

LEGISLATIVE FACT SHEET 2014-0064

DATE: 1/9/2014

BT OR RC NUMBER: _____
(Administration Bills)

SPONSOR (Department/Division/Agency/Council Member): Public Works/Real Estate

PURPOSE/SUMMARY:

Please provide the Real Estate Division with authority to request the legislation necessary for the City Council to authorize the Mayor to execute a lease agreement between the City of Jacksonville (COJ) and Teach For America, Inc. (TFA).

Upon commencement, the proposed lease agreement will terminate the existing 2008 lease agreement between COJ & TFA, scheduled to expire May 6, 2014. This proposed agreement will be for +/-5,394 square feet on the 6th Floor of the Ed Ball Building. Said 5,394 square feet will be comprised of the +/-3,000 sf TFA currently occupies, plus an additional +/-2,394 sf of new space. TFA will pay an initial base rent of \$10.00/sf with a 3% annual escalation, plus additional rent of \$1.75/sf to cover their share of common area costs and expenses. The initial term will be five (5) years with an Option to Renew for one (1) additional 5-year term at the rates provided in Exhibit C (Rent Schedule) of the attached proposed lease agreement.

Beginning in 2008, TFA occupied approximately 2,200 square feet on the 1st Floor of the Ed Ball Building. In 2011, at COJ's request, TFA relocated to approximately 3,000 square feet on the 6th Floor of the Ed Ball Building, where they currently reside. Prior to this proposed agreement, TFA has not been required to pay COJ rent for the spaces they occupied. Public Works Department has managed to accommodate TFA's request to expand their space and arrange for them to begin paying market rental rate for the space they occupy going forward.

APPROPRIATION : Total Amount Appropriated: \$ N/A as follows:

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

Name of Federal Funding Source: _____ Amount: \$ _____

Name of State Funding Source: _____ Amount: \$ _____

Name of City of Jax Funding Source: _____ Amount: \$ _____

Name of In-Kind Contribution Source: _____ Amount: \$ _____

Name of Bond Acct _____ Amount: \$ _____

Number _____

IMPACT - FINANCIAL/OTHER:

ACTION ITEMS:

Emergency? Yes ___ No X Justification: _____

Federal or State Mandates Yes ___ No X

Fiscal Year Carryover? Yes ___ No X _____

CIP Amendment? Yes ___ No X (Attach CIP form)
 Contract/Agreement (C/A) Approval Yes X No ___ (Attach a copy only)
 C/A negotiations on-going? Yes ___ No X
 Oversight Department Required? Yes ___ No X Name of Dept. _____
 Related RC?/BT? Yes ___ No X (Attach a copy)
 Waiver of Code? Yes ___ No X (Identify Code Provision _____)
 Code Exception? Yes ___ No X (Identify Code Provision _____)
 Continuation Grant? Yes ___ No X
 Surplus Property Certification? Yes ___ No X (Attach a copy)
 Related Enacted Ordinances? Yes ___ No X Ord. # of Previous Ord. _____
 Report Required to City Council/Council Auditors
 Yes ___ No X Date _____ Frequency _____

ADMINISTRATION TRANSMITTAL

To: MBRC, c/o Roselyn Chall, Budget Division, Suite 325

CC: Chris Hand, Chief of Staff
 Mayor's Office, Fourth Floor, City Hall at St. James

From: John M. Jones, Esq., Senior Real Estate Manager, Public Works, Real Estate Division
 (Name, Job Title, Department)

Phone: 255-8700 Fax: 255-8948 E-mail: _____

Contact person: RJ Morris, Land Management Agent Senior, Public Works, Real Estate Division
 (Name, Job Title, Department)

Phone: 255-8705 Fax: 255-8948 E-mail: rmorris@coj.net

COUNCIL MEMBER / INDEPENDENT AGENCY / CONSTITUTIONAL OFFICER TRANSMITTAL

To: Peggy Sidman (630-4647), Office of General Counsel
 Suite 480, City Hall at St. James

From: _____
 (Name, Job Title, Department)

Phone: _____ Fax: _____ E-mail: _____

Contact person: _____
 (Name, Job Title, Department)

Phone: _____ Fax: _____ E-mail: _____

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

FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED

G:\SHARED\LEGIS.CC\Sidman\Miscellaneous\Fact Sheet form 10 23 06.doc