

AGENDA	
Section	Public Hearing
Item No.	III B

Meeting Date
October 7, 2014



AGENDA REPORT
 BREVARD COUNTY BOARD OF COUNTY
 COMMISSIONERS

SUBJECT:		Economic Development Tax Exemption Ordinance Project Transom			
DEPT/OFFICE:		Management & Community Services Group / County Manager's Office			
Requested Action:					
It is requested that the Board of County Commissioners consider adopting an Economic Development Ad Valorem Exemption Ordinance for Project Transom.					
Summary Explanation & Background:					
<p>Project Transom is a manufacturer of luxury yachts. Project Transom is considering locating the project at 1220 Bertram Way, Merritt Island, Fl. Should the company move forward with the new project, they plan to create 380 new jobs with an average wage of \$45,000 and invest \$16,200,000 in new capital expenditures.</p> <p>Project Transom meets the eligibility criteria as defined by Florida Statutes under Chapter 196.012(16) (a) 1. As a business expanding in Brevard County.</p> <p>“A business or organization establishing 10 or more new jobs to employ 10 or more full-time employees in this state, paying an average wage for such new jobs that is above the average wage in the area, which principally engages in any one or more of the following operations: manufacturers, processes, compounds, fabricates or produces for sale items of tangible personal property at a fixed location and which comprises an industrial or manufacturing plant”.</p> <p>The EDC has made a recommendation that Project Transom be provided an abatement of 100% for ten (10) years.</p> <p>The Property Appraiser has conducted an analysis of the tax abatement application and estimates that at 100% the amount of the annual tax abatement will be approximately \$ 119,976.32</p> <p>Fiscal Impact: 2014-2015 No fiscal impact until company moves into and builds out facility Fiscal Impact: 2015-2016 Fiscal Impact will be the amount of ad valorem taxes exempted.</p>					
Clerk to the Board instruction:					
Exhibits Attached: Ordinance, legal ad, Executive Summary, application, Economic Impact Analysis					
Contract /Agreement (If attached):		Reviewed by County Attorney	Yes	<input type="checkbox"/>	No
			<input type="checkbox"/>	<input type="checkbox"/>	PR <input type="checkbox"/>
County Manager		Assistant County Manager		Department Director / Extension	
Stockton Whitten		Assistant County Manager			



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

October 8, 2014

MEMORANDUM

TO: Stockton Whitten, County Manager

RE: Item III.B., Economic Development Ad Valorem Exemption for Project Transom

The Board of County Commissioners, in regular session on October 7, 2014, adopted Ordinance No. 14-31, providing Economic Development Ad Valorem Exemption for Project Transom. Enclosed is a certified copy of the Ordinance for your action.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge

Tammy Etheridge, Deputy Clerk

/ds

Encl. (1)

cc: Finance
Budget

AN ORDINANCE GRANTING AN ECONOMIC DEVELOPMENT AD VALOREM EXEMPTION TO PROJECT TRANSOM; 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; PROVIDING AN EFFECTIVE DATE.

WHEREAS, economic development and the creation of jobs are a priority of the Brevard County Board of County Commissioners; and

WHEREAS, the Brevard County citizens voted to provide economic incentives to new and expanding businesses in the November 2004 general election; and

WHEREAS, PROJECT TRANSOM, has requested that the Board of County Commissioners exempt ad valorem taxes for its new facility and tangible personal property at 4175 W. New Haven Ave., West Melbourne, Fl.

WHEREAS, the Economic Development Commission of Florida's Space Coast has recommended approval of the exemption for PROJECT TRANSOM, and

WHEREAS, the Property Appraiser has provided the Board of County Commissioners with its report as required by Chapter 196.1995(8) F.S.; and

WHEREAS, it has been determined that PROJECT TRANSOM, meets the requirements of Chapter 196.012 F.S., a new business in Brevard County; and

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

Section 1. Chapter 102 entitled "Taxation"; Article IV entitled "Ad Valorem Property Taxation", of the Code of Ordinances of Brevard County, Florida shall be amended to include the following:

- (a) An Economic Development Ad Valorem Tax Exemption is hereby granted to PROJECT TRANSOM, 1220 Bertram Way, Merritt Island, Florida,
- (b) The total amount of revenue available to the County from ad valorem tax sources for the current fiscal year is \$181,582,817.14. \$302,071.48 is lost to the County for the current fiscal year by virtue of exemptions currently in effect from previous years.
- (c) The tax exemption hereby granted shall be for a term of ten (10) years commencing with the first year the expanded facility and tangible personal property are added to the assessment roll, and lasting ten (10) years thereafter, for one-hundred percent (100%) of County ad valorem taxes.
- (d) In accordance with the findings of the Board of County Commissioners and the Property Appraiser, the property hereby exempted from ad valorem tax exemption meets the definition of an expansion of an existing business, as defined by Chapter 196.012, Florida Statutes.

