



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

G.1.

12/19/2023

Subject:

Ordinance rescinding the Economic Development Ad Valorem Tax Exemption for Dark Storm Industries, LLC.

Fiscal Impact:

N/A

Dept/Office:

County Manager

Requested Action:

It is recommended that the Board of County Commissioners consider adopting an Ordinance rescinding the Economic Development Ad Valorem Tax Exemption for Dark Storm Industries, LLC.

Summary Explanation and Background:

On April 20, 2021, the Board of County Commissioners granted Dark Storm Industries, LLC, an ad valorem tax exemption for a period of 10 years and 100 percent on real and tangible property added to the County's assessment roll. In order to remain eligible for the County's Ad Valorem Tax Exemption Program, Dark Storm Industries, LLC, would need to maintain their eligibility as set forth in Ordinance 2021-10.

The economic ad valorem tax exemption was granted for the piece of property purchased from Brevard County in Enterprise Park, more specifically a parcel of land lying in Section 4, Township 23 South, Range 35 East and being part of parcel "D" as shown on the plat of Enterprise Park as recorded in plat book 32, page 74 of public records of Brevard County, Florida. On November 14, 2023, the County approved purchasing this piece of property back from Dark Storm Industries, LLC.

A certified letter has been sent to Dark Storm Industries, LLC, notifying them that the Board of County Commissioners would consider rescinding their Ordinance based upon Dark Storm Industries, LLC, not undertaking the new business at the location in Enterprise Park as designated in Section 1 (f) of Ordinance 2021-10.

Clerk to the Board Instructions:

Copies of the executed Ordinance should be provided to the County Manager's Office, the County Attorney's Office, and the EDC of Florida Space Coast at 6525 3rd Street, Suite 304, Rockledge, Florida 32955.



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

December 20, 2023

M E M O R A N D U M

TO: Frank Abbate, County Manager

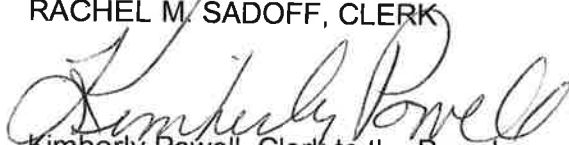
RE: Item G.1., Ordinance Rescinding the Economic Development Ad Valorem Tax Exemption for Dark Storm Industries, LLC

The Board of County Commissioners, in regular session on December 19, 2023, conducted a public hearing and adopted Ordinance No. 23-34, rescinding the economic development ad valorem tax exemption for Dark Storm Industries, LLC. Enclosed is a fully-executed Ordinance.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

Encl. (1)

cc: Economic Development Commission
County Attorney

ORDINANCE NO. 2023-34

AN ORDINANCE REPEALING ORDINANCE 2021-10 GRANTING TO DARK STORM INDUSTRIES, LLC, CERTAIN AD VALOREM TAX EXEMPTIONS, FOR FAILURE TO MEET THE CRITERIA FOR SUCH EXEMPTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, DARK STORM INDUSTRIES, LLC, Titusville, Florida, no longer meets the criteria of Section 196.012 (14) Florida Statutes and Brevard County Ordinance 2021-10.

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

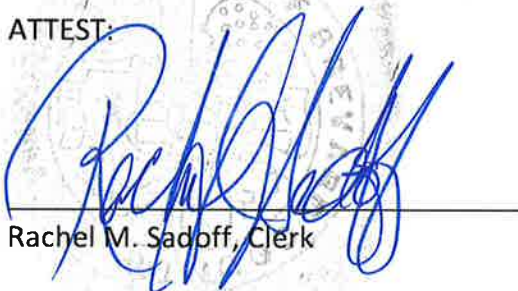
Section 1. Ordinance 2021-10, relating to the economic development ad valorem exemption granted to Dark Storm Industries, LLC, (parcel of land lying in Section 4, Township 23 South, Range 35 East and being part of parcel "D" as shown on the plat of Enterprise Park as recorded in plat book 32, page 74 of public records of Brevard County, Florida) is hereby repealed.

Section 2. Effective Date - This Ordinance shall become effective immediately upon its adoption and 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 (10) days of enactment.

