

1 Introduced by the Council President at the request of the Mayor:
2
3

4 **ORDINANCE 2025-458**

5 AN ORDINANCE APPROVING, AND AUTHORIZING THE
6 MAYOR, OR HER DESIGNEE, AND THE CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
8 THIRD AMENDMENT TO LEASE AGREEMENT BETWEEN THE
9 CITY OF JACKSONVILLE ("CITY") AND ONE IMESON
10 PARK BLVD, LLC, A FLORIDA LIMITED LIABILITY
11 COMPANY, AND SUCCESSOR-IN-INTEREST TO GIV IMESON
12 LLC ("LANDLORD"), FOR CITY'S CONTINUED USE OF
13 THE ELECTION CENTER, LOCATED AT 1 IMESON PARK
14 BOULEVARD, JACKSONVILLE, FLORIDA 32218,
15 COMPRISING APPROXIMATELY 50,000 SQUARE FEET,
16 FOR AN ADDITIONAL TERM OF TEN (10) YEARS TO
17 EXPIRE ON MARCH 30, 2036, WITH ANNUAL RENT OF
18 \$412,500.00 EFFECTIVE AS OF OCTOBER 1, 2025,
19 SUBJECT TO A 3.5% ANNUAL RENT ESCALATION
20 THEREAFTER; PROVIDING FOR OVERSIGHT BY THE DUVAL
21 COUNTY SUPERVISOR OF ELECTIONS; PROVIDING AN
22 EFFECTIVE DATE.
23

24 **WHEREAS**, for approximately 12 years, and as authorized by City
25 Council pursuant to Ordinance 2013-179-E, City has leased the Election
26 Center located at 1 Imeson Park Boulevard, comprised of approximately
27 50,000 square feet, from Landlord for use as office space for the
28 Duval County Supervisor of Elections, pursuant to that certain Lease
29 Agreement dated as of August 29, 2013, as twice amended (the "Lease
30 Agreement"); and

31 **WHEREAS**, the Lease Agreement is set to expire on March 30, 2026,

1 and City and Landlord desire to amend the Lease Agreement to extend
2 the term for an additional ten (10) years to March 30, 2036, with no
3 renewals thereafter, to establish new provisions regarding rent,
4 with such new rental rates to commence on October 1, 2025, and for
5 Landlord to provide tenant improvements to the premises in an amount
6 not to exceed \$475,000.00, at Landlord's expense; now therefore

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

8 **Section 1. Third Amendment to Lease Agreement Approved and**
9 **Execution Authorized.** There is hereby approved, and the Mayor, or
10 her designee, and Corporation Secretary are hereby authorized to
11 execute and deliver, that certain Third Amendment to Lease Agreement
12 between the City and Landlord, in substantially the form which has
13 been placed **On File** with the Legislative Services Division, including
14 the Tenant Improvements Work Agreement attached thereto and any
15 required ancillary documents, for City's continued lease of the
16 Election Center, comprising approximately 50,000 square feet, for a
17 term of ten (10) years to expire on March 30, 2036, with no renewal
18 options thereafter, with annual rent due from City of \$412,500.00
19 effective as of October 1, 2025, such rent subject to an annual
20 escalation of 3.5% thereafter. In addition, Landlord shall improve
21 the premises with certain tenant improvements at Landlord's expense
22 and in an amount not to exceed \$475,000.00 as described more fully
23 in Exhibit I of the Third Amendment to Lease Agreement and in the
24 Tenant Improvements Work Agreement attached thereto as Exhibit J.

25 **Section 2. Oversight.** The Duval County Supervisor of
26 Elections shall oversee the Lease Agreement described herein.

27 **Section 3. Effective Date.** This Ordinance shall become
28 effective upon signature by the Mayor or upon becoming effective
29 without the Mayor's signature.
30
31

1 Form Approved:

2

3 /S/ Harry M. Wilson, IV

4 Office of General Counsel

5 Legislation prepared by: Harry M. Wilson, IV

6 GC-#1693134-v1-Supervisor_of_Elections_1_Imeson_Third_Lease_Amendment.docx