

1 Introduced by Council Member Diamond and Co-Sponsored by Council
2 Member Pittman:

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5 **ORDINANCE 2020-231**

6 AN ORDINANCE APPROVING AND AUTHORIZING THE
7 MAYOR OR HIS DESIGNEE, AND THE CORPORATION
8 SECRETARY TO ENTER INTO THAT CERTAIN LEASE
9 AGREEMENT BETWEEN THE NORTHWEST JACKSONVILLE
10 COMMUNITY DEVELOPMENT CORPORATION, INC.
11 ("LANDLORD") AND CITY OF JACKSONVILLE
12 ("TENANT") FOR A DENTAL CLINIC TO BE USED BY
13 THE DUVAL COUNTY HEALTH DEPARTMENT, LOCATED AT
14 3416 MONCRIEF ROAD, SUITE 100, JACKSONVILLE,
15 DUVAL COUNTY, FLORIDA 32209, FOR A TERM OF
16 FIVE YEARS AT A MONTHLY BASIC RENTAL RATE OF
17 \$1,200.00 AND TO SIMULTANEOUSLY ASSIGN THE
18 LEASE TO THE FLORIDA DEPARTMENT OF HEALTH;
19 REQUESTING ONE CYCLE EMERGENCY ACTION;
20 PROVIDING AN EFFECTIVE DATE.

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22 **WHEREAS**, the City in 2014 entered into a lease agreement with
23 Northwest Jacksonville Community Development Corporation, Inc. for
24 rental of commercial space for a dental clinic for use of the Duval
25 County Health Department ("DOH"); and

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

29 **WHEREAS**, DOH and Northwest Jacksonville Community Development
30 Corporation, Inc would like to extend the term of the lease through
31 preparation of a new lease agreement and the City will enter into a

1 lease agreement with Northwest Jacksonville Community Development
2 Corporation, Inc. and simultaneously assign the lease agreement and
3 all obligations pertaining to same to DOH; now therefore

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

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

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

28 **Section 3. Effective Date.** This ordinance shall become
29 effective upon signature by the Mayor or upon becoming effective
30 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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