



ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

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PREFERRED FREEZER SERVICES SUMMARY January 9, 2019

Company:
Preferred Freezer Services

Background:

Preferred Freezer Services, the third largest provider of refrigerated storage and warehousing in the U.S., is evaluating Jacksonville for a new warehousing facility. The private capital investment for the proposed Jacksonville warehousing space is \$46.7 million, which is comprised of real estate improvements and new equipment. Jacksonville is one of a few cities the company is currently evaluating for the proposed project. If Jacksonville is selected, they propose to create a minimum of 40 full-time jobs within the first two years. The average annual wage of the jobs would be \$47,775, plus benefits.

The new distribution facility would be located on a Greenfield site in a Level 2 Economically Distressed Area, in Northwest Jacksonville.

Preferred Freezer Services has stated that the City of Jacksonville financial incentives are a material factor to construct a new distribution facility in Jacksonville, Florida.

# of Jobs To Be Created	Capital Investment	Intangibles
40 new jobs @ an average wage of \$47,775.	Estimated to be \$46.7 million comprising IT infrastructure, computer equipment, furniture and fixtures, etc.	Supports a target industry business (Logistics & Distribution) in Jacksonville, resulting in the creation of 40 new full-time jobs. Project will be located in a Level 2 Economically Distressed Area, in Northwest Jacksonville.

Project Rationale & Benefits:

- 1. Supporting this project will expand Jacksonville's logistics and distribution employment base and provide 40 new higher wage jobs and expand the commercial tax base.**
- 2. The annual payroll resulting from the 40 new full-time jobs is \$1.91 million (excluding benefits).**

Project Incentives:

The City of Jacksonville proposes to provide:

- A City Recapture of Enhanced Value (REV) Grant will be provided. The REV Grant will be a refund of 50 percent of the increase in ad valorem taxes paid by the company, over the first five years of operation. The maximum amount of the REV Grant will be \$1.1 million.
- Northwest Jacksonville Business Infrastructure Grant (BIG), to assist with the cost of installing needed water line infrastructure, which currently doesn't exist on the development site. The BIG Grant will not exceed \$100,000.
- The project has a positive ROI of 3.84, for the City of Jacksonville.

The total amount of City incentives would be up to: \$1.2 million.