Estate Purchase Agreement
31 (the "Purchase Agreement") provides for acquisition of the Property

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

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

31 **Section 6. Oversight.** The Real Estate Division of the

1 Department of Public Works shall oversee the acquisition of the
2 Property, and the Engineering and Construction Management Division
3 of the Department of Public Works shall oversee the Property
4 thereafter.

5 **Section 7. 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 /s/ Mary E. Staffopoulos

12 Office of General Counsel

13 Legislation Prepared By: Harry M. Wilson, IV

14 GC-#1670142-v1-2025-32_Finance_Sub.docx