

*Levy County Board of County Commissioners
Agenda Item Summary*

1. DEPARTMENT MAKING REQUEST/NAME/EXTENSION:

NATURE COAST BUSINESS DEVELOPMENT COUNCIL

2. MEETING DATE:

June 21, 2016

3. REQUESTED MOTION/ACTION:

Three items: public hearing on Levy County Development Authority status, routine progress report and business incentives application next steps

4. IS THIS ITEM BUDGETED (IF APPLICABLE) ? : Yes_ No_ IF NO, STATE ACTION REQUIRED

BUDGET ACTION:

FINANCIAL IMPACT SUMMARY STATEMENT:

DETAILED ANALYSIS ATTACHED?: Yes ___ No ___ BUDGET OFFICER APPROVAL ___ DATE

5. BACKGROUND: (WHY IS THE ACTION NECESSARY, AND WHAT ACTION WILL BE ACCOMPLISHED)

1. Conduct public hearing and adopt ordinance for the repealing of the resolution creating the LCDA
2. Progress report for May and June, 2016 per arrangement with BOCC
3. Discuss next steps for a submitted business incentives application regarding a retailer making a request, where confidentiality has been invoked.

6. RECOMMENDED APPROVAL AND DATE (YES & NO BLOCK INDICATE IF APPROVAL IS/IS NOT REQUIRED)

DEPARTMENT DIRECTOR	OTHER	OTHER	OTHER	COUNTY ATTORNEY	COUNTY COORDINATOR
YES__ NO	YES__ NO	YES__ NO	YES__ NO	YES__ NO	YES__ NO

7. COMMISSION ACTION:

APPROVED

DENIED

DEFERRED DATE TO BRING BACK:

OTHER SPECIFY:

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6 **ORDINANCE**
7 **NUMBER 2016-03**
8

9 **AN ORDINANCE OF LEVY COUNTY, FLORIDA,**
10 **REPEALING THE RESOLUTION AND VOTE CREATING**
11 **THE LEVY COUNTY INDUSTRIAL DEVELOPMENT**
12 **AUTHORITY; PROVIDING FOR NATURE COAST**
13 **BUSINESS DEVELOPMENT COUNCIL, INC., AS THE**
14 **ECONOMIC DEVELOPMENT AGENCY TO**
15 **COORDINATE ECONOMIC DEVELOPMENT**
16 **ACTIVITIES IN THE PUBLIC AND PRIVATE SECTORS;**
17 **PROVIDING FOR CONFLICT; PROVIDING FOR**
18 **EXCLUSION FROM CODIFICATION; PROVIDING FOR**
19 **SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**
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21
22 **WHEREAS, Section 159.45, Florida Statutes, provides for the creation of a local**
23 **governmental body as a public body, both corporate and politic, to be known as the "Levy**
24 **County Industrial Development Authority," provided that the Levy County Board of County**
25 **Commissioners ("Board") declares there is a need for an authority to function in Levy**
26 **County; and**

27 **WHEREAS, on October 22, 1985, the Board voted to adopt a Resolution stating the**
28 **Board's determination of a need for an Industrial Development Authority pursuant to**
29 **Section 159.45, Florida Statutes, and established the Levy County Industrial Development**
30 **Authority (also known as the Levy County Development Authority) ("the IDA"), and**
31 **appointed the IDA's initial members; and**

32 **WHEREAS, while the Board's decisions related to the IDA are reflected on the**
33 **Board's minutes, after diligent search, no Resolution document stating the Board's need for**

1 an industrial development authority, establishing the IDA, and naming the IDA's initial
2 members has been located; and

3 WHEREAS, on October 2, 2000, the Board adopted Resolution 00-24, which
4 approved the merger of the IDA with the Levy County Economic Development Council,
5 Inc., to form the Nature Coast Business Development Council, Inc. ("the NCBDC"), which
6 NCBDC has operated as an agency coordinating economic development activities in the
7 public and private sectors since that time; and

8 WHEREAS, since the Board's adoption of Resolution 00-24, the Board has
9 continued to appoint members of the IDA to serve on the NCBDC as County
10 representatives; and

11 WHEREAS, since the Board's adoption of Resolution 00-24, the IDA has not been
12 active or operated as an independent entity separate from the NCBDC; and

13 WHEREAS, after passage of time, change of circumstances, inactivity of the IDA as
14 an independent entity, and the activity of the NCBDC as the agency coordinating economic
15 development activities in the County, the Board has determined that there is no longer a
16 need for an industrial development authority in Levy County pursuant to section 159.45,
17 Florida Statutes, for the purpose of effecting a desirable balance of industrial and business
18 development in Levy County;

19 NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of
20 Levy County, Florida:

21 SECTION 1. The Board's motion and vote taken on October 22, 1985, adopting the
22 Resolution determining the need for an industrial development authority, thereby

1 establishing the IDA, and any such Resolution arising from that motion and vote, is hereby
2 repealed.

