



**COLUMBIA COUNTY ECONOMIC DEVELOPMENT ADVISORY BOARD**

**971 W Duval St, Suite 150  
Lake City, FL 32055**

**AGENDA**

**January 11, 2023 8:30 A.M.**

**Opportunity for public comment shall be in accordance with Rule 4.704. Each person who wishes to address the Economic Development Advisory Board or any discussion and action agenda item shall complete one comment card for each item and submit the card or cards to County Economic Development staff in the front of the meeting room. Cards shall be submitted before the meeting is called to order.  
Rules of decorum and rules for public participation are attached to the agenda handouts.**

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1. Call to order: Commissioner Ron Williams
2. Pledge to U.S. Flag
3. Roll call
4. Request for additions or deletions to agenda
5. Discussion and action items
  - a. Items requiring action
    - i. Approve minutes from Board Meeting held December 14, 2022
  - b. Discussion Items
    - i. Rural Counties Day: April 25<sup>th</sup> & 26<sup>th</sup>
    - ii. Legislative Requests: Staz Guntek, Program Development Manager
6. Economic Development Director report:
  - a. 2022 Year End Review
7. Open public comments to the Board: 2-minute limit
8. Next advertised meeting: February 8, 2023
9. Adjournment

## Columbia County Economic Development Project Review

### 2021 – Forty (40) Projects

### 2022 – Thirty-one (31) Projects:

Committed Projects: \$86.6M in CAPEX/150 new jobs

Active no LOI: \$110M in CAPEX/275 new jobs

### Bell Rd Distribution Corridor:

- **#21-1; Project Illumination; Florida Power & Light Storm Response Center**
  - Approximately \$35M capital investment
  - 20 new FTE
  - Breaking ground Q1 2023
- **#22-21; Project Titan – aluminum mfr**

### Western Columbia County:

- **#21-19; Project Delight – international distribution**
  - Currently leasing warehouse space
  - Looking to invest approximately \$10M into new warehouse for distribution
  - Currently at 10 employees; will be adding up to 50 FTE in the new facility
- **#22-31; Project Blue Skies – medical facility**

### Eastern Columbia County:

- **#21-4; U.S Cold Storage Phase II Expansion/Rail Spur addition**
  - \$3M investment into rail
  - added 25 more employees
- **#21-30; Project Freeze – cold storage and distribution**
- **#22-6; Project Pina Colada – local mfr expanding plant (NFMIP)**
- **#22-8; Project Redding – Robbins Manufacturing**
  - Local treated lumber product manufacturer expansion
  - Capital investment of \$6M
  - Adding 20 FTE
- **#22-20; Project Lineman – equipment distributor**
  - Leasing small space with minimal improvements
  - 5 FTE
- **#22-23; Project Harvest – ag product distributor (NFMIP)**
- **#22-24; Project Gunsmoke – dairy product distributor (NFMIP)**
- **#22-25; Project Convoy – building/construction product mfr (NFMIP)**
- **#22-26; Project Beehive – short line rail partner (NFMIP)**
- **#22-30; U.S Cold Storage Phase III Expansion**
  - Total of \$46M Capital Investment
  - Site: \$4M

- New Bldg: \$28M
- Automation Equipment: \$5.8M
- Other Equipment: \$4.8M
- 25-50 new jobs
- Annual salary of \$41,600 plus benefits
- added 25 more employees

**Southern Columbia County:**

- **#21-32; travel center expansion in Ellisville**
  - Approximately \$30M capital investment
  - 45 FTE
  - Currently in design/engineer
  - Scheduled to break ground Q2 2023
- **#21-39; Project Rumor -Hwy 47 Development SE of I-75**
  - Commercial and Retail development on 15 acres
  - Filing for building permits Q1 of 2023
  - Construction to begin Q1 of 2024
- **Cornerstone Crossing - Hwy 47 Development SW of I-75**
  - Commercial and Retail development on 27 acres
  - Multiple LOI's pending infrastructure timeline

## Active Incentivized Projects

### Total Taxes Paid:

<b>LOVE'S</b>	<b>Total Taxes Paid</b>	<b>Paid into BOCC</b>
2021	\$58,989.19	\$32,531.05
2022	\$59,110.04	\$32,662.36

<b>CANOPY ASSISTED LIVING</b>	<b>Total Taxes Paid</b>	<b>Paid into BOCC</b>
2021	\$91,159.17	\$36,058.22
2022		

<b>HUTTON DEVELOPMENT</b>	<b>Total Taxes Paid</b>	<b>Paid into BOCC</b>
2021	\$263,713.61	\$104,647.75
2022	\$277,742.54	\$112,862.07

<b>GATEWAY CROSSING</b>		
<b>Circle K</b>	<b>Total Taxes Paid</b>	<b>Paid into BOCC</b>
2021	\$39,342.39	\$16,071.21
2022	\$39,527.77	\$16,470.85

<b>Denny's</b>	<b>Total Taxes Paid</b>	<b>Paid into BOCC</b>
2021	\$21,411.66	\$8,985.87
2022		

