



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 5/14/2021 Meeting Date: 5/20/2021

Name: Glenn Hunter Department: Economic Development

Division Manager's Signature:

A handwritten signature in blue ink, appearing to be "Glenn Hunter", is written over the signature line.

1. Nature and purpose of agenda item:

The Economic Development Advisory Board is asking the Board of County Commissioners to consider the tax exemption incentive requested by U.S. Cold Storage for a rail expansion project.

2. Recommended Motion/Action:

Approve the tax exemption request for the U.S. Cold Storage rail expansion

3. Fiscal impact on current budget.

This item has no effect on the current budget.

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 – Robbie Hollingsworth
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

M E M O R A N D U M

TO: David Kraus, County Manager
FR: Glenn Hunter, Economic Development Office Director
DATE: May 13, 2021
RE: U.S. Cold Storage request for incentive

On May 12th, 2021 Paul Boartfield from U.S Cold Storage (USCS), along with his consultant, Aaron Head with Ginovus, presented an expansion project to the Economic Development Advisory Board (EDAB) and made a request for incentive on that expansion. The request was for 100% tax exemption for 3 years. Based on the Economic Development Business Incentive Guidelines, the EDAB recommended a 75% rebate for three years based on the scoring of the project.

The EDAB scored the expansion project as follows:

Target Industry: 2 points
Capital Investment: 1 point
Size of facility addition: 1 point
New Employment: 1 point

Total: 5 points which equates to a three (3) year ad valorem tax rebate of up to 75% of New/Improved and 50% Tangible Property Taxes.

The tax exemption is authorized under Florida Statute 196.1995. The tax rebate is a county policy. The Board of County Commissioners can select either option.

The EDAB would like to recognize that USCS is a long standing industry within Columbia County that has demonstrated a willingness to grow their business, investing back into the community. While the EDAB recommends 75% rebate for three years as is outlined in the policy, they are supportive and ask that the Board consider the initial request of 100% tax exemption.

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

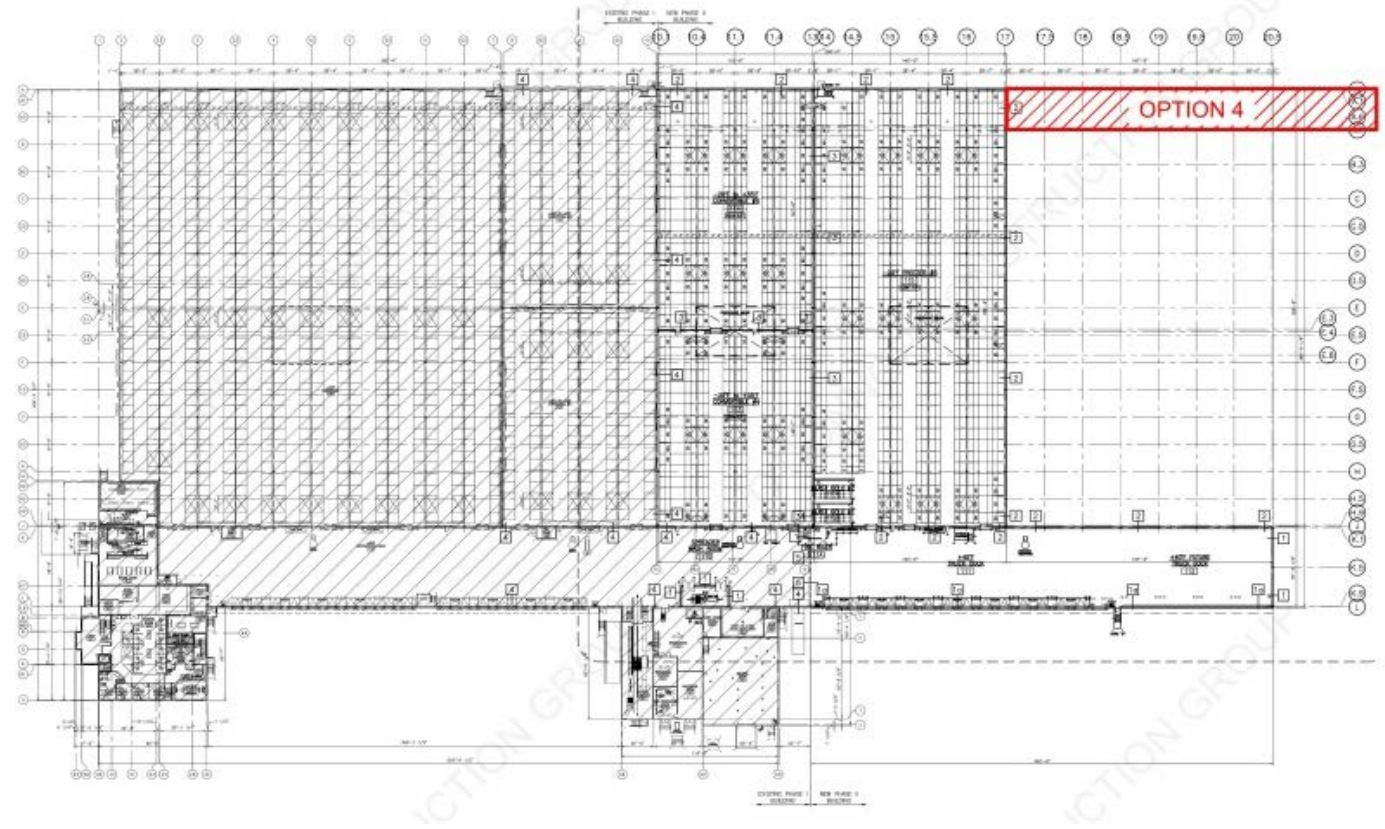
Established in 2008, U.S. Cold Storage (USCS) began operations in spite of challenging world economic conditions. In 2013, USCS made a request of the Board of County Commissioners and was granted a 10-year tax exemption as was allowed per state statute. USCS has complied with, met and exceeded all expectations associated with that exemption.