- (e) PROJECT TRANSOM shall submit to the County Manager at the beginning of each year an annual report providing evidence of continued compliance with the definition of an expansion of an existing business for each of the ten years during which PROJECT TRANSOM is eligible to receive ad valorem tax exemption. If the annual report is not received, or if the annual report indicates PROJECT TRANSOM, no longer meets the criteria of Chapter 196.012 F.S., the County Manager shall make a report to the Board of County Commissioners for consideration of revocation of this Ordinance granting the tax exemption.
- (f) If the county manager or designee receives written notice that the company qualifying for an ad valorem tax abatement under the authority of this ordinance has decided not to undertake or complete the new business activity or expansion of an existing business activity, including construction or equipment purchases, giving rise to an ad valorem tax exemption granted under this section, the exemption granted shall be void, shall not take effect and shall not be implemented. If such a notice is received, the foregoing provision shall be self-executing and no further action of the Board of County Commissioners will be required to void the granted exemption. Upon the County's receipt of any such notice, the county manager or designee shall forward the notice to the Property Appraiser along with a copy of this subsection of the ordinance.
- (g) If the Board of County Commissioners revokes this Ordinance, it shall be a requirement of the company to reimburse those County ad valorem taxes abated in favor of PROJECT TRANSOM for that period of time that it was determined that PROJECT TRANSOM no longer met the criteria of Chapter 196.012 F.S.

Section 2. Severability - If any provision of this Ordinance is held to be illegal or invalid, the other provisions shall remain in full force and effect.

Section 3. Effective Date - This Ordinance shall become effective immediately upon filing as provided by law. A certified copy of the Ordinance shall be filed with the Office of the Secretary of State, State of Florida within ten days of enactment.

DONE, ORDERED AND ADOPTED in Regular Session this 7th day of October, 2014

ATTEST:



Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

By: 

Mary Bolin Lewis, Chairman

As approved by the Board on October 7, 2014



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

October 9, 2014

Honorable Scott Ellis
Clerk
Board of County Commissioners
Brevard County
Post Office Box 999
Titusville, Florida 32781-0999

Attention: Mr. John Lynch, Clerk to the Board

Dear Mr. Ellis:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Brevard County Ordinance No. 2014-31, which was filed in this office on October 9, 2014.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb



ECONOMIC DEVELOPMENT COMMISSION
OF FLORIDA'S SPACE COAST

October 1, 2014

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

Dear Mr. Whitten:

The Ad Valorem Tax Abatement Council convened October 1, 2014 to review an application submitted by Project Transom, a confidential project in alignment with F.S. 288.075. The meeting was held at the Economic Development Commission of Florida's Space Coast's (EDC) office in Rockledge.

The following Council members were in attendance: Dana Kilborne, Florida Bank of Commerce, Council Chair; James Adam, City of Rockledge; William Capote, City of Palm Bay; Phil Hayes, Berman Hopkins Wright & LaHam, CPAs and Associates, LLP; Neal Johnson, EverBank; Joan Junkala, City of Cocoa; Todd Morley, City of Cape Canaveral; Pat Poston, Canaveral Port Authority; David Smith, R.C. Stevens Construction Company, Inc.; Julie Song, FL Business & Manufacturing Solutions Ins; Mica Wise, Wells Fargo

Dana Kilborne, Florida Bank of Commerce; Judy Blanchard, CareerSource Brevard; Tom Brandon, Brandon Properties; Adam Broadway, Certified General Contractors; Stephany Eley, City of West Melbourne; Robbie Fritz, HUB International Florida; Neal Johnson, EverBank; Joan Junkala, City of Cocoa; Todd Morley, City of Cape Canaveral; Pat Poston, Canaveral Port Authority; Travis Proctor, ndtArtemis; David Smith, R.C. Stevens Construction Company, Inc.; Julie Song, FL Business & Manufacturing Solutions Inc; Mica Wise Layne, Wells Fargo

