

LEGISLATIVE FACT SHEET

2014-0208

DATE: 1/17/14 _____

BT OR RC NUMBER: _____
(Administration Bills)

SPONSOR (Department/Division/Agency/Council Member): Public Works/Real Estate

PURPOSE/SUMMARY:

- The Real Estate Division is requesting the authorization to request the legislation necessary for the City Council to declare the subject parcel “surplus” to the needs of the City, and authorize its conveyance to N.G. Wade Investment Company, at no cost. A map of the subject parcel is attached hereto as Exhibit “A”.
- On the 30th day of December, 1999, the N. G. Wade Investment Company, conveyed approximately 1,177 acres of preservation property to the City of Jacksonville, at no cost, subject to a previously recorded Conservation Easement over the entire property, in favor of the St. Johns Water Management District (SJRWMD)
- The property conveyed is commonly referred to as the “Bulls Bay” preservation property. A map of the property conveyed to the City is attached hereto as Exhibit “B”. A copy of the conveyance to the City is attached hereto as Exhibit “C”, and a copy of the Conservation Easement granted to SJRWMD is attached hereto as Exhibit “D”..
- On the 21st day of July, 2000, the N. G. Wade Investment Company conveyed a 4.34 acre light industrial property, adjacent to the subject parcel, to Sumitomo Bank Leasing and Finance, Inc., a map of which is attached hereto as Exhibit “E”. A copy of the Sumitomo conveyance is attached hereto as Exhibit “F”.
- On that same date, the N. G. Wade Investment Company conveyed Drainage Easements to Sumitomo Bank Leasing and Finance, Inc. and Bridgestone/Firestone, Inc. “over, under across and through the Easement Area for the purpose of installing, maintaining, repairing and replacing underground storm water drainage lines of a size and design reasonable acceptable to Grantor . . . together with an easement to discharge storm water through such lines into the Pond.” The specified pond exists south of the subject parcel on land owned by N. G. Wade Investment Company. The specified pond is identified on Exhibit “E”, attached hereto. The Drainage Easements area and the subject parcel are the same property. A copy of the Grant of Easements is attached hereto as Exhibit “G”.
- A title search has revealed that the Drainage Easements, described above, were not valid, in that the easements area was not owned by N. G. Wade Investment Company at the time they were conveyed on July 21st, 2000, to Sumitomo Bank Leasing and Finance, Inc. and Bridgestone/Firestone, Inc. Instead, the easements area, which is the same property as the subject parcel, had been erroneously included in the afore-referenced Conservation Easement granted to SJRWMD and likewise, erroneously included in the afore-referenced conveyance to the City of Jacksonville.
- In order to correct the error, N. G. Wade Investment Company, is requesting the City convey the subject parcel back to N. G. Wade Investment Company. N. G. Wade Investment Company has requested the SJRWMD release the subject parcel from the afore-referenced Conservation Easement, which the SJRWMD has agreed to do.

- **The City of Jacksonville has no need for the subject parcel. The Parks & Recreation Department, to whom the subject parcel is allocated, has no objection. At all times material hereto, the subject parcel has been utilized as an underground drainage area.**
- **The Real Estate Division has conducted an investigation of “need”, as required by Section 122.422. As a result of said investigation, the Real Estate Division has determined that no “need” exists for the subject parcel by the City, nor any Independent Agency.**
- **Council District 10, Honorable Reginald L. Brown**

APPROPRIATION : Total Amount Appropriated: \$ _____ as follows:

(Name of Fund as it will appear in title of legislation) _____

Name of Federal Funding Source: _____ Amount: \$ _____

Name of State Funding Source: _____ Amount: \$ _____

Name of City of Jax Funding Source: _____ Amount: \$ _____

Name of In-Kind Contribution Source: _____ Amount: \$ _____

Name of Bond Acct _____ Amount: \$ _____

Number _____

IMPACT - FINANCIAL/OTHER:

ACTION ITEMS:

Emergency?	Yes ___	No <u>x</u>	Justification: _____
Federal or State Mandates	Yes ___	No <u>x</u>	
Fiscal Year Carryover?	Yes ___	No <u>x</u>	_____
CIP Amendment?	Yes ___	No <u>x</u>	(Attach CIP form)
Contract/Agreement (C/A) Approval	Yes ___	No <u>x</u>	(Attach a copy only)
C/A negotiations on-going?	Yes ___	No <u>x</u>	
Oversight Department Required?	Yes ___	No <u>x</u>	Name of Dept. _____
Related RC?/BT?	Yes ___	No <u>x</u>	(Attach a copy)
Waiver of Code?	Yes <u>x</u>	No ___	(Identify Code Provision <u>122.423</u>)
Code Exception?	Yes ___	No <u>x</u>	(Identify Code Provision _____)
Continuation Grant?	Yes ___	No <u>x</u>	
Surplus Property Certification?	Yes <u>x</u>	No ___	(Attach a copy)
Related Enacted Ordinances?	Yes ___	No <u>x</u>	Ord. # of Previous Ord. _____
Report Required to City Council/Council Auditors	Yes ___	No <u>x</u>	Date _____ Frequency _____

ADMINISTRATION TRANSMITTAL

To: MBRC, c/o Roselyn Chall, Budget Division, Suite 325

CC: Chris Hand, Chief of Staff
Mayor's Office, Fourth Floor, City Hall at St. James

From: John M. Jones, Real Estate Manager Senior, Real Estate Division
(Name, Job Title, Department)
Phone: 255-8700 Fax: 255-8948 E-mail: johnj@coj.net

Contact person: Joe Namey, Land Acquisition and Disposition Manager, Real Estate Division
(Name, Job Title, Department)
Phone: 255-8792 Fax: 255-8948 E-mail: namey@coj.net

**COUNCIL MEMBER / INDEPENDENT AGENCY / CONSTITUTIONAL
OFFICER TRANSMITTAL**

To: Peggy Sidman (630-4647), Office of General Counsel
Suite 480, City Hall at St. James

From: _____
(Name, Job Title, Department)

Phone: _____ Fax: _____ E-mail: _____

Contact person: _____
(Name, Job Title, Department)

Phone: _____ Fax: _____ E-mail: _____

Legislation from Independent Agencies requires a resolution from the Independent Agency Board approving the legislation.

FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED