

1 Introduced by the Council President at the request of the Mayor and
2 Co-Sponsored by Council Members Ferraro and Morgan:

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5 **ORDINANCE 2020-106-E**

6 AN ORDINANCE APPROVING AND AUTHORIZING THE
7 MAYOR, OR HIS DESIGNEE, AND CORPORATION
8 SECRETARY TO EXECUTE AND DELIVER THE PURCHASE
9 AND SALE AGREEMENT (THE "AGREEMENT") BETWEEN
10 THE CITY OF JACKSONVILLE (THE "BUYER") AND
11 ROBERT E. BAILEY, TRUSTEE OF THE ROBERT E.
12 BAILEY TRUST AGREEMENT DATED NOVEMBER 5, 2018
13 (THE "SELLER") AND ALL CLOSING DOCUMENTS
14 RELATING THERETO, AND OTHERWISE TAKE ALL
15 NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES
16 OF THE AGREEMENT, FOR THE ACQUISITION BY
17 BUYER, AT THE NEGOTIATED PURCHASE PRICE OF
18 \$1,800,000.00, OF FIVE (5) CONTIGUOUS
19 PROPERTIES IN COUNCIL DISTRICT 4 BETWEEN
20 ATLANTIC BOULEVARD AND SOUTH ARLINGTON ROAD
21 (R.E. ## 145172-0010, 145175-0015, 145177-
22 0000, 145175-0005, AND 145175-0010) TO BE
23 DEVELOPED AS A NEW FIRE STATION 65 SITE;
24 PROVIDING FOR OVERSIGHT OF THE ACQUISITION OF
25 THE PROPERTIES BY THE REAL ESTATE DIVISION OF
26 THE DEPARTMENT OF PUBLIC WORKS AND THEREAFTER
27 BY THE JACKSONVILLE FIRE AND RESCUE
28 DEPARTMENT; PROVIDING AN EFFECTIVE DATE.

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

31 **Section 1. Approval and authorization.** There is hereby

1 approved, and the Mayor, or his designee, and the Corporation
2 Secretary are hereby authorized to execute and deliver on behalf of
3 the City, the Purchase and Sale Agreement between the City of
4 Jacksonville (the "Buyer") and Robert E. Bailey, Trustee of the
5 Robert E. Bailey Trust Agreement Dated November 5, 2018 (the
6 "Seller"), in substantially the form placed **ON FILE** with the Office
7 of Legislative Services, and all such other documents necessary or
8 appropriate to effectuate the purpose of this ordinance (with such
9 "technical" changes as herein authorized). The Purchase and Sale
10 Agreement provides for the acquisition of five (5) contiguous
11 properties in Council District 4 between Atlantic Boulevard and
12 South Arlington Road (R.E. ## 145172-0010, 145175-0015, 145177-
13 0000, 145175-0005, and 145175-0010) to be developed as a new Fire
14 Station 65 site. The combined appraised value of the subject
15 properties is \$1,817,000.00; the agreed upon purchase price is
16 \$1,800,000.00.

17 The Purchase and Sale Agreement and related documents may
18 include such additions, deletions, and changes as may be
19 reasonable, necessary, and incidental for carrying out the purposes
20 thereof, as may be acceptable to the Mayor, or his designee, with
21 such inclusion and acceptance being evidenced by execution of the
22 Purchase and Sale Agreement by the Mayor, or his designee; provided
23 however, no modification of the Purchase and Sale Agreement or
24 related documents may increase the financial obligations or
25 liability of the City to an amount in excess of the amount stated
26 in the Purchase and Sale Agreement or decrease the financial
27 obligations or liability of the Seller, and any such modification
28 shall be technical only and shall be subject to appropriate legal
29 review and approval by the Office of General Counsel. For purposes
30 of this Ordinance, the term "technical changes" is defined as those
31 changes having no financial impact to the City, including, but not

1 limited to, changes in legal descriptions or surveys, ingress and
2 egress, easements and rights of way, design standards, access and
3 site plan, resolution of title defects, if any, and other non-
4 substantive changes that do not substantively increase the duties
5 and responsibilities of the City under the provisions of the
6 Purchase and Sale Agreement.

7 **Section 2. Oversight.** The Real Estate Division of the
8 Department of Public Works shall oversee the acquisition of the
9 properties; JFRD shall have oversight thereafter.

10 **Section 3. Effective Date.** This Ordinance shall become
11 effective upon signature by the Mayor or upon becoming effective
12 without the Mayor's signature.

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14 Form Approved:

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16 /s/ James R. McCain, Jr.

17 Office of General Counsel

18 Legislation prepared by: James R. McCain, Jr.

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