

LEGISLATIVE FACT SHEET

DATE: 05/05/21

BT or RC No: _____

SPONSOR: Public Works/Real Estate in CM Gaffney's District 7
(Department/Division/Agency/Council Member)

Contact for all inquiries and presentation: Renee Hunter

Provide Name: Renee Hunter, Chief, Real Estate Division

Contact Number: 904-255-8234

Email Address: ReneeH@coj.net.

PURPOSE: White Paper (Explain Why this legislation is necessary? Provide; Who, What, When, Where, How and the Impact.) Council Research will complete this form for Council introduced legislation and the Administration is responsible for all other legislation. (Minimum of 350 words - Maximum of 1 page.)

Please provide authorization for the Real Estate Division to request legislation necessary for City Council to execute a lease agreement in substantially the same form as attached. Vystar seeks to lease approximately 72 square feet just outside of the Hogan Street entrance of the St. James Building located at 117 West Duval Street in Council District 7. See RE# 073753-0000 and maps attached.

Vystar is currently at the end of its current lease which was for 1 year with a 1-year renewal option. This new lease is for 3 years with two 3-year renewal options, with a rental rate beginning at \$25.34 per square foot or \$1,824.48 annually. The new rate is consistent with a 3% increase from the last rental rate charged to the tenant. The new rate will continue to increase at 3% annually. This lease has been approved by the Facilities Planning Committee.

If additional information is required, please contact Renee Hunter at 255-8234 or ReneeH@coj.net.

Thank you

APPROPRIATION: Total Amount Appropriated _____ as follows:
 List the source name and provide Object and Subobject Numbers for each category listed below:

(Name of Fund as it will appear in title of legislation)

Name of Federal Funding Source(s)	From: _____	Amount: _____
	To: _____	Amount: _____
Name of State Funding Source(s)	From: _____	Amount: _____
	To: _____	Amount: _____
Name of City of Jacksonville Funding Source(s)	From: _____	Amount: _____
	To: _____	Amount: _____
Name of In-Kind Contribution(s)	From: _____	Amount: _____
	To: _____	Amount: _____
Name & Number of Bond Account(s)	From: _____	Amount: _____
	To: _____	Amount: _____

PLAIN LANGUAGE OF APPROPRIATION / FINANCIAL IMPACT / OTHER:

Explain: Where are the funds coming from, going to, how will the funds be used? Does the funding require a match? Is the funding for a specific time frame? Will there be an ongoing maintenance? ... and staffing obligation? Per Chapters 122 & 106 regarding funding of anticipated post-construction operation costs.

(Minimum of 350 words - Maximum of 1 page.)

<p>Rental payments for this lease are deposited into a City Hall St. James Tenant Revenue Account (54101.155001.362130.000000.00000305.0000000.000000).</p>

ACTION ITEMS: Purpose / Check List. If "Yes" please provide detail by attaching justification, and code provisions for each.

ACTION ITEMS:

	Yes	No
Emergency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Justification of Emergency: If yes, explanation must include detailed nature of emergency.

Federal or State Mandate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision.

Fiscal Year Carryover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Note: If yes, note must include explanation of all-year subfund carryover language.

CIP Amendment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.

Contract / Agreement Approval?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Attachment & Explanation: If yes, attach the Contract / Agreement and name of Department (and contact name) that will provide oversight. Indicate if negotiations are on-going and with whom. Has OGC reviewed / drafted?

OGC has reviewed and approved the agreement. The Public Works Real Estate Division will provide oversight of acquiring the lease, Public Works will provide oversight thereafter.

Related RC/BT?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Attachment: If yes, attach appropriate RC/BT form(s).

Waiver of Code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper.

Code Exception?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper.

Related Enacted Ordinances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Code Reference: If yes, identify related code section(s) and ordinance reference number in the box below and provide detailed explanation and any changes necessary within white paper.

ACTION ITEMS CONTINUED: Purpose / Check List. If "Yes" please provide detail by attaching justification, and code provisions for each.

