

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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117 West Duval Street
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Bill Type and Number: Ordinance 2026-388

Introducer/Sponsor(s): Council President at the request of JEA

Date of Introduction: May 12, 2026

Committee(s) of Reference: NCSPHS, F

Date of Analysis: May 12, 2026

Type of Action: Authorization of agreement

Bill Summary: The purchase agreement for the former JEA headquarters property is authorized.

Background Information: JEA owns approximately 2.47± acres of real property, inclusive of two office buildings and a parking garage, located at 21 West Church Street and 421 Laura Street. In 2024, the JEA Board declared the Property to be surplus, circulated the Property to City entities and other governmental agencies with no results, and issued a solicitation for purchase in February 2025. On or about February 24, 2026, in a publicly noticed meeting, the JEA Board ranked the purchaser as the highest ranked respondent to the RFP and authorized and approved the sale of the Property, below the MAI appraised value.

Per Section 21.04(b) of the Charter of the City of Jacksonville, any JEA real property that exceeds an assessed or just market value of \$50,000 as determined by the property appraiser, JEA may not sell such real property for less than the appraised value as certified by an MAI certified appraiser, unless approved by City Council.

Policy Impact Area: Former JEA headquarters

Fiscal Impact: Property has an assessed value of \$29,973,246, and an MAI appraised value dated February of 2025 of \$14,975,000

Analyst: Hampsey