

1 Introduced by Council Member Pittman and amended by the Rules
2 Committee:

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5 **ORDINANCE 2024-178-E**

6 AN ORDINANCE DECLARING THAT CERTAIN PARCEL OF
7 REAL PROPERTY (R.E. NUMBER 022605-0000) LOCATED
8 AT 0 BERGMANN ROAD, IN COUNCIL DISTRICT 10, TO
9 BE SURPLUS TO THE NEEDS OF THE CITY; PROVIDING
10 FOR THE DIRECT SALE OF THE SURPLUS PROPERTY AND
11 REQUIRING GRANTEE TO SIGN SITE ACCESS AGREEMENT;
12 WAIVING THE PROVISIONS OF SECTION 122.424
13 (DISPOSITION BY DIRECT SALE), PART 4 (REAL
14 PROPERTY) CHAPTER 122 (PUBLIC PROPERTY),
15 *ORDINANCE CODE*, AND SECTION 122.425 (DISPOSITION
16 BY AUCTION OR SEALED BID), PART 4 (REAL
17 PROPERTY) CHAPTER 122 (PUBLIC PROPERTY),
18 *ORDINANCE CODE*, TO ALLOW FOR THE DIRECT SALE OF
19 THE PARCEL TO ALBERTA WILLIAMS AT THE NEGOTIATED
20 SALES PRICE OF \$4,493; PROVIDING AUTHORIZATION
21 TO THE MAYOR AND CORPORATE SECRETARY TO EXECUTE
22 A QUIT-CLAIM DEED; PROVIDING FOR OVERSIGHT BY
23 THE REAL ESTATE DIVISION OF THE DEPARTMENT OF
24 PUBLIC WORKS; PROVIDING AN EFFECTIVE DATE.

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

27 **Section 1. Declaration of Surplus.** The City hereby
28 declares that certain parcel of real Property, R.E. Number
29 022605-0000, located at 0 Bergmann Road, in Council District 10, as
30 more particularly described in **Exhibit 1**, attached hereto and
31 incorporated herein by this reference, to be surplus to the needs of

1 the City of Jacksonville (the "Property"). A copy of the certificate
2 from the Chief of Real Estate for the surplus of real Property,
3 required by Rule 3.102 (Preparation of Bills), is attached hereto as
4 **Exhibit 2.**

5 **Section 2. Sale of Surplus Property and Execution of Site**
6 **Access Agreement.** The Subject Parcel will be disposed of by direct
7 sale to Alberta Williams for the negotiated price of \$4,493.00, which
8 is also the 2023 Property Appraiser's certified market value of the
9 Property and supported by in-house research conducted by the Public
10 Works Real Estate Division. In addition, as a condition of the sale,
11 Ms. Williams shall execute a Site Access Agreement in favor of the
12 City in the form attached as **Exhibit 3** by which City will retain
13 access rights to the Property for environmental monitoring.

14 **Section 3. Waiver of Section 122.424, Ordinance Code,**
15 **authorized.** The provisions of 122.424 (Disposition by direct sale),
16 Chapter 122 (Public Property), *Ordinance Code*, are hereby waived to
17 allow for the direct sale of the parcel to Alberta Williams, at the
18 negotiated sales price of \$4,493.00, rather than receiving bids from
19 all adjacent Property owners. While Ms. Williams is not an adjacent
20 Property owner, the Property was previously owned by her family in
21 1963 and now is the property of the City.

22 **Section 4. Waiver of Section 122.425 (Disposition by**
23 **Auction or Sealed Bid), Ordinance Code, authorized.** The provisions
24 of Chapter 122.425 (Disposition by auction or sealed bid), Part 4
25 (Real Property), Chapter 122 (Public Property), *Ordinance Code*, are
26 hereby waived to allow the conveyance of the Property to Alberta
27 Williams at the negotiated purchase price of \$4,493.00, rather than
28 auctioning the Property or seeking sealed bids. Ms. Williams has
29 expressed an interest in acquiring the Property, as it was once owned
30 by her parents. The Council finds the City has no public need for the
31 Property, and the City will retain access rights to the Property

1 pursuant to the above Site Access Agreement.

2 **Section 5. Authorization to Execute Quitclaim Deed.** The
3 Mayor, or her designee, and the Corporation Secretary are hereby
4 authorized to execute and deliver on behalf of the City a Quitclaim
5 Deed in a form prepared by and approved by the Office of General
6 Counsel for the transfer of the City's interest in the Property to
7 Alberta Williams.

8 **Section 6. Oversight Department.** The Real Estate Division
9 of the Department of Public Works shall oversee the disposition of
10 the Property as described herein.

11 **Section 7. Effective Date.** This Ordinance shall become
12 effective upon signature by the Mayor or upon becoming effective
13 without the Mayor's signature.

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15 Form Approved:

16
17 /s/ Mary E. Staffopoulos

18 Office of General Counsel

19 Legislation Prepared By: Harry M. Wilson, IV

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