

1 Introduced by the Council President at the request of the Mayor and
2 amended by the Neighborhoods, Community Services, Public Health and
3 Safety Committee:
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6 **ORDINANCE 2025-437-E**

7 AN ORDINANCE APPROVING, AND AUTHORIZING THE
8 MAYOR, OR HER DESIGNEE, AND THE CORPORATION
9 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
10 FOURTH AMENDMENT TO LEASE AGREEMENT BETWEEN THE
11 CITY OF JACKSONVILLE ("CITY") AND LUTHERAN
12 SERVICES FLORIDA, INC., A FLORIDA NOT FOR PROFIT
13 CORPORATION ("TENANT"), FOR TENANT'S CONTINUED
14 LEASE OF THE DON BREWER CENTER, LOCATED AT 1095
15 A. PHILIP RANDOLPH BOULEVARD, FOR AN ADDITIONAL
16 TERM OF ONE (1) YEAR TO EXPIRE ON JUNE 30, 2026,
17 WITH FOUR ANNUAL RENEWAL OPTIONS IN FAVOR OF
18 TENANT TO EXTEND THE TERM UNTIL APRIL 30, 2030
19 AT NO COST TO TENANT; APPROVING, AND AUTHORIZING
20 THE MAYOR, OR HER DESIGNEE, AND THE CORPORATION
21 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
22 THIRD AMENDMENT TO LICENSE AGREEMENT (OFFICE
23 SPACE WITHIN BUILDING) BETWEEN THE CITY AND
24 TENANT FOR TENANT'S CONTINUED USE AND OCCUPANCY
25 OF APPROXIMATELY 2,000 SQUARE FEET OF OFFICE
26 SPACE WITHIN THE KIDS HOPE ALLIANCE BUILDING,
27 LOCATED AT 1095 A. PHILIP RANDOLPH BOULEVARD,
28 BUILDING 1, JACKSONVILLE, FLORIDA 32206, FOR A
29 TERM OF ONE (1) YEAR TO EXPIRE ON JUNE 30, 2026,
30 WITH FOUR ANNUAL RENEWAL OPTIONS IN FAVOR OF
31 TENANT TO EXTEND THE TERM UNTIL APRIL 30, 2030

1 AT NO COST TO TENANT; REQUESTING ONE CYCLE
2 EMERGENCY PASSAGE; PROVIDING FOR OVERSIGHT BY
3 KIDS HOPE ALLIANCE; PROVIDING AN EFFECTIVE DATE.
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5 **WHEREAS,** for approximately 11 years, and as authorized by City
6 Council pursuant to Ordinance 2014-392-E, Tenant has leased the Don
7 Brewer Center, as depicted in **Exhibit 1** attached hereto, from City
8 for use as a children's Head Start Program, pursuant to that certain
9 Lease Agreement dated as of July 15, 2014, as amended (the "Lease
10 Agreement"), at no cost to Tenant effective as of February 1, 2021
11 pursuant to Ordinance 2020-760-E; and

12 **WHEREAS,** in addition, for over 4 years, and as approved by
13 City Council pursuant to Ordinances 2020-760-E and 2024-935-E, Tenant
14 has utilized approximately 2,000 square feet of office space in
15 Building 1 of the Kids Hope Alliance Building, located at 1095 A.
16 Philip Randolph Boulevard, Building 1, Jacksonville, Florida, 32206
17 (the "License Area") and depicted in **Exhibit 2** attached hereto, for
18 related uses pursuant to that certain License Agreement dated April
19 13, 2021 between Landlord and Tenant, as amended (the "License
20 Agreement"), at no cost to Tenant; and

21 **WHEREAS,** the Lease Agreement and License Agreement are set to
22 expire on June 30, 2025; and

23 **WHEREAS,** Tenant recently won a five-year renewal of a federal
24 grant for the Head Start program and the parties now wish to enter
25 into amendments to extend the terms of both the Lease Agreement and
26 License Agreement by a period of one (1) year to expire on June 30,
27 2026, in each case with renewal options in favor of Tenant to extend
28 the term until April 30, 2030 at no cost to Tenant; now therefore

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

30 **Section 1. Fourth Amendment to Lease Agreement Approved and**
31 **Execution Authorized.** There is hereby approved, and the Mayor, or

her designee, and Corporation Secretary are hereby authorized to execute and deliver, that certain Fourth Amendment to Lease Agreement between the City and Tenant, in substantially the form attached hereto as **Revised Exhibit 3**, labeled as "Revised Exhibit 3, Rev 4th Amd, June 16, 2025 - NCSPHS" for Tenant's continued lease of the Don Brewer Center for a term of one (1) year to expire on June 30, 2026 with renewal options to extend the term until April 30, 2030 at no cost to Tenant.

Section 2. Third Amendment to License Agreement Approved and Execution Authorized. There is hereby approved, and the Mayor, or her designee, and Corporation Secretary are hereby authorized to execute and deliver, that certain Third Amendment to License Agreement between the City and Tenant, in substantially the form attached hereto as **Exhibit 4** for Tenant's continued use and occupancy of the License Area for a term of one (1) year to expire on June 30, 2026, with renewal options to extend the term until April 30, 2030 at no cost to Tenant.

Section 3. Requesting One Cycle Emergency Passage Pursuant to Council Rule 4.901 Emergency. One cycle emergency passage of this legislation is requested. The nature of the emergency is that the Lease Agreement and License Agreement are set to expire on June 30, 2025, and one cycle passage of this bill will enable the parties to enter into amendments to extend the terms thereof prior to expiration to facilitate Tenant's continued use of the Don Brewer Center and License Area for provision of the Head Start Program and related services.

Section 4. Oversight. Kids Hope Alliance shall oversee the Lease Agreement and License Agreement described herein.

Section 5. Effective Date. This Ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

Form Approved:

/s/ Shannon MacGillis

Office of General Counsel

Legislation Prepared By: Harry M. Wilson, IV

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