

RESOLUTION NO. 2022 - 330

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH BORLAND-GROOVER CLINIC, P.A. ON BEHALF OF ST. JOHNS COUNTY; AND PROVIDING FOR THE EFFECT OF RECITALS; PROVIDING FOR THE CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, BORLAND-GROOVER CLINIC, P.A. (BORLAND) submitted an application to the St. Johns County Economic Development Agency (AGENCY) requesting business incentives be considered to construct a two-story building totaling approximately 35,000 square feet at 150 Longleaf Pine Parkway in St. Johns within St. Johns County, Florida with an ambulatory surgical center on the first floor and clinic and medical offices on the second floor that will provide gastrointestinal healthcare services; and

WHEREAS, BORLAND anticipates creating 75 new jobs at an average annual wage of \$100,777 and retaining 17 jobs at an average annual wage of \$129,616; and

WHEREAS, the AGENCY prepared a written report and the request was presented to the Board of County Commissioners (BOARD) on June 7, 2022; and

WHEREAS, the BOARD approved the incentive request for four (4) years ad valorem taxes on real property improvements and new tangible personal property (general county portion) and up to 100% of fees collected by the County (impact fees), with an incentive value estimated to be \$669,555; and

WHEREAS, the BOARD directed the County Attorney's office to prepare an Economic Development Grant Agreement for this project; and

WHEREAS, the COUNTY has reviewed the terms, provisions, conditions and requirements of the proposed Economic Development Grant Agreement (attached hereto and incorporated herein), and has determined that accepting the terms of the Economic Development Grant Agreement, and executing said Agreement will serve the interests of the COUNTY.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THAT:

SECTION 1. Incorporation of Recitals.

The Recitals expressed above are incorporated by reference into the body of this Resolution, and such Recitals are hereby adopted as findings of fact.

SECTION 2. Authorization to Execute.

The County Administrator, or designee, is hereby authorized to execute an agreement substantially in the same form as the attached Economic Development Grant Agreement on behalf of the County for the purposes mentioned above.

SECTION 3. Correction of Errors.

To the extent that there are typographical and/or administrative errors and/or omissions that do not change the tone, tenor, or context of this Resolution, then this Resolution may be revised without subsequent approval of the Board of County Commissioners.

SECTION 4. Effective Date.

This Resolution shall be effective upon execution by the Chair of the Board of County Commissioners.

PASSED AND ADOPTED by the Board of Board of County Commissioners of St. Johns County, Florida this 6th day of September 2022.

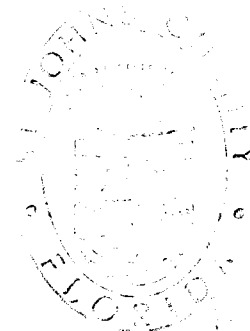
BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: 
Henry Dean, Chair

ATTEST: Brandon J. Patty,
Clerk of the Circuit Court & Comptroller

By: 
Deputy Clerk

Rendition Date 9/8/22



ECONOMIC DEVELOPMENT GRANT AGREEMENT

THIS ECONOMIC DEVELOPMENT GRANT AGREEMENT is entered into between **ST. JOHNS COUNTY, FLORIDA** (the County), a political subdivision of the State of Florida, located at 500 San Sebastian View, St. Augustine, Florida, 32084 and **BORLAND-GROOVER CLINIC, P.A. (Borland)**, a Florida Profit Corporation that is qualified to do business in Florida, whose primary place of business is located at 4800 Belfort Road, Jacksonville, Florida 32256, this ____ day of _____, 2022.

