

1 Introduced by the Council President at the request of the Mayor:  
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4 **ORDINANCE 2021-237**

5 AN ORDINANCE APPROVING AND AUTHORIZING THE  
6 MAYOR, OR HIS DESIGNEE, AND THE CORPORATION  
7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN  
8 PURCHASE AND SALE AGREEMENT (THE "AGREEMENT")  
9 BETWEEN THE CITY OF JACKSONVILLE AND MBOIL  
10 INVESTMENTS, LLC AND ALL CLOSING AND OTHER  
11 DOCUMENTS RELATING THERETO, AND OTHERWISE TAKE  
12 ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES  
13 OF THE AGREEMENT FOR ACQUISITION BY THE CITY OF  
14 AN APPROXIMATELY 2.5 ACRE PARCEL LOCATED AT  
15 10865 HARTS ROAD (R.E. # 044140-0030) IN COUNCIL  
16 DISTRICT 7 (THE "PROPERTY") AT THE NEGOTIATED  
17 PURCHASE PRICE OF \$850,000.00, TO BE DEVELOPED  
18 AS A NEW FIRE STATION 64 SITE; PROVIDING FOR  
19 OVERSIGHT OF ACQUISITION OF THE PROPERTY BY THE  
20 REAL ESTATE DIVISION OF THE DEPARTMENT OF PUBLIC  
21 WORKS AND THEREAFTER BY THE JACKSONVILLE FIRE  
22 AND RESCUE DEPARTMENT; PROVIDING AN EFFECTIVE  
23 DATE.

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

26 **Section 1. Approval and authorization.** There is hereby  
27 approved, and the Mayor, or his designee, and the Corporation  
28 Secretary are hereby authorized to execute and deliver on behalf of  
29 the City, that certain Purchase and Sale Agreement between the City  
30 of Jacksonville and Mboil Investments, LLC (the "Seller"), in  
31 substantially the form placed **On File** with the Office of Legislative

1 Services, and all such closing and other documents necessary or  
2 appropriate to effectuate the purpose of this Ordinance (with such  
3 "technical" changes as herein authorized). The Agreement provides for  
4 the acquisition of an approximately 2.5-acre parcel of property  
5 located at 10865 Harts Road (R.E. # 044140-0030) in Council District  
6 7, to be developed as a new Fire Station 64 site. The negotiated  
7 purchase price of the Property is the appraised value of \$850,000.00.  
8 A deposit of \$8,500.00 will be due to the Seller within ten business  
9 days of execution of the Agreement by the Mayor, and another \$8,500.00  
10 will be due in the event the sixty-day due diligence period is  
11 extended an additional thirty days.

12 The Purchase and Sale Agreement, and any and all closing and  
13 other documents related thereto, may include such additions,  
14 deletions, and changes as may be reasonable, necessary, and incidental  
15 for carrying out the purposes thereof, as may be acceptable to the  
16 Mayor, or his designee, with such inclusion and acceptance being  
17 evidenced by execution of the Agreement by the Mayor, or his designee;  
18 provided however, no modification of the Agreement or related  
19 documents may increase the financial obligations or liability of the  
20 City to an amount in excess of the amount stated in the Agreement or  
21 decrease the financial obligations or liability of the Seller, and  
22 any such modification shall be technical only and shall be subject  
23 to appropriate legal review and approval by the Office of General  
24 Counsel. For purposes of this Ordinance, the term "technical changes"  
25 is defined as those changes having no financial impact to the City,  
26 including, but not limited to, changes in legal descriptions or  
27 surveys, ingress and egress, easements and rights of way, design  
28 standards, access and site plan, resolution of title defects, if any,  
29 and other non-substantive changes that do not substantively increase  
30 the duties and responsibilities of the City under the provisions of  
31 the Agreement.

1           **Section 2. Oversight.**           The Real Estate Division of the  
2 Department of Public Works shall oversee the acquisition of the  
3 Property; the Jacksonville Fire and Rescue Department shall have  
4 oversight thereafter.

5           **Section 3. Effective Date.**       This Ordinance shall become  
6 effective upon signature by the Mayor or upon becoming effective  
7 without the Mayor's signature.

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9 Form Approved:

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11                 /s/ Mary E. Staffopoulos          

12 Office of General Counsel

13 Legislation prepared by: Mary E. Staffopoulos

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