Guest(s): Dave Berman, FLORIDA TODAY; Marcia Gaedcke, Titusville Area Chamber of Commerce; Don Hatt; Emma Richard, Ocean Partners; Corey Slavik, HUB International

EDC staff members in attendance included: Mr. Gregory Weiner, Senior Director of Business Development; Mrs. Elizabeth Huy, Manager, Business Development; Mrs. Julie Roslin Manager, Business Development

Project Transom is a manufacturer of luxury yachts. They are considering locating the project at 1220 Bertram Way, Merritt Island, FL. Should the company move forward with the project, they plan to create 380 new jobs with an average wage of \$45,000 and invest \$16,200,000 in new capital expenditures. The company is also considering locations in North Carolina.

The Ad Valorem Tax Abatement Council made the recommendation of 100 percent abatement for 10 years for Project Transom.

The Council consulted the EDC's Economic Impact Analysis and the guidelines attached to Brevard County Ordinance No. 96-41. Additionally, the council considered the high number of jobs the company is committing to create and considerable capital expenditures which are proposed. The council noted the boost this company would provide to the local marine industry adding to the diversification and vitality of the Space Coast economy.

Should you have any questions, please feel free to contact me.

Sincerely,


Gregory J. Weiner
Senior Director of Business Development

Attachments

597 Haverly Court, Suite 40
Rockledge, Florida 32955
Phone: (321) 638.2000
Toll-Free: (800) 535.0203
Fax: (321) 633.4200
www.SpaceCoastEDC.org




BOARD OF COUNTY COMMISSIONERS

STOCKTON WHITTEN, COUNTY MANAGER
2725 Judge Fran Jamieson Way, Building C, Room 301
Viera, FL 32940
stockton.whitten@brevardcounty.us

OFFICE OF THE COUNTY MANAGER
Phone: 321.633.2001
Fax: 321.633.2115
www.brevardcounty.us

TO: LYNDA WEATHERMAN, PRESIDENT
ECONOMIC DEVELOPMENT COMMISSION

FROM: STOCKTON WHITTEN, COUNTY MANAGER 

SUBJECT: TAX ABATEMENT REPORT FOR PROJECT TRANSOM

DATE: SEPTEMBER 17, 2014

The Board of County Commissioners on SEPTEMBER 16, 2014, adopted a Resolution qualifying Project Transom as an eligible business under the County's Economic Development Incentives Program.

Project Transom is a manufacturer of luxury yachts. They are considering locating the project at 1220 Bertram Way, Merritt Island, Fl. Should the company move forward with the project, they plan to create 380 new jobs with an average wage of \$45,000 and invest \$16,200,000 in new capital expenditures.

The Board requests that the Economic Development Commission of Florida's Space Coast conduct an economic impact analysis of the company and provide it with its recommendation as to the extent and length of tax abatement. A copy of the application is attached for your analysis and signature.

It is planned that the Board will hold a public hearing to consider adopting an ordinance exempting select County ad valorem taxes on behalf of Project Transom at its October 7, 2014 regularly scheduled meeting.

If you should have any questions, please contact me at (321)633-2001.

SW/sl

Attachment

RECEIVED

SEP 18 2014

Project Transom

Ad Valorem Tax Abatement Executive Summary

Project Transom has made the decision to locate a manufacturing factory of high end Luxury yachts from 60 to 90ft in length in the US and Florida is one of the states being considered. The manufacturing method will be a culmination of best practices and new technologies including vacuum infusion of composite parts to lower VOC emissions by as much as 90% compared to hand lamination.

The first year should result in product being manufactured for the US market only and as much as 60% of all products manufactured in the chosen State will be shipped to the rest of the US. The second year the product will be offered internationally as well as serving the US market.

The company will initially build for Ocean Alexander one of the most prestigious Luxury Motor yacht and Supper Motor Yacht companies in the world. www.oceanalexander.com with the growing demand for Ocean Alexander products and their partnership with Marine Max (The USA's Largest Yacht Dealer network) www.marinemax.com we predict the only limiting factor for growth to be quality. Leaving us with an unprecedented grow potential.

The demand is far greater than current production making the need for an additional manufacturing factory a necessity.

The company has made the decision to put a factory in the East coast of the US to serve the growing needs of our customers.

150,000sq ft. of manufacturing space minimum with room to add more buildings is needed with a minimum of 80,000sq. ft. with 60ft eave height.

