

1 Introduced by the Council President at the request of the Mayor:  
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4 **ORDINANCE 2021-355**

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 THE CITY OF  
9 JACKSONVILLE ("LESSOR") AND VYSTAR CREDIT  
10 UNION ("VYSTAR") FOR LEASE TO VYSTAR OF  
11 APPROXIMATELY 72 SQUARE FEET OF SPACE AT THE  
12 HOGAN STREET ENTRANCE OF THE ST. JAMES  
13 BUILDING, LOCATED AT 117 WEST DUVAL STREET,  
14 JACKSONVILLE, FLORIDA 32202 (R.E. #073753-  
15 0000), FOR VYSTAR'S CONTINUED OPERATION AND  
16 MAINTENANCE OF AN AUTOMATED TELLER MACHINE  
17 ("ATM") KIOSK DIRECTLY OUTSIDE THE HOGAN  
18 STREET ENTRANCE FOR THE USE AND BENEFIT OF THE  
19 PUBLIC, FOR AN INITIAL TERM OF THREE (3) YEARS  
20 COMMENCING JUNE 1, 2021 THROUGH MAY 31, 2024,  
21 WITH OPTIONS TO RENEW FOR UP TO TWO (2)  
22 ADDITIONAL THREE (3) YEAR TERMS, AT AN INITIAL  
23 ANNUAL LEASE FEE OF \$1,824.48 (\$25.34 PER  
24 SQUARE FOOT), WITH THREE PERCENT (3%) ANNUAL  
25 INCREASES THEREAFTER; PROVIDING FOR OVERSIGHT  
26 OF LEASE ACQUISITION BY THE REAL ESTATE  
27 DIVISION OF THE DEPARTMENT OF PUBLIC WORKS,  
28 AND OVERSIGHT BY THE DEPARTMENT OF PUBLIC  
29 WORKS THEREAFTER; PROVIDING AN EFFECTIVE DATE.

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

1           **Section 1.       Lease Agreement Approved and Execution**

2 **Authorized.**   There is hereby approved, and the Mayor, or his  
3 designee, and Corporation Secretary are hereby authorized to  
4 execute and deliver that certain Lease Agreement between the City  
5 of Jacksonville and VyStar Credit Union (the "Lease"), in  
6 substantially the same form as is attached hereto as **Exhibit 1** and  
7 incorporated herein by this reference. The Lease provides for  
8 VyStar's lease of approximately 72 square feet of space at the  
9 Hogan Street entrance to the St. James Building located at 117 West  
10 Duval Street, Jacksonville, Florida 32202 (R.E. #073753-0000) for  
11 VyStar's continued operation and maintenance of an ATM kiosk  
12 directly outside the Hogan Street entrance for the use and benefit  
13 of the public. The Lease has an initial term of three (3) years  
14 commencing June 1, 2021 through May 31, 2024 with options to renew  
15 for up to two (2) additional terms of three (3) years each. VyStar  
16 will pay an initial annual lease fee of \$1,824.48 (\$25.34 per  
17 square foot), with an escalation rate of three percent (3%) per  
18 year thereafter.

19           **Section 2.       Oversight Department.**       The Real Estate  
20 Division of the Department of Public Works shall provide oversight  
21 of Lease acquisition and the Department of Public Works will  
22 provide administrative oversight of the Lease thereafter.

23           **Section 3.       Effective Date.**   This Ordinance shall become  
24 effective upon signature by the Mayor or upon becoming effective  
25 without the Mayor's signature.

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27 Form Approved:

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29 \_\_\_\_\_ /s/ Mary E. Staffopoulos

30 Office of General Counsel

31 Legislation prepared by Mary E. Staffopoulos