Section 3. It is the intention of the Board of County Commissioners that the provisions of this ordinance amend the Code of Ordinances of Brevard County, Florida, as applicable.

DONE, ORDERED AND ADOPTED in Regular Session this 19th day of December, 2023.

ATTEST:



Rachel M. Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

By: 

Jason Steele, Chair

As approved by the Board on DEC 19 2023

Officially filed with the Secretary of State on December 21, 2023.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 22, 2023

Honorable Rachel M. Sadoff
Board of County Commissioners
Brevard County
Post Office Box 999
Titusville, FL 32781-0999

Dear Honorable Rachel Sadoff,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Brevard County Ordinance No. 2023-34, which was filed in this office on December 21, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh



BOARD OF COUNTY COMMISSIONERS

County Manager's Office
2725 Judge Fran Jamieson Way
Building C, Room 301
Viera, Florida 32940

November 28, 2023

Via Certified Letter # 7020 1810 0001 3178 9514

Edward Newman, Managing Member
Dark Storm Industries, LLC
4116 Sunrise Highway
Oakdale, NY 11769

Re: Brevard County's Ad Valorem Tax Exemption Program Ordinance No. 2021-10

Dear Mr. Newman,

On April 20, 2021, the Board of County Commissioners granted Dark Storm Industries, LLC, an ad valorem tax exemption for a period of 10 years and 100 percent on real and tangible property added to the County's assessment roll. Ordinance 2021-10 sets forth the requirements to maintain eligibility to participate in the County's Ad Valorem Tax Exemption Program.

The economic ad valorem tax exemption was granted for the piece the property purchased from Brevard County in Enterprise Park, more specifically a parcel of land lying in Section 4, Township 23 South, Range 35 East and being part of parcel "D" as shown on the plat of Enterprise Park as recorded in plat book 32, page 74 of public records of Brevard County, Florida. On November 14, 2023, the County approved purchasing this piece of property back from Dark Storm Industries, LLC.

In accordance with Section 1(f) of County Ordinance 2021-10, this letter is to provide notice that the Company no longer qualifies for the County's Ad Valorem Tax Exemption program. Therefore, County staff is recommending the Brevard County Board of County Commissioners revoke the County's Ad Valorem Tax Exemption granted to Dark Storm Industries, LLC, at the Board's meeting on Tuesday, December 19, 2023, at 9:00 a.m. You may address your correspondence to the following address: 2725 Judge Fran Jamieson Way, Building C, Room 301, Viera, Florida 32940 or you may call Karen Conde at 321-633-2001 if you need additional information.

Sincerely,

Frank Abbate
County Manager

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Brevard County, Florida, on December 19, 2023, at 9:00 a.m., in the Commission Room at 2725 Judge Fran Jamieson Way, Building C, First Floor, Viera, Florida, 32940, will hold a public hearing on the following ordinance:

ORDINANCE NO. 2023-_____

AN ORDINANCE REPEALING ORDINANCE 2021-10 GRANTING TO DARK STORM INDUSTRIES, LLC, CERTAIN AD VALOREM TAX EXEMPTIONS, FOR FAILURE TO MEET THE CRITERIA FOR SUCH EXEMPTIONS; AND PROVIDING AN EFFECTIVE DATE.

Interested parties may appear at the December 19, 2023, meeting and be heard with respect to the proposed ordinance. A copy of the draft ordinance may be inspected at the following locations:

- Office of Clerk to the Board of County Commissioners, Titusville, Florida
- Titusville Public Library, Titusville, Florida
- Catherine Schweinsberg Rood Central Library, Cocoa, Florida
- Melbourne Public Library, Melbourne, Florida
- South Mainland/Micco Public Library, Micco, Florida

A copy of the draft ordinance may also be viewed online at <https://brevardfl.gov/docs/default-source/countymanager/Dark-Storm-Ordinance-for-Website.docx>.