RECITALS

WHEREAS, Section 125.045, Florida Statutes, declares that a public purpose is served when a county makes economic development grants to private enterprises for the expansion of businesses existing in the county, or the attraction of new businesses to the county; and

WHEREAS, Section 125.045, Florida Statutes, authorizes counties to spend public funds for economic development activities, including the making of economic development grants; and

WHEREAS, Section 125.045, Florida Statutes, expressly notes that such section of the Florida Statutes, “must be liberally construed in order to effectively carry out the purposes of this section” of the Florida Statutes; and

WHEREAS, consistent with Section 125.045, Florida Statutes, St. Johns County, pursuant to Ordinance 2014-30, adopted and implemented a St. Johns County Business Incentive Program, for the purpose of providing economic development grants for private enterprises which meet the criteria established under the ordinance; and

WHEREAS, **Borland** received a favorable recommendation for award of an Economic Development Grant by the Board of County Commissioners; and

WHEREAS, **Borland** anticipates creating 75 new jobs at an average annual wage of \$100,777 and retaining 17 jobs at an average annual wage of \$129,616; and

WHEREAS, **Borland** is constructing a two-story building totaling approximately 35,000 square feet at 150 Longleaf Pine Parkway in St. Johns within St. Johns County, Florida with an ambulatory surgical center on the first floor and clinic and medical offices on the second floor that will provide gastrointestinal healthcare services; and

WHEREAS, in accordance with Ordinance 2014-30, **Borland** submitted an application to the County for the award of an Economic Development Grant, seeking incentives to reimburse up to one hundred percent (100%) of Impact Fees and one hundred percent (100%) of the general county portion of ad valorem taxes on capital

improvements for four (4) years associated with the project and new tangible personal property for four (4) years associated with the project; and

WHEREAS, in accordance with Ordinance 2014-30, the St. Johns County Economic Development Agency (Agency) has reviewed the application and issued a report evaluating the proposed enterprise.

NOW THEREFORE, the County and **Borland** (the Parties), in consideration of the terms set forth below, agree as follows:

Section 1. Effect of Recitals.

The Recitals expressed above are incorporated by reference into the body of this agreement as a substantive part hereof, and such Recitals shall be adopted as findings of fact.

Section 2. Project Details.

The Project shall be restricted to the specific details contained in **Borland's** Application for Economic Development Grant, a copy of which is attached to this agreement as Exhibit A, and a New Job Phasing Schedule through 2029, a copy of which is attached to this agreement as Exhibit B, which is incorporated into this agreement by reference.

Section 3. Duration.

This agreement shall be effective upon execution by both parties and shall terminate when the County submits the final payment of the County Economic Development Grant to **Borland**, or on September 30, 2033, whichever occurs first.

Section 4. Definitions.

Unless stated otherwise in this agreement, all terms that are defined in Ordinance 2014-30 shall have the same meaning as is set forth therein.

Section 5. Total Number of New Full-Time Equivalent Jobs.

(a) **Borland** represents that it will provide at least 75 new full-time equivalent jobs in St. Johns County as a result of the project, in addition to the 17 full-time jobs that exist in St. Johns County as of March 4, 2022 per Exhibit A. The new full-time equivalent jobs are to be created by December 31, 2029, at the latest, as provided in the schedule attached hereto as Exhibit B.

(b) **Borland's** representation of the number of new full-time equivalent jobs that will be created by the project was a factor relied upon by the County with respect to entering into this agreement. Therefore, once **Borland** fulfills the full-time equivalent jobs

requirement as set forth in subsection (a) above, the business shall be required to maintain at least that many full-time equivalent jobs in the County in order to maintain its eligibility to receive Economic Development Grant funds pursuant to this agreement.

Section 6. Average Wage of Full-Time Equivalent Jobs.

(a) **Borland** represents that they will collectively provide wages at an average of at least \$100,777 in the aggregate for the new full-time equivalent jobs created in St. Johns County as a result of the project. The average wage of \$100,777 for the new full-time equivalent jobs as well as the average wage of \$129,616 for the existing full-time equivalent jobs is to be provided for each year a grant payment is requested.

