

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 2019-700-E**

6 AN ORDINANCE APPROPRIATING \$1,022,425.00 FROM
7 THE TAX COLLECTOR INVESTMENT POOL EARNINGS TO
8 FUND THE RELOCATION OF THE COMMONWEALTH BRANCH
9 TO THE PROPOSED LEASE LOCATION AT 8299 WEST
10 BEAVER STREET, MARIETTA BRANCH, AS INITIATED BY
11 B.T. 19-119; PROVIDING FOR A CARRYOVER OF FUNDS
12 INTO FISCAL YEAR 2020-2021; APPROVING, AND
13 AUTHORIZING THE MAYOR, OR HIS DESIGNEE, AND
14 CORPORATION SECRETARY TO EXECUTE AND DELIVER,
15 THAT CERTAIN LEASE AGREEMENT BETWEEN THE CITY
16 OF JACKSONVILLE, FOR AND ON BEHALF OF THE TAX
17 COLLECTOR (TENANT), AND MARIETTA SDC, LLC,
18 SAID LEASE BEING FOR A TERM OF ONE HUNDRED
19 TWENTY-SIX (126) MONTHS, WITH TWO (2)
20 ADDITIONAL SUCCESSIVE FIVE (5) YEAR RENEWAL
21 OPTIONS, FOR APPROXIMATELY 7,475 SQUARE FEET OF
22 OFFICE SPACE LOCATED AT 8299 WEST BEAVER
23 STREET, JACKSONVILLE, FLORIDA 32220; FURTHER
24 AUTHORIZATIONS; PROVIDING FOR OVERSIGHT BY THE
25 REAL ESTATE DIVISION OF THE DEPARTMENT OF
26 PUBLIC WORKS; PROVIDING AN EFFECTIVE DATE.

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

29 **Section 1. Appropriation.** For the 2019-2020 fiscal year,
30 within the City's budget, there are hereby appropriated the

1 indicated sum(s) from the account(s) listed in subsection (a) to the
2 account(s) listed in subsection (b):

3 (B.T. 19-119 attached hereto as **Exhibit 1** and incorporated herein by
4 this reference)

5 (a) Appropriated from:

6 See B.T. 19-119 \$1,022,425.00

7 (b) Appropriated to:

8 See attached B.T. 19-119 \$1,022,425.00

9 (c) **Explanation of Appropriation.** The funding above is an
10 appropriation of funds from the Tax Collector Investment
11 Pool Earnings Account for the cost of the relocation of
12 the Commonwealth Branch to the proposed lease location at
13 8299 West Beaver Street, Marietta Branch. The total cost
14 of this lease will be \$0.00 for six months of rent (April
15 through September 2020). The funds will be used for
16 buildout, relocation expenses, and office
17 furniture/equipment.

18 **Section 2. Carryover.** The funds appropriated in
19 Section 1 of this ordinance shall not lapse but shall carryover into
20 fiscal year 2020-2021.

21 **Section 3. Purpose.** The purpose of the appropriation
22 above is to fund the relocation of the Commonwealth Branch to the
23 proposed lease location at 8299 West Beaver Street, Marietta Branch.

24 **Section 4. Lease agreement approved and execution**
25 **authorized.** There is hereby approved, and the Mayor, or his
26 designee, and Corporation Secretary are hereby authorized to execute
27 and deliver, that certain Lease Agreement, which shall contain the
28 appropriate indemnity and insurance provisions as approved by the
29 Risk Management Division and incorporated herein by this reference,
30 between the City of Jacksonville, for and on behalf of the Tax
31 Collector (Tenant), and Marietta SDC, LLC (Landlord), in

1 substantially the same form placed **Revised On File** with the Office
2 of Legislative Services (the "Lease"). Said lease is for a term of
3 one hundred twenty-six (126) months, with two successive five (5)
4 year renewal options, for approximately 7,475 square feet of office
5 space located at 8299 West Beaver Street, Florida 32220.
6 Additionally, the Mayor, or his designee, and Corporation Secretary
7 are hereby authorized to execute and deliver any Lease renewals.

8 **Section 5. Technical Amendments and Construction**
9 **Extension.** The Mayor, or his designee, and Corporation Secretary
10 are hereby authorized to execute and deliver technical amendments to
11 the Lease without further Council action, provided such amendments
12 are limited to "technical amendments" and do not change the
13 financial obligations between the parties and, further provided,
14 that all such technical amendments shall be subject to appropriate
15 legal review and approval by the General Counsel, or his designee,
16 and all other appropriate official action required by law. The term
17 "technical amendments" as used in this section shall include, but
18 not be limited to, changes in legal descriptions and surveys,
19 performance schedules (subject to the limitation herein) and scope
20 of performance, design standards, and site plan, which have no
21 financial impact to the City. The Real Estate Officer, as contract
22 administrator, is authorized to extend the Landlord construction
23 obligations in the Lease by an additional three (3) months.

24 **Section 6. Oversight.** The Real Estate Division of the
25 Public Works Department shall oversee the project described herein.

26 **Section 7. Effective Date.** This ordinance shall become
27 effective upon signature by the Mayor or upon becoming effective
28 without the Mayor's signature.

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Form Approved:

 /s/ Paige H. Johnston

Office of General Counsel

Legislation prepared by Jim McCain

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