ACTION ITEMS:


	Yes	No
Continuation of Grant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation: How will the funds be used? Does the funding require a match? Is the funding for a specific time frame and/or multi-year? If multi-year, note year of grant? Are there long-term implications for the General Fund?

Surplus Property Certification?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reporting Requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Attachment: If yes, attach appropriate form(s).

Explanation: List agencies (including City Council / Auditor) to receive reports and frequency of reports, including when reports are due. Provide Department (include contact name and telephone number) responsible for generating

Division Chief: 
(signature)

Date: 5/4/21

Prepared By: 
(signature)

Date: 5/14/21

ADMINISTRATIVE TRANSMITTAL

To: MBRC, c/o Jasmine Jordan, Budget Office, St. James Suite 325

Thru: John Pappas, Director, Public Works Department

(Name, Job Title, Department)

Phone: 255-8748

E-mail: pappas@coj.net

From: Renee Hunter, Chief, Real Estate Division

Initiating Department Representative (Name, Job Title, Department)

Phone: 255-8234

E-mail: ReneeH@coj.net

Primary Contact: Renee Hunter, Chief, Real Estate Division

(Name, Job Title, Department)

Phone: 255-8234

E-mail: ReneeH@coj.net

CC: Leeann Krieg, Director of Intergovernmental Affairs, Office of the Mayor

Phone: 255-5015

E-mail: leeannk@coj.net

COUNCIL MEMBER / INDEPENDENT AGENCY / CONSTITUTIONAL OFFICER TRANSMITTAL

To: Peggy Sidman, Office of General Counsel, St. James Suite 480

Phone: 255-5055

E-mail: psidman@coj.net

From:

Initiating Council Member / Independent Agency / Constitutional Officer

Phone: _____

E-mail: _____

Primary

Contact: (Name, Job Title, Department)

Phone: _____

E-mail: _____

CC: Leeann Krieg, Director of Intergovernmental Affairs, Office of the Mayor

Phone: 255-5015

E-mail: leeannk@coj.net

Legislation from Independent Agencies requires a resolution from the Independent Agency Board approving the legislation.

Independent Agency Action Item:

Yes

No

Boards Action / Resolution?

Attachment: If yes, attach appropriate documentation. If no, when is board action scheduled?

FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED

City of Jacksonville, Florida

Lenny Curry, Mayor

Department of Public Works
Real Estate Division
214 N. Hogan Street, 10th Floor
Jacksonville, FL 32202
(904) 255-8700
www.coj.net



ONE CITY. ONE JACKSONVILLE.

May 5, 2021

TO: Brian Hughes, Chairman
Mayor's Budget Review Committee

THRU: John P. Pappas, P.E., Director *John P. Pappas*
Public Works Department

FROM: Renee Hunter, Chief *Renee Hunter*
Real Estate Division

SUBJECT: Vystar ATM Lease – St. James Building

Please provide authorization for the Real Estate Division to request legislation necessary for City Council to execute a lease agreement in substantially the same form as attached. Vystar seeks to lease approximately 72 square feet just outside of the Hogan Street entrance of the St. James Building located at 117 West Duval Street in Council District 7. See RE# 073753-0000 and maps attached.

Vystar is currently at the end of its current lease which was for 1 year with a 1-year renewal option. This new lease is for 3 years with two 3-year renewal options, with a rental rate beginning at \$25.34 per square foot or \$1,824.48 annually. The new rate is consistent with a 3% increase from the last rental rate charged to the tenant. The new rate will continue to increase at 3% annually. This lease has been approved by the Facilities Planning Committee.

If additional information is required, please contact Renee Hunter at 255-8234 or ReneeH@coj.net.

