

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2023-140

Introducer/Sponsor(s): Council President at the request of the Mayor

Date of Introduction: February 28, 2023

Committee(s) of Reference: NCSPHS, F

Date of Analysis: March 2, 2023

Type of Action: Authorization of lease agreement; designation of oversight agency

Bill Summary: The bill authorizes the execution of a continuing lease agreement between the City and Gryphon Marine LLC (formerly known as CDI Marine Company LLC) for office space in Building 900 at the Cecil Commerce Center. The Office of Economic Development is designated as the City's oversight agency for the project.

Background Information: In 2016 the City entered into an agreement for CDI Marine Company to lease approximately 12,474 square feet of office space in Building 900. The company is a military contractor using the space to assemble light electronic equipment for the aviation industry. In 2019 CDI was acquired by Gryphon Marine and that company and the City entered into a new lease for the space for a period of 2 years with 2 one-year renewal options. Those options have been exercised and the lease expires on March 31, 2023. This bill authorizes a renewed lease for the space for three years with 2 one-year renewal options at a monthly lease rate of \$11.01 p.s.f. (\$11,448.12) plus a monthly common area maintenance fee of \$200. The lease rate will escalate by 3% per year.

Policy Impact Area: Lease of City assets

Fiscal Impact: The lease rate starts at \$11,448.12 plus a monthly common area maintenance fee of \$200.

Analyst: Clements