

1 Introduced by Council Member Gaffney and Co-Sponsored by Council  
2 Member Newby, Dennis, Morgan and Anderson:

3  
4 **ORDINANCE 2018-355**

5 AN ORDINANCE DECLARING PROPERTY LOCATED AT  
6 1447 NORTH DAVIS STREET, R.E. NO(S) 054393-  
7 0000, IN COUNCIL DISTRICT 7, TO BE SURPLUS TO  
8 THE NEEDS OF THE CITY; AUTHORIZING DISPOSITION  
9 OF THE SUBJECT PARCEL BY DIRECT SALE TO ST.  
10 STEPHEN'S AFRICAN METHODIST EPISCOPAL CHURCH,  
11 INC. IN CONSIDERATION OF IN KIND SERVICES  
12 VALUED AT \$28,950.00; WAIVING SECTION 122.424  
13 (APPRAISAL/ASSESSED VALUE OVER \$25,000),  
14 CHAPTER 122 (PUBLIC PROPERTY), *ORDINANCE CODE*;  
15 AUTHORIZING THE MAYOR, OR HIS DESIGNEE, AND  
16 THE CORPORATION SECRETARY TO EXECUTE A  
17 QUITCLAIM DEED BETWEEN THE CITY OF  
18 JACKSONVILLE AND ST. STEPHEN'S AFRICAN  
19 METHODIST EPISCOPAL CHURCH, INC. FOR THE  
20 TRANSFER OF THE CITY'S INTEREST TO ST.  
21 STEPHEN'S AFRICAN METHODIST EPISCOPAL CHURCH,  
22 INC. FOR THE PARCEL LOCATED AT 1447 NORTH  
23 DAVIS STREET; PROVIDING AN EFFECTIVE DATE.

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

26 **Section 1. Declaration of Surplus.** The City hereby  
27 declares R.E. No. 054393-0000, 1447 North Davis Street, in Council  
28 District 7, as more particularly described in **Exhibit 1**, attached  
29 hereto and incorporated herein by this reference (the "Subject  
30 Parcel"), to be surplus to the needs of the City of Jacksonville. A  
31 copy of the certificate from the Chief of Real Estate for the

1 surplus of real property, required by Rule 3.102 (Preparation of  
2 Bills), is attached hereto as **Exhibit 2**.

3       **Section 2. Sale of Surplus Property.** The Subject Parcel  
4 will be disposed of by direct sale for the negotiated price of  
5 \$27,950.00 to St. Stephen's African Methodist Episcopal Church,  
6 Inc. According to the records of the Duval County Property  
7 Appraiser, the 2018 in-progress assessed value of the property is  
8 \$27,812.00. The property has been maintained for thirteen years by  
9 St. Stephen's African Methodist Episcopal Church, Inc. and as owner  
10 it will be responsible to continue so to do upon sale.

11       **Section 3. Consideration.** St. Stephen's African  
12 Methodist Episcopal Church, Inc. has provided \$28,950.00 of in kind  
13 services to the City of Jacksonville as follows: The Church has  
14 maintained the grounds of the Subject Property for the past  
15 thirteen years, which if mowed by the City a minimum of four times  
16 per year, would have cost the City \$5,200; and the Church also  
17 allowed the City to use its property for construction staging for  
18 nineteen months at a value of \$1,250 per month for a total value of  
19 \$23,750 to the City. The City accepts these in kind contributions  
20 valued at \$28,950.00 as more fully described in **Exhibit 3** attached  
21 hereto, as good and valuable consideration for the Subject  
22 Property.

23       **Section 4. Authorization to execute Quitclaim Deed.** The  
24 Mayor, or his designee, and the Corporation Secretary are hereby  
25 authorized to execute and deliver on behalf of the City a Quitclaim  
26 Deed in substantially the form attached hereto as **Exhibit 4**, for  
27 the transfer of the City's interest in the Subject Parcel to St.  
28 Stephen's African Methodist Episcopal Church, Inc. The Quitclaim  
29 deed includes a transfer of the City's interest for consideration  
30 of use of St. Stephens African Methodist Episcopal Church, Inc.  
31 property by the City of a period of 19 months valued at \$1250 per

1 month and the maintenance of the Subject parcel property for  
2 thirteen years, as noted in Section 3.

3 **Section 5. Waiver of Section 122.424, Ordinance Code.**

4 Section 122.424 (Appraisal/Assessed Value Over \$25,000), Chapter  
5 122 (Public Property), *Ordinance Code*, is hereby waived as to the  
6 sealed competitive bid and auction requirements to allow a  
7 negotiated sale to St. Stephen's African Methodist Episcopal  
8 Church, Inc. in consideration for in kind services at least  
9 equivalent in value to the assessed value of the Subject Property.

10 **Section 6. Effective Date.** This Ordinance shall become

11 effective upon signature by the Mayor or upon becoming effective  
12 without the Mayor's signature.

13  
14 Form Approved:

15  
16 /s/ *Margaret M. Sidman*

17 Office of General Counsel

18 Legislation Prepared By: Margaret M. Sidman

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