While a lot of the Manufacturing methods we will use are new, a base of experienced boat builders is a plus as it will shorten the training cycle and an on water location for product delivery is an absolute must.

The company will spend an estimated 16 – 18 Million dollars on Capital expenditures in the first four years. The major portion of that would be with in-state companies (if Florida is chosen as the site, those companies would be in Florida?)

The company is conservatively estimated to employ 50 full time Employees the first year through direct hiring or utilizing our outside contractors to supply employees who work in the factory full time. 50 new well-paying jobs the first year, 110 in year two, 180 in year three and 380 in year four and it won't stop there.

Florida is only one of the states being considered for this facility and Tax abatement and other incentives will play a huge role in making the final location, decision. The decision by our company to locate on The Space Coast of Florida would make a lasting positive impact in the community and the State of Florida.

We are close to making our decision and time is of the essence. The commission assistance is a huge determining factor. We are anticipating the Commission's assistance through the approval of our company for the Ad Valorem Tax Abatement Program and other available incentives to locate here.

JJH

SUPPLEMENTAL APPLICATION

**BREVARD COUNTY ECONOMIC DEVELOPMENT
AD VALOREM TAX EXEMPTION PROGRAM**

APPLICANT NAME: **Project Transom**

NOTICE: This supplement is to be used by the applicant to provide additional information required by Economic Development Ad Valorem Tax Abatement Ordinance, Chapter 102, Division 3, Sections 181-191, Brevard County Code; and to provide other information requested by the Board of County Commissioners and the entities who will review the application.

Any business seeking an exemption shall file an application with the County before the business has made the decision to locate a new business in the County or before the business has made the decision to expand an existing in the County. Any business decisions, such as announcements, leasing of space or hiring of employees, made prior to final County Economic Development Tax Abatement approval (and not made contingent upon County approval) may constitute grounds for disapproval. Projects, which clearly do not require inducement, will not be approved.

1. Length of exemption requested is total of 10 years (length of exemption approved is sole discretion of County Commission and commences on the adoption date of the ordinance granting the exemption).
2. **Proprietor Owner Name:** Jeff Gray
Address: 1220 Bertram Way, Merritt Island 32952
Telephone No. () _____ **FAX No.** () _____
3. **Authorized Agent:** Jay J Hood
Address: 201 S Canary - Po box 218 Commerce Oklahoma 74339
Telephone Number: (918) 919 2255 **Fax No.** () _____
4. **Type of industry or business:** Luxury Yacht Manufacturing
5. **Brief description of product and expansion plans (The applicant is to provide an executive summary of its business plan):**
See executive summary
6. **Anticipated number of new employees (The applicant is to provide a breakdown of jobs to be created by category and planned salary to be paid by position):** 380 Manufacturing in 2018
7. **Percent Increase in overall employment:** _____
8. **Expected number of new employees who will reside in Brevard County:** all
9. **Percentage of existing employees who have resided in the County for more than two years:** 0
10. **Anticipated average wage of employees:** \$45,000.00 annually
11. **Anticipated average annual payroll:** \$17,100,000.00 by 2018 year end
12. **Anticipated new capital investment as a result of expansion or relocation of business:**
New construction value: _____
New personal property value: \$16,200,000.00 first four years
13. **Environmental impact of business. (Identify the number and type of environmental permits required as a result of this project: e.g. air, soil and water pollution, water and sewer, dredge and fill, stormwater, industrial wastewater; provide a brief narrative statement of the company's environmental impacts):**
If existing site is used no permits will be necessary
14. **Anticipated volume of business or production:** TBD
15. **The relocation or expansion would not occur without the exemption: Yes [] No [X]**

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 Transom
 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:
1220 Bertram Way< Merritt Island FL, 32952
4. Date business opened at this facility: Fourth QTR 2014
5. a. Description of the improvements to real property for which this exemption is requested:
None
- b. Date of commencement of construction of improvements: NA
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 of Purchase	Original Cost	Taxpayer's Estimate of			USE
					Condition	Estimate of	Fair Market Value	
	Manufacturing Equipment		TBD	\$16,100,000.				
	FF&E		TBD	\$100,000				

- b. Average value of inventory on hand: TBD
- 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.
7. Do you desire exemption as a "New Business" [] or as an "Expansion of an Existing Business" []
8. Describe the type or nature of your business: Yacht Manufacturing
9. Trade level (check as many as apply):

10. a. Number of full time employees employed in Florida: 0

(DR 418)

b. If an expansion of an existing business:

(1) Net increase in employment _____ or _____ %
(2) Increase in productive output resulting from this expansion _____ %

11. Sales factor for the facility requesting exemption:

Total sales in Florida from this facility - one (1) location only **anticipate majority of sale outside of Florida** divided
by
Total sales everywhere from this facility - one (1) location only _____ = _____

12. For office space owned and used by a corporation newly domiciled in Florida: **Not yet incorporated**

a. Date of incorporation in Florida _____
b. Number of full-time employees at this location _____

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: 8-25-2014

SIGNED: Jay J. Wood
(Taxpayer)

TITLE: PRESIDENT?

