

Meeting Date
8/4/15



AGENDA	
Section	CONSENT
Item No.	II.D.3

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	RESOLUTION TO CONSIDER AN AD VALOREM TAX ABATEMENT – PROJECT TAYLOR
DEPT/OFFICE:	MANAGEMENT SERVICES & COMMUNITY SERVICES/COUNTY MANAGER’S OFFICE

Requested Action:

The Economic Development Commission request the Board of County Commissioners adopt an Economic Development Ad Valorem Exemption Resolution qualifying Project Taylor as an eligible business under the County’s Tax Abatement program and authorize a public hearing to consider adopting an exemption ordinance.

Summary Explanation & Background:

This resolution requests that the Brevard County Property Appraiser conduct the required analysis and provide the Board with a report as required by Chapter 196.1995(8) F.S.; and Economic Development Commission of Florida’s Space Coast conduct an economic impact analysis of the Company and provide the Board with its recommendation as to extent and length of tax abatement

Project Taylor is a medical products manufacturer considering building a 22,000 SF manufacturing facility in Cocoa, FL: Legal: LOT 23 PB 0053 PG 0061 GRISSOM RIDGE S 12 T24 R 35 SUBID 25, Parcel: 24-35-12-25-00000.0-0023.00.

Project Taylor plans to create 126 new full time jobs over the next 3 years, with an average wage of approximately \$85,808 and plans to invest approximately \$3.15 Million in new capital investments.

Fiscal Impact: FY2014-2015 – No Fiscal impact until company builds and moves into facility.
 Fiscal Impact FY2015-2016 – Fiscal impact will be the amount of ad valorem taxes exempted, which depends on the actual amount invested, the length of abatement and the percentage of taxes abated. A projected economic impact analysis is attached. (This is calculated by the Brevard County Property Appraiser’s Office prior to the public hearing to consider adoption of an ordinance granting ad valorem tax exemption to the company.)

EDC Contact: GWeiner@SpaceCoastEDC.org, 321-638-2000
 Staff Contact: Stockton.Whitten@brevardcounty.us, 321-633-2004

Clerk to the Board instruction: Need the adopted Resolution ASAP.

Exhibits Attached: RESOLUTION

Contract /Agreement (If attached): Reviewed by County Attorney Yes No PR

County Manager Department Director / Extension

Stockton Whitten



Tammy Etheridge, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972

August 5, 2015

MEMORANDUM

TO: Stockton Whitten, County Manager

RE: Item II.D.3., Resolution Considering Ad Valorem Tax Abatement – Project Taylor

The Board of County Commissioners, in regular session on August 4, 2015, adopted Resolution No. 15-117, qualifying Project Taylor as an eligible business under the County's Tax Abatement Program; and authorized a public hearing to consider adoption an exemption ordinance. Enclosed is a certified copy of Resolution.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge, Deputy Clerk

/ds

Encl. (1)

cc: Budget
Finance

RESOLUTION 2015- 117

WHEREAS, economic development and the creation and retention of value added jobs is a priority of the Brevard County Board of County Commissioners; and

WHEREAS, the citizens of Brevard County voted to provide economic incentives to qualified new and expanding businesses in the November 2014 general election; and

WHEREAS, Project Taylor has requested that the Brevard County Commissioners exempt ad valorem taxes for its new construction and tangible personal property at Legal: LOT 23 PB 0053 PG 0061 GRISSOM RIDGE S 12 T24 R 35 SUBID 25, Parcel: 24-35-12-25-00000.0-0023.00.
and

WHEREAS, Project Taylor meets the requirements of Chapter 196.012 F.S. as a business planning to expand in Brevard County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA as follows:

The Board of County Commissioners requests that the Brevard County Property Appraiser conduct the required analysis and provide the Board with a report as required by Chapter 196.1995(8) F.S.; and

The Board of County Commissioners requests that the Economic Development Commission of Florida's Space Coast conduct an economic impact analysis of the Company and provide the Board with its recommendation as to extent and length of tax abatement; and

The Board of County Commissioners intends to hold a public hearing to consider adopting an ordinance exempting Project Taylor from select County ad valorem taxes.