(b) **Borland's** representation of the average wage of the new full-time equivalent jobs was a factor relied upon by the County with respect to entering into this agreement. Therefore, once **Borland** fulfills the full-time equivalent jobs requirement as set forth in Section 5 of this agreement, the average wage of the new full-time equivalent jobs and existing full-time equivalent jobs in the County shall be considered a condition associated with **Borland's** eligibility to receive County Economic Development Grant funds.

(c) If, at any time during the term of this agreement, the average wage of the new full-time equivalent jobs falls below \$100,777 or the average wage of the existing full-time equivalent jobs falls below \$126,616, the County may recalculate the amount of the Economic Development Grant based on Section 11 of St. Johns County Ordinance 2014-30, as may be amended from time to time.

Section 7. Payment of Fees and Taxes Prior to Claim Submission.

Prior to any submission of claim by **Borland** to the County for a County Economic Development Grant payment, **Borland** shall pay to the County a total amount equal to the general County portion of County ad valorem taxes and tangible personal property taxes as well as applicable impact fees for the project. It is expressly understood by the Parties that **Borland** shall pay the total amount of County ad valorem taxes and tangible personal property taxes as shown on **Borland's** tax bill prior to **Borland** applying for, or receiving, any County Economic Development Grant payment in any eligible County Fiscal Year.

Section 8. Authority of the Board to Review Records.

(a) The County and Agency reserve the right to review the applicable financial and personnel records of **Borland** relating to the capital investment and new and existing full-time equivalent jobs contemplated under this agreement in order to determine the degree of **Borland's** compliance with this agreement, as well as **Borland's** compliance with the applicable provisions of Ordinance 2014-30, as may be amended from time to time.

(b) The Agency shall maintain such financial and personnel records, data, information, correspondence and documents as confidential to the full extent permitted under Chapter 119, Florida Statutes, consistent with the request of **Borland** for such purpose. **Borland** shall label any records provided to the County that contain trade secrets or proprietary information prior to such records being provided to the County.

Section 9. Timely Filed Claims; Consequences for Failure to File Timely Claims.

(a) Economic Development Grant payments shall be made pursuant to the requirements set forth in the St. Johns County Business Incentives Ordinance, as may be amended from time to time.

(b) For each fiscal year in which **Borland** is eligible for an Economic Development Grant payment, **Borland** shall submit a claim to the County for such payment prior to the end of the fiscal year. Any claim made pursuant to this agreement shall comply with the requirements set forth in Ordinance 2014-30.

(c) If **Borland** fails to timely submit a claim to the County for an Economic Development Grant payment during any eligible fiscal year, then **Borland** shall waive its right to such payment for that particular fiscal year. Any such waiver shall not affect **Borland's** right to seek Economic Development Grant payments in any other fiscal year during the term of this agreement.

(d) Upon written request by **Borland**, the Board may consider and approve an untimely claim for an Economic Development Grant payment. Such relief shall be granted no more than once during the term of this agreement. Nothing in this subsection shall create any obligation on the part of the Board to approve an untimely claim for an Economic Development Grant payment.

Section 10. Conditions of Compliance; Consequence for Failure to Comply.

(a) In order to remain eligible for County Economic Development Grant payments, **Borland** must abide by and comply with the provisions set forth in this agreement, any incorporated attachments or exhibits, any amendment to this agreement and any applicable provisions of Ordinance 2014-30.

(b) **Borland** shall complete construction of the project and occupy the building by September 30, 2024.

(c) Should the County or Agency determine that **Borland** has failed to comply with the conditions set forth in Sections 5, 6, or 10(b) of this agreement, the County shall notify **Borland** of such non-compliance no later than thirty (30) days after the County or Agency makes such a determination. **Borland** shall have thirty (30) days from the date of the County's notification in which to submit to the County a written report that either sufficiently documents **Borland's** compliance with the conditions set forth in the County's notification or sufficiently sets forth all corrective action to be taken by

Borland in order to come into compliance with the conditions set forth in Sections 5, 6, or 10(b) above.

