

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2025-0126

Introducer/Sponsor(s): Council Member Peluso

Date of Introduction: February 11, 2025

Committee(s) of Reference: NCSPHS, R, F

Date of Analysis: February 11, 2025

Type of Action: Approval of Lien Agreement; waiver of Ordinance Code; emergency passage request

Bill Summary: This bill approves and authorizes the Mayor, or her designee, and the Corporation Secretary to execute and deliver an agreement between the City of Jacksonville and Terrawise Homes, Inc. to reduce nuisance abatement and demolition liens on the property located at 1320 Ionia Street (R.E. No. 072535-0000). The agreement authorizes an “after-the-fact” reduction of the liens, which total \$27,861.16 plus accrued interest. The Finance and Neighborhoods Departments are directed to work cooperatively to administer and monitor the lien agreement. The bill also waives Subsection 518.145(d) (Collection and Settlement of Nuisance Abatement and Demolition Liens), Ordinance Code, which governs lien settlements. Emergency passage is requested as Terrawise Homes, Inc. has a scheduled closing for the property and requires execution of the lien agreement before the sale.

Background Information: The purpose of this legislation is to address outstanding nuisance abatement and demolition liens on the property at 1320 Ionia Street. Originally, Harmony Family Group, LLC entered into an Agreement to Reduce Nuisance Abatement and Demolition (“HFG Agreement”) with the City of Jacksonville to bring the property into compliance with the Ordinance Code. However, without the City’s consent, Harmony Family Group, LLC conveyed the property to Terrawise Homes, Inc. As a result, the City terminated the agreement on January 13, 2025, effective immediately and requested full payment of outstanding liens on the property. Since acquiring the property, Terrawise Homes, Inc., has completed improvements to bring it into compliance but did not enter into a lien reduction agreement with the City beforehand. This bill approves a new lien agreement to reflect the completed improvements and provide an “after-the-fact” reduction of liens, currently \$27,861.16 plus accrued interest. The waiver of Subsection 518.145(d) allows for settlement of these liens, despite the improvements being completed before an agreement. The request for emergency passage stems from Terrawise Home’s Inc.’s need to finalize the lien settlement prior to a pending property closing.

The lien will be reduced by \$1 for every \$5 spent by the company to make the needed improvement up to the first \$30,000; thereafter the lien will be reduced by \$1 for every \$2 spent until the total amount of the principal and the accrued interest is extinguished.

Policy Impact Area: Property redevelopment, nuisance abatement, and neighborhood improvement.

Fiscal Impact: The City is waiving the outstanding liens on the property plus accrued interest.

Analyst: Jimenez