Pursuant to Section 286.0105 Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or herein, he or she will need a record of the proceeding, and that, for such purpose, he or she will need to ensure that a verbatim record of the proceedings is made, at his or her own expense, which record includes the testimony and evidence upon which any such appeal is to be based. Such person may provide a court reporter, stenographer, or a tape recorder for such verbatim record. In accordance with the Americans Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceedings, please notify the department sponsoring the meeting/hearing, or the County Manager's Office, (321) 633-2001, at least 48 hours in advance. TDD:1-800-955-8771. Assisted Listening System receivers are available for the hearing impaired, and can be obtained from the Sound Technician at the meeting. This meeting will be broadcast live on Space Coast Government Television (SCGTV) on Brighthouse Networks channel 499, Comcast Cable Communications channel 51 in North Brevard and channel 13 in South Brevard, and AT&T U-verse channel 99. SCGTV will also replay this meeting during the coming month. Check the SCGTV website for daily program updates.

ORDINANCE NO. 2021- 10

AN ORDINANCE GRANTING AN ECONOMIC DEVELOPMENT AD VALOREM EXEMPTION TO DARK STORM INDUSTRIES, LLC; SPECIFYING THE ITEMS EXEMPTED; PROVIDING THE EXPIRATION DATE OF THE EXEMPTION; FINDING THAT THE BUSINESS MEETS THE REQUIREMENTS OF SECTION 196.1995, FLORIDA STATUTES; PROVIDING FOR PROOF OF ELIGIBILITY FOR EXEMPTION FOR DARK STORM INDUSTRIES, LLC; 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 2014 general election; and

WHEREAS, Dark Storm Industries, LLC has requested that the Board of County Commissioners exempt ad valorem taxes for real and tangible personal property added to Brevard County tax rolls at a parcel of land lying in Section 4, Township 23 South, Range 35 East and being a part of parcel "D" as shown on the plat of Enterprise Park as recorded in plat book 32, page 74 of public records of Brevard County, Florida; and

WHEREAS, the Economic Development Commission of Florida's Space Coast has recommended approval of the exemption for Dark Storm Industries, LLC; and

WHEREAS, the Property Appraiser has provided the Board of County Commissioners with its report as required by Section 196.1995(9), Florida Statutes; and

WHEREAS, it has been determined that Dark Storm Industries, LLC, meets the requirements of Section 196.012(14), Florida Statutes for 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 a new section 102-2__ as follows:

(a) An Economic Development Ad Valorem Tax Exemption is hereby granted to Dark Storm Industries, LLC (hereafter referred to as "the Company"), for:

1. 100 percent a) of the assessed value of all improvements to real property made by or for the use of a new business (not to exceed the amount identified in the Company's application for exemption) as determined by the Property Appraiser for the first year after substantial completion of those improvements; and b) of the assessed value of all tangible personal property of such new business in place during that first year (not to exceed the amount identified in the Company's application for exemption), or

2. 0 percent a) of the assessed value of all added improvements to real property made to facilitate the expansion of an existing business in the first year of assessment after substantial completion of those improvements (not to exceed the amount identified in the Company's application for exemption) and b) of the assessed value of the net increase in all tangible personal property acquired to facilitate such expansion of an existing business during that first year (not to exceed the amount identified in the Company's application for exemption).
- (b) The total amount of revenue available to the County from ad valorem tax sources for the current fiscal year is \$ 248,187,956 ; \$ 1,276,553 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) year(s) commencing with the first year the new or expanded facility and tangible personal property are added to the assessment roll.
 - (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 a new business, as defined by Section 196.012(14), Florida Statutes.
 - (e) The Company shall submit to the County Manager at the beginning of each year an annual report providing evidence of continued compliance with the definition of a new business by creating and/or maintaining the anticipated jobs in the supplemental application for Brevard County's economic development ad valorem tax exemption program for each of the ten (10) year(s) during which the Company is eligible to receive ad valorem tax exemption. If the annual report is not received, or if the annual report indicates the Company, no longer meets the criteria of Section 196.012(14), Florida Statutes, or is not meeting the anticipated job creation goals in the supplemental application for Brevard County's economic development ad valorem tax exemption program, 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 or expansion of an existing business, including improvements to real property or acquisition of taxable tangible personal property, or has not timely provided the number of jobs qualifying the new business or expansion of an existing business for the 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, upon discovery of the Company's failure to qualify for the ad valorem tax exemption granted by this ordinance, the Board of County Commissioners may revoke this Ordinance, and the company shall reimburse those County ad valorem taxes abated in favor of the