Thank you

RH:wm

Attachments

cc: The Honorable Reggie Gaffney, Council District #7

LD

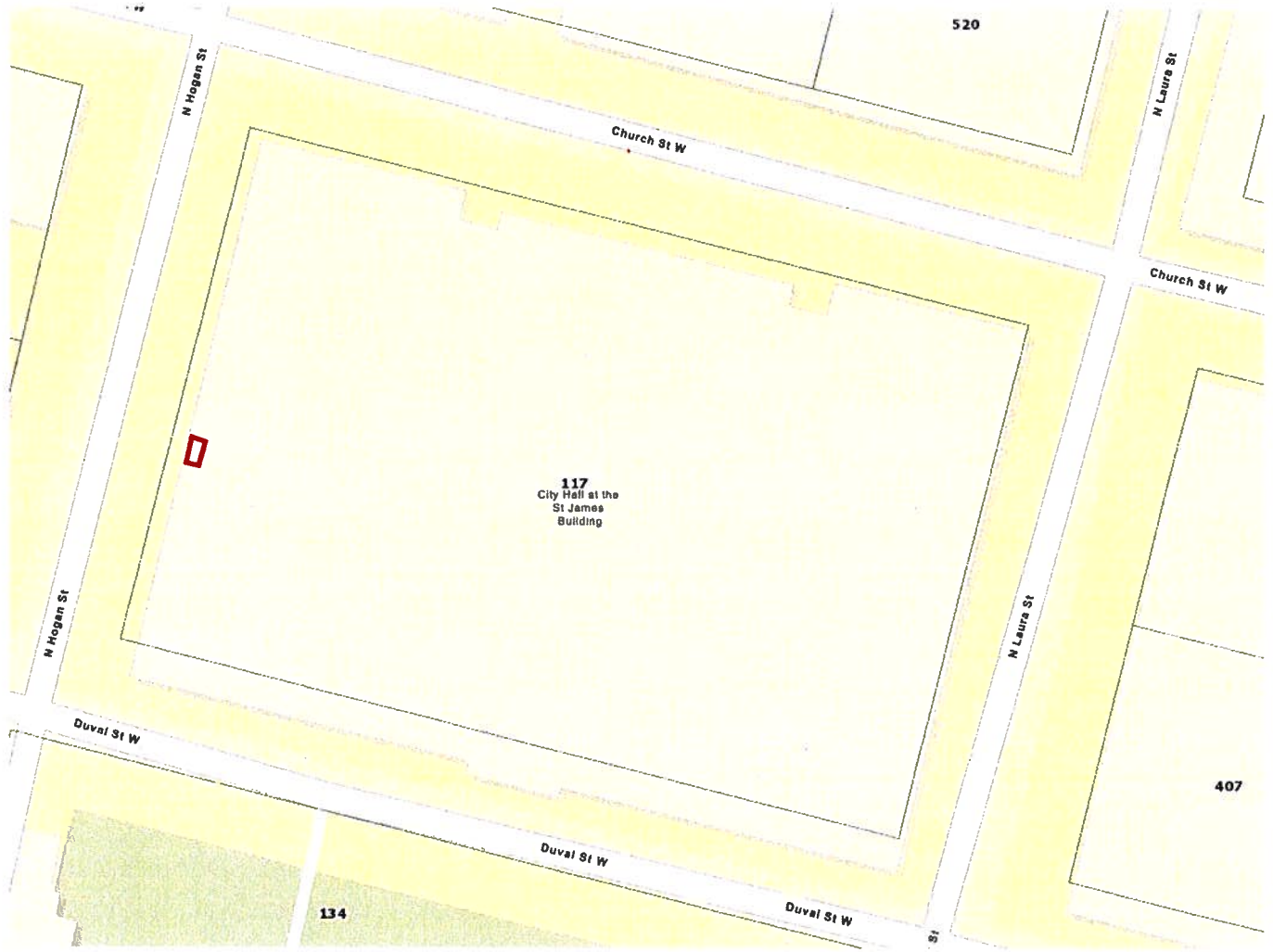
St. James Building Legal Description



LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 40, HARTS MAP OF JACKSONVILLE, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By DW Date 5-4-21

Street Map



Satellite Aerial



Street Map

