

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2019-887-E**

5 AN ORDINANCE APPROVING AND AUTHORIZING THE
6 MAYOR, OR HIS DESIGNEE, AND CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER, FOR AND ON
8 BEHALF OF THE CITY, THE PURCHASE AND SALE
9 AGREEMENT ("AGREEMENT") BETWEEN THE CITY OF
10 JACKSONVILLE ("BUYER") AND PATEL ASSET
11 HOLDINGS, LLC ("SELLER") AND ALL CLOSING
12 DOCUMENTS RELATING THERETO, AND OTHERWISE TAKE
13 ALL NECESSARY ACTION TO EFFECTUATE THE
14 PURPOSES OF THE AGREEMENT, FOR THE ACQUISITION
15 BY BUYER AT THE NEGOTIATED PRICE OF
16 \$250,000.00 OF REAL PROPERTY LOCATED IN
17 COUNCIL DISTRICT 1, R.E.# 129366-0100),
18 COMPRISING AN APPROXIMATELY 1.13 ACRE PARCEL,
19 FOR THE JACKSONVILLE ROWING CENTER; PROVIDING
20 FOR PURPOSE; PROVIDING FOR OVERSIGHT OF THE
21 ACQUISITION TRANSACTION OF THE SUBJECT
22 PROPERTY BY THE REAL ESTATE DIVISION OF THE
23 DEPARTMENT OF PUBLIC WORKS; PROVIDING FOR
24 OVERSIGHT OF THE PROJECT THEREAFTER BY THE
25 DEPARTMENT OF PARKS, RECREATION AND COMMUNITY
26 SERVICES; PROVIDING AN EFFECTIVE DATE.

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

29 **Section 1. Approval and authorization.** There is hereby
30 approved, and the Mayor, or his designee, and the Corporation
31 Secretary are hereby authorized to execute and deliver, for and on

1 behalf of the City, the Purchase and Sale Agreement between the
2 City of Jacksonville and Patel Asset Holdings, LLC, in
3 substantially the form attached hereto as **Exhibit 1** and
4 incorporated herein by this reference (the "Agreement"), and all
5 such other documents necessary or appropriate to effectuate the
6 purpose of this ordinance, with such "technical" changes as herein
7 authorized. The parcel, R. E. No. 129366-0100 (the "Private
8 Parcel"), is approximately 1.13 acres, has been appraised at
9 \$236,000.00, and is being acquired at a negotiated purchase price
10 of \$250,000.00. Maps of the parcel are attached hereto as **Exhibit**
11 **2**. The Agreement and related documents may include such additions,
12 deletions, and changes as may be reasonable, necessary, and
13 incidental for carrying out the purposes thereof, as may be
14 acceptable to the Mayor, or his designee, with such inclusion and
15 acceptance being evidenced by execution of the Agreement by the
16 Mayor, or his designee; provided however, no modification of the
17 Agreement or related documents may increase the financial
18 obligations or liability of the City to an amount in excess of the
19 amount stated in the Agreement or decrease the financial
20 obligations or liability of the Seller, and any such modification
21 shall be technical only and shall be subject to appropriate legal
22 review and approval by the Office of General Counsel. For purposes
23 of this ordinance, the term "technical changes" is defined as those
24 changes having no financial impact to the City, including, but not
25 limited to, changes in legal descriptions or surveys, ingress and
26 egress, easements and rights of way, design standards, access and
27 site plan, resolution of title defects, if any, and other non-
28 substantive changes that do not substantively increase the duties
29 and responsibilities of the City under the provisions of the
30 Agreement.

1 **Section 2. Purpose.** The Private Parcel is being
2 acquired by the City in order to exchange it at a later date for a
3 2.5 acre portion of Parcel R. E. No. 129398-0000, a parcel owned by
4 the State of Florida (the "State Parcel"). The State Parcel is
5 currently used by the Florida Department of Children and Families.
6 Upon exchange, the conveyed 2.5 acre portion of the State Parcel
7 will be used by the City for the Jacksonville Rowing Center. The
8 Private Parcel will be conveyed to the State and will replace the
9 parking the State is losing in its conveyance to the City.

10 **Section 3. Oversight.** The Real Estate Division of the
11 Department of Public Works shall provide oversight of the
12 acquisition of the parcel transaction; thereafter, the Department
13 of Parks, Recreation and Community Services shall provide oversight
14 of the project.

15 **Section 4. Effective Date.** This ordinance shall become
16 effective upon signature by the Mayor or upon becoming effective
17 without the Mayor's signature.

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19 Form Approved:

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21 /s/ James R. McCain, Jr.

22 Office of General Counsel

23 Legislation prepared by: James R. McCain, Jr.

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