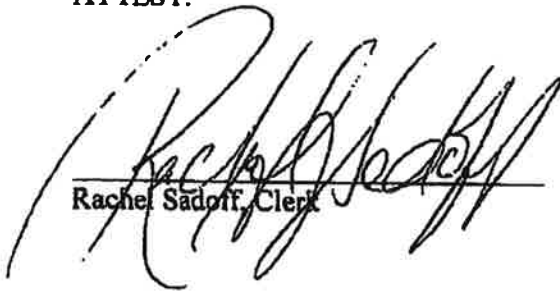
Company for that period of time that it was determined that the Company no longer met the criteria of Section 196.012(14), Florida Statutes.

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 20 day of April, 2021

ATTEST:


Rachel Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

By: 
Rita Pritchett, Chair

As approved by the Board on 4/20/21



April 7, 2021

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

Dear Mr. Abbate:

The Ad Valorem Tax Abatement Council convened on April 5, 2021, to review an application submitted by Dark Storm Industries, LLC.

The following Council members were in attendance: Mark Busalacchi, Orlando Melbourne International Airport; Melissa Byron, City of Cocoa Beach; Angela Essing, City of Cocoa;; Gail Hart, Caliburn International, LLC; Neal Johnson, Union Home Mortgage; Robert Jordan, Genesis VII Inc; Joan Junkala, City of Palm Bay; Michael Vernich, BRPH; Bradley White, WhiteBird, PLLC; Michael Williams, Sr., M.H. Williams Construction Group, Inc.

Guest(s): Dave Berman, Florida Today; Lisa Nicholas, City of Titusville

EDC staff members in attendance included: Edgar Campa-Palafox, Director, Business Development; Cammie Goode, Project Manager;

Remote EDC staff members in attendance via telephone included: Gregory Weiner, Senior Director, Business Development

Dark Storm Industries, LLC plans to create 50 new jobs over 4 years, with an average wage of \$50,000 and a total capital investment of approximately \$3,200,000.

# of New Jobs	Date jobs will be created
10	Year 1
10	Year 2
15	Year 3
15	Year 4

TOTAL 50

The Ad Valorem Tax Abatement Council made the recommendation of 100 percent abatement for 10 years for Dark Storm Industries, LLC.

The Council consulted the EDC's Economic Impact Analysis and the guidelines attached to Brevard County Ordinance No. 96-41.

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

Sincerely,

Edgar Campa-Palafox, CECD
Director, Business Development

SUPPLEMENTAL APPLICATION

BREVARD COUNTY ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION PROGRAM

APPLICANT NAME: Dark Storm Industries, LLC (Project Freedom)

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 business 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. **Proposed Property Address (legal description & street address):**
A PARCEL OF LAND LYING IN SECTION 4 TOWNSHIP 23 SOUTH, RANGE 35 EAST AND BEING A PART OF PARCEL "D" AS SHOWN ON THE PLAT OF ENTERPRISE PARK AS RECORDED IN PLAT BOOK 32, PAGE 74 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: refer to map and legal description attachment.
3. Property Owner Name: Brevard County
Address: 345 WENNER WAY C/O ASSET MANAGEMENT COCOA FL 32926
Telephone No. _____ FAX No. () _____
4. **County Representative:** Edward Newman
Address: 4116 Sunrise Hwy. Oakdale, NY 11769
Telephone Number: (631) 967-3170 x100 Fax No. () _____
5. Type of industry or business: Firearms Manufacturing
6. NAICS Code(s) 332994
7. **Brief description of product and expansion plans (The applicant is to provide an executive summary of its business plan):**
New 25,000 sq. ft. Corporate HQ/Manufacturing facility which will include Engineering, Manufacturing, Assembly, Warehousing, Shipping, Sales, Marketing and Accounting
8. **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):**