Signed: Jay J. Wood
(Preparer)

Po Box 218 Commerce Ok
(Preparer's Address) 74339

918-919-2255
(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 the 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)

RETURN TO BE FILED NOT LATER THAN MARCH 1



Ad Valorem Tax Abatement
Job Creation
Distribution Worksheet

Job Title / Description	Number of Jobs	Wage	Anticipated Hire Timeline (by year)
Executive Staff	9	\$120,000.00 annual average	By yearend 2014
Manufacturing	20	\$45,000.00 Annual Average	By yearend 2014
Manufacturing	80	\$45,000.00	By Yearend 2015
Manufacturing	150	\$45,000.00	By Yearend 2016
Manufacturing	290	\$45,000.00	By Yearend 2017
Total	380	\$45,000.00	By Yearend 2018



ECONOMIC DEVELOPMENT COMMISSION
OF FLORIDA'S SPACE COAST

Economic Impact Analysis
Project Transom
Brevard County
08/22/14

Overview:

New Job Commitment:	380	Capital Investment:	\$16,200,000
Average Annual Wage:	\$45,000		

Economic impact from job creation:

Jobs	Net New Wage	Contribution to GDP
380 (Direct)	\$17,100,000 (Direct)	\$17,082,070 (Direct)
165 (Indirect)	\$6,678,802 (Indirect)	\$11,650,574 (Indirect)
125 (Induced)	\$4,676,744 (Induced)	\$8,937,130 (Induced)
670 TOTAL	\$28,455,546 TOTAL	\$37,669,774 TOTAL

For every employment position created by Project Transom approximately 0.76 additional jobs will be developed to support the operation of the facility.

For every payroll dollar paid to Project Transom approximately \$0.66 will be generated for consumer spending.

County Tax Impact

Years 1-10	Annual Taxes on Construction	
Projected Tax Assessed	\$	-
Potential Abatement	\$	-
Net New Revenue to County	\$	-
	Annual Taxes on Personal Property	
Projected Tax Assessed	\$	230,413.25
Potential Abatement	\$	115,690.03
Net New Revenue to County	\$	114,723.22
Total New Revenue to County	\$	114,723.22

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

Tax Millage Code – 2200 NAICS – 336612 IMPLAN Sector – 291

Analysis based on information supplied by Project Transom -- August 2014

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.

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.

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APPRaiser's ONLY	Class or Item	Age	Date of Purchase	Original Cost	Taxpayer's Estimate of			USE
					Condition	Estimate of	Fair Market Value	
	Manufacturing Equipment		TBD	\$16,100,000.				14,490,000
	FF&E		TBD	\$100,000				92,000

- b. Average value of inventory on hand: TBD
- 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.
7. Do you desire exemption as a "New Business" [] or as an "Expansion of an Existing Business" []
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(DR 418)

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DATE: 8-25-2014

Signed: Jay J. Wood
(Preparer)

SIGNED: Jay J. Wood
(Taxpayer)

Po Box 218 Commerce Ok
(Preparer's Address) 74839

TITLE: PRESIDENT

918-919-2255
(Preparer's Telephone Number)

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I. Total revenue available to the County or municipality for the current fiscal year from ad valorem tax sources: 181,582,817.14

II. Revenue lost to the County or municipality for the current fiscal year by virtue of exemptions previously granted under this section: 312,071.48

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 the property for which the exemption is requested otherwise been subject to taxation: 119,976.32

IV. Estimate of the taxable value lost to the County or municipality if the exemption applied for were granted:
Improvements to real property 0 Personal Property 14,582,000

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: Dependent upon the number of years granted by the BOCC.

