

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

**POST OFFICE BOX 1529
LAKE CITY, FLORIDA 32056-1529**

COLUMBIA COUNTY SCHOOL BOARD ADMINISTRATIVE COMPLEX

**372 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055**

AGENDA ADDITIONS

February 15, 2018

5:30 P.M.

Glenn Hunter, Economic Development Director:

- (1) Project 17-10 - Recommendation of Economic Development Advisory Board**



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: February 9, 2018

Meeting Date: February 15, 2018

Name: Glenn Hunter

Department: Economic Development

Division Manager's Signature: _____

Ben Scott

1. Nature and purpose of agenda item:

Incentive request for Project 17-10 presented to Economic Development Advisory Board

Attach any correspondence information, documents and forms for action i.e., contract agreements, quotes, memorandums, etc.

2. Fiscal impact on current budget.

Is this a budgeted item?

☒

N/A

☐

Yes Account No. _____

☐

No Please list the proposed budget amendment to fund this request

Budget Amendment Number: _____

Fund: _____

FROM: _____

TO: _____

AMOUNT: _____

For Use of County Manger Only:

☐

Consent Item

☒

Discussion Item

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Everett Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

MEMORANDUM

TO: Ben Scott, County Manager

FR: Glenn Hunter Director Economic Development *Glenn J. Hunter*

DATE: February 9, 2018

RE: Project 17-10

The Economic Development Advisory Board unanimously approved a motion to “recommend to Board of County Commissioners to deny Project 17-10 as the Package stands.”

Please find supporting documents that were presented to the Economic Development Advisory Board for making this recommendation.

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



**COLUMBIA COUNTY
ECONOMIC DEVELOPMENT ADVISORY BOARD
PROJECT EVALUATION**

PROJECT NAME: 17-10
PROJECT DATE: _____

(If Code Name: Assigned by State _____ County X)

Has confidentiality been requested: YES X NO _____

Has the requirement for confidentiality as provided for in F.S. 288.075 been met?
YES X NO _____

(*NOTE* - Confidentiality can not be honored until F.S. 288.075 is met)

Who referred the project: Enterprise Florida, Inc. (EFI) _____
North Florida Economic Development Program (NFEDP) _____
Direct contact by Company _____
Columbia County Contact _____
Other _____

(Name: _____)

PROJECT CONTACT(S) INFORMATION:

Name: _____ Name: _____

Address: _____ Address: _____

City/State/Zip: _____ City/State/Zip: _____

Phone: _____ Phone: _____

** private & confidential*

E-Mail: _____

E-Mail: _____

PROJECT INFORMATION

Primary Business Activity: _____

New X Expanding _____ Relocation _____

Current Business / Plant Locations:

Address: _____

City / State / Zip: _____ N/A

Operating Name: _____

PROJECT ECONOMIC IMPACT

Employment _____

FT Direct _____ FT Indirect _____

PT Direct _____ PT Indirect _____

Average Annual Wage: \$ _____

Average Hourly Wage: \$ _____

Benefits Provided? YES _____ NO _____

Health Insurance _____

Paid Time Off _____

*SEE COYER LETTER -
QUESTION # 4*

Other _____

Capital Investment \$ 41M

Estimated Ad Valorem Tax:

County \$260,000

Schools \$210,000

City of Lake City \$160,000

Water Management \$13,000

Hospital Authority \$31,000

REQUESTED COUNTY INCENTIVES

	<u>Est. Cost</u>
Site Donation (<u>7.9</u> Acres)	\$ <u>410,000</u>
Site Development	_____
Rail Siding / Extension	_____
Permit Waivers:	
Building	_____
Utility	_____
Surfacewater	_____
Other	_____
Cash Incentive	_____
Tax Abatement	<u>260,000</u> *
Other	_____

Total	\$ <u>660,000</u>

* Annually for 10 years

PROPOSED REVENUE SOURCES – INCENTIVES

	State	County	City	Other
Site Acquisition	\$	100%		
Site Development	\$			
Rail Siding/Extension	\$			
Permit Waivers	\$			
Cash Incentive	\$			
Tax Abatement	\$	10%		
Other:	\$			
	\$			
	\$			
	\$			
	\$			
	\$			

PROJECT DUE DILIGENCE

If the project is expanding or relocating; has a site visit been made to the existing plant location?
 YES _____ NO _____

Comments: N/A

Will the industry require any of the following permits:

YES NO

DEP Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DEP Industrial Wastewater	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DEP Wetlands Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ACE Dredge and Fill	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SRWMD Surfacewater	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FDOT Connection	<input checked="" type="checkbox"/>	<input type="checkbox"/>
City of Lake City Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>

City of Lake City Building ☒ ☐
Other: ☐ ☐
_____☐ ☐
_____☐ ☐

Will the project generate any waste that is classified as a hazardous material?
YES _____ NO X If yes, identify _____

Will the project generate any waste requiring special handling? YES _____ NO X
If yes, identify _____

Will the special handling waste be transported to the Winfield Solid Waste Facility for disposal?
YES _____ NO N/A

What are the utility requirements?

