



COLUMBIA COUNTY ECONOMIC DEVELOPMENT ADVISORY BOARD

971 W Duval St, Suite 150

Lake City, FL 32055

AGENDA

May 10, 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.

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 March 8, 2023
 - ii. Request for Incentive: Project #23-4 operates a construction technology and solutions company and is looking for a location for a new rental store to service the Lake City market. This store would facilitate rental of construction equipment and assist in deploying and servicing proprietary construction software across the fleet as well as other contractor's fleets in the market.
 1. Conducting due diligence on a 6-acre parcel which will generate an approximate \$4-5m investment in real property/construction costs.
 2. Approximately \$20-30m investment in the rental to the market to help support the construction industry.
 3. 15-25 employees with salary ranges from around \$19-45/hr with full benefits. Total payroll would depend on the success in the market as jobs would scale based on sales.

4. Company anticipates generating \$300k-\$750k in sales revenue monthly.
 - b. Discussion Items
 - i. North Florida Economic Development Partnership Meeting: June 2, 9am-12pm @ Florida Gateway College in the Wilson S. Rivers Media Center
 - ii. Project Beehive
 - iii. Housing Incentive Scorecard
 - iv. Rural Counties Day debrief
 - v. FPL Open House
 - vi. Busy Bee Expansion
6. Economic Development Director report:
 - a. Project Update
 - i. Harvest - ag mfr
 - ii. Gunsmoke – dairy dist.
 - iii. Wave 2.0 – adv mfr
 - iv. Blue Sky – medical
 - v. Global Branding - food mfr
 - vi. Insulin - pharm.mfr
 - vii. Forklift - industrial equip
 - viii. FI First Sites - site development
 - ix. Topaz - dist/retail
 - x. Freeze - cold storage
 - xi. Gelato – EV mfr
 - xii. Kansas – housing
 - xiii. Hercules – adv mfr
 - xiv. Treasure Chest – commercial/tourism
 - xv. Cottage - mod bldg. mfr
 - b. Grant Update
 - i. CDBG-ED
 - ii. FJGG
 - iii. CPTA
 - c. Legislative Update
7. Open public comments to the Board: 3-minute limit
8. Next advertised meeting: June 14, 2023
9. Adjournment

Economic Development Advisory Board

January 10, 2023

The Economic Development Advisory Board (“EDAB”) met in a regularly scheduled meeting. The meeting came to order at 8:30 a.m. at the Duval Place Building, 971 West Duval Street. The meeting opened with the Pledge of Allegiance to the Flag of the United States of America.

Committee Members Present:

Charles Keith, Ron Jones, Jason Dumas, Joey O’Hern, Randy Thomas, Terry Dicks, Jordan Wade, Jeff Simmons, Marc Van

Committee Members Absent:

Ronald Williams, Marc Van, Jeff Simmons

Staff Present:

EDAB Specialist Jennifer Daniels, County Manager David Kraus and Deputy Clerk Olga Armas

Staff Absent:

County Attorney Joel Foreman, Clerk of Court James M. Swisher, Jr.

Additions or Deletions:

None

Minutes

MOTION and SECOND to approve the EDAB minutes of January 10, 2023 as amended. The motion carried unanimously.

Action items

1. Project Beehive EDA

MOTION and SECOND to table the motion and wait for all work parties. The motion carried unanimously.

Discussion Items

2. Rural Counties Day: April 25th & 26th
 - (a) Legislative Reception at the DoubleTree by Hilton-Downtown 6pm-8pm
3. Rural Counties Day Booth Event 10am-2pm
 - (b) County Booth Display
 - (c) Legislator and State Agencies' Staff networking
 - (d) Fish-Fry in the Florida State Capitol Plaza Courtyard

Economic Development Director Report

1. LoopNet Update
2. Bell Rd Corridor Update
 - (a) CPTA Grant
 - (b) Florida First Sites

Public Comment

Stew Lilker offered comment

Board Member Comments

None

Next Advertised Meeting

The next meeting is scheduled for April 12, 2023.