(d) If **Borland** fails to sufficiently establish its compliance with the conditions set forth above within thirty (30) days after notification of non-compliance, or fails to provide a plan to cure approved by the Agency or the County within such time, then the County may terminate this agreement without further notice to **Borland**, and the parties shall be released from any further obligations under this agreement.

Section 11. Acknowledgment of Compliance as a Condition Precedent to Payment and Consequences for Failure to Comply.

(a) By executing this agreement, **Borland** represents that it has obtained all licenses and other authorizations to do business in the state of Florida and in St. Johns County. **Borland** acknowledges that obtaining such licenses and authorizations is a condition precedent to receiving any County Economic Development Grant Payment. Failure to maintain such licenses and authorizations shall result in **Borland** losing its eligibility to receive future Economic Development Grant Payments for the duration of the non-compliance.

(b) By executing this agreement, **Borland** acknowledges that compliance with all terms of this agreement shall be a condition precedent to **Borland** receiving any County Economic Development Grant payment. Failure to comply with the terms of this agreement shall result in **Borland** losing its eligibility to receive future Economic Development Grant Payments for the duration of the non-compliance.

Section 12. Notice Regarding Grant Payments to Borland

(a) **Borland** acknowledges that the County's payment of grant funds pursuant to this agreement is contingent upon the appropriation of sufficient funds for that purpose by the Board. Pursuant to the requirements of Section 129.07, Florida Statutes, payments made under this agreement shall not exceed the amount appropriated in the County's budget for such purpose in that fiscal year. Nothing in this agreement shall create any obligation on the part of the Board to appropriate funds for Economic Development Grants during any given fiscal year.

(b) If Economic Development Grant funds are unavailable in a particular fiscal year, **Borland** shall not receive additional grant payments in a succeeding fiscal year in order to make up for such unavailability unless the Board authorizes such payment by resolution. If the Board authorizes additional payments pursuant to this subsection, the County and **Borland** shall execute an amendment to this agreement, which shall incorporate the resolution authorizing the additional payments.

Section 13. Total Amount of County Economic Development Grant; Re-Calculation of Total Amount Permitted.

(a) **Borland** shall be eligible to receive grant payments under this agreement in the following fiscal years:

(1)	2026	(3)	2028	(5)	2030	(7)	2032
(2)	2027	(4)	2029	(6)	2031	(8)	2033

(b) Subject to the provisions of Ordinance 2014-30, the Business Incentive Program, and this agreement, the average grant payment to be paid in each fiscal year is approximately \$92,077. An economic development grant calculation sheet is attached to this agreement as Exhibit C and is incorporated into this agreement by reference.

(c) Notwithstanding the provisions of subsection (b) above, **Borland's** eligibility for Economic Development Grant payments shall be calculated based on the standards set forth in Ordinance 2014-30, and Business Incentive Program guidelines. Grant payments are tied to **Borland's** ad valorem and tangible personal property tax assessments for the project and may fluctuate from year to year depending on **Borland's** property values.

(d) Notwithstanding any other provision in this agreement, the maximum amount of Economic Development Grant funds available to **Borland** under this agreement is \$669,555. However, nothing in this subsection shall entitle **Borland** to receive the maximum amount of funds if **Borland** would not be otherwise entitled to the funds according to **Borland's** grant calculation.

Section 14. Notices.

All official notices to the County shall be delivered by hand (receipt of delivery required), reputable overnight courier, or certified mail, return-receipt requested with postage prepaid and shall be deemed delivered upon confirmed receipt to:

St. Johns County Economic Development Office
500 San Sebastian View
St. Augustine, Florida 32084

Any official notice sent to the County shall be copied to the Office of County Attorney:

Office of County Attorney
500 San Sebastian View
St. Augustine, Florida 32084

All official notices to **Borland** shall be delivered by hand (receipt of delivery required), reputable overnight courier or by certified mail, return-receipt requested with postage prepaid and shall be deemed delivered upon confirmed receipt to:

Jackie Kennedy
Borland-Groover Clinic, P.A.
4800 Belfort Road
Jacksonville, FL 32256

Section 15. Timeframe for Borland's Approval, Acceptance and Execution of this Agreement; Consequences for Failure to Comply.

