

1 Introduced by Council Member Gaffney, Jr. and amended by the
2 Neighborhoods, Community Services, Public Health and Safety
3 Committee:
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6 **ORDINANCE 2023-113-E**

7 AN ORDINANCE APPROVING AND AUTHORIZING THE
8 MAYOR, OR HIS DESIGNEE, AND CORPORATION
9 SECRETARY TO EXECUTE AND DELIVER TO KARPELES
10 MANUSCRIPT LIBRARY INCORPORATED, A CALIFORNIA
11 NOT FOR PROFIT CORPORATION (THE "GRANTEE"), A
12 SPECIAL WARRANTY DEED FOR THE PURPOSE OF
13 RESTATING AND CLARIFYING THE CITY'S EXISTING
14 RIGHT OF REVERTER IN AND TO AN UNIMPROVED PARCEL
15 OF REAL PROPERTY LOCATED ON FIRST STREET WEST
16 BETWEEN BOULEVARD STREET AND LAURA STREET NORTH
17 (R.E. NO. 070825-0000) (THE "PROPERTY") THEREBY
18 ENABLING THE GRANTEE TO SELL THE PROPERTY TO A
19 THIRD PARTY; PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS,** the Property is subject to a right of reverter created
22 pursuant to Ordinance 1995-504-274 (the "1995 Ordinance") as set
23 forth in that certain Special Warranty Deed recorded at Official
24 Records Book 8240, Page 889 of the Public Records of Duval County,
25 Florida; and

26 **WHEREAS,** pursuant to the 1995 Ordinance, the Property was
27 declared surplus and conveyed for no consideration to Grantee, who
28 then owned and utilized the adjoining northern parcel (the "Northern
29 Parcel") as a nationally recognized manuscript museum, with the
30 condition that the Property could revert to the City if no longer
31 utilized and maintained by Grantee; and

1 **WHEREAS,** the manuscript museum has now permanently closed and
2 Grantee desires to sell the Property and the Northern Parcel to a
3 third party; and

4 **WHEREAS,** passage of this Ordinance by the Council will restate
5 the City's right of reverter in the Property and clarify that the
6 obligation to utilize or maintain the Property transfers to the
7 successors and assigns of Grantee owning the Northern Parcel, thereby
8 enabling Grantee to sell the property to a third party in its sole
9 discretion for the purpose of promoting commercial infill development
10 adjacent to downtown; now therefore

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

12 **Section 1. Approval and authorization.** There is hereby
13 approved, and the Mayor, or his designee, and the Corporation
14 Secretary are hereby authorized to execute and deliver to Grantee on
15 behalf of the City, that certain Special Warranty Deed in
16 substantially the form attached hereto as **Revised Exhibit 1**, labeled
17 as "Revised Exhibit 1, Rev Deed, March 6, 2023 - NCSPHS" and all such
18 other documents necessary or appropriate to effectuate the purpose
19 of this Ordinance for the purpose of restating and clarifying the
20 City's existing right of reverter in and to the Property and enabling
21 the Grantee to sell the property to a third party buyer for the public
22 purpose of promoting commercial infill development adjacent to
23 downtown.

24 **Section 2. Effective Date.** This Ordinance shall become
25 effective upon signature by the Mayor or upon becoming effective
26 without the Mayor's signature.

1 Form Approved:
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3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation prepared by: Harry M. Wilson, IV

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