

Overview

Impact Fee Mitigation

Capital Facilities Impact Construction



Eligibility

- Is the County in a non-competitive position with other local governments that do not charge impact fee?
- Is the owner or business in any real or perceived disadvantage from the imposition of the impact fee?

Requirements for Capital Facilities Impact Construction

Option 1

- Is a Qualified Targeted Industry (QTI)
- Does it create 10 new jobs or contribute a 10% increase in existing jobs,
- Are the jobs at least 115% of Polk County average wage, including benefit package
- Maintain the QTI status within Polk County including the jobs created at the target salary levels, for a minimum of 7 years

Option 2

- Is a Qualified Targeted Industry (QTI)
- Does it create 10 new jobs or contribute a 10% increase in existing jobs,
- Are the jobs at least 100% of Polk County average wage, excluding benefits
- Is the company making a capital investment in the County of 10 million or greater in construction, renovation and equipment
- Maintain the QTI status within Polk County including the jobs created at the target salary levels, for a minimum of 7 years

Option 3

- Qualifies as the owner of real property upon which Capital Facilities impact construction is to occur.
- Facilities shall be leased for an initial term of no less than seven years to a QTI business that qualifies for Economic Development impact fee mitigation under category B1 or B2 above

Application Process

- File standard application with County Manager
- Submit \$500 fee prior to the impact fee payment date

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Option 1

If company qualifies under Option 1 as business or owner (not both)

- Is a Qualified Targeted Industry (QTI)
- Does it create 10 new jobs or contribute a 10% increase in existing jobs,
- Are the jobs at least 115% of Polk County average wage, including benefit package
- Maintain the QTI status within Polk County including the jobs created at the target salary levels, for a minimum of 7 years

Minimum Number of Jobs	Average Wage	Mitigation amount
10 or 10% increase	115%	\$3,500 per job created
10 or 10% increase	125%	\$5,000 per job created
10 or 10% increase	150%	\$7,500 per job created

Option 2

If company qualifies under Option 2 as business or owner (not both)

- Is a Qualified Targeted Industry (QTI)
- Does it create 10 new jobs or contribute a 10% increase in existing jobs,
- Are the jobs at least 100% of Polk County average wage, excluding benefits
- Is the company making a capital investment in the County of 10 million or greater in construction, renovation and equipment
- Maintain the QTI status within Polk County including the jobs created at the target salary levels, for a minimum 7 years

Minimum Number of Jobs	Total Capital Investment	Mitigation amount
10 or 10% increase	\$10-\$24.9 million	25% of total impact fees
10 or 10% increase	\$25-49.9 million	30% of total impact fees
10 or 10% increase	\$50 million or more	40% of total impact fees

Option 3

- If company qualifies under Option 3 as business or owner (not both) and leased to Qualified Target Industry business that qualifies under B1 or B2

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Specifications

The board may increase the mitigation amounts up to but not exceeding 50% of total impact fees. No more than one impact fee mitigation may be granted for each Capital Facilities Impact Construction

7 year period of eligibility

Lien:

The Impact Fee Mitigation Agreement shall include provisions imposing a lien on the Capital Facilities Impact Construction in the amount of the Impact Fees mitigated for a period of seven (7) years. Such lien will have priority over all other liens

Letter of Credit:

In lieu of lien and with permission of County Manager the applicant may post an irrevocable letter of credit payable by a financial institution, acceptable to the County to ensure payment of impact fees in the event the property no longer qualifies for the mitigation for a period of 7 years. Such letter shall be held in the original signed form by the County Attorney's office

The amount of the Impact Fees shall not be increased to replace any revenue lost due to the ED Impact Fee Mitigation program.

Economic Development Impact Fee Mitigation Application



1) Contact Information

a) Name of business (Project name) _____
Must be a business unit or reporting unit of a business unit that is registered with or will be registered with the State of Florida for unemployment compensation purposes.

b) Type of business corresponding to the most recently adopted State of Florida Qualified Target Industry list: _____

c) Contact Person: _____
Phone Number: _____
Email: _____

d) Business FEIN: _____

2) Project Information

a) Is the project (please circle): Expansion Relocation/location

b) Is the project (please circle): New Construction Change of Use

c) Location of Property/legal description of property _____

d) Name and address of property owner, if different than business owner _____

e) What is the anticipated size of new construction: _____

f) Date by which all construction is anticipated to be completed: _____

g) What is the anticipated value of improvements to be made on-site: \$ _____

h) What is the anticipated capital investment in equipment for the site \$ _____

Economic Development Impact Fee Mitigation Application



3) Project Employment

a) Total number of net new jobs created by the project at the business unit that is to be located or expanded in Polk County: _____

b) Date by which the new jobs will be created: _____

4) Proof of Qualification

a) Company has demonstrated that there is a real or perceived disadvantage occurring from the imposition of impact fees. _____yes _____no

b) **Eligibility** (circle a, b or c)

a) Section 2.08 **B1**

Minimum 10 new jobs, 115% wage (excluding benefit cost), no capital investment requirement, must provide proof of employee health insurance and retirement benefits.

b) Section 2.08 **B2**

Minimum 10 new jobs, 100% wage, minimum 10 million capital investment

c) Section 2.08 **B3**

Owner of real property, facility must be leased to QTI business that qualifies under B.1 or B.2

c) \$500 payment received _____yes _____no

d) Permit # _____

E) Impact Fee Land Use Category _____

**Economic Development
Impact Fee Mitigation Application**



STATE OF FLORIDA COUNTY OF _____

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20____,
by _____.

Personally Known _____; OR Produced Identification _____

Type of Identification Produced: _____

Signature: _____

NOTARY PUBLIC-State of Florida
sign _____
print _____

Signature of applicant _____ Date _____

Authorized by County Manager _____ Date _____