Electrical	<u>TBD</u>	(Provider: _____)
Water	<u>TBD</u>	(Provider: _____)
Sewer	<u>TBD</u>	(Provider: _____)
Gas	<u>TBD</u>	(Provider: _____)

Is adequate utility capacity available at the proposed site location or is adequate utility capacity provided for in the development cost? YES _____ NO _____

What is the project time frame for completion? 5 YEARS REQUESTED

Based upon requested county participation; is the project time frame for completion realistic?
YES X NO _____ If not, what additional time is needed? _____

Has the amount of additional time needed been communicated to the company?
YES _____ NO _____

If additional time is not acceptable to the company; what can/may be taken to reduce the projected completion time? What is the cost of these actions?

What are the proposed hours of operation? Days of the week 7 Hours 24

Does the company produce noise pollution? If so, what decibel level? _____ Is the proposed site location an acceptable location for such noise? Yes _____ No N/A

ACTIONS	COST
1.	\$
2.	
3.	
4.	

PROJECT SUMMARY

Project 17-10 will create \$ 41M in new capital investment.
 The project will create 160 new direct full time jobs. The average annual salary for these new jobs is \$ TBD. This salary is _____% above _____ below _____ the market rate for Columbia County.

Project 17-10 has requested an incentive package estimated to be worth \$ 3M. If approved, the incentive package cost will be divided as follows:

State \$ _____, County \$ 3M City \$ _____ Other \$ _____.

Tax abatement will result in the loss of county revenue in the amount of \$ 260,000 annually for a period of 10 years.

The project completion deadline is 2023. The deadline has been reviewed by county staff and determined to be achievable.

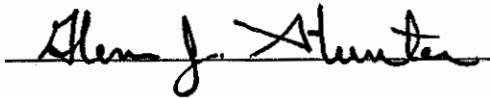
ECONOMIC DEVELOPMENT ADVISORY BOARD REVIEW

The Columbia County Economic Development Advisory Board has reviewed the above proposed project on _____ and recommends the following:

Approval as Submitted ☐

Approved as Noted ☐

A PUBLIC RECORDS EXEMPTION MAY APPLY PURSUANT TO FLORIDA STATUTES SECTION 288.075
ANY REQUEST FOR OR RELEASE OF THIS RECORD SHALL BE REVIEWED BY THE COUNTY ATTORNEY



Signature
Executive Director, Economic Development

Signature
Representative



COLUMBIA COUNTY ECONOMIC DEVELOPMENT

LAKE CITY, FLORIDA

BUSINESS INCENTIVE GUIDELINES

It is the mission of the Economic Development Department to foster a strong local economy and vibrant community by promoting a favorable business environment to attract private capital investment and employment opportunities.

December 1, 2016

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The consideration of financial incentives are provided for new and expanding industry and new retail development locating in the County. The guidelines are provided within. Points are accumulated and assessed based upon the applicant's application submitted.

For additional information or assistance on these programs, please contact :

Glenn J. Hunter
Executive Director
Columbia County Economic Development
971 W Duval Street, Suite 150
Lake City, FL 32055
386-758-1033 phone
386-758-1167 fax

Debbie A. Motes
Office Manager
Columbia County Economic Development
971 W Duval Street, Suite 150
Lake City, FL 32055
386-758-1033 phone
386-758-1167 fax

NEW AND EXPANDING INDUSTRY BUSINESS INCENTIVE GUIDELINE

INDUSTRIAL INCENTIVE SCORE CARD

PROJECT CRITERIA		POINTS
TARGET INDUSTRY		
Companies that are listed as a targeted industry within the Columbia County Strategic Plan 2014-2018 (Top 10 Targeted Industry Sectors)		2.0
CAPITAL INVESTMENT		
Points shall be awarded based on Capital Investment of	2.5M-2.9M	1.0
new construction costs (excludes real property acquisition)	3M-4.9M	2.0
	5M-9.9M	3.0
	10M and Up	4.0
SIZE OF FACILITY ADDITION		
Points shall be awarded based upon the size of the facility addition or the new construction square footage	20,000 - 30,000 SQ FT	1.0
	30,001- 40,000 SQ FT	2.0
	40,001 -and up	3.0
NEW EMPLOYMENT		
Points shall be awarded based on new full-time equivalent jobs to be created in Columbia County	20 FTE	1.0
	21 – 30 FTE	2.0
	31 - 50 FTE	3.0
	51 or more FTE	4.0
WAGE RATES		
Points shall be awarded for wages paid above the County's average wage rate	115% TO 119.9%	2.0
	120% TO 124.9%	3.0
	125% PLUS	4.0
Financial Incentives derived through the accumulation of points based on the criteria above shall be considered to receive the following incentives:		

POINT TOTAL RANGE	ECONOMIC DEVELOPMENT INCENTIVE RANGE(S)
5.0	3 years of ad valorem tax rebate*
6.0	4 years of ad valorem tax rebate*
7.0	5 years of ad valorem tax rebate*
8.0	6 years of ad valorem tax rebate*
9.0	7 years of ad valorem tax rebate*
10.0	8 years of ad valorem tax rebate*

75% of New/Improved Amount

50% Tangible Property Taxes

- Company receiving incentives must file for the tax rebate each year of eligibility

ADDITIONAL BENEFITS: Qualifying projects are also eligible for expedited permitting and application assistance for State/County Incentives.