DONE, ORDERED AND ADOPTED in Regular Session this 4th day of August, 2015.

ATTEST:



Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

By: 

Robin Fisher, Chairman

As approved by the Board on 08-04-2015

16. Source of supplies (local or otherwise):

% source of supplies County: **TBD**
% source of supplies Florida: **TBD**
% source of supplies out-of-state: **TBD**

17. Business is/will be located in a community redevelopment area: Yes [] No [x]

Name of area: _____

SIGNATURES:

I hereby confirm the information provided by Project Taylor to the Economic Development Commission of Florida's Space Coast and the Board of County Commissioners for the purpose of calculating the economic impact and benefit of the proposed tax abatement is true, accurate and complete. I further confirm that Project Taylor is not in violation of any federal, state or local law, or regulation governing environmental matters. I hereby acknowledge and agree upon approval of the Economic Development Ad Valorem Tax Abatement Ordinance by the Brevard County Board of County Commissioners that Project Taylor **will provide the Brevard Workforce its job openings** to be posted on www.employflorida.com and agrees to consider for employment candidates referred by Brevard Workforce.

DATE: July 16, 2015

SIGNED: _____

SIGNED:  _____
(Applicant)

(Preparer)

TITLE: Authorized Signatory for Project Taylor

(Preparer's Address)

(Preparer's Telephone Number)

ECONOMIC DEVELOPMENT COMMISSION (EDC) USE ONLY

EDC Economic Impact Analysis:

EDC's Recommendation:

The Economic Development Commission of Florida's Space Coast hereby certifies that it has proof, to the satisfaction of the EDC, that the applicant meets the criteria of a new business or for an expansion of an existing business as defined in Section 184, Chapter 102, Brevard County Code. Furthermore, the EDC has conducted an economic impact analysis, applying acceptable multipliers as defined by the State Department of Commerce, which concludes that the applicant does hereby meet the economic benefit test; and, therefore, the EDC recommends to the Brevard County Commission that the applicant receive an ad valorem tax exemption for _____ percent of its eligible taxes and for a period of _____ years.

DATE: _____

SIGNED: _____
(EDC President)

COUNTY USE ONLY

County Manager's Recommendation:

DATE: _____

SIGNED: _____
(County Manager)

**BREVARD COUNTY
ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION
Chapter 196, Florida Statutes**

To be filed with the Board of County Commissioners, the governing board of the municipality, or both, no later than March 1 of the year the exemption is desired to take effect.

1. Business name: **Project Taylor**

Mailing address:

2. Name of person in charge of business:

Telephone No.: FAX No.:

3. Location of business (legal description and street address) of property for which this report is filed:

**LOT 23 PB 0053 PG 0061 GRISSOM RIDGE S 12 T24 R 35 SUBID 25
Parcel: 24-35-12-25-00000.0-0023.00**

4. Date business opened at this facility:

5. a. Description of the improvements to real property for which this exemption is requested:

Construction of 22,000 square feet of manufacturing space, R&D labs, and office space, and additional parking on land owned by Greystone Debt Acquisition LLC at a cost of approximately \$1.55M

b. Date of commencement of construction of improvements: **Upon approval of anticipated exemptions and incentives**

6. a. Description of the tangible personal property for which this exemption is requested and date when property was purchased:

APPRAISER'S ONLY	Class or Item	Age	Date		Original Cost	Taxpayer's Estimate of Condition			Taxpayer's Estimate of Fair Market Value		USE
			of Purchase								
	Manufacturing and R&D equipment		2016 2018	to	\$1.6M						

b. Average value of inventory on hand: **NA**

c. Any additional personal property not listed above for which an exemption is claimed must be returned on form DR-405 (Tangible Personal Property Tax Return) and a copy attached to this form. **NA**

