



**NORTHWEST JACKSONVILLE ECONOMIC DEVELOPMENT FUND
(NWJEDF) ADVISORY COMMITTEE
CITY HALL AT ST. JAMES
117 WEST DUVAL STREET, 2nd FLOOR, CONFERENCE ROOM C
JACKSONVILLE, FL 32202
TUESDAY, NOVEMBER 15, 2022 AT 3:30 P.M.**

MEETING MINUTES

Location: City Hall at St. James, located at 117 West Duval Street, 2nd Floor, Conference Room C, Jacksonville, FL 32202

Advisory Board Members Present: Chair Fred Atwill, Jr., George Barnes, Tillery Durbin, and John Allmand

Advisory Board Members Absent: Vice-Chair Cedrick Gibson, Valerie H. Jenkins, and Amber Cabrera

Office of Economic Development Staff Present: Kirk Wendland, Wendy Khan, Joe Whitaker, Ella Sherrod and Corey Craig

Representing the Office of General Counsel: John Sawyer

Representing City Council: None

Members of the Public: None

I. CALL TO ORDER

Chair Fred Atwill, Jr. called the NWJEDF Advisory Committee meeting to order at @ 3:30 p.m. Around the table introductions were made. A quorum was established.

II. ACTION ITEMS

APPROVAL – OCTOBER 11, 2022 MEETING MINUTES

BOARD MEMBER ALLMAND MOVED THAT THE OCTOBER 11, 2022 MEETING MINUTES BE APPROVED AS SUBMITTED. THE MOTION WAS SECONDED BY BOARD MEMBER DURBIN. A VOTE OF THE BOARD WAS TAKEN AND THE OCTOBER 11, 2022 MEETING MINUTES WERE UNANIMOUSLY (4-0) APPROVED BY THE MEMBERS PRESENT.

PROJECT: CASHEW - PRESENTED BY JOE WHITAKER, PROJECT MANAGER, OED

Background:

The Project Cashew Company is a global food manufacturer with an existing presence in the Jacksonville area. The Company is looking to expand its manufacturing operations to include additional products and varying sizes of existing product offerings. This expansion includes the reconfiguration of the existing property to accommodate additional production equipment which

could double output from current levels. Currently, the Company is considering options in other states to create and package its product.

The Company plans to expand its existing facility with a capital investment exceeding \$65 million (\$15 million of site improvements/buildings, \$10 million in utility upgrades and \$40 million in manufacturing equipment). Furthermore, it will maintain its 110 existing jobs and add 40 new jobs at an average wage of \$50,000 per year exclusive of lucrative benefit packages. The Jacksonville facility would manufacture the products that serve consumers throughout the southeastern US.

The Project Cashew Company has stated that the City of Jacksonville incentives are a material factor in its decision to expand its manufacturing operation in Jacksonville in lieu of locating in one of their other US locations.

# of Jobs To Be Created	Capital Investment	Intangibles
A minimum of 40 new jobs @ \$50,000 average wage, no later than December 31, 2025. The annual payroll of the new jobs will be \$2 million excluding benefits.	Estimated to be \$55 million to build-out and install new equipment in its existing facility, along with significant utility upgrades estimated at \$10 million.	Supports the expansion of an existing targeted industry business and adds to the manufacturing job base in Northwest Jacksonville.

Project Rationale & Benefits:

Supporting Project Cashew will allow for increased investment in Northwest Jacksonville through its expansion and investment. Furthermore, it expands Jacksonville’s manufacturing job opportunities and increases the tax base in Northwest Jacksonville.

The project has an ROI of 1.16, for the City of Jacksonville.

Project Incentives:

The City of Jacksonville proposes to provide:

- A Recapture Enhanced Value Grant of 75% of the City taxes over 10 years equaling a projected \$3.1 million
- A Northwest Large Scale Economic Development Fund (LSEDF) Grant of \$500,000.

The total amount of City incentives would be up to: \$3.6 million.

Note: A waiver of the Public Investment Policy – Northwest Large Scale Economic Development Program is required. This Public Investment Policy requires the creation of 50 new jobs for the LSEDF Grant. However, the justification for the proposed incentive is:

- The Company will retain 110 jobs.

- The Company will invest significant capital in an existing facility on a major corridor in the Northwest part of Jacksonville.
- The project is located in a Level 2 Economically Distressed Area.
- This project will solidify the Company's presence in this location and will grow its presence in Jax.

A MOTION WAS MADE TO APPROVE A LARGE-SCALE ECONOMIC DEVELOPMENT FUND (LSEDF) GRANT IN THE AMOUNT OF \$500,000.00 FROM THE NORTHWEST JACKSONVILLE ECONOMIC DEVELOPMENT FUND, FOR PROJECT CASHEW. A VOTE OF THE BOARD WAS TAKEN, AND A LARGE-SCALE ECONOMIC DEVELOPMENT FUND (LSEDF) GRANT IN THE AMOUNT OF \$500,000.00 FROM THE NORTHWEST JACKSONVILLE ECONOMIC DEVELOPMENT FUND FOR PROJECT CASHEW WAS APPROVED UNANIMOUSLY BY THE MEMBERS PRESENT (4-0).

III. INFORMATION/DISCUSSION ITEMS

RECENT PROJECTS MAP – PRESENTED BY KIRK WENDLAND, OED EXECUTIVE DIRECTOR

Mr. Wendland gave a brief overview of the recent projects map and pointed out the NWJEDF boundary.

NWJEDF 2022 Annual Report – PRESENTED BY WENDY KHAN, OED DIRECTOR OF OPERATIONS

Ms. Khan gave a brief overview of the NWJEDF 2022 Annual Report.

NWJEDF FINANCIALS UPDATE – PRESENTED BY WENDY KHAN, OED DIRECTOR OF OPERATIONS

NWJEDF Summary Statement: the current available/unappropriated balance as of October 31, 2022, was approximately \$5.3 million.

NWJEDF Outstanding Loans: All loans are current except for LiquidProof, and they are working with OED to make their payment. The current principal balance due is \$1,794,443.

Files at Office of General Counsel: there were no changes with the files that are in the Office of General Counsel for processing: Mr. G's Hair Depot; Cowealth, LLC; K Mack, LLC Shoppes at Norfolk; and Cedar Grove Corp.

IV. OLD BUSINESS

Mr. Wendland gave an update on Bob's Famous BBQ application for NWJEDF funding. At this point, OED recommends not moving forward with the project, as the program criteria was not met.

V. NEW BUSINESS

No new business was discussed.

VI. PUBLIC COMMENTS

There were no comments from the public.

VII. ADJOURNMENT

There being no further business, Chair Atwill, Jr. adjourned the meeting at approximately 4:14 p.m.

The next quarterly NWJEDF Advisory Committee meeting date is TBD.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments, an audio file of the meeting is available upon request. Please contact Michelle Stephens at (904) 255-5452, or by email at msteph@coj.net.