(a) Upon approval of this agreement by the Board, the County Administrator shall execute two copies of the agreement and forward both copies to **Borland**. **Borland** shall execute both copies and shall return one copy to the County, retaining the second copy for its records, within 30 days of the County Administrator's execution of the agreement.

(b) If **Borland** fails to timely execute and deliver a copy of this agreement to the County within 30 days of the County Administrator's execution of the agreement, and fails to apply to the Agency for an extension of time, the Board's approval of this agreement shall be automatically terminated and this agreement shall be rendered void.

(c) If **Borland** is unable to return an executed copy of this agreement to the County within 30 days of the County Administrator's execution of the agreement, **Borland** may apply to the Agency for a single extension not to exceed 30 days.

Section 16. Amendments to this Agreement.

Both the County and **Borland** acknowledge that this agreement constitutes the complete agreement and understanding of the parties. Except as otherwise provided in this agreement, any amendment to this agreement shall be in writing and shall be executed by duly authorized representatives of both the County and **Borland**.

Section 17. Termination.

(a) This agreement may be terminated as provided in Section 10 of this document.

(b) The County may terminate this agreement if **Borland** fails to comply with the terms of this agreement or the requirements of Ordinance 2014-30.

(c) Notice of termination of this agreement by either party shall be in writing and shall be delivered as provided in Section 14 of this agreement.

Section 18. Assignment.

Borland may not assign or otherwise transfer its rights and duties under this agreement. Should **Borland** assign or otherwise transfer its rights under this agreement, this agreement shall be automatically terminated. Nothing in this section shall prevent **Borland** from assigning or otherwise transferring its rights and duties under this agreement to an affiliate, subsidiary, or parent company of **Borland**.

Section 19. Public Records.

Borland acknowledges that the County is subject to the provisions of the Public Records Act (Chapter 119, Florida Statutes). This agreement, and all documents associated with this agreement, are public records and shall be disclosed to any person who requests them to the extent that they do not fall within a statutory exemption to disclosure. Notwithstanding the foregoing, the County shall not disclose any information that is required to be kept confidential pursuant to Section 288.075, Florida Statutes, or any other provision of state or federal law, unless it is ordered to do so by a court of competent jurisdiction or a state or federal agency that is authorized to require disclosure of confidential information.

Section 20. Captions.

The captions and headings in this agreement are for convenience only and do not define, limit, or describe the scope or intent of any part of this agreement.

Section 21. Severability.

If any part or application of this agreement is declared unconstitutional, or otherwise invalid, for any reason by a court of competent jurisdiction, such part or application shall be severable and the remainder of the agreement shall remain in full force and effect.

Section 22. Authority to Execute.

Each party covenants that it has the lawful authority to enter into this agreement and has authorized the execution of this agreement by the signatories below.

IN WITNESS WHEREOF, the Parties have executed this agreement this ____ day of _____, 2022.

**ST. JOHNS COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS**

By: _____
Hunter S. Conrad,
County Administrator

**ATTEST: BRANDON J. PATTY, CLERK
OF THE CIRCUIT COURT & COMPTROLLER**

By: _____

COMPANY

By: _____
Name: _____
Title: _____

WITNESS:

By: _____
Print: _____

EXHIBIT A
APPLICATION



**ST. JOHNS COUNTY ECONOMIC DEVELOPMENT
BUSINESS INCENTIVE PROGRAM GRANT APPLICATION**

APPLICANT BUSINESS INFORMATION

Business name: Borland Groover

Does the business operate under any other name? Yes No

If yes, list all business names associated with the business.

