

RESOLUTION NO. R-26-2012

A RESOLUTION OF THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA ESTABLISHING PROJECT EVALUATION CRITERIA FOR GRANTS, LOANS OR OTHER MONETARY INCENTIVES PURSUANT TO THE LOCAL ANNEXATION DEVELOPMENT INCENTIVE PROGRAM AND THE LOCAL ECONOMIC REDEVELOPMENT INCENTIVE PROGRAM; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City has previously adopted Ordinances authorizing incentives to private persons or entities as an inducement to remain, expand in, or locate within the City limits of Green Cove Springs which are hereby declared to be for a public purpose; and

WHEREAS, Clay County has established project evaluation criteria for County incentives to similar businesses; and

WHEREAS, the City finds that such County criteria, and as amended herein, is reasonable and fair, and should be used by the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA AS FOLLOWS:

Section 1. The attached Project Evaluation Criteria labeled Exhibit "A", and as amended from time to time, is hereby adopted by the City to evaluate projects for potential City incentives.

Section 2. The City Economic Development Grant (EDG) program targets commercial projects that add to the tax base, projects with new employment in excess of 10 direct, full-time equivalent persons and makes a significant economic impact (PCI greater than \$1,000,000.). Utilizing a "base year" (which shall be defined as the year immediately preceding the tax year when the property ad valorem tax increases because of the completion of the subject property) assessed taxable property value (from the Property Appraiser's database) for the project, a certain percentage of the City's incremental increase in ad valorem taxes on real property paid by the project above the base year amount is available, if approved by the City Council, as an EDG to the developer. Upfront performance measures must be met and maintained by the company to be eligible to receive the full amount of the grants. The City may adjust actual awards accordingly if the agreed upon performance measures are not achieved.

Minimum Eligibility:

The EDG is available for projects that are within the geographical boundaries of the City. The Project must achieve the following minimum scores to be eligible for this program:

1. Private Capital Investment (PCI) score of 6 or higher, and
2. A minimum of 10 full time equivalent jobs created by the Project which will pay at least one percent in excess of the City's average annual wage, and
3. A minimum of 10 full time equivalent jobs must be in existence for the entire tax year for which a grant is sought.

If Private Capital Investment exceeds \$10,000,000, the project will qualify for at least a minimum EDG.

Total Score for remaining objectives: (Wages, Jobs and Location/Timely completion of project)

Score	Maximum Grant Eligibility
11 – 15	Up to 50% for 10 years
16 – 20	Up to 75% first 5 years; 50% next 5 years
21 – 30	Up to 75% first 10 years; 50% next 5 years

City Council may increase percentages for exceptional projects.

The City Council will determine the EDG amount and years of eligibility based upon the projects overall score. A score of "10" or less for the location/timely completion objective shall be used for all projects within the City. The City Council shall determine the location of the project within the City, as well as the project completion date, that deserve a higher score up to a "10."

Approval Process:

1. City Staff determines project qualification after receipt of Economic Development Incentive (EDI) application. Example attached as Exhibit "B".
2. City staff recommends grant or loan terms to City Council using minimum qualification criteria shown above.
3. City Council approves via resolution and a Development Agreement between the City and Developer is approved and executed. Example attached as Exhibit "C"

Section 3. Economic Development Loan (EDL). The same criteria shall apply for an EDL which shall be recommended by City Staff and the terms approved by the City Council.

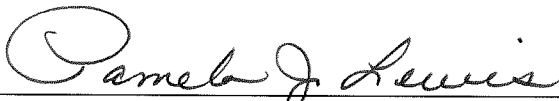
Section 4. Amendment Rights. From time to time it may be necessary to request a waiver of Green Cove Springs Business Incentive Policy to accommodate certain exceptional projects that have a significant impact on the Green Cove Springs economy. Any requested amendment will contain an accompanying statement as to the justification for the request. Any waiver must be approved by no less than a concurring vote of four (4) City Council members.

Section 5. Appropriation. All grants and loans mentioned herein shall not be deemed to constitute a debt, liability, or obligation of the City within the meaning of any constitutional or statutory limitation, or a pledge of the full faith and credit or taxing power of the City and the maximum payment that the City is obligated to make under the programs set forth herein from the budget of any fiscal year shall not exceed the appropriation for same for said fiscal year.

Section 6. **EFFECTIVE DATE.** This Resolution shall become effective upon passage.

DONE AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION THIS 18th DAY OF SEPTEMBER, 2012.

CITY OF GREEN COVE SPRINGS, FLORIDA



Pamela J. Lewis, Mayor

ATTEST:



F. Lee Bentley, City Clerk

APPROVED AS TO FORM:



L. J. Arnold, III, City Attorney