

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

4 **ORDINANCE 2023-140-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 THE CITY OF
9 JACKSONVILLE ("LANDLORD") AND GRYPHON MARINE,
10 LLC, F/K/A CDI MARINE COMPANY, LLC ("TENANT")
11 FOR BUILDING 900 AT CECIL COMMERCE CENTER,
12 12,474 SQUARE FEET OF OFFICE SPACE LOCATED AT
13 6017 POW-MIA MEMORIAL PARKWAY, JACKSONVILLE,
14 FLORIDA 32210, FOR A TERM OF THREE (3) YEARS,
15 WITH OPTIONS TO RENEW FOR TWO (2) ADDITIONAL
16 TWELVE (12) MONTH TERMS, AT A MONTHLY RENTAL
17 RATE OF \$11,448.12 WITH A CAM OF \$200.00 PER
18 MONTH, WITH THREE PERCENT (3%) ANNUAL RENT
19 INCREASES; PROVIDING FOR OVERSIGHT BY THE
20 OFFICE OF ECONOMIC DEVELOPMENT; PROVIDING AN
21 EFFECTIVE DATE.
22

23 **WHEREAS**, City and CDI Marine Company, LLC (now known as
24 Gryphon Marine, LLC) previously entered into that certain lease
25 agreement dated August 10, 2016, as authorized by Ordinance 2016-
26 325-E, (the "Original Lease") for the lease of Building 900 located
27 at 6017 POW-MIA Memorial Parkway (the "Leased Premises") at Cecil
28 Commerce Center, and the City and Gryphon Marine, LLC entered into
29 that certain lease agreement dated April 1, 2019, as authorized by
30 Ordinance 2019-131-E for the Leased Premises (the "Current Lease"),

1 the term of which commenced immediately upon the expiration of the
2 Original Lease; and

3 **WHEREAS**, the Current Lease is set to expire on March 31, 2023
4 and the parties now wish to enter into a new lease agreement for
5 the Leased Premises; now therefore

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

7 **Section 1. Lease agreement approved and execution**
8 **authorized.** There is hereby approved, and the Mayor, or his
9 designee, and Corporation Secretary are hereby authorized to
10 execute and deliver, that certain Lease Agreement between the City
11 of Jacksonville ("Landlord") and Gryphon Marine, LLC ("Tenant"), in
12 substantially the same form as has been placed **On File** with the
13 Office of Legislative Services. Said lease is for Building 900 at
14 Cecil Commerce Center, containing approximately 12,474 square feet
15 of space and located at 6017 POW-MIA Memorial Parkway,
16 Jacksonville, Florida 32221 (the "Leased Premises"), for a term of
17 three (3) years, with two (2) options to renew for additional one-
18 year terms, with a monthly rental rate of \$11,448.12 subject to
19 annual three percent (3%) increases, and a monthly Common Area
20 Maintenance charge of \$200. Tenant's current operation at the
21 Leased Premises handles the assembly of light electronic equipment
22 for the aviation industry.

23 **Section 2. Oversight.** The Office of Economic
24 Development shall oversee the project described herein.

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

28
29 Form Approved:

1
2
3
4
5

/s/Joelle J. Dillard
Office of General Counsel
Legislation prepared by Joelle J. Dillard
GC-#1546035-v1-Leg__2023_-_Gryphon_Marine_Lease.doc