

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



JEFFREY R. CLEMENTS
Chief of Research
(904) 255-5137

117 West Duval Street
City Hall, Suite 425
Jacksonville, FL 32202
FAX (904) 255-5229

Bill Type and Number: Ordinance 2023-113

Introducer/Sponsor(s): Council Member Gaffney Jr.

Date of Introduction: February 14, 2023

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

Date of Analysis: February 16, 2023

Type of Action: Authorization to execute corrective quitclaim deed

Bill Summary: The bill authorizes execution of a corrective quitclaim deed between the City and Karpeles Manuscript Library Inc. which terminates the City's existing right of reverter in and to the parcel of property located at the corner of Laura Street and West 1st Street and enabling the Grantee to sell the property to a third-party buyer free and clear of the City's reversionary interest therein.

Background Information: In 1992, David Karpeles, one of the country's premier collectors of manuscripts and rare publications and the founder of Karpeles Manuscript Library, purchased the First Church of Christ Scientist building located at 101 W. 1st Street in Springfield to house a branch of his nationwide museum. In 1995 the City Council declared the 0.22-acre City-owned vacant lot between the museum building and 1st Street to be surplus and conveyed the property to Karpeles Manuscript Library Inc. to facilitate the operation of the manuscript museum/library facility. The deed included a right of reverter for the property to return to City ownership should the building cease to be used as a nationally recognized manuscript museum. The Karpeles Museum ceased operation last month and the Karpeles organization has been approached by a developer about potentially acquiring both parcels for a redevelopment project. This quitclaim deed would remove the reverter provision and permit the owner to sell both parcels for redevelopment purposes.

Policy Impact Area: Property reversion rights; downtown infill redevelopment

Fiscal Impact: The property is currently valued at \$38,115 by the Property Appraiser

Analyst: Clements