

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2021-38

Introducer/Sponsor(s): Council Member Gaffney

Date of Introduction: January 12, 2021

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

Date of Analysis: January 14, 2021

Type of Action: Declaration and disposition of surplus property; Ordinance Code waiver; authorizing execution of quit-claim deed

Bill Summary: The bill declares a parcel of property on East 1st Street between A. Philip Randolph Boulevard and Franklin Street as surplus to the City's needs and authorizes its disposal. The bill waives provisions of Ordinance Code Chapter 122 – Public Property – to permit the direct sale of the parcel to the adjacent property owners for a negotiated sale price of \$3,700. It authorizes the administration to execute a quit-claim deed to affect the property transfer.

Background Information: The parcel was deeded to the City of Jacksonville by Habitat for Humanity of Jacksonville Inc. in late 2020 and would therefore ordinarily be placed on the Affordable Housing Inventory List in 2021 to be advertised for possible use by another affordable housing provider. The City has determined that rather than seeking to develop the parcel as a separate new housing parcel, the parcel is better suited for direct sale to the adjacent property owner to enlarge their existing residential parcel, which would also increase the overall fair market value and ad valorem tax collection from the existing parcel. The property is currently valued by the Property Appraiser at \$8,802. The City and adjacent property owner have negotiated a sale price of \$3,700, which represents the average auction sale price received by the City for similarly-situated parcels in 2019-20.

Policy Impact Area: Surplus property disposition

Fiscal Impact: The City and potential purchaser have negotiated a sale price of \$3,700; the Property Appraiser values the parcel at \$8,802.

Analyst: Clements