

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

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4 **ORDINANCE 2021-357-E**

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 MIDTOWN CENTRE OFFICE,  
9 LLC ("LANDLORD") AND THE CITY OF JACKSONVILLE  
10 ("TENANT") TO LEASE APPROXIMATELY 3,629 SQUARE  
11 FEET OF SPACE IN THE 3100 BUILDING (SUITE 100)  
12 OF THE MIDTOWN CENTRE OFFICE PARK, LOCATED AT  
13 1800 EXECUTIVE CENTER DRIVE, JACKSONVILLE,  
14 FLORIDA 32207 (R.E. #129627-0040), IN COUNCIL  
15 DISTRICT 5, FOR USE BY THE JACKSONVILLE  
16 SHERIFF'S OFFICE FOR ITS INTEGRITY UNIT, FOR  
17 AN INITIAL TERM OF FIVE (5) YEARS WITH AN  
18 OPTION TO RENEW FOR ONE (1) ADDITIONAL FIVE  
19 (5) YEAR TERM, AT AN INITIAL RENTAL RATE OF  
20 \$4,989.88 PER MONTH, WITH THREE PERCENT (3%)  
21 ANNUAL INCREASES THEREAFTER; PROVIDING FOR  
22 OVERSIGHT OF LEASE ACQUISITION AND EXECUTION  
23 BY THE REAL ESTATE DIVISION OF THE DEPARTMENT  
24 OF PUBLIC WORKS, AND THEREAFTER BY THE  
25 JACKSONVILLE SHERIFF'S OFFICE; PROVIDING AN  
26 EFFECTIVE DATE.

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

29 **Section 1. Lease Agreement Approved and Execution**  
30 **Authorized.** There is hereby approved, and the Mayor, or his  
31 designee, and Corporation Secretary are hereby authorized to

1 execute and deliver that certain Lease Agreement between the City  
2 of Jacksonville and Midtown Centre Office, LLC (the "Lease"), in  
3 substantially the same form as has been placed **On File** with the  
4 Office of Legislative Services. The Lease provides for use of  
5 approximately 3,629 square feet of space in the 3100 Building  
6 (Suite 100) of the Midtown Centre Office Park located at 1800  
7 Executive Center Drive, Jacksonville, Florida 32207 (R.E. #129627-  
8 0040) in Council District 5, by the Jacksonville Sheriff's Office  
9 for its Integrity Unit, subject to the terms and conditions  
10 outlined therein. The Lease has an initial term of five (5) years  
11 with an option to renew for one (1) additional five (5) year term.  
12 The initial rental rate is \$4,989.88 per month, with an escalation  
13 rate of three percent (3%) per year thereafter.

14 **Section 2. Oversight Department.** The Real Estate  
15 Division of the Department of Public Works shall provide initial  
16 oversight of Lease acquisition and execution and the Jacksonville  
17 Sheriff's Office shall provide oversight of the Lease thereafter.

18 **Section 3. Effective Date.** This Ordinance shall become  
19 effective upon signature by the Mayor or upon becoming effective  
20 without the Mayor's signature.

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22 Form Approved:

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24           /s/ Mary E. Staffopoulos          

25 Office of General Counsel

26 Legislation prepared by Mary E. Staffopoulos

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