Project Year	Number of net new full-time equivalent Brevard County jobs created in the business unit
I	50
II	10
III	15
IV	15
Total	90
9. As of the date of this application, what is your total current Brevard County Employment? 0
10. Expected number of new employees who will reside in Brevard County: 50
11. Percentage of existing employees who have resided in the County for more than two years: N/A
12. Anticipated average wage of employees (excluding employee benefits, but including overtime): \$50,000
13. Estimated new capital investment as a result of expansion or relocation of business:
Estimated new construction value: \$2,000,000
Estimated new personal property value: \$1,200,000
14. 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, storm water, industrial wastewater; provide a brief narrative statement of the company's environmental impacts): none
15. Anticipated volume of business or production (estimated gross revenue): \$10-15 Million
16. Would the relocation or expansion occur without the exemption: Yes [] No [X]
17. Estimated source of supplies (local or otherwise):
Estimated % source of supplies County: Estimated 20%
Estimated % source of supplies Florida: Estimated 10%

18. Estimated % source of supplies out-of-state: Estimated 70%
Business is/will be located in a community redevelopment area: Yes [] No [X]

Name of area: _____

19. Do you desire exemption as a
"Relocation" [X], "Expansion of Existing Business Function" [] or as an "Expansion of New Business Function" []

SIGNATURES:

I hereby confirm the information provided by Edward Newman 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 Edward Newman 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 Edward Newman will provide the CareerSource Brevard its job openings to be posted on www.employflorida.com and agrees to consider for employment candidates referred by Brevard Workforce.

DATE: 2/12/2021

SIGNED: _____

TITLE: Managing Member

SIGNED: _____

(Preparer)

(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 100 percent of its eligible taxes and for a period of 10 years.

DATE: April 5, 2021

SIGNED: _____

(EDC President)

COUNTY USE ONLY

County Manager's Recommendation:

DATE: _____

SIGNED: _____

(County Manager)

(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 \$1 M divided by
Total sales everywhere from this facility - one (1) location only \$10 M = 10%

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

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

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: 2/12/2021

SIGNED: _____

(Taxpayer)

TITLE: Managing Member

Signed: _____

(Preparer)

(Preparer's Address)

(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

Dark Storm Industries, LLC Ad Valorem Tax Abatement Executive Summary

Dark Storm Industries, LLC (Project Freedom) is a federally licensed firearms manufacturer currently located in New York. The company now produces many of the components for their firearms in their own CNC advanced manufacturing facility. The company currently has 40+ employees, annual sales exceeding \$12,000,000 and a 6-month backlog of new orders.

The company's growth trajectory requires expansion of its manufacturing capabilities. The expansion of manufacturing capabilities provides the opportunity to relocate to a more economically desirable location. Products manufactured by the company are shipped across the United States. The site search and the final location determination are heavily driven by a variety of economic factors, including labor costs and taxes. The initial site selection process included Florida, Georgia, North Carolina, South Carolina and Texas.

Project Freedom is contemplating building a new 25,000 sq. ft. facility that will include manufacturing, assembly, warehousing, shipping, sales, marketing and accounting. The new corporate headquarters will dramatically expand the company's production capabilities and allow ongoing sales and workforce growth. The site under consideration in Brevard County provides for an additional 20,000 sq. ft. phase 2 expansion at a future date. The Company projects it will employ 50 people with an average wage in excess of \$50,000.00 as indicated in our application. In addition to the base wage, employees will enjoy a competitive package of benefits. The company expects to spend \$2,000,000 to purchase land and construct the building and invest an additional \$1,200,000 in equipment.

Advanced manufacturing businesses like ours have a significant multiplicative factor in the local economy as we try and use local suppliers for materials, tooling, packaging and finishing services. Given the nature of our product, American-made components are an important part of our brand and we are more likely to purchase items such as raw materials, packaging, etc. from a local supplier instead of from overseas.

The company has pending offers from other Counties within Florida which include 100% Ad Valorem Tax Abatement for 10 years. Our business is extremely competitive. The costs associated with taxes, wages, as well as land and construction, are the major factors in making our final decision.

