

1 Introduced by Council Member Diamond & Co-Sponsored by Council
2 Member Pittman and amended by the Neighborhoods, Community
3 Services, Public Health & Safety Committee:
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6 **ORDINANCE 2020-231-E**

7 AN ORDINANCE APPROVING AND AUTHORIZING THE
8 MAYOR OR HIS DESIGNEE, AND THE CORPORATION
9 SECRETARY TO ENTER INTO THAT CERTAIN LEASE
10 AGREEMENT BETWEEN THE NORTHWEST JACKSONVILLE
11 COMMUNITY DEVELOPMENT CORPORATION, INC.
12 ("LANDLORD") AND CITY OF JACKSONVILLE
13 ("TENANT") FOR A DENTAL CLINIC TO BE USED BY
14 THE DUVAL COUNTY HEALTH DEPARTMENT, LOCATED AT
15 3416 MONCRIEF ROAD, SUITE 100, JACKSONVILLE,
16 DUVAL COUNTY, FLORIDA 32209, FOR A TERM OF
17 FIVE YEARS AT A MONTHLY BASIC RENTAL RATE OF
18 \$1,200.00 AND TO SIMULTANEOUSLY ASSIGN THE
19 LEASE TO THE FLORIDA DEPARTMENT OF HEALTH;
20 REQUESTING ONE CYCLE EMERGENCY ACTION;
21 PROVIDING AN EFFECTIVE DATE.
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23 **WHEREAS**, the City in 2014 entered into a lease agreement with
24 Northwest Jacksonville Community Development Corporation, Inc. for
25 rental of commercial space for a dental clinic for use of the Duval
26 County Health Department ("DOH"); and

27 **WHEREAS**, the lease was approved for five years, and
28 concurrently with the lease approval, the City assigned the lease
29 agreement to DOH by Ordinance 2014-364-E; and

30 **WHEREAS**, DOH and Northwest Jacksonville Community Development
31 Corporation, Inc would like to extend the term of the lease through

1 preparation of a new lease agreement and the City will enter into a
2 lease agreement with Northwest Jacksonville Community Development
3 Corporation, Inc. and simultaneously assign the lease agreement and
4 all obligations pertaining to same to DOH; now therefore

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

6 **Section 1. Lease agreement approved and execution**
7 **authorized.** There is hereby approved, and the Mayor, or his
8 designee, and Corporation Secretary are hereby authorized to
9 execute and deliver, that certain Lease Agreement between Northwest
10 Jacksonville Community Development Corporation, Inc. ("Landlord")
11 and the City of Jacksonville ("Tenant"), and that certain
12 Assignment between the City of Jacksonville as Assignor and the
13 Florida Department of Health as Assignee, all in substantially the
14 same form as **Revised On File** with the Division of Legislative
15 Services. The lease with Northwest Jacksonville Community
16 Development Corporation, Inc. is for use by the Duval County Health
17 Department as a dental clinic and located at 3416 Moncrief Road,
18 Suite 100, Jacksonville, Duval County, Florida 32209, for a term of
19 five (5) years at a monthly basic rental rate of \$1,200.00. The
20 lease responsibilities, including the responsibility to pay rent,
21 will be performed by Assignee.

22 **Section 2. Requesting one cycle emergency passage**
23 **pursuant to Council Rule 4.901 Emergency.** One cycle emergency
24 passage of this legislation is requested. The nature of the
25 emergency is that current lease expired on March 25, 2020, and so
26 it is in the interest of the continued public health of the City's
27 citizens for the Council to expedite this legislation to allow for
28 execution of the new lease as soon as possible.

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

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Form Approved:

/s/ Paige H. Johnston

Office of General Counsel

Legislation prepared by Paige H. Johnston

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