7. Do you desire exemption as a "New Business" [] or as an "Expansion of an Existing Business" [x]

8. Describe the type or nature of your business: **Developer & manufacturer of medical products**

9. Trade level (check as many as apply):

Wholesale [] Manufacturing [x] Professional [] Service [] Office [x] Other [x (R&D)]

10. a. Number of full time employees employed in Florida: **52 currently**

b. If an expansion of an existing business:

(1) Net increase in employment:

in excess of 200% increase

(2) Increase in productive output resulting from this expansion:

currently in small scale pilot production; substantially all of the anticipated production at the facility will be new productive output

11. Sales factor for the facility requesting exemption:

Total sales in Florida from this facility - one (1) location only: **10%**

Total sales everywhere from this facility - one (1) location only **90%**

12. For office space owned and used by a corporation newly domiciled in Florida:

a. **Date of incorporation in Florida: Project Taylor has been registered as a limited liability company in Florida since 2006.**

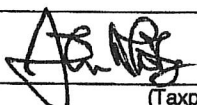
b. Number of full-time employees at this location: **49**

13. If requesting an exemption due to location in a slum or blighted area, please furnish such additional information as required by the County Commission, City Commission, or Property Appraiser.

I hereby request the adoption of an ordinance granting an exemption from ad valorem taxation on the above property pursuant to Section 196.1995, Florida Statutes. I agree to furnish such other reasonable information as the Board of County Commissioners, the governing authority of the municipality, or the Property Appraiser may request in regard to the exemption requested herein. I hereby certify that the information and valuation stated above by me is true, correct, and complete to the best of my knowledge and belief. (If prepared by someone other than the taxpayer, his declaration is based on all information of which he has any knowledge.)

DATE: July 16, 2015

Signed:

SIGNED:  (Taxpayer)

(Preparer)

(Preparer's Address)

TITLE: Authorized Signatory for Project Taylor

(Preparer's Telephone Number)

PROPERTY APPRAISER'S USE ONLY

I. Total revenue available to the County or municipality for the current fiscal year from ad valorem tax sources:

II. Revenue lost to the County or municipality for the current fiscal year by virtue of exemptions previously granted under this section:

III. Estimate of the revenue which will be lost to the County during the current fiscal year if the exemption applied for were granted had property for which the exemption is requested otherwise been subject to taxation:

IV. Estimate of the taxable value lost to the County or municipality if the exemption applied for were granted:
Improvements to real property _____ Personal Property _____

V. I have determined that the property listed above meets the definition, as defined by Section 196.012(15) or (16), Florida Statutes, as a New Business [], an Expansion of an Existing Business [], or Neither [].

VI. Last year for which exemption may be applied: _____

DATE: _____

SIGNED: _____

(Property Appraiser)

JOB TITLE / DESCRIPTION	NUMBER OF JOBS	WAGE	ANTICIPATED HIRE TIMELINE (BY YEAR)
Administrative	4	\$49,582	2016
Assembly	6	\$56,665	2016
Clinical	3	\$107,933	2016
Engineer	12	\$98,152	2016
Engineering Tech	2	\$46,546	2016
Professional	8	\$107,259	2016
Sales/Sales Support	5	\$165,138	2016
Tech	2	\$44,523	2016
Administrative	7	\$47,414	2017
Engineer	6	\$87,696	2017
Production Worker	9	\$47,671	2017
Professional	11	\$75,063	2017
Sales/Sales Support	9	\$137,615	2017
Administrative	8	\$46,546	2018
Assembly	7	\$40,475	2018
Engineer	4	\$93,093	2018
Professional	15	\$96,870	2018
Sales/Sales Support	8	\$137,615	2018

GREYSTONE DEBT ACQUISITION LLC
211 Caroline Street
Cape Canaveral 32920

July 21, 2015

Mr. Stockton Whitten
County Manager
Brevard County
2725 Judge Fran Jamieson Way
Building C
Viera, FL 32940

RE: Lot 23 PB 0053 PG 0061 GRISSOM RIDGE S 12 T24 R 35 SUBID 25,
Parcel: 24-35-12-25-00000.0-0023.00 (the "Property")

Dear Mr. Whitten:

This is to confirm that the Property identified above is owned by Greystone Debt Acquisition, LLC and that if Ad Valorem Tax Abatements are granted with respect to the Property, a 22,000 square foot building anticipated to be constructed on the Property will be leased to Project Taylor.