DATE: 10-6-14

SIGNED: Lana Buckley
(Property Appraiser)

RETURN TO BE FILED NOT LATER THAN MARCH 1



**ECONOMIC DEVELOPMENT COMMISSION
OF FLORIDA'S SPACE COAST**

**Ad Valorem Tax Abatement
Job Creation
Distribution Worksheet**

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Manufacturing	290	\$45,000.00	By Yearend 2017
Total	380	\$45,000.00	By Yearend 2018



ECONOMIC DEVELOPMENT COMMISSION
OF FLORIDA'S SPACE COAST

Economic Impact Analysis
Project Transom
Brevard County
08/22/14

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County Tax Impact

Years 1-10		Annual Taxes on Construction	
Projected Tax Assessed	\$		-
Potential Abatement	\$		-
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		Annual Taxes on Personal Property	
Projected Tax Assessed	\$		230,413.25
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Total New Revenue to County	\$		114,723.22

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Tax Millage Code – 2200 NAICS – 336612 IMPLAN Sector – 291

Analysis based on information supplied by Project Transom -- August 2014

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.

16. Source of supplies (local or otherwise):

% source of supplies County: TBD
% source of supplies Florida: 60%
% source of supplies out-of-state: 40%

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

Name of area: _____

I hereby confirm the information provided by Project Transom 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 Transom 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 Transom 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.

SIGNATURES:

DATE: August 25, 2014

SIGNED: Jay J. Wood
(Applicant)

TITLE: President

SIGNED: Jay J. Wood
(Preparer)
201 South Canary Po Box Commerce OK
(Preparer's Address)
74339
(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 100 percent of its eligible taxes and for a period of 10 years.

DATE: 10/01/2014

SIGNED: _____
(EDC-President)

EDC Sr. Director Business Development

COUNTY USE ONLY

County Manager's Recommendation:

DATE: 10/27/14

SIGNED: [Signature]
(County Manager)

AGENDA

Section Public Hearing

Item
No. III B

Meeting Date

October 7, 2014



AGENDA REPORT

BREVARD COUNTY BOARD OF COUNTY
COMMISSIONERS

SUBJECT:	Economic Development Tax Exemption Ordinance Project Transom				
DEPT/OFFICE:	Management & Community Services Group / County Manager's Office				
Requested Action:					
It is requested that the Board of County Commissioners consider adopting an Economic Development Ad Valorem Exemption Ordinance for Project Transom.					
Summary Explanation & Background:					
<p>Project Transom is a manufacturer of luxury yachts. Project Transom is considering locating the project at 1220 Bertram Way, Merritt Island, Fl. Should the company move forward with the new project, they plan to create 380 new jobs with an average wage of \$45,000 and invest \$16,200,000 in new capital expenditures.</p> <p>Project Transom meets the eligibility criteria as defined by Florida Statutes under Chapter 196.012(16) (a) 1. As a business expanding in Brevard County.</p> <p style="padding-left: 40px;">"A business or organization establishing 10 or more new jobs to employ 10 or more full-time employees in this state, paying an average wage for such new jobs that is above the average wage in the area, which principally engages in any one or more of the following operations: manufacturers, processes, compounds, fabricates or produces for sale items of tangible personal property at a fixed location and which comprises an industrial or manufacturing plant".</p> <p>The EDC has made a recommendation that Project Transom be provided an abatement of 100% for ten (10) years.</p> <p>The Property Appraiser has conducted an analysis of the tax abatement application and estimates that at 100% the amount of the annual tax abatement will be approximately \$ 119,976.32</p> <p>Fiscal Impact: 2014-2015 No fiscal impact until company moves into and builds out facility Fiscal Impact: 2015-2016 Fiscal Impact will be the amount of ad valorem taxes exempted.</p>					
Clerk to the Board instruction:					
Exhibits Attached: Ordinance, legal ad, Executive Summary, application, Economic Impact Analysis					
Contract /Agreement (If attached): Reviewed by County Attorney					
		Yes	<input type="checkbox"/>	No	<input type="checkbox"/> PR <input type="checkbox"/>
County Manager	Assistant County Manager			Department Director / Extension	
Stockton Whitten	Assistant County Manager				



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

October 8, 2014

MEMORANDUM

TO: Stockton Whitten, County Manager

RE: Item III.B., Economic Development Ad Valorem Exemption for Project Transom

The Board of County Commissioners, in regular session on October 7, 2014, adopted Ordinance No. 14-31, providing Economic Development Ad Valorem Exemption for Project Transom. Enclosed is a certified copy of the Ordinance for your action.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge

Tammy Etheridge, Deputy Clerk

/ds

Encl. (1)

cc: Finance
Budget

AN ORDINANCE GRANTING AN ECONOMIC DEVELOPMENT AD VALOREM EXEMPTION TO PROJECT TRANSOM; 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; PROVIDING AN EFFECTIVE DATE.

