



ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

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CertainTeed Project Summary July 21, 2021

Company:

CertainTeed Gypsum Operating Company, LLC

Background:

CertainTeed is an international manufacturer of building construction products, evaluating the establishment of a cross-dock facility on the Kerr McGee Chemical Corp. EPA Superfund Site, located at 1611 Talleyrand Avenue. Other port cities in other southern U.S. states are also being evaluated by the company for this new facility. Jacksonville is the only Florida city being considered at this time.

The subject site will potentially be developed into a cross-dock terminal operation for the importation of raw materials. Physical structures to be built will include a bulkhead, marine structures to which can accommodate Panamax size vessels, overland conveyors, concrete pads for the temporary storage of bulk material, a dock office, a scale house/office, truck staging area, and truck scale. The projected cumulative investment exceeds \$69 million in equipment, structures, and property improvements. The EPA superfund site, which has been vacant for several decades, will be remediated in accordance with the EPA approved Record of Decision and Remedial Design and repurposed for the proposed use. Property closure is subject to EPA approval that all remedial actions have been complete, and the execution of a BFPPA between the EPA and CertainTeed. It is expected that the project will be completed and operational by the end of Q4 2023. CertainTeed anticipates the creation of 12 new dock worker and 20 new truck driver fulltime positions upon startup.

CertainTeed has also stated that they are considering expanding their operation at the subject site to add a new manufacturing facility at some point in the future. This significant expansion is heavily dependent on a successful site remediation and financial feasibility. The City would separately evaluate that opportunity if and when it materializes.

CertainTeed has indicated that the City of Jacksonville financial incentives are a material factor in their decision to establish this terminal operation in Jacksonville.

No. of Jobs To Be Created	Capital Investment	Intangibles
Up to 32 new jobs @ an average wage of \$45,000 plus benefits, no later than Dec. 31, 2024.	Estimated to be up to \$69.3 million in real estate improvements & machinery/equipment, furniture, fixtures, etc., over the next 3 years.	Supports the environmental remediation of a prime riverfront industrial parcel, that has been vacant for over forty years.

Project Rationale & Benefits:

1. Supporting this project will allow for the redevelopment of a waterfront EPA Superfund Site that has been vacant for decades.
2. The project will result in a private capital investment of \$69.3 million within a Level 2 Distressed Area.

Project Incentives:

City of Jacksonville proposes to provide:

- A REV grant based on 50 percent of the increase in real and personal property taxes generated at the project site, for 10 years up to a maximum of \$3,400,000; provided the private capital investment is not less than \$55 million and the company creates a minimum of 20 jobs, by the end of 2024.
- The project will have a positive ROI for the City of Jacksonville of 2.05.