



ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Donna Deegan, Mayor

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Project Empire Summary August 10, 2023

Company:

Logistics and Distribution Facility
Property at Kraft Road and Eastport Road

Background:

A major international logistics and distribution company with nearly 400,000 employees world-wide is seeking to construct an approximately 400,000 SF distribution facility near Kraft Road and Eastport Road. The company has a significant presence in Florida, with similar operations in other neighboring states and around the world. The company will provide logistic and distribution services throughout the Southeast US.

The company is considering other cities in the Southeast for their proposed distribution facility. If Jacksonville is selected, the company will construct an approximately 400,000 square foot building at an estimated cost of \$57 million with an investment of \$7 million worth of machinery and equipment (a.k.a. – Tangible Personal Property (TPP)) in order to implement the distribution throughout the Southeast.

The company proposes to create up to 100 direct, full-time jobs no later than one year after the construction of the facility and installation of the TPP improvements. The skill set for the jobs will be consistent with other logistics and distribution facilities in the City. The company has stated that the City of Jacksonville’s proposed financial incentive is a material factor in their decision to establish a facility in the area.

The City is proposing to provide a Recapture Enhanced Value (REV) Grant based on 50 percent of the increase in real and personal property taxes generated at the project site, for 5 years, up to a maximum of \$1.5 million.

No. of Jobs To Be Created	Total Capital Investment	Intangibles
100 new jobs no later than one year after the construction of the facility and completion of the TPP improvements, as established by paid invoices.	Estimated to be up to \$64 million net, comprised of \$57 million in building construction and \$7 million in machinery/ equipment, furniture, fixtures, etc.	Supports the expansion of a targeted industry business in Jacksonville, resulting in the creation of no less than 100 new full-time jobs and adding to the logistics, warehouse and distribution base.

Project Rationale & Benefits:

1. Supporting the investment will expand Jacksonville's logistics, warehouse and distribution base and provide 100 new full-time jobs for logisticians, warehouse receiving and shipping personnel. Ancillary truck drivers and support staff which are not included in the 100 new full-time jobs are expected to expand the commercial tax base.
2. The international name recognition associated with the company will help the City continue to build Jacksonville's reputation as the hub for logistics and distribution in the Southeast US.

Project Incentives:

The City of Jacksonville proposes to provide:

A 5-year REV Grant based on 50 percent of the increase in real and tangible property taxes generated at the project parcel, for up to a maximum of \$1,500,000; provided the private capital investment is not less than \$64 million and the company creates a minimum of 100 jobs one year after the construction of the facility and installation of the TPP.

The total amount of City incentives would be up to \$1,500,000.

The project is expected to have a positive ROI for the City of Jacksonville of 5.15:1.