

CRA RESOLUTION 2014-09-01

A RESOLUTION OF THE CRA OF THE CITY OF GROVELAND, FLORIDA, IMPLEMENTING ECONOMIC DEVELOPMENT INCENTIVES FOR COMMERCIAL AND/OR INDUSTRIAL USES THAT MEET CERTAIN CRITERIA; SETTING FORTH CRITERIA; PROVIDING FOR A PROCESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 166, Florida Statutes, authorizes municipalities to adopt ordinances and resolutions to protect the citizen's health, safety and welfare, in exercise of the City's police power; and

WHEREAS, the Florida Legislature found that Florida faces increasing competition from other states and other countries for the location and retention of private enterprises that there is a need to enhance and expand economic activity in the municipalities of this state by attracting and retaining manufacturing development, business enterprise management, and other activities conducive to economic promotion, in order to provide a stronger, more balanced, and stable economy in the state of Florida, to enhance and preserve purchasing power and employment opportunities for the residents of this state, and to improve the welfare and competitive position of the state of Florida; and

WHEREAS, the Legislature declared that it is necessary and in the public interest to facilitate the growth and creation of business enterprises in the municipalities of the state of Florida, and

WHEREAS, §166.021(9), *Florida Statutes* authorizes the City to expend public funds to attract and retain business enterprises; and

WHEREAS, the Florida Legislature has stated that the use of public funds toward the achievement of such economic development goals constitutes a public purpose; and

WHEREAS, it constitutes a public purpose to expend public funds for economic development activities, including, but not limited to, developing or improving local infrastructure, and making grants to private enterprises for the expansion of businesses existing in the City of Groveland or the attraction of new businesses to the City of Groveland; and

WHEREAS, the City has determined that it is in the best interests of the City of Groveland to implement a variety of economic incentives to assist private enterprises in the City to expand their businesses and to attract new businesses to the City; and

WHEREAS, the City desires to implement additional economic incentives not previously provided for in Resolution 2013-09-03; and

WHEREAS, the CRA desires to implement economic incentives adopted by City Council for property located within the CRA to the extent they are applicable to the CRA,

and to implement additional economic incentives that will be available to property located within the CRA.

BE IT RESOLVED by the CRA of the City of Groveland, Florida, as follows:

1. The above recitals are true and correct and, by this reference, are hereby incorporated into and made an integral part of this resolution.

2. The following incentive packages are adopted and available to be awarded until September 30, 2015 as set forth below:

a. **New Buildings or Building Expansions:**

- i. Any Commercial or Industrial use business, as provided in Chapter 153 of the Code of Ordinances of the City of Groveland, that constructs a new building, or expands its building a minimum of 25% or 4,000 square feet, whichever is less, is eligible to apply for and receive if awarded, a waiver or rebate of up to 100% of the building permit fee paid for the expansion which is retained by the City of Groveland and not paid to a third party, and up to 100% of development application fees (excluding any portion paid for hard costs such as recording, notifications, advertising). For purposes of this incentive, the minimum expansion required must be for the purpose of creating additional space for business purposes including but not limited to office space, retail space, manufacturing space, and does not include space for bathrooms, break rooms, closets, unless a minor part of the expansion as determined by the City in its sole discretion. Any rebate will be paid by the City within 30 days after the City issues a certificate of occupancy for the new or expanded building.
- ii. Any Commercial or Industrial use business, as provided in Chapter 153 of the Code of Ordinances of the City of Groveland, that constructs a new building, or expands its building a minimum of 25% or 4,000 square feet, whichever is less, is eligible to apply for and receive if awarded, an extension from issuance of building permit to issuance of certificate of occupancy to pay any water, wastewater and administrative impact fees due the City of Groveland.
- iii. Any Commercial or Industrial use business, as provided in Chapter 153 of the Code of Ordinances of the City of Groveland, that constructs a new building, or expands its building a minimum of 25% or 4,000 square feet, whichever is less, is eligible to apply for and receive if awarded, financing of impact fees. Impact fees may be financed over a period of five years with interest being set at the prime rate. Payments of principal and interest may be scheduled monthly, quarterly, semi-annually, or annually as determined by the City after discussions with the applicant.

b. **Infrastructure:**

Any owner constructing a building or group of buildings (complex) for commercial or industrial use business (es), as provided in Chapter 153 of the Code of Ordinances of the City of Groveland, for which off-site infrastructure improvements (i.e. water and wastewater line extensions, off-site retention, traffic control devices, or other like improvements) are necessary is eligible to apply for and receive if awarded, City assistance. Assistance includes but is not limited to a financial contribution, construction of improvements, and will be determined by City on a case by case basis.