3 **SECTION 2.** The NCBDC is hereby designated the umbrella agency to coordinate
4 the economic development activities in the public and private sectors pursuant to Policy 1.1
5 of the Economic Element of the Levy County Comprehensive Plan. The NCBDC shall
6 maintain this designation as such umbrella agency, provided that the NCBDC By-Laws or
7 other organizational documents continue to provide for appointment of at least five (5)
8 members of the NCBDC by the Board.

9 **SECTION 3.** Any ordinance, resolution or vote, or part of any of them, in conflict
10 with this Ordinance, is hereby repealed as a result of such conflict.

11 **SECTION 4.** This Ordinance shall not be included in the Code of Ordinances of
12 Levy County, Florida. This Ordinance shall have all legal force and effect as a duly
13 adopted ordinance of Levy County, Florida.

14 **SECTION 5.** It is declared to be the intent of the Board that, if any section,
15 subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held
16 invalid or unconstitutional by any court of competent jurisdiction, such portion shall be
17 deemed a separate, distinct and independent provision, and such holding shall not affect
18 the validity of the remaining portions hereof.

19 PASSED AND DULY ADOPTED this 21st day of June, 2016.

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22 BOARD OF COUNTY COMMISSIONERS
23 OF LEVY COUNTY, FLORIDA
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28 John Meeks, Chair
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ATTEST:
**Danny J. Shipp, Clerk of Circuit
Court and Ex-Officio Clerk to the
Board of County Commissioners**

Danny J. Shipp, Clerk

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

Anne Bast Brown

Anne Bast Brown, County Attorney

**z:ord/industrialauthority.repeal.doc
GR-79
05/31/2016**

SUMMARY: A large-scale project in Williston has gone through the next step with a recent zoning meeting spelling out what is needed at this point. A letter of intent and some related materials have been requested from the proposed investor.

A Chiefland retailer has become the first official applicant to the County business incentives program, and we are awaiting the County's decision on who will help score applications. Its development company had a conference call last week with CareerSource to get an overview on services provided.

Despite numerous comments to the contrary, there is still "behind the scenes" work on the Chiefland hospital to build the facility. Details will be provided in the coming months.

I received preliminary information from Florida Lamda Rail about establishing high speed internet in Williston but have not received feedback from the City about proposed dates/times for a presentation.

We have applied for a grant to the Department of Economic Opportunity to fund an industry cluster analysis; no word on an announcement timeframe.

A similar grant through the Duke Energy Foundation will be sought.

PROJECT NAME	SITE	START	INDUSTRY	JOBS	NEEDS	STATUS	RESOURCES	
retailer remodel	Chiefland	3/16/2016	CONFIDENTIAL	N/A	local incentives	awaiting county incentive request action	County and CareerSource	
Project A	Williston	2/17/2016	CONFIDENTIAL	N/A	none as of now	zoning meeting has started formal process	City; County & CareerSource	
Deer Island	Cedar Key	2/12/2016	recreation	N/A	buyer/stakeholders	follow up meeting pending	TBD-based on input	
Yankeetown General Store	Yankeetown	1/22/2016	retail	5	\$ for improvements	bank contacted owners about loan options	Florida Capital Bank	
RV park	Chiefland	9/1/2015	recreation	30	N/A	construction pending	City	
trucking school	Inglis	8/13/2015	transportation	N/A	N/A	proposal distributed to targeted list	CareerSource; Inglis	
RV sales/service	various	8/10/2015	service	N/A	N/A	research shows not enough demand		
indoor shooting range	Inglis	7/14/2015	manufacturing	100	zoning change	inactive based on contact being elusive	NEEDP; Inglis	
Paradox Intellectual Prop.	Chiefland	1/15/2015	manufacturing	10		City assistance ongoing through CareerSource	CareerSource	
ALF facility	Chiefland	1/9/2015	healthcare	N/A	site selection	grant for utility upgrades being sought	City	
Team Tango	Williston	7/24/2014	aviation	10	\$ facilities; labor	new leadership and potential investors	FL Capital Bank, USDA	
Kirby Farm	Williston	2/1/2014	agri-tourism	N/A	\$	grants info provided; no response	City, TBD	
Hotel	Williston	8/22/2013	hospitality	20	\$	forwarded list of \$ options; no response	City	
resort	Inglis	8/1/2013	lodging	20	\$	no movement on JV vetting	Town	
Pegasus Farms	Bronson	4/30/2013	agriculture	40	\$ labor	construction ongoing; \$ being allocated	USDA; various state	
Rail spur	Williston	2/13/2013	future industry	N/A	feasibility study	hotel plans have this tabled for now	City, FNR	
SRG Hospital	Chiefland	5/1/2012	healthcare	159	incentives; labor	still exploring options for funding	City	
TOTAL							394	