WHEREAS, economic development and the creation of jobs are a priority of the Brevard County Board of County Commissioners; and

WHEREAS, the Brevard County citizens voted to provide economic incentives to new and expanding businesses in the November 2004 general election; and

WHEREAS, PROJECT TRANSOM, has requested that the Board of County Commissioners exempt ad valorem taxes for its new facility and tangible personal property at 4175 W. New Haven Ave., West Melbourne, Fl.

WHEREAS, the Economic Development Commission of Florida's Space Coast has recommended approval of the exemption for PROJECT TRANSOM, and

WHEREAS, the Property Appraiser has provided the Board of County Commissioners with its report as required by Chapter 196.1995(8) F.S.; and

WHEREAS, it has been determined that PROJECT TRANSOM, meets the requirements of Chapter 196.012 F.S., a new business in Brevard County; and

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

Section 1. Chapter 102 entitled "Taxation"; Article IV entitled "Ad Valorem Property Taxation", of the Code of Ordinances of Brevard County, Florida shall be amended to include the following:

- (a) An Economic Development Ad Valorem Tax Exemption is hereby granted to PROJECT TRANSOM, 1220 Bertram Way, Merritt Island, Florida,
- (b) The total amount of revenue available to the County from ad valorem tax sources for the current fiscal year is \$181,582,817.14. \$302,071.48 is lost to the County for the current fiscal year by virtue of exemptions currently in effect from previous years.
- (c) The tax exemption hereby granted shall be for a term of ten (10) years commencing with the first year the expanded facility and tangible personal property are added to the assessment roll, and lasting ten (10) years thereafter, for one-hundred percent (100%) of County ad valorem taxes.
- (d) In accordance with the findings of the Board of County Commissioners and the Property Appraiser, the property hereby exempted from ad valorem tax exemption meets the definition of an expansion of an existing business, as defined by Chapter 196.012, Florida Statutes.

- (e) PROJECT TRANSOM shall submit to the County Manager at the beginning of each year an annual report providing evidence of continued compliance with the definition of an expansion of an existing business for each of the ten years during which PROJECT TRANSOM is eligible to receive ad valorem tax exemption. If the annual report is not received, or if the annual report indicates PROJECT TRANSOM, no longer meets the criteria of Chapter 196.012 F.S., the County Manager shall make a report to the Board of County Commissioners for consideration of revocation of this Ordinance granting the tax exemption.
- (f) If the county manager or designee receives written notice that the company qualifying for an ad valorem tax abatement under the authority of this ordinance has decided not to undertake or complete the new business activity or expansion of an existing business activity, including construction or equipment purchases, giving rise to an ad valorem tax exemption granted under this section, the exemption granted shall be void, shall not take effect and shall not be implemented. If such a notice is received, the foregoing provision shall be self-executing and no further action of the Board of County Commissioners will be required to void the granted exemption. Upon the County's receipt of any such notice, the county manager or designee shall forward the notice to the Property Appraiser along with a copy of this subsection of the ordinance.
- (g) If the Board of County Commissioners revokes this Ordinance, it shall be a requirement of the company to reimburse those County ad valorem taxes abated in favor of PROJECT TRANSOM for that period of time that it was determined that PROJECT TRANSOM no longer met the criteria of Chapter 196.012 F.S.

Section 2. Severability - If any provision of this Ordinance is held to be illegal or invalid, the other provisions shall remain in full force and effect.

Section 3. Effective Date - This Ordinance shall become effective immediately upon filing as provided by law. A certified copy of the Ordinance shall be filed with the Office of the Secretary of State, State of Florida within ten days of enactment.

DONE, ORDERED AND ADOPTED in Regular Session this 7th day of October, 2014

ATTEST:




 Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS
 OF BREVARD COUNTY, FLORIDA

By: 

 Mary Bolin Lewis, Chairman

As approved by the Board on October 7, 2014

STATE OF FLORIDA
 COUNTY OF BREVARD
 This is to certify that the foregoing
 is a true and current copy of Ordinance
 and official seal this 9 day of October, 2014
 SCOTT ELLIS, Clerk of Circuit Court
 BY  D.C.