c. **Public/Private Partnership:**

The City will consider a public/private partnership with an owner or developer for the purpose of planning, developing and constructing a complex of buildings that's primary use will be industrial and/or commercial. The City Council, and if applicable, the City of Groveland CRA in conjunction with City Council, will assess each public/private partnership on a case by case basis. Examples of a public/private partnership include, but are not limited to: development of a plan for City owned property that conveys the majority of the property to a developer at below market value in exchange for the developer constructing a certain type of public facility (theatre, community center, public plaza, etc.) that will be part of the development, but owned by the City/CRA.

d. **Industrial/Commercial Businesses – Lease:**

- i. Any Commercial or Industrial use business, as provided in Chapter 153 of the Code of Ordinances of the City of Groveland, that establishes a new business in the City of Groveland or relocates its business to the City of Groveland, leases its business space and constructs internal renovations of the business space is eligible to apply for and receive if awarded, a waiver or rebate of up to 100% of the building permit fee paid for the internal renovations which is retained by the City of Groveland and not paid to a third party, up to a maximum rebate of \$10,000.
- ii. Any Commercial or Industrial use business, as provide in Chapter 153 of the Code of Ordinances of the City of Groveland, that establishes a new business in the City of Groveland or relocates its business to the City of Groveland, and leases its business space is eligible to apply for and receive if awarded, a waiver or rebate of up to 100% of development application fees (excluding any

portion paid for hard costs such as recording, notifications, advertising).

e. **Industrial/Commercial Businesses – Tenant/Owner:**

- i. Any Commercial or Industrial use business, as provided in Chapter 153 of the Code of Ordinances of the City of Groveland, that establishes a new business in the City of Groveland or relocates its business to the City of Groveland and said business is also within the CRA, constructs internal or exterior renovations of the business space is eligible to apply for and receive if awarded, a grant of up to \$10,000 to cover the costs of said internal and exterior renovations. The business applying may be a tenant or an owner of the property.
3. The award of any incentive and the entering into of any public/partnership agreement by the CRA of the City of Groveland in accordance with this Resolution is contingent upon an annual appropriation of funds by the CRA and the availability of funds budgeted.
4. Application for any incentive provided herein shall be submitted to the community development department unless otherwise directed by the City Manager. The application will be presented to the CRA Board at the next available CRA meeting. An applicant may apply for either a waiver or a rebate or grant. An applicant applies by submitting a letter to the CRA detailing the nature of its' business, the specific incentive(s) the applicant is seeking, how it meets the criteria for the incentive(s), and explaining why the CRA should grant a waiver, if a waiver is being requested. If an applicant applies for a waiver, the applicant must wait for the CRA's decision on its' incentive application prior to submitting its land use or building application(s). The CRA's decision on any application will be determined by the CRA on a case by case basis in its sole discretion.
5. The City Clerk shall publish this Resolution by posting a copy in City Hall and on the City of Groveland's website, and mailing a certified copy of this Resolution to the Metro Orlando Economic Development Commission and the Lake County Office of Economic Development & Tourism.
6. This resolution shall be effective immediately upon adoption.

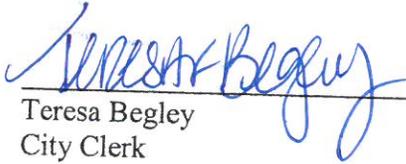
ADOPTED at a regular meeting of the CRA of the City of Groveland, Florida, this 22nd day of September, 2014.



HONORABLE TIM LOUCKS, CHAIR

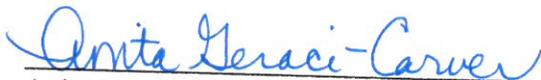
City of Groveland, FL

ATTEST:



Teresa Begley
City Clerk

Approved as to Legality and Form:



Anita Geraci-Carver
City Attorney

CRA Board SWEATT moved the passage and adoption of the above and foregoing Resolution. Motion was seconded by CRA Board Member WILSON and upon roll call on the motion the vote was as follows:

	YEA	NAY
Tim Loucks	✓	
James Smith	✓	
John Griffin	ABSENT	
Evelyn Wilson	✓	
Dina Sweatt	✓	
Ralph Morris	✓	
Briggett Brannon	✓	