

1 Introduced by the Council President at the request of the Mayor:  
2  
3

4 **ORDINANCE 2024-103-E**

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.

25  
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

1 the financial obligations or liability of Landlord or decrease the  
2 duties and obligations of Tenant, and any such modification shall be  
3 limited to technical changes and shall be subject to appropriate  
4 legal review and approval by the Office of General Counsel. For the  
5 purposes of this Ordinance, the term "technical changes" is defined  
6 as those changes having no financial impact to the Landlord and any  
7 other non-substantive changes that do not substantively increase the  
8 duties and responsibilities of the Landlord under the provisions of  
9 the Amendment.

10 **Section 3. Oversight.** The Office of Economic  
11 Development shall oversee and administer the Current Lease as amended  
12 by the Amendment and the project described herein.

13 **Section 4. Effective Date.** This Ordinance shall become  
14 effective upon signature by the Mayor or upon becoming effective  
15 without the Mayor's signature.

16  
17 Form Approved:

18  
19           /s/ Joelle J. Dillard          

20 Office of General Counsel

21 Legislation prepared by Joelle J. Dillard

22 GC-#1598947-v1-Leg\_\_2023\_-\_Boeing\_Lease.doc