<b>TRU Hotel</b>	<b>Total Taxes Paid</b>	<b>Paid into BOCC</b>
2021	\$102,864.49	\$40,500.06
2022	\$104,128.20	\$41,855.83

## Summary of Rebates:

### LOVE'S

#### Rebate of \$125,000 for Ten (10) Years

Total to not exceed	\$1,325,000.00
Remaining balance owed	\$1,325,000.00
Total pymts made	4
Pymts remaining	6

### CANOPY ASSISTED LIVING FACILITY

#### Rebate of \$20,000 for Six (6) Years

Total to not exceed	\$120,000.00
Remaining balance owed	\$60,000.00
Total pymts made	3
Pymts remaining	3

### HUTTON DEVELOPMENT

#### Rebate of Improved Ad Valorem Tax

Total pymts made	4
Pymts remaining	6

### GATEWAY CROSSING

#### Rebate of \$85,000 when assessed value is \$5M/\$10M/\$15M

Total to not exceed	\$255,000.00
Remaining balance owed	\$85,000.00
Total pymts made	2
Pymts remaining	1
Balance remaining	\$170,000.00

## 2022 Incentivized Projects:

- United States Cold Storage Phase I
- Project Illumination: FP&L Disaster Response Center and Service Station
- Robbins Manufacturing
- United States Cold Storage Phase II
- Project Freeze: Cold Storage Distribution

### COLUMBIA COUNTY ECONOMIC DEVELOPMENT

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**COLUMBIA COUNTY  
BOARD OF COUNTY COMMISSIONERS  
Economic Development Advisory Board**

The Columbia County Board of County Commissioners welcomes you to our Economic Development Advisory Board Meeting. Below you will find the Rules of Decorum and the Rules of Public Participation, which we request be followed if you choose to participate. Attached is the agenda for this meeting.

**RULES OF DECORUM**

1. Commissioners, county staff, members of the public, and any other person speaking during any meeting shall be respectful to the Board and all others and shall refrain from making personal attacks of any kind. Any person who becomes disorderly or fails to confine remarks to the identified subject or business at hand shall be cautioned by the Chair and given the opportunity to conclude remarks on the subject in a decorous manner within the designated time limit. Any person failing to comply as cautioned may be found to be out of order. An individual found to be out of order shall not address the Board for the remainder of the meeting unless permission is granted by a majority vote of the Commissioners present.
2. If an individual is found to be out of order, he or she shall immediately relinquish the podium. If the person does not do so, he or she may be subject to removal from the meeting room.
3. Order shall be observed while meetings are in session. Clapping, cheering, heckling, or verbal outbursts in support of or opposition to a speaker or his or her remarks are discouraged. Interruptions of any kind will not be permitted. All attendees shall come to order when called upon to do so by the Chair. Failure to come to order may result in removal of the individual or individuals determined by the Chair to be disrupting the meeting. Persons exiting the meeting while in session shall do so in a quiet and courteous manner.
4. In the interest of public safety, no signs or placards shall be mounted on sticks, posts, poles or similar structures. Any other signs, placards, or banners shall be displayed so as not to disrupt meetings or interfere with public view of board business.

Adopted by Resolution 2017R-23

## **RULES FOR PUBLIC PARTICIPATION**

The Board of County Commissioners recognizes the value and benefit of orderly participation of citizens during public meetings. To ensure a fair opportunity for all citizens to participate, the following rules and procedures shall apply to all citizen participation during meetings, public hearings, and workshops. These rules are supplemental to the Board's rules regarding decorum.

**Public Comment at Economic Development Advisory Board Meetings.** Time shall be allotted at the conclusion of each EDAB Meeting item for public comment. When called upon by the Chair and prior to making comment, the speaker shall approach the podium, identify him- or herself, state a place of residence, and state whether the speaker represents anyone other than him- or herself. The remarks of each speaker may be up to two (2) minutes. The Chair shall have discretion to afford additional time to any speaker.

**Public Comment on Regular Agenda Items.** Each person who wishes to address the Chair, Economic Development Director, Advisory Board member or other invited guests regarding a Regular Agenda Item shall complete one comment card for each item and submit the card or cards to County staff in the front of the meeting room. Cards shall be submitted before the meeting is called to order. When called upon by the Chair and prior to making comment, the speaker shall approach the podium, identify him- or herself, state a place of residence, and state whether the speaker represents anyone other than him- or herself. Speakers should speak clearly into the microphone. Although free to ask questions of the Advisory Board and staff, speakers are reminded that meetings are not a forum for debate between the Board Members and/or staff and the public and that responses, if any, shall be directed through the Chair. **The remarks of each speaker may be up to two (2) minutes per item.** The Chair shall have discretion to afford additional time to any speaker.

**Citizen Comment.** Each person who wishes to address the Commission during the Citizen Comment portion of the Agenda shall complete a comment card and submit the card to County staff in the front of the meeting room. Cards shall be submitted before the meeting is called to order. When called upon by the Chair and prior to making comment, the speaker shall approach the podium, identify him- or herself, state a place of residence, and state whether the speaker represents anyone other than him- or herself. The remarks of each speaker may be up to two (2) minutes. The Chair shall have discretion to afford additional time to any speaker.

Adopted by Resolution 2017R-23