Special Projects	Type	Start date	Status	Needs	Column3	Summary	Status2
A-Z business guide	bus. Asst.	2/1/2016	active	input		how to guide for new/expanding bus.	compiling info
501c3 app	funding	11/1/2014	completed	none		restructuring organization tax structure	approved
industry cluster study	technical	3/4/2014	active	\$ for prop.		analysis of industry gaps	reviewing proposals

EDATE/EDF PROGRAM APPLICATION

BUSINESS INFORMATION:

Business

Name: [REDACTED]

Contact person: Rodney Haynes

Phone: 276-403-5083

Email: rodney.haynes@recoveryolutionsgroup.net

Web site: [REDACTED]

OFFICIAL USE ONLY

Date received: 3-23-16

Application #: 02-16

Received by: DP-NLBDL

CONFIDENTIAL

Incentive sought: EDATE EDF (non-agriculture)

EDF (agriculture)

Type of project: New Expansion Spec construction

Business type: Corporation Partnership

Proprietorship LLC Other

If "other" is checked, please describe: _____

BUSINESS PROFILE:

Business address: [REDACTED]

Local Sore - [REDACTED]

Levy County Property Appraiser Parcel ID #: _____

Primary business activity (manufacturing, fabrication, agricultural, etc.): Retail

NAICS Code: 448 - Clothing and Accessories

Federal Tax ID # 59-2300898

Anticipated date operations will start/expansion will be complete:

Expansion to begin approx. 05/02/16 with Grand Opening approx. 09/23/16

IMPROVEMENTS SUMMARY:

Total existing full time equivalent jobs: 5

Total existing part-time/seasonal jobs: 15

Full time equivalent jobs to be created and/or retained in first year: 8

Part time/seasonal jobs to be created and/or retained in first year: 20

Annual average wages of new jobs (excluding benefits): \$ 24,000

Proposed construction/expansion costs first year: \$600K - \$800K

Proposed equipment/machinery costs first year: \$250K

Self-scoring total: _____

On pages 7-9, formulas for the respective programs are provided for self-scoring your application. Page 10 contains the incentives amount breakdown. Using the formula for the specific incentive program you are seeking, record it below. County staff and related agencies will then review the applications for verification, and the County will make a final decision on an incentive award. Make sure you score the correct category (ag/non-ag).

NON-AGRICULTURAL SELF SCORE: 75

— OR —

AGRICULTURAL SELF SCORE: CREATED JOBS: _____

TPP ASSESSED VALUE: _____ REFUND AMOUNT: _____

TO BE COMPLETED BY COUNTY DEPARTMENT(S) AND AGENCIES

County review score/refund amount: _____

Economic development score/refund amount: 75

Recommended for Board review: Yes No

NOTES/CONDITIONS:

Proposed improvements will be positive for community; more local residents to be employed.
Eco-friendly fixtures will protect natural resources

EDF NON-AGRICULTURAL PROGRAM FORMULA

There are three categories for the non-agricultural incentive: new construction, existing business and speculative construction. PLEASE COMPLETE THE SCORING FOR THE APPROPRIATE CATEGORY THAT APPLIES TO YOUR PROJECT .

