

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2021-553**

5 AN ORDINANCE APPROPRIATING \$1,162,600.00 FROM
6 DUVAL COUNTY TAX COLLECTOR INVESTMENT POOL
7 EARNINGS TO PROVIDE FUNDING FOR BUILD-OUT
8 COSTS TO OUTFIT APPROXIMATELY 6,656 SQUARE
9 FEET OF SPACE TO SERVE AS THE DUVAL COUNTY TAX
10 COLLECTOR'S NEW SOUDEL BRANCH, AS INITIATED BY
11 BT 21-095; PURPOSE OF APPROPRIATION; PROVIDING
12 FOR CARRYOVER OF FUNDS INTO FISCAL YEAR 2021-
13 2022; APPROVING, AND AUTHORIZING THE MAYOR, OR
14 HIS DESIGNEE, AND CORPORATION SECRETARY TO
15 EXECUTE AND DELIVER THAT CERTAIN LEASE
16 AGREEMENT BETWEEN JACKSONVILLE PLAZA 1 LLC
17 ("LANDLORD") AND THE CITY OF JACKSONVILLE
18 ("TENANT"), TO LEASE APPROXIMATELY 6,656
19 SQUARE FEET OF SPACE AT THE PROPERTY LOCATED
20 AT 4750 SOUDEL DRIVE, JACKSONVILLE, FLORIDA
21 32208 (R.E. #037568-0000), IN COUNCIL DISTRICT
22 10, FOR AN INITIAL TERM BEGINNING ON THE LEASE
23 COMMENCEMENT DATE AND ENDING ON SEPTEMBER 30,
24 2027, WITH OPTIONS TO RENEW FOR UP TO THREE
25 (3) ADDITIONAL TERMS OF FIVE (5) YEARS, AT AN
26 INITIAL RENTAL RATE OF \$6,656.00 PER MONTH,
27 WITH TWO PERCENT (2%) ANNUAL INCREASES
28 THEREAFTER; PROVIDING FOR OVERSIGHT OF LEASE
29 ACQUISITION AND EXECUTION BY THE REAL ESTATE
30 DIVISION OF THE DEPARTMENT OF PUBLIC WORKS,
31 AND THEREAFTER BY THE DUVAL COUNTY TAX

1 COLLECTOR'S OFFICE; PROVIDING AN EFFECTIVE
2 DATE.

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

5 **Section 1. Appropriation.** For the 2020-2021 fiscal year,
6 within the City's budget, there are hereby appropriated the
7 indicated sum(s) from the account(s) listed in subsection (a) to
8 the account(s) listed in subsection (b):

9 (B.T. 21-095, attached hereto as **Exhibit 1** and incorporated herein
10 by this reference):

11 (a) Appropriated from:

12 See B.T. 21-095 \$1,162,600.00

13 (b) Appropriated to:

14 See B.T. 21-095 \$1,162,600.00

15 (c) Explanation of appropriation:

16 The funding above is a transfer of funds from Tax
17 Collector investment pool earnings to the Tax Collector
18 General Operations - Finance and Administration Account
19 to be used for build-out of leased space for relocation
20 of the Duval County Tax Collector's Office Gateway
21 branch.

22 **Section 2. Purpose.** The purpose of the appropriation in
23 Section 1 is to provide funding for build-out costs associated with
24 the relocation of the Duval County Tax Collector's Office Gateway
25 branch (located at 910 W. 44th Street) to a new Soutel branch,
26 located at 4750 Soutel Drive, Jacksonville, Florida 32208,
27 including procurement of office furniture, fixtures and equipment,
28 and information technology and other operational expenses necessary
29 for said branch relocation. The Landlord is providing \$25.00 per
30 square foot toward the build-out, for a total contribution of
31 \$166,400.00. This relocation is necessary because the current

1 lease for the Gateway branch, which expires in March 2022, will not
2 be renewed.

3 **Section 3. Carryover.** The funds appropriated in this
4 Ordinance shall not lapse but shall carryover to fiscal year 2021-
5 2022.

6 **Section 4. Approval and authorization.** There is hereby
7 approved, and the Mayor, or his designee, and Corporation Secretary
8 are hereby authorized to execute and deliver that certain Lease
9 Agreement between the City of Jacksonville, for and on behalf of
10 the Duval County Tax Collector, and Jacksonville Plaza 1 LLC (the
11 "Lease"), in substantially the same form as has been placed **On File**
12 with the Office of Legislative Services. The Lease provides for
13 use of approximately 6,656 square feet of space in Unit #3 of the
14 plaza located at 4750 Soutel Drive, Jacksonville, Florida 32208
15 (R.E. #037568-0000) in Council District 10, for use by the Duval
16 County Tax Collector's Office for its new Soutel Branch location,
17 subject to the terms and conditions outlined therein. The Lease
18 has an initial term beginning on the Lease commencement date
19 through September 30, 2027, with options to renew for three (3)
20 additional five (5) year terms. The initial rental rate is
21 \$6,656.00 per month, with an escalation rate of two percent (2%)
22 per year thereafter.

23 **Section 5. Oversight Department.** The Real Estate
24 Division of the Department of Public Works shall provide initial
25 oversight of Lease execution and the Duval County Tax Collector's
26 Office shall provide oversight of the Lease thereafter.

27 **Section 6. Effective Date.** This Ordinance shall become
28 effective upon signature by the Mayor or upon becoming effective
29 without the Mayor's signature.

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31 Form Approved:

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2 /s/ Mary E. Staffopoulos

3 Office of General Counsel

4 Legislation prepared by Mary E. Staffopoulos

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