

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2025-437**

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

KIDS HOPE ALLIANCE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, for approximately 11 years, and as authorized by City Council pursuant to Ordinance 2014-392-E, Tenant has leased the Don Brewer Center, as depicted in **Exhibit 1** attached hereto, from City for use as a children's Head Start Program, pursuant to that certain Lease Agreement dated as of July 15, 2014, as amended (the "Lease Agreement"), at no cost to Tenant effective as of February 1, 2021 pursuant to Ordinance 2020-760-E; and

WHEREAS, in addition, for over 4 years, and as approved by City Council pursuant to Ordinances 2020-760-E and 2024-935-E, Tenant has utilized approximately 2,000 square feet of office space in Building 1 of the Kids Hope Alliance Building, located at 1095 A. Philip Randolph Boulevard, Building 1, Jacksonville, Florida, 32206 (the "License Area") and depicted in **Exhibit 2** attached hereto, for related uses pursuant to that certain License Agreement dated April 21, 2021 between Landlord and Tenant, as amended (the "License Agreement"), at no cost to Tenant; and

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

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

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

Section 1. Fourth Amendment to Lease 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 Fourth Amendment to Lease Agreement

1 between the City and Licensee, in substantially the form attached
2 hereto as **Exhibit 3** for Licensee's continued lease of the Don Brewer
3 Center for a term of one (1) year to expire on June 30, 2026 with
4 renewal options to extend the term until April 30, 2030, at no cost
5 to Tenant.

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

15 **Section 3. Requesting One Cycle Emergency Passage Pursuant**
16 **to Council Rule 4.901 Emergency.** One cycle emergency passage of
17 this legislation is requested. The nature of the emergency is that
18 the Lease Agreement and License Agreement are set to expire on June
19 30, 2025, and one cycle passage of this bill will enable the parties
20 to enter into amendments to extend the terms thereof prior to
21 expiration to facilitate Tenant's continued use of the Don Brewer
22 Center and License Area for provision of the Head Start Program and
23 related services.

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

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

Form Approved:

/s/ Harry M. Wilson, IV

Office of General Counsel

Legislation prepared by: Harry M. Wilson, IV

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