Federal employer identification number: 59-1784470

State sales tax registration number: N/A

Current company headquarters address: 4800 Belfort Rd.

City: Jacksonville State: Florida Zip code: 32256

Describe the primary and secondary business activities.

Borland Groover is engaged in gastrointestinal healthcare services and outpatient ambulatory surgical services. Borland Groover gastrointestinal specialists will potentially own and operate a two story location in St. Johns County with an ambulatory surgical center on the first floor and medical offices and clinic on the second floor.

Has the business and/or any associated businesses currently or recently (within the last five years) been in litigation? Yes No

If yes, please explain.

PROJECT CONTACT INFORMATION (Main Point of Contact for Incentive Request)

Name: Jackie Kennedy

Title: Chief Operating Officer, Ancillary

Address: 4800 Belfort Rd.

City: Jacksonville State: Florida Zip code: 32256
Work phone: 904.483.5869 Cell phone: 904.383.1182
E-mail address: jkennedy01@borlandgroover.com

BUSINESS CONTACT INFORMATION (If Different from Above)

Name: _____
Title: _____
Address: _____
City: _____ State: _____ Zip code: _____
Work phone: _____ Cell phone: _____
E-mail address: _____

PROJECT INFORMATION

Type of facility development: New Expansion Speculative
If speculative space, what is the intended use? N/A

Will the company purchase/lease existing space? Yes No

What is the estimated facility square footage under roof H/C?
35,000 SF

What date is construction projected to begin?
September 2022 (est.)

What date will the facility be complete and operational?
April 2024 (est.)

What is the parcel number and/or address (if identified)?
023630-0083 (parcel #), located off the 9B ramp and is on the corner of Longleaf Pine Pkwy and St. Johns Pkwy

Is the property zoned to accommodate the proposed use? Yes No

If not, what zoning change is required? _____

Have any permits, applications and/or pre-applications been submitted within St. Johns County regarding this project? Yes No

If yes, please explain.

How many full-time equivalent jobs new to St. Johns County are projected to be created as part of the project? 75

Provide the total number of existing full-time equivalent jobs that will be retained as part of the project.
17

Provide the type of new employment proposed and the average annual pay rate. Provide a list of positions and the wage rate for each position.

This project would bring high paying healthcare jobs to St. Johns County. The average annual wage for all employees working at the project site would be \$75,866, which is much higher than the average annual wage for the county of \$49,083. The attachment includes a list of all positions and annual wages for the potential project.

What is the 6-Digit NAICS code for the project's primary activities?
621111

Are other locations outside of St. Johns County being considered for this project? Yes No

If yes, what other locations besides St. Johns County are being considered for this project?

We have identified and are strongly evaluating several parcels in southern Duval County that do not have some of the costs and other constraints we are facing in St. Johns County.

What advantages or incentives offered by these other locations are considered important in the relocation decision?

There are no impact fees in Duval County, and real estate and utility costs for similar properties are much lower; which are complying to our needs.

Please provide any additional internal or external competitive issues impacting the decision regarding the project's location.

N/A

What role will the incentives play in the decision to locate the project to St. Johns County?

The County's Economic Development Grant will play a big role in bringing the Durbin Facility to fruition as it is becoming increasingly necessary to make this project viable. We have not closed on the property and are being impacted by exorbitant construction costs, tightening our capital budget due to the worldwide supply chain issues, and volatile financial markets from COVID-19. Additionally, we have run into wetland mitigation issues that will add additional costs and time restraints on this project. Furthermore, the County's help is essential for our expansion in the St. Johns County area and being able to serve the community in a timely manner.

Will the applicant be applying for other local, state or federal grants and/or incentives? If yes, please define.

No

Is the applicant or anyone associated with the project a relative or employer of any elected official, officer or employee of the County? Yes No

If yes, please specify.

