

1 Introduced by the Council President at the request of the Mayor and
2 amended by the Finance Committee:

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5 **ORDINANCE 2020-422-E**

6 AN ORDINANCE AUTHORIZING THE MAYOR, OR HIS
7 DESIGNEE, AND CORPORATION SECRETARY TO EXECUTE
8 THAT CERTAIN LEASE AGREEMENT BETWEEN THE CITY
9 OF JACKSONVILLE AND NORTHROP GRUMMAN SYSTEMS
10 CORPORATION FOR LEASED PREMISES (BUILDING 68A)
11 AT CECIL COMMERCE CENTER; PROVIDING FOR
12 OVERSIGHT BY THE OFFICE OF ECONOMIC
13 DEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

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15 **WHEREAS**, the City of Jacksonville ("City"), through its Office
16 of Economic Development, desires to enter into a Lease Agreement
17 with Northrop Grumman Systems Corporation, a Delaware corporation
18 ("NGSC"), concerning certain leased premises generally described as
19 Building 68A at Cecil Commerce Center (the "Facility"); now,
20 therefore

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

22 **Section 1. Execution of Agreement.** The Mayor, or his
23 designee, and the Corporation Secretary are hereby authorized to
24 execute a Lease Agreement between NGSC and the City in
25 substantially the form placed **Revised On File** with the Office of
26 Legislative Services (the "Lease"). The term of the Lease is five
27 years, with three (3) five-year renewal options, for 56,679 square
28 feet. The new monthly rent shall be \$12,422.15 (\$2.63 per square
29 foot with a three percent (3%) annual increase) and a \$200.00
30 monthly CAM fee. NGSC has leased Building 68A, a warehouse, since

1 2000, when the City took ownership of the building from the U. S.
2 Navy. NGSC uses the building primarily for the storage of aerospace
3 parts and components.

4 **Section 2. Further Authorizations.** The Mayor, or his
5 designee, and the Corporation Secretary are hereby authorized to
6 negotiate and execute all necessary changes and amendments to such
7 Lease and other contracts and documents, to effectuate the purposes
8 of this ordinance without further Council action, provided such
9 changes and amendments are limited to "technical amendments" and do
10 not change the financial obligations between the parties, and
11 further provided that all such amendments shall be subject to
12 appropriate legal review and approval by the General Counsel, or
13 his designee, as being in conformance with City policies applicable
14 to Cecil Commerce Center, and all other appropriate official action
15 required by law. The term "technical amendments" as used in this
16 section shall include, but not be limited to, changes in legal
17 descriptions and surveys, description of infrastructure
18 improvements and/or any road project, ingress and egress, easements
19 and right of ways, design standards, vehicles access, and site plan
20 which have no financial impact.

21 **Section 3. Oversight.** The Office of Economic Development
22 shall provide oversight and administration of the Lease.

23 **Section 4. Effective Date.** This ordinance shall become
24 effective upon signature by the Mayor or upon becoming effective
25 without the Mayor's signature.

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27 Form Approved:

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29 /s/ Paige H. Johnston

30 Office of General Counsel

1 Legislation Prepared by James R. McCain, Jr.

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