

1 Introduced by the Council President at the request of the Mayor:
2
3

4 **ORDINANCE 2020-698**

5 AN ORDINANCE APPROVING, AND AUTHORIZING THE
6 MAYOR, OR HIS DESIGNEE, AND CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
8 LEASE AGREEMENT BETWEEN RUTGERS PLAZA II, LLC
9 ("LANDLORD") AND THE CITY OF JACKSONVILLE
10 ("TENANT") TO LEASE APPROXIMATELY 6,000 SQUARE
11 FEET OF SPACE AT THE RUTGERS PLAZA SHOPPING
12 CENTER, LOCATED AT 1680 DUNN AVENUE,
13 JACKSONVILLE, FLORIDA 32218 (RE #044213-0065),
14 FOR USE BY THE JACKSONVILLE SHERIFF'S OFFICE AS
15 A SUBSTATION WITHIN COUNCIL DISTRICT 8, FOR A
16 TERM OF TEN (10) YEARS AT A MONTHLY RENTAL RATE
17 OF \$6,500.00 PER MONTH, WITH THREE PERCENT (3%)
18 ANNUAL INCREASES AFTER THE INITIAL TERM ENDS;
19 PROVIDING FOR INITIAL OVERSIGHT OF ACQUIRING THE
20 LEASE BY THE REAL ESTATE DIVISION, PUBLIC WORKS
21 DEPARTMENT, AND OVERSIGHT OF MANAGEMENT AND
22 ADMINISTRATION OF THE LEASE BY THE JACKSONVILLE
23 SHERIFF'S OFFICE; PROVIDING AN EFFECTIVE DATE.
24

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

26 **Section 1. Approval and authorization.** There is hereby
27 approved, and the Mayor, or his designee, and Corporation Secretary
28 are hereby authorized to execute and deliver, for and on behalf of
29 the City of Jacksonville, that certain Lease Agreement between the
30 City of Jacksonville and Rutgers Plaza II, LLC (the "Lease"), in
31 substantially the same form as has been placed **On File** with the Office

1 of Legislative Services. The Lease provides for use of approximately
2 6,000 square feet of space at the Rutgers Plaza Shopping Center by
3 the Jacksonville Sheriff's Office as a substation, subject to the
4 terms and conditions outlined therein. The Lease has an initial term
5 of ten (10) years beginning September 1, 2020 at an initial rental
6 rate of \$6,500.00 per month, with an escalation rate of three percent
7 (3%) per year.

8 **Section 2. Oversight Department.** The Real Estate
9 Division, Public Works Department, shall provide initial oversight
10 of acquiring the Lease and the Jacksonville Sheriff's Office shall
11 thereafter provide oversight of management and administration of the
12 Lease.

13 **Section 3. Effective Date.** This ordinance shall become
14 effective upon signature by the Mayor or upon becoming effective
15 without the Mayor's signature.

16
17 Form Approved:

18
19 /s/ Mary E. Staffopoulos

20 Office of General Counsel
21 Legislation prepared by Mary E. Staffopoulos