AD VALOREM TAX ABATEMENT

Job Creation Distribution Worksheet

JOB TITLE / DESCRIPTION	NUMBER OF JOBS	WAGE	ANTICIPATED HIRE TIMELINE (BY YEAR)
Outside Sales	1	\$100K	Year 1 (~2022)
Marketing / Social Media	1	\$80K	Year 1 (~2022)
Controller	1	\$100K	Year 1 (~2022)
Assembly Manager	1	\$65K	Year 1 (~2022)
CNC Manager	1	\$85K	Year 1 (~2022)
Assembly Technician	2	\$37K	Year 1 (~2022)
CNC Operator	5	\$42K	Year 1 (~2022)
Shipping / Receiving	1	\$42K	Year 1 (~2022)
CNC Assistant	1	\$32K	Year 1 (~2022)
Inside Sales	1	\$50K	Year 2 (~2023)
Pro Shop Manager	1	\$52K	Year 2 (~2023)
Pro Shop Associate	2	\$31K	Year 2 (~2023)
Purchasing	1	\$42K	Year 2 (~2023)
CNC Operator	5	\$42K	Year 2 (~2023)
CNC Assistant	1	\$32K	Year 2 (~2023)
Assembly Technician	1	\$37K	Year 3 (~2024)
Outside Sales	1	\$100K	Year 3 (~2024)
IT / Systems	1	\$52K	Year 3 (~2024)
CNC Designer / Programmer	2	\$65K	Year 3 (~2024)
CNC Operator	5	\$42K	Year 3 (~2024)
CNC Assistant	1	\$32K	Year 3 (~2024)
Shipping / Receiving	1	\$42K	Year 3 (~2024)
Accounting / HR Clerk	1	\$52K	Year 4 (~2025)
Facility Maintenance	1	\$42K	Year 4 (~2025)
Assembly Technician	1	\$37K	Year 4 (~2025)
Gunsmith	1	\$52K	Year 4 (~2025)
CNC Designer / Programmer	2	\$65K	Year 4 (~2025)
CNC Operator	5	\$42K	Year 4 (~2025)
CNC Assistant	1	\$32K	Year 4 (~2025)
Shipping / Receiving	1	\$42K	Year 4 (~2025)
Total:	50	\$50K Average	~2022 through 2025

Dark Storm Industries, LLC

Brevard County, FL

03/02/21

Overview:

New Job Commitment:	50	Capital Investment:	\$3,200,000
Average Annual Wage:	\$50,000		

Economic impact from job creation:

Jobs	Net New Wage	Contribution to GDP
50 (Direct)	\$2,500,000 (Direct)	\$6,626,168 (Direct)
20 (Indirect)	\$1,251,951 (Indirect)	\$1,698,216 (Indirect)
17 (Induced)	\$685,477 (Induced)	\$1,300,164 (Induced)
87 TOTAL	\$4,437,428 TOTAL	\$9,624,547 TOTAL

- For every employment position created by Dark Storm Industries, LLC approximately 0.73 additional jobs will be developed to support the operation of the facility.
- For every payroll dollar paid to Dark Storm Industries, LLC approximately \$0.78 will be generated for consumer spending.

County Tax Impact

Years 1-10

	Annual Taxes on Construction	
Projected Tax Assessed	\$	19,006.24
Potential Abatement (at 100%)	\$	8,248.16
Net New Revenue to County	\$	10,758.08
	Annual Taxes on Personal Property	
Projected Tax Assessed	\$	11,403.74
Potential Abatement (at 100%)	\$	4,948.90
Net New Revenue to County	\$	6,454.85
Total New Revenue to County	\$	17,212.93

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

Tax Millage Code – 14A0

NAICS – 332994

IMPLAN Sector – 257

Analysis based on information supplied by Dark Storm Industries, LLC - March 2021

Economic Impact calculations furnished by EDC Research Office, using IMPLAN 5.20 (www.IMPLAN.com). Abatement & millage numbers are estimates; all final numbers determined solely by the Brevard County Property Appraiser's Office.

(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 \$1 M divided by
Total sales everywhere from this facility - one (1) location only \$10 M " 10%

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

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

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: 2/12/2021

SIGNED:

(Taxpayer)

TITLE: Managing Member

Signed:

(Preparer)

(Preparer's Address)

(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:

248,187,955.80

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

1,246,552.99

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:

14,269.32

IV. Estimate of the taxable value lost to the County or municipality if the exemption applied for were granted:

Improvements to real property 1,760,000 Personal Property 1,068,000

V. I have determined that the property listed above meets the definition, as defined by Section 196.012(16) 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 BOCC.

DATE: 4-13-21

SIGNED:

(Property Appraiser)

RETURN TO BE FILED NOT LATER THAN MARCH 1