

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2023-376**

5 AN ORDINANCE APPROVING, AND AUTHORIZING THE
6 MAYOR, OR HIS DESIGNEE, AND THE CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
8 REAL ESTATE PURCHASE AGREEMENT BETWEEN THE CITY
9 OF JACKSONVILLE AND CIRCLE OF FAITH MINISTRIES,
10 INC. (THE "AGREEMENT") AND ALL CLOSING DOCUMENTS
11 RELATING THERETO, AND TO OTHERWISE TAKE ALL
12 NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF
13 THE AGREEMENT, FOR ACQUISITION BY THE CITY AT
14 THE NEGOTIATED PURCHASE PRICE OF \$384,000, OF
15 TWO PARCELS TOTALING 0.83± ACRES (R.E. NOS.
16 141476-0000 AND 141476-0010) ADJACENT TO THE
17 NORMAN STUDIOS COMPLEX LOCATED IN COUNCIL
18 DISTRICT 1; PROVIDING FOR OVERSIGHT OF
19 ACQUISITION OF THE PROPERTY BY THE REAL ESTATE
20 DIVISION OF THE DEPARTMENT OF PUBLIC WORKS, AND
21 OVERSIGHT THEREAFTER BY THE PARKS, RECREATION
22 AND COMMUNITY SERVICES DEPARTMENT; PROVIDING AN
23 EFFECTIVE DATE.
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25 **BE IT ORDAINED** by the Council of the City of Jacksonville:

26 **Section 1. Approval and Authorization to Execute Real**
27 **Estate Purchase Agreement.** The Real Estate Purchase Agreement (the
28 "Agreement") provides for the acquisition of two parcels totaling
29 0.83± acres located at 0 Arlington Road and 6360 Commerce Street (R.E.
30 Nos. 141476-0000 and 141476-0010), in Council District 1, as depicted
31 on **Exhibit 1**, attached hereto (the "Property"). The subject parcels

1 were formerly part of the Norman Studios Complex and the stage
2 building, a locally-designated historic landmark, is situated on the
3 Property. The purpose of this acquisition is to reunify the historic
4 stage building with the historic silent film studio complex.

5 There is hereby approved, and the Mayor, or his designee, and
6 the Corporation Secretary are hereby authorized to execute and
7 deliver, for and on behalf of the City, that certain Real Estate
8 Purchase Agreement between the City of Jacksonville and Circle of
9 Faith Ministries, Inc. (the "Seller"), in substantially the form as
10 is attached hereto as **Exhibit 2** and incorporated herein by this
11 reference, and all such closing and other documents necessary or
12 appropriate to effectuate the purpose of this Ordinance (with such
13 "technical" changes as herein authorized). The negotiated purchase
14 price of the Property is \$384,000 and is supported by an appraisal
15 obtained by the City. The Agreement does not require a deposit from
16 the City.

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

1 surveys, ingress and egress, easements and rights of way, design
2 standards, access and site plans, resolution of title defects, if
3 any, and other non-substantive changes that do not substantively
4 increase the duties and responsibilities of the City under the
5 provisions of the Agreement.

6 **Section 2. Oversight.** The Real Estate Division of the
7 Department of Public Works shall oversee acquisition of the Property;
8 the Department of Parks, Recreation and Community Services shall have
9 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/ Mary E. Staffopoulos

17 Office of General Counsel

18 Legislation prepared by: Mary E. Staffopoulos

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