Subject to certain local and state concessions, we agree to pass through any real estate tax abatement relating to the Property, the building referred to above, and other improvements to the Property as a result of an Ad Valorem Tax Abatement Application by Project Taylor with respect to the Property.

Sincerely,

GREYSTONE DEBT ACQUISITION LLC

By 

Jeffrey Wells, Manager

Project Taylor
Brevard County, FL
07/21/15

Overview:

New Job Commitment:	126	Capital Investment:	\$3,150,000
Average Annual Wage:	\$85,808		

Economic impact from job creation:

<u>Jobs</u>	<u>Net New Wage</u>	<u>Contribution to GDP</u>
126 (Direct)	\$10,811,808 (Direct)	\$41,450,277 (Direct)
190 (Indirect)	\$11,148,436 (Indirect)	\$16,698,597 (Indirect)
119 (Induced)	\$4,267,638 (Induced)	\$7,958,663 (Induced)
435 TOTAL	\$26,227,881 TOTAL	\$66,107,537 TOTAL

- For every employment position created by Project Taylor approximately 2.45 additional jobs will be developed to support the operation of the facility.
- For every payroll dollar paid to Project Taylor approximately \$1.43 will be generated for consumer spending.

County Tax Impact

Years 1-10

	<u>Annual Taxes on Construction</u>	
Projected Tax Assessed	\$	16,517.92
Potential Abatement	\$	6,838.23
Net New Revenue to County	\$	9,679.69
	<u>Annual Taxes on Personal Property</u>	
Projected Tax Assessed	\$	17,050.75
Potential Abatement	\$	7,058.82
Net New Revenue to County	\$	9,991.94
Total New Revenue to County	\$	19,671.62

Years 11+ : Company will be assessed for 100% of tax liability

Tax Millage Code – 15D0 NAICS – 325412 IMPLAN Sector – 174

Analysis based on information supplied by Project Taylor - July 2015

Economic impact calculations furnished by EDC Research Office, using IMPLAN Professional 3.1 (www.IMPLAN.com).

Abatement & millage numbers are estimates; all final numbers determined solely by the Brevard County Property Appraiser's Office.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Brevard County, Florida, on August 18, 2015 at 9:00 a.m., in the Commission Room at 2725 Judge Fran Jamieson Way, Building C, First Floor, Viera, FL, 32940, will hold a public hearing on the following ordinance:

ORDINANCE NO.: 2015-

AN ORDINANCE GRANTING AN ECONOMIC DEVELOPMENT AD VALOREM EXEMPTION TO PROJECT TAYLOR SPECIFYING THE ITEMS EXEMPTED; PROVIDING THE EXPIRATION DATE OF THE EXEMPTION; FINDING THAT THE BUSINESS MEETS THE REQUIREMENTS OF CHAPTER 196.1995(8) F.S.; PROVIDING FOR PROOF OF ELIGIBILITY FOR EXEMPTION; PROJECT TAYLOR; PROVIDING AN EFFECTIVE DATE

All persons for or against said ordinance can be heard at said time and place. If a person decides to appeal any decision made by the Board with respect to such hearing or meeting, he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The needs of hearing or visually impaired persons shall be met if the department sponsoring the hearing is contacted at least 48 hours prior to the public meeting hearing by any person wishing assistance. The sponsoring department is the Administrative Services Office, Telephone Number: (321)633-2001

A copy of the ordinance may be inspected at:

www.brevardcounty.us/business/publichearings

Brevard County Government Center, Building C County Managers Office

By order of the Board of County Commissioners of Brevard County, Florida