

LEGISLATIVE FACT SHEET

DATE: 02/12/24

BT or RC No: _____
(Administration & City Council Bills)

SPONSOR: Office of Economic Development
(Department/Division/Agency/Council Member)

Contact for all inquiries and presentations: _____

Provide Name: Paul Crawford

Contact Number: 255-5446

Email Address: Paulc@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.)

The Office of Economic Development (OED) is requesting MBRC consideration at the February 26, 2024 meeting to authorize the introduction of legislation to the City Council at the March 12, 2024 meeting to authorize the Mayor and Corporate Secretary to amend for a third time a Lease Agreement between the City and Grace Aerospace LLC.

Grace Aerospace LLC, (The Company) an aerospace company, would like to renew their original lease at 13541-2 Lake Newman Street (Bldg. 905) and vacate a portion of the original lease 13541-1 Lake Newman Street (Bldg. 905-1) both of which are city-owned properties at Cecil Commerce Center. The current lease was authorized by Ordinance 2016-727-E (amended by Ordinances 2018-309-E and 2019-137-E) and expires March 31, 2024.

Building 905 is approximately 27,080 SF of industrial space with 3,276 SF of storage totaling 30,356 SF. Building 905-1 is a total of 4,273 SF of office and industrial space. The Company is looking to become more efficient in their use of space and thus vacate Building 905-1. Therefore, the new lease will include only Building 905 and will be under the following major terms:

Overall Square Footage: 30,356 SF *16,464.73*
 Monthly Rent: ~~\$17,831.26~~ monthly (\$6.96 per SF for industrial space and \$2.81 for storage space) and \$200.00/mo CAM Fee: *applicable sales tax*
 Lease will include a 3% annual increase.
 Overall Term: 3 Years; with (2) 1 Year renewal options
 Assignment: Only with prior written consent of the Landlord

APPROPRIATION: Total Amount Appropriated: N/A 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 | From: _____ | Amount: _____ |
|--------------------------------------|-------------|---------------|

| | | |
|-----------------------------------|-------|---------|
| Source(s): | 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.)

The lease payments will be paid and deposited in the Cecil Commerce Center Trust Fund. OED oversees the property at Cecil Commerce Center.

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. <input type="text"/> |
| Federal or State Mandate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision. <input type="text"/> |
| Fiscal Year Carryover? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Note: If yes, note must include explanation of all-year subfund carryover language. <input type="text"/> |
| CIP Amendment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment. |
| Contract / Agreement Approval? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? <input type="text"/> The OGC has reviewed and drafted the Amendment to the lease. The Office of Economic Development will provide the oversight. |
| Related RC/BT? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Attachment: If yes, attach appropriate RC/BT form(s). |
| Waiver of Code? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper. <input type="text"/> |
| Code Exception? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper. |

Related Enacted Ordinances?

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.

2016-727-E (Orig. Lease), 2018-309-E (Amnd. 1) and 2019-137-E (Amnd. 2)

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

BUSINESS IMPACT ESTIMATE

Pursuant to Section 166.041(4), F.S., the City is required to prepare a Business Impact Estimate for A list of ordinance exemptions are provided below. Please check all exemption boxes that apply to this

- The proposed ordinance is required for compliance with Federal or State law or regula
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, includin but not limited to, any Federal, State, local, or private grant or other financial assistanc
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement;
- The proposed ordinance is enacted to implement any of the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code;
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If none of the boxes above are checked, then a Business Impact Estimate **IS REQUIRED** to be prepared b the using agency/office/department and submitted in the MBRC filing packet along with the memorandum request, legislative fact sheet, etc. A Business Impact Estimate form can be found at:

<https://www.coj.net/departments/finance/budget/mayor-s-budget-review-committee>

Division Chief: _____

Date: 2/14/24

Prepared By: _____
(signature)

Date: 2/12/24

ADMINISTRATIVE TRANSMITTAL

To: <https://www.coj.net/departments/finance/budget/mayor-s-budget-review-committee>
MBRC, c/o the Budget Office, St. James Suite 325

Thru: N/A
(Name, Job Title, Department)
Phone: _____ E-mail: _____

From: Ed Randolph, Executive Director, Office of Economic Development (OED)
Initiating Department Representative (Name, Job Title, Department)
Phone: 255-5455 E-mail: edwardr@coj.net

Primary Contact: _____
(Name, Job Title, Department)
Phone: _____ E-mail: _____

CC: Brittany Norris, Intergovernmental Liaison, Office of the Mayor
Phone: 255-5024 E-mail: bnorris@coj.net

COUNCIL MEMBER / INDEPENDENT AGENCY / CONSTITUTIONAL OFFICER TRANSMITTAL

To: Mary Staffopolous, Office of General Counsel, St. James Bldg., Suite 480
Phone: 255-5062 E-mail: mstaff@coj.net

From: _____
Initiating Council Member / Independent Agency / Constitutional Officer
Phone: _____ E-mail: _____

Primary Contact: _____
(Name, Job Title, Department)
Phone: _____ E-mail: _____

CC: Brittany Norris, Intergovernmental Liaison, Office of the Mayor
Phone: 255-5024 E-mail: bnorris@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