

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2019-0700

Introducer/Sponsor(s): Council President at the request of the Mayor

Date of Introduction: September 24, 2019

Committee(s) of Reference: F

Date of Analysis: September 24, 2019

Type of Action: Appropriation of funds; providing a carryover of funds; authorizing Administration to execute lease agreement

Bill Summary: The bill appropriates funds in the sum of \$1,022,425.00 as a transfer of funds from the Tax Collector Investment Pool Earnings Account for the cost of the relocation of the Commonwealth Branch to the proposed lease location at 8299 West Beaver Street, Marietta Branch. The total cost of this lease will be \$0.00 for six months of rent (April through September 2020). The transfer of these funds is as follows:

• **From:**

- **Subfund Title:** Tax Collector
- **Activity/Grant Title:** General Operations
- **Line Item:** Investment Pool Earnings
- **Amount:** \$1,022,425.00

• **To:**

- **Subfund Title:** Tax Collector
- **Activity/Grant Title:** General Operations
- **Line Items:** Office Equipment – \$900,550.00; Furniture & Equip. under \$1k – \$70,000.00; Misc. Services & Charges – \$51,875.00
- **Total Amount:** \$1,022,425.00

Background Information: The Duval County Tax Collector's Commonwealth branch, located at 6872 Commonwealth Ave, which provides a full range of services, except Concealed Weapon Permits, also includes the majority of the services for commercial vehicles. The landlord, JEA, has communicated their need to regain possession of the leased area and utilize it for their operations. The Tax Collector's office, working with Public Works Real Estate Division, identified suitable space for the relocation of this branch to 8299 West Beaver Street. This legislation will approve 7,475 square feet of space for the branch office and a training facility for a term of 10 years and 6 months (126 months) with two five-year renewal options. The first six months of rent are free; thereafter, the rate steadily increases every eleven (11) months starting and ending as follows:

- Months 7-18: Base Rent PSF – \$12.25; CAM PSF – \$1.69; Total PSF – \$15.63; **Monthly Rent - \$8,987.25**
- Months 115-126: Base Rent PSF – 15.30; CAM PSF – \$2.11; Total PSF – \$19.52; **Monthly Rent - \$11,224.00**

Policy Impact Area: Tax Collector, JEA, Public Works

Fiscal Impact: The landlord is providing \$270,000.00 towards the total cost of build out: \$1,292,425.00. This bill appropriates \$1,022,425.00 for FFE, IT and other operating expenses for the branch relocation For FY 20-21. The lease is for 126 months and includes carryover should the expenditures not be completed.

Analyst: Baltiero