Capital investment values:	Real property (land)	<u>\$2,475,000</u>
	Real property (building)	<u>\$17,785,865</u>
	Other taxable improvements	<u>N/A</u>
	Tangible assets (equipment)	<u>\$2,000,000</u>

Project description:

Provide a description of the proposed project explaining the desire to expand, locate or build within St. Johns County and the economic benefits the project would provide to the community.

Borland Groover has recently expanded into St. Johns County with the opening of our

St. Augustine Endoscopy Center. However, we would like to better serve the community with further expansion by adding another facility in the Durbin area. Borland

Groover can do this by providing current and future patients with easier access to

digestive health specialists, the most advanced technology, and procedures available to the

rapidly growing area. The grant will assist in making this project a reality. The

Durbin Facility would make our fourth ambulatory surgical center owned and operated

by Borland Groover gastrointestinal specialists serving patients in the North Florida area. In

closing, we believe the grant opportunity will greatly strengthen our business decision to expand further

in St. Johns County to continue our growth in the region.

DOCUMENTATION

Please submit the following documents with this completed application.

- Site Map – Map identifying the proposed location and property boundaries with an explanation of the possible transportation impacts.
- Florida Department of State (Sunbiz.org) Business Documents (If applicable at the time the application is submitted).

CONFIDENTIALITY REQUEST

The company requires confidentiality in its requests for consideration of economic incentives.

- Yes
- No

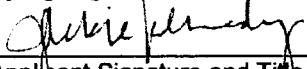
Please note that if information about the project has already been made public (the project has been in the media or is being promoted/marketed), then the project is not eligible for a confidentiality request.

If the applicant answers "yes" with respect to requesting confidentiality in its request for consideration of economic incentives, then the following authorization is required:

The applicant authorizes the disclosure, and covenants to hold the County, and its officials and employees and the Public Agency and its members, attorney, and staff harmless and release them from any liability that they incur, should they or any of them disclose information or records that the applicant has requested be kept confidential in the manner, and to the extent that is set forth in Section 288.075, Florida Statutes, when such disclosure is later requested or authorized by the applicant, when such information and records are no longer exempt from disclosure under the provisions of Section 288.075, Florida Statutes, when such disclosure results from an order, requirement or request, by, or from, a court of competent jurisdiction, or a Florida agency or department, or when such disclosure is required or authorized to be disclosed by this Ordinance, as amended from time to time.

SIGNATURE

By signing this document, I certify that I am authorized to submit an application on behalf of the company.



 Applicant Signature and Title

March 4, 2022

 Date

APPLICATION SUBMITTAL

Please return this completed application with required documentation to ecodev@sjcfl.us. For additional information, call 904-209-0560 or visit www.sjcfl.us/economicdevelopment.

Position	Total Number at the facility	Curent Staffing	Staff we need to hire	Annual Salary	Benefit Package
FT- RN (1st Floor) Surgery	21	0	21	\$67,509.56	ALL- Medical, Dental, 401 K
FT- RN (2nd Floor)	15	4	11	\$67,509.56	ALL- Medical, Dental, 401 K
FT- RN (2nd Floor) MA/LPN	4	2	2	\$43,277.00	ALL- Medical, Dental, 401 K
FT- MOS (ASC)	6	0	6	\$32,794.08	ALL- Medical, Dental, 401 K
FT - MOS (Office)	6	3	3	\$32,794.00	ALL- Medical, Dental, 401 K
FT- Anesthesia (CRNA) (1st Floor ONLY)	7	0	7	\$144,802.77	ALL- Medical, Dental, 401 K
FT- Processing Techs (Scope) (1st Floor ONLY)	4	0	4	\$32,596.80	ALL- Medical, Dental, 401 K
FT- RN Managing Staff (1st Floor) Nurse Manager	1	0	1	\$90,233.38	ALL- Medical, Dental, 401 K
FT- RN Managing Staff (1st Floor) Business Office Manager	1	0	1	\$67,100.61	ALL- Medical, Dental, 401 K
FT- RN Managing Staff (1st Floor) Administrator Manager	1	0	1	\$115,402.14	ALL- Medical, Dental, 401 K
FT- Managing Staff (2nd Floor) Office Manager	1	1	0	\$48,625.56	ALL- Medical, Dental, 401 K
FT- Infusion RN (2nd Floor)	2	0	2	\$52,570.09	ALL- Medical, Dental, 401 K
FT - Infusion Admin Asst	1	0	1	\$41,600.00	ALL- Medical, Dental, 401 K
FT- Materials Manager	1	0	1	\$53,040.00	ALL- Medical, Dental, 401 K
FT- Physicians	15	5	10	\$325,000.00	ALL- Medical, Dental, 401 K
FT - MOR	3	1	2	\$33,280.00	ALL- Medical, Dental, 401 K
FT - Back Office Billing	3	1	2	\$41,600.00	ALL- Medical, Dental, 401 K
	92	17	75		