<u>NEW/RELOCATING BUSINESS</u>	<u>EXISTING (EXPANSION)</u>	<u>SPECULATIVE CONSTRUCTION</u>
Qualified Targeted Industry (QTI) = 25 points Your score: _____	QTI = 25 points Your score: _____	QTI POSSIBLE= 25 points Your score: _____
CREATED JOBS(FULL TIME EQUIVALENT) first year: 3-5 jobs = 3 points; 6-10 jobs = 5 points; 11-15 jobs = 7 points; 16-20 jobs = 10 points; more than 20 jobs = 25 points Your score: _____	JOBS: 25% of current jobs retained and/ or 3-5 new full time equivalent jobs created = 2 points; 50% current job retention/6-10 new jobs = 5 points; 75% current job retention/11-15 new jobs = 7 points; 100% current job retention/16-20 new jobs = 10 points; 100% current jobs retention/more than 20 new jobs = 25 points Your score: <u>25</u>	VERSATILITY: The building can be expanded to accommodate future growth: Additional 9,999 sq-ft = 7.5 points 10,000–14,999 sq-ft = 10.5 points 15,000–19,999 sq-ft = 15.5 points 20,000–24,999 sq-ft = 20.5 points 25,0000 or more sq-ft = 25 points Your score: _____
EMPLOYMENT: 60% or more of created jobs will be County residents = 25 points Your score: _____		
WAGES: Wages for new jobs will be at least 10% higher than current annual average county wages (\$28,878) = 12.5 points Your score: _____	OWNERSHIP: Land on which building to be located has been owned by applicant for 3-5 years = 6.5 points; 6-9 years = 9.5 points; 10 or more years = 12.5 points Your score: _____	
TECHNOLOGY: Business provides product/service currently unavailable in county, and/or will utilize eco-friendly features (alternative energy, irrigation rain sensors, reclaimed water, etc.) = 12.5 points Your score: _____	TECHNOLOGY: New product offered or eco-friendly features (alternative energy, irrigation rain sensors, reclaimed water, etc.) will be utilized in construction improvements or produced by business = 25 points Energy Efficient Lighting, new insulation etc. Your score: <u>25</u>	TECHNOLOGY: Eco-friendly features/ materials to be used in construction (alternative energy, irrigation rain sensors, reclaimed water, etc.) = 12.5 points Your score: _____
CONSTRUCTION: 51% of project awarded to local contractor/subs. Local = contractor/subs with physical Levy County address. 12.5 points Your score: _____	IMPROVEMENTS: 51% project cost awarded to local contractor/subs. Local = contractor/subs with physical county address. 25 points Your score <u>25</u>	CONSTRUCTION: 51% project cost awarded to local contractor/subs. Local = contractor/subs with physical county address. 25 points Your score: _____
CATEGORY TOTAL: _____	CATEGORY TOTAL: <u>75</u>	CATEGORY TOTAL: _____

Levy County Board of County Commissioners

Agenda Item Summary

1. NAME/ORGANIZATION/TELEPHONE:

Steve Minnis/Suwannee River Water Management District/ 386.362.1001

2. MEETING DATE:

June 21, 2016

3. REQUESTED MOTION/ACTION:

None

4. Agenda Presentation

Time Requested: 9:10 a.m.

(Request will be granted if possible)

ALLOTTED TIME NOT 10 minutes

5. IS THIS ITEM BUDGETED (IF APPLICABLE) ? : YES _ NO _ IF NO, STATE ACTION REQUIRED

BUDGET ACTION:

FINANCIAL IMPACT SUMMARY STATEMENT: N/A

DETAILED ANALYSIS ATTACHED?: YES _ NO _ BUDGET OFFICER APPROVAL _____ DATE

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, AND WHAT ACTION WILL BE ACCOMPLISHED)

Payment in Lieu of Taxes Check Presentation

ALL SUPPORTING DOCUMENTATION MUST BE ATTACHED

7. RECOMMENDED APPROVAL AND DATE (YES & NO BLOCK INDICATE IF APPROVAL IS/IS NOT REQUIRED)

DEPARTMENT DIRECTOR	OTHER	OTHER	OTHER	COUNTY ATTORNEY	COUNTY COORDINATOR
YES _ NO	YES _ NO	YES _ NO	YES _ NO	YES _ NO	YES _ NO

8. COMMISSION ACTION:

APPROVED

DENIED

DEFERRED DATE TO BRING BACK:

OTHER SPECIFY: