

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2024-103**

5 AN ORDINANCE APPROVING, AND AUTHORIZING THE
6 MAYOR, OR HER DESIGNEE, AND CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
8 AMENDMENT ONE TO LEASE AGREEMENT BETWEEN THE
9 CITY OF JACKSONVILLE ("LANDLORD") AND THE BOEING
10 COMPANY ("TENANT") FOR EXTENSION OF THE TERM OF
11 THE LEASE FOR BUILDING 68 AT CECIL COMMERCE
12 CENTER, CONSISTING OF 60,000 SQUARE FEET OF
13 SPACE, LOCATED AT 6222-1 POW-MIA MEMORIAL
14 PARKWAY, JACKSONVILLE, FLORIDA 32221, FOR A TERM
15 OF THREE (3) YEARS, WITH OPTIONS TO RENEW FOR
16 TWO (2) ADDITIONAL ONE (1) YEAR TERMS, AT A
17 MONTHLY RENTAL RATE OF \$15,579.69 WITH THREE
18 PERCENT (3%) ANNUAL RENT INCREASES AND A CAM
19 CHARGE OF \$200.00 PER MONTH; AUTHORIZING SUCH
20 OTHER DOCUMENTS AND TECHNICAL CHANGES AS MAY BE
21 REQUIRED, PROVIDED THAT THE CITY'S COSTS ARE NOT
22 INCREASED; PROVIDING FOR OVERSIGHT BY THE OFFICE
23 OF ECONOMIC DEVELOPMENT; PROVIDING AN EFFECTIVE
24 DATE.
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26 **WHEREAS**, the City of Jacksonville and The Boeing Company
27 previously entered into that certain Lease Agreement dated June 29,
28 2009, as authorized by Ordinance 2009-435-E, (the "Current Lease")
29 for the lease of Building 68 located at 6222-1 POW-MIA Memorial Parkway
30 (the "Leased Premises") at Cecil Commerce Center; and

31 **WHEREAS**, the Current Lease is scheduled to expire on June 28,

1 2024 and the parties now wish to enter into an amendment to the
2 Current Lease to extend the term; now therefore

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

4 **Section 1. Amendment One to Lease Agreement Approved and**
5 **Execution Authorized.** There is hereby approved, and the Mayor, or
6 her designee, and Corporation Secretary are hereby authorized to
7 execute and deliver, that certain Amendment One to Lease Agreement
8 between the City of Jacksonville ("Landlord") and The Boeing Company
9 ("Tenant"), in substantially the same form as has been placed **On File**
10 with the Office of Legislative Services and incorporated herein by
11 this reference (the "Amendment"). The Amendment is to extend the
12 Current Lease for Building 68 at Cecil Commerce Center, containing
13 approximately 60,000 square feet of space and located at 6222-1 POW-
14 MIA Memorial Parkway, Jacksonville, Florida 32221 (the "Leased
15 Premises"), for a term of three (3) years, with two (2) options to
16 renew for additional one-year terms, with a monthly rental rate of
17 \$15,579.69 subject to annual three percent (3%) increases, and a
18 monthly Common Area Maintenance charge of \$200.00. Tenant's current
19 operation at the Leased Premises handles the repair, storage,
20 maintenance, warehouse and manufacturing of aircraft and aircraft
21 parts and related business.

22 **Section 2. Further Authorizations.** The Mayor, or her
23 designee, the Corporation Secretary, are hereby authorized to execute
24 all other contracts and documents and otherwise take all necessary
25 action in connection with the Amendment, and to negotiate and execute
26 all necessary changes to the Amendment and other contracts and
27 documents, to effectuate the purposes of this Ordinance, without
28 further Council action, as may be acceptable to the Mayor, or her
29 designee, with such inclusion and acceptance being evidenced by the
30 execution by the Mayor, or her designee; provided however, no
31 amendment, extension, or modification to the Amendment may increase