EXHIBIT B

NEW JOB PHASING SCHEDULE

EXHIBIT B

NEW JOB PHASING SCHEDULE THROUGH 2029

4 th Quarter 2026 (ending December 31)	34 New Jobs
4 th Quarter 2027 (ending December 31)	24 New Jobs
4 th Quarter 2028 (ending December 31)	10 New Jobs
4 th Quarter 2029 (ending December 31)	<u>7 New Jobs</u>
Total by 4 th Quarter 2029	75 New Jobs

EXHIBIT C

COUNTY ECONOMIC DEVELOPMENT GRANT CALCULATION

**ESTIMATE OF ECONOMIC DEVELOPMENT
GRANT CALCULATION
BORLAND GROOVER**

Calculations based on County Ordinance 2014-30 and millage rates effective on October 1, 2021

Category: **New Industry**

POINTS AWARDED

Target Industry:	Health & Life Sciences	2
Facility Size:	35,000 sq. ft.	1
New Employment:	75	1.5
Wage Rates:	125%+ avg. wage rate	2
Additional Consideration:	School capacity	1
Total Points		7.5

The applicant scored 7.5 points under the New Industry Category. Therefore, this project is eligible for an Economic Development Grant equal to 100% of impact fees paid to the county, four (4) years Ad Valorem tax (general county portion) on capital improvements and four (4) years tangible business personal property tax (general county portion).

Total Value of Capital Improvements	17,785,865
Multiplied by County Millage Rate	0.46537%
Annual Ad Valorem Tax (general county portion)	82,770
Multiplied by # Eligible Years	4
Ad Valorem Tax (general county portion) Estimate =	331,080

Total Estimated Value of New Tangible Assets	2,000,000
Multiplied by County Millage Rate	0.46537%
Annual New Tangible Business Personal Property Tax (general county portion)	9,307
Multiplied by # Eligible Years	4
Total Tangible Business Personal Property Tax (general county portion) Estimate =	37,230

Total Square Footage	35,000	
Impact Fee Category: Medical Office (includes buy down % to promote Economic Development)	35,000 (\$8,607 per 1,000 sq ft)	
Impact Fee Estimate (100%) =		301,245

Water/Sewer Total Unit Connection Fees (not applicable because in JEA service area) -

TOTAL ESTIMATED INCENTIVE **669,555**

Payout will begin when capital improvements are recognized on the tax roll. Annual installments will not exceed the annual general county portion of the ad valorem tax paid each year.

PAYOUT SCHEDULE:

Total Maximum Possible Incentive:	669,555
Payout will consist of estimated annual installments of:	92,077

*The annual payment is based on the general county portion of the ad valorem taxes and tangible personal property taxes paid each year, which could fluctuate with increasing property values. The total payout will not exceed the total incentive granted.