Adjournment

There being no further business, the meeting adjourned at 9:50 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*

NEW AND EXPANDING INDUSTRY BUSINESS INCENTIVE GUIDELINE

PROJECT CRITERIA	SCORING CRITERIA	POINTS
TARGET INDUSTRY		
Is the Company in a targeted industry listed within Columbia County's Strategic Plan?	Yes	2.0
CAPITAL INVESTMENT		
Points shall be awarded based on capital investment of new construction costs (excludes real property acquisition)	2.5M-2.9M	1.0
	3M-4.9M	2.0
	5M-9.9M	3.0
	10M and Up	4.0
SIZE OF ADDITION		
Points shall be awarded based upon the size of the facility addition or the new construction square footage	20,000 - 30,000sf	1.0
	30,001 - 40,000sf	2.0
	40,001sf 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% - 119.9%	2.0
	120% - 124.9%	3.0
	125% and up	4.0
SUBJECTIVE CRITERIA		
Points may be awarded and/or deducted based on the Company's community enrichment activities; efforts in sustainability, community participation/support, volunteer efforts, etc.		+/- 3.0

A rebate or abatement of 75% of New/Improved Property and 50% of Tangible Property Taxes shall be considered based on the accumulation of points from the above criteria. The length of the incentive is defined below:

POINT TOTAL RANGE	LENGTH OF INCENTIVE
5.00	3 years
6.00	4 years
7.00	5 years
8.00	6 years
9.00	7 years
10.00	8 years

- Existing businesses wishing to receive an incentive to expand qualify for a tax abatement
- New businesses wishing to receive an incentive to locate in Columbia County qualify for a rebate of taxes paid

HOUSING INCENTIVE SCORECARD

HOUSING INCENTIVE SCORECARD		Yes/No
I.	PROJECT REQUIREMENTS - NO duplication of benefits allowed	
	Is the project receiving State or Federal Subsidies such as Affordable Housing incentives, the project is automatically disqualified from the Columbia County Rebate program.	
II.	NEEDS ASSESSMENT- data will be verified by Department of Economic Development and/or designee	
1	Applicant can demonstrate that there is less than 2-month supply of project specific housing currently available within Columbia County.	
2	Applicant has demonstrated job provider support for the project.	
3	Applicant has provided an Economic Impact Study reflecting annual ad valorem tax revenue of at least \$40,000.00	
III.	PROJECT CRITERIA	
1	Project site is correctly zoned and in compliance with the County's Comprehensive Plan	
2	Project is located with the Designated Urban Development Area (DUDA) or zoned MUD-I	
3	Property is owned or under contract by applicant	
4	Site plan is approved	
5	Project has a home-owners association, condo association or special taxing district overlay who will own, operate and maintain internal roads/drives and stormwater infrastructure.*Taxes will be assessed, as outline in the Economic Development Agreement, on properties if HOA defaults to the County.	
IV.	CAPITAL INVESTMENT - Capital investment of new construction costs (excluding real property acquisition):	
	4M - 6.9M 85% is rebated over 5 years	
	7M - 9.9 M 90% is rebated over 5 years	
	10M and up 95% is rebated over 5 years	

NOTES: There will be no incentive without an Economic Development Agreement. The Project Commencement date must be within 12 months of executing an Economic Development Agreement. The incentives must begin within 3 years after the County issues the project's building permits. All rebate incentives will be for a 5 year period. The Developer shall be responsible for requesting the rebate annually. A developer may request the first rebate incentive upon demonstrating an annual tax assessment of 50% of the projected value of the completed project.

****Housing Incentive Rebate program to be re-evaluated for effectiveness three (3) years after implementation.****



Price Creek Solar Energy Center

Open House 5-7 p.m. | May 18, 2023



Price Creek Solar Energy Center Open House

5–7 p.m. | May 18, 2023

**Florida Gateway College
Wilson S. Rivers Library and Media Center
149 SE College Pl., Lake City, FL 32025**

We would like to invite you to an open house to learn more about the **Price Creek Solar Energy Center**. Our records indicate it is near property you own in Columbia County.

There will not be a formal presentation, so please feel free to join as your schedule permits.

We are committed to maintaining an open line of communication with you, and we look forward to meeting you in person to discuss the details of this project.

Visit **[FPL.com/PriceCreekSolar](https://www.fpl.com/PriceCreekSolar)** to learn more.

If you have any questions prior to the open house or any time in the future, please contact us.

Daniel Brankin
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700 Universe Blvd., B3134
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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



**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