Currently at 8.4 million-cubic feet, USCS has over 31k racked pallet spaces, 33 truck doors and 2 rail car doors and an enclosed 60-ft refrigerated shipping/receiving dock. The proposed expansion will add a 275'x30'x10' rail dock with new rail infrastructure expanding their business to accommodate bringing product in by rail. This is projected to be a \$2.8M capital investment with a minimum of 15 new jobs.



USCS – Columbia County, Florida

- Expansion of facility with 275' by 30'-10" rail dock and new rail infrastructure
- Designed to accommodate future phases
- Anticipate an additional project in Q1 2022 to retrofit back room to accommodate 7 rail cars from the current availability of 4
- \$2.8M Capital Investment
- Projected 15 new positions at \$35K per year plus benefits



Economic Development Advisory Board

May 12, 2021

The Economic Development Advisory Board ("EDAB") met in a regularly scheduled meeting. The meeting came to order at 8:35 a.m. at the Duval Place Building, 971 West Duval Street.

Committee Members Present:

Terry Dicks, Stephen Douglas, Joe Helfenberger, Lance Jones, Charles Keith, Jeff Simmons and Ronald Williams

Committee Members Absent:

Jordan Wade and Marc Vann

Staff Present:

EDAB Director Glenn Hunter, CM David Kraus, County Attorney Joel Foreman, Office Manager Jennifer Daniels and Deputy Clerk Katrina Vercher.

Minutes

MOTION and SECOND to approve the EDAB minutes of April 7, 2021. The motion carried unanimously.

Budget/Expenditures

MOTION and SECOND to approve the EDAB minutes of April 7, 2021. The motion carried unanimously.

Projects Update

Director Hunter announced that they are actively worked six (6) projects for the Mega Industrial Park.

Grant Updates

1. Rail Spur
2. Waste Water Treatment Plant
3. HAECO

Presentations

Paul Boartfield, General Manager US Cold Storage and Aaron Head, Client Advisor with Ginovus gave a presentation on US Cold Storage and the rail spur project they are planning for the site. It is a

\$2,800,000 two stage project with a projection of an increase of 15 to 20 jobs. They requested a 100% tax abatement for three (3) years on the value increase due to the project.

Discussion ensued.

There was debate as to whether they scored a 5 or a 7 on the incentive score card. A score of 5 entitles them to three (3) years tax abatement at 75%; a 7 entitles them to five (5) years at 75%.

MOTION by Board Member Douglas that based on a scorecard of 5 points this Board recommend to the Board of County Commissioners to give an incentive of a 75% tax abatement for three (3) years. If the BoCC would want to consider a higher percentage due to the company's history in the community, this Board would be in agreement. This Board finds value in the company. SECOND by Board Member Keith. The motion carried unanimously.

Public Comment

There was no public comment.

Board Member Comments

City Manager Helfenberger announced that the 47/I75 Project has been bid and the Council will consider the bids at the next meeting.

MOTION by Board Member Dicks that this Board review the scorecard and discuss revising it at the next meeting. SECOND by City Manager Helfenberger. The motion carried unanimously.

Next Meeting

The next meeting is scheduled for June 2, 2021.

Adjournment

There being no further business, the meeting adjourned at 10:10 a.m.

Ronald Williams, Chairman
Economic Development Board

Attest:

James M. Swisher, Jr.
Clerk of Circuit Court

*An audio of this meeting is available at: www.columbiacountyfla.com/MeetingCalendar.asp,
Select the date of the meeting and the audio tab*