Qualifying project may also be awarded extra point if location is within a Brownfield or CRA Designated Area.

Targeted Industry Sectors

Columbia County's top 10 targeted Industry sectors are based upon an asset inventory and industry trend analysis conducted through the FPL PoweringFlorida.com resource. This resource compares our regional profile to the industry standard in several categories, such as, workforce, market proximity, utilities, cost of doing business, logistics, available buildings & sites, and incentives. The categories differ based on the sector definition and are assigned a percentage weight based on their importance to the success of the industry. Not only do we learn which sectors will be most attracted to Columbia County, but we also learn for which categories within those sectors we are below the industry standard. This information is helpful in forming economic development programs and policy.

Columbia County Top 10 Industry Sectors

NAICS Codes	Description
3359	Other Electrical Equipment
562	Waste Management
322	Paper Product Manufacturing
321	Wood Product Manufacturing
3364	Aerospace & Defense
493	Warehouse & Storage
488	Support Activities for Transportation
311	Food & Beverage manufacturing
336	Transportation Equipment manufacturing
5416	Management, Scientific and Technical
325199	All Other Basic Organic Chemical

Enterprise Florida Targeted Industries: Aviation and
Aerospace
Cleantech
Defense Homeland Security Financial and Professional
Services Headquarters
Life Sciences
Logistics
Manufacturing

BUSINESS INCENTIVE GUIDELINE FOR RETAIL

RETAIL INCENTIVE SCORE CARD

PROJECT CRITERIA

POINTS

CAPITAL INVESTMENT

Points shall be awarded based on Capital Investment

3M-4.9M	1.0
5M – 9.9M	2.0
10M AND UP	3.0

SIZE OF FACILITY ADDITION

Points shall be awarded based upon the size of the facility addition or the new construction square footage

20,000- 30,000 SQ FT	1.0
30,001- 40,000 SQ FT	2.0
40,001 AND UP	3.0

Financial Incentives derived through the accumulation of points based on the criteria above will be considered to receive the following incentives:

6.0 points

POINT TOTAL RANGE

5.0 POINTS

6.0 POINTS

ECONOMIC DEVELOPMENT INCENTIVE RANGE(S)

3 years of 50% Ad Valorem Tax Rebates

5 years of 50% Ad Valorem Tax Rebates

* Company receiving incentives must file for the tax rebate each year of eligibility

ADDITIONAL BENEFITS: Qualifying projects are also eligible for expedited permitting and application assistance for State/County Incentives.

Qualifying project may also be awarded extra point if location is within a Brownfield or CRA Designated Area.

January 31, 2018

Mr. Glenn Hunter
Economic Development Director
COLUMBIA COUNTY
971 West Duval Street, Suite 150
Lake City, FL 32055

RE: CONFIDENTIAL ECONOMIC DEVELOPMENT PROJECT 17-10

Dear Mr. Hunter:

As per your request, please find attached responses to the questions asked in your e-mail dated January 24, 2018 and a completed "Columbia County Economic Development Advisory Board Project Evaluation" form pertaining to the above referenced project. As always, your assistance is appreciated. If I may be of further assistance, please feel free to call.

Sincerely,

Project Director

1.) Will this project be completed in phases over the four (4) year period and is there a plan?

For purposes of the expected "Job Creation Agreement", the total years to complete all phases of the proposed project () should be five (5) years. The desirable time frame and the objective is to complete all phases in four (4) years. The plan which would identify the specific construction order of all elements is not complete. This is due to a number of current unknowns including, but not limited to final property branding.

2.) What is the number of () that will be developed in the () ?

The total number is (). The largest property will be composed of () The other two properties will be composed of (). These () totals are minimums.

3.) Do you have an average () and () per annum for this project or do you have an annual estimated revenue?

The largest property has an estimated annual revenue of \$3.5 Million. The other two properties have an estimated revenue of \$2.8 Million each.

4.) Can you break out the 180 employees as to full time/part time and management positions? Also, please list the salary ranges and benefits.

Staffing estimates are based on historical known averages for like and similar properties. Currently, staffing estimates are as follows:

- () 40FT(including 5 managers), 10PT
- 25FT(# managers TBD), 5PT
- 25FT(# managers TBD), 5PT
- 50 employees(FT/PT TBD)
- 20 employees (FT/PT TBD)

Please note () plans to pay prevailing competitive wages. As the market could change it is our desire to not specify an actual wage. In lieu of this, The () previously provided anticipated annual payrolls for each phase of the project.

5.) Could you please respond to the () for ()

The () in behalf of the project. A project of this size requires a substantial amount of due diligence. () is one of several items critical to the project in terms of determining restrictions, if any and final estimated costs. Like the economic development incentive application, the () is a factor which must be determined before any final approvals can be made.