

CITY COUNCIL RESEARCH DIVISION

LEGISLATIVE SUMMARY



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Bill Type and Number: 2022-124

Introducer/Sponsor(s): Council Members Ferraro and Pittman

Date of Introduction: February 22, 2022

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

Date of Analysis: February 23, 2022

Type of Action: Agreement authorization, *Ordinance Code* waiver and designation of oversight agency

Bill Summary: This bill authorizes the Settlement of the Nuisance Lien Agreement between the City and Christ the Living Cornerstone, Inc. The Finance and Administration Department, and the Neighborhoods Department are required to coordinate together and administer the lien agreement. Section 518.145(d), *Ordinance Code*, is waived because the owner proceeded with improvement of the Property to bring the property into compliance. If the remaining work is completed by the specified completion date and costs incurred are sufficiently documented, the City will reduce the aggregated lien amount by one dollar for every five dollars spent by the Applicant to accomplish the improvement up to the first \$30,000 of improvements. The City will then reduce the aggregated lien amounts by one dollar for every two dollars spent over \$30,000 until the total amount of the lien (s) including the principal amount and accrued interest are extinguished.

Background Information: Christ the Living Cornerstone, Inc. is the current property owner of the vacant property located at 2111 Phoenix Avenue, having received the property by donation executed in 2012 and recorded 2017 (the property was briefly conveyed to a third party in 2018, it was returned to the ownership of Christ the Living Cornerstone, Inc. in 2019). Municipal Code Compliance issued Notices to the previous owner regarding various property safety conditions deemed as violations of the Jacksonville *Ordinance Code*, and the previous owner did not comply. As such, the City hired contractors to abate conditions and imposed liens on the property – there are 5 nuisance liens attached to the Property in the total amount of \$4,771.39 plus accrued interest. Section 518.145(d), *Ordinance Code* designates that under exceptional circumstances liens may be extinguished in consideration for the rehabilitation of the property. Christ the Living Cornerstone, Inc., improved the Property and brought it into compliance with the Municipal Code Enforcement Division before applying to the City for a reduction as required, and the owner requests to reduce the aforementioned Nuisance liens “after-the-fact”.

Policy Impact Area: Nuisance Lien Agreement - 2111 Phoenix Avenue

Fiscal Impact: Reduction of pending lien amount by the proportional formula described above

Analyst: Hampsey