

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2020-698-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 RUTGERS PLAZA II, LLC
9 ("LANDLORD") AND THE CITY OF JACKSONVILLE
10 ("TENANT") TO LEASE APPROXIMATELY 6,000 SQUARE
11 FEET OF SPACE AT THE RUTGERS PLAZA SHOPPING
12 CENTER, LOCATED AT 1680 DUNN AVENUE,
13 JACKSONVILLE, FLORIDA 32218 (RE #044213-0065),
14 FOR USE BY THE JACKSONVILLE SHERIFF'S OFFICE
15 AS A SUBSTATION WITHIN COUNCIL DISTRICT 8, FOR
16 A TERM OF TEN (10) YEARS AT A MONTHLY RENTAL
17 RATE OF \$6,500.00 PER MONTH, WITH THREE
18 PERCENT (3%) ANNUAL INCREASES AFTER THE
19 INITIAL TERM ENDS; PROVIDING FOR INITIAL
20 OVERSIGHT OF ACQUIRING THE LEASE BY THE REAL
21 ESTATE DIVISION, PUBLIC WORKS DEPARTMENT, AND
22 OVERSIGHT OF MANAGEMENT AND ADMINISTRATION OF
23 THE LEASE BY THE JACKSONVILLE SHERIFF'S
24 OFFICE; PROVIDING AN EFFECTIVE DATE.

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

27 **Section 1. Approval and authorization.** There is hereby
28 approved, and the Mayor, or his designee, and Corporation Secretary
29 are hereby authorized to execute and deliver, for and on behalf of
30 the City of Jacksonville, that certain Lease Agreement between the

1 City of Jacksonville and Rutgers Plaza II, LLC (the "Lease"), in
2 substantially the same form as has been placed **On File** with the
3 Office of Legislative Services. The Lease provides for use of
4 approximately 6,000 square feet of space at the Rutgers Plaza
5 Shopping Center by the Jacksonville Sheriff's Office as a
6 substation, subject to the terms and conditions outlined therein.
7 The Lease has an initial term of ten (10) years beginning September
8 1, 2020 at an initial rental rate of \$6,500.00 per month, with an
9 escalation rate of three percent (3%) per year.

10 **Section 2. Oversight Department.** The Real Estate
11 Division, Public Works Department, shall provide initial oversight
12 of acquiring the Lease and the Jacksonville Sheriff's Office shall
13 thereafter provide oversight of management and administration of
14 the Lease.

15 **Section 3. Effective Date.** This ordinance shall become
16 effective upon signature by the Mayor or upon becoming effective
17 without the Mayor's signature.

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19 Form Approved:

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21 /s/ Mary E. Staffopoulos

22 Office of General Counsel

23 Legislation prepared by Mary E. Staffopoulos

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