

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

4 **ORDINANCE 2021-355-E**

5 AN ORDINANCE APPROVING, AND AUTHORIZING THE
6 MAYOR, OR HIS DESIGNEE, AND CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
8 LEASE AGREEMENT BETWEEN THE CITY OF
9 JACKSONVILLE ("LESSOR") AND VYSTAR CREDIT
10 UNION ("VYSTAR") FOR LEASE TO VYSTAR OF
11 APPROXIMATELY 72 SQUARE FEET OF SPACE AT THE
12 HOGAN STREET ENTRANCE OF THE ST. JAMES
13 BUILDING, LOCATED AT 117 WEST DUVAL STREET,
14 JACKSONVILLE, FLORIDA 32202 (R.E. #073753-
15 0000), FOR VYSTAR'S CONTINUED OPERATION AND
16 MAINTENANCE OF AN AUTOMATED TELLER MACHINE
17 ("ATM") KIOSK DIRECTLY OUTSIDE THE HOGAN
18 STREET ENTRANCE FOR THE USE AND BENEFIT OF THE
19 PUBLIC, FOR AN INITIAL TERM OF THREE (3) YEARS
20 COMMENCING JUNE 1, 2021 THROUGH MAY 31, 2024,
21 WITH OPTIONS TO RENEW FOR UP TO TWO (2)
22 ADDITIONAL THREE (3) YEAR TERMS, AT AN INITIAL
23 ANNUAL LEASE FEE OF \$1,824.48 (\$25.34 PER
24 SQUARE FOOT), WITH THREE PERCENT (3%) ANNUAL
25 INCREASES THEREAFTER; PROVIDING FOR OVERSIGHT
26 OF LEASE ACQUISITION BY THE REAL ESTATE
27 DIVISION OF THE DEPARTMENT OF PUBLIC WORKS,
28 AND OVERSIGHT BY THE DEPARTMENT OF PUBLIC
29 WORKS THEREAFTER; PROVIDING AN EFFECTIVE DATE.

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

1 **Section 1. Lease Agreement Approved and Execution**

2 **Authorized.** There is hereby approved, and the Mayor, or his
3 designee, and Corporation Secretary are hereby authorized to
4 execute and deliver that certain Lease Agreement between the City
5 of Jacksonville and VyStar Credit Union (the "Lease"), in
6 substantially the same form as is attached hereto as **Exhibit 1** and
7 incorporated herein by this reference. The Lease provides for
8 VyStar's lease of approximately 72 square feet of space at the
9 Hogan Street entrance to the St. James Building located at 117 West
10 Duval Street, Jacksonville, Florida 32202 (R.E. #073753-0000) for
11 VyStar's continued operation and maintenance of an ATM kiosk
12 directly outside the Hogan Street entrance for the use and benefit
13 of the public. The Lease has an initial term of three (3) years
14 commencing June 1, 2021 through May 31, 2024 with options to renew
15 for up to two (2) additional terms of three (3) years each. VyStar
16 will pay an initial annual lease fee of \$1,824.48 (\$25.34 per
17 square foot), with an escalation rate of three percent (3%) per
18 year thereafter.

19 **Section 2. Oversight Department.** The Real Estate
20 Division of the Department of Public Works shall provide oversight
21 of Lease acquisition and the Department of Public Works will
22 provide administrative oversight of the Lease thereafter.

23 **Section 3. Effective Date.** This Ordinance shall become
24 effective upon signature by the Mayor or upon becoming effective
25 without the Mayor's signature.

26
27 Form Approved:

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29 /s/ Paige H. Johnston

30 Office of General Counsel

31 Legislation prepared by Mary E. Staffopoulos

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