

BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

1. REQUESTED MOTION/PURPOSE: Approve an amendment to the Professional Service Agreement (PSA) with Commercial Property Southwest Florida, LLC for Arthrex Site Development for a not to exceed amount of \$1,033,837.	5. CATEGORY: 20 Administrative Agenda
2. FUNDING SOURCE: Net revenues from the normal operation of the Southwest Florida International Airport	6. ASMC MEETING DATE: 2/18/2025
3. TERM: 24 months from execution	7. BoPC MEETING DATE: 3/6/2025
4. WHAT ACTION ACCOMPLISHES: Amends the current agreement with CPSSWFL to include work specific to Arthrex	

8. AGENDA: <div style="margin-left: 20px;"> <input type="checkbox"/> CEREMONIAL/PUBLIC PRESENTATION <input type="checkbox"/> CONSENT <input checked="" type="checkbox"/> ADMINISTRATIVE </div>	9. REQUESTOR OF INFORMATION: (ALL REQUESTS) NAME <u>Brian W. McGonagle</u> DIV. <u>Administration</u>
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10. BACKGROUND: <p>In September 2022, the Board approved a Professional Service Agreement with Commercial Property Southwest Florida, LLC (CPSSWFL) for the Development of the Skyplex area. Since that time, CPSSWFL have completed 2 phases. Phase 1 consisted of an existing conditions analysis, development mapping analysis and environmental impact analysis. Phase 2 efforts included targeting development areas, a conceptual development plan and a detailed financial analysis. CPSSWFL is currently in Phase 3 which consist of environmental permitting, FAA coordination, various regulatory agency permitting and South Florida Water Management District (SFWMD) conceptual water management plan.</p> <p>On January 16, 2025, the Board of Port Commissioners approved a ground lease with Arthrex, Inc. ("Arthrex") for the development of a manufacturing and distribution facility in the Skyplex area, with approximately 800,000 sq ft of floor area, as well as approximately 200,000 sq ft of office space. The Arthrex lease is subject to the condition that the Authority, at its cost, will deliver the parcel to Arthrex in "Shovel Ready" condition which will include among other things, a fully entitled and permitted site; a parcel that is cleared and filled to approximately 8 inches below finished elevation; and an independent stormwater management system to serve the parcel. The Authority has 33 months from the effective date of the lease to complete the Shovel Ready work (i.e. no later than October 16, 2027). In order to meet the advanced timing needs of the Arthrex lease, CPSSWFL will need to address the unique requirements of the Arthrex site separately but in parallel with the remainder of its Phase 3 work. The proposed amendment to the CPSSWFL agreement will allow for the coordination of tasks specific to the Arthrex parcel including, but not limited to:</p> <ul style="list-style-type: none"> • A separate SFWMD permit for the Arthrex site
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11. RECOMMENDED APPROVAL

<u>DEPUTY EXEC DIRECTOR</u>	<u>COMMUNICATIONS AND MARKETING</u>	<u>OTHER</u>	<u>FINANCE</u>	<u>PORT ATTORNEY</u>	<u>EXECUTIVE DIRECTOR</u>
Brian W. McGonagle	Victoria B. Moreland	N/A	David W. Amdor	Andrea R. Fraser	Steven C. Hennigan

12. SPECIAL MANAGEMENT COMMITTEE RECOMMENDATION: APPROVED X (7-0) APPROVED as AMENDED DENIED OTHER	13. PORT AUTHORITY ACTION: APPROVED APPROVED as AMENDED DENIED DEFERRED to OTHER
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Background (continued)

- Lee County Development Order
- Lee County Utilities approval
- Civil construction plans
- Traffic impact studies
- Wetland panther mitigation plan

The estimated time frame for this task is 22-24 months.

Attachments:

1. CPSSWFL Arthrex Scope