

RESOLUTION NO. 91- 166

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA PROVIDING ENCOURAGEMENT TO PGA TOUR, INC. TO LOCATE PGA TOUR PRODUCTIONS AND THE PGA TOUR GOLF HALL OF FAME IN ST. JOHNS COUNTY; ACKNOWLEDGING THE POSITIVE ECONOMIC AND OTHER BENEFITS TO BE DERIVED BY THE COUNTY; EVIDENCING INTENT TO HOLD A PUBLIC HEARING TO CONSIDER PASSAGE OF AN ORDINANCE AUTHORIZING THE COUNTY TO PURCHASE PRODUCTION AND PROMOTIONAL SERVICES FROM PGA TOUR, INC. AS A RESULT OF THE LOCATION OF THE PGA TOUR GOLF HALL OF FAME IN ST. JOHNS COUNTY; INDICATING THAT THE BOARD WILL CONSIDER RELIEF FROM IMPACT FEES AND OTHER TAXES AND FEES FOR THE NON-PROFIT ELEMENTS OF THE PGA TOUR GOLF HALL OF FAME PROJECT; INDICATING THE BOARD'S INTENT IN THE EVENT THE PGA TOUR GOLF HALL OF FAME PROJECT IS LOCATED WITHIN A DEVELOPMENT OF REGIONAL IMPACT APPROVED BY ST. JOHNS COUNTY; CONTAINING OTHER PROVISIONS PERTAINING TO THE PGA TOUR PROJECT; AND PROVIDING AN EFFECTIVE DATE.

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

ARTICLE I

GENERAL

SECTION 1.01. Findings.

(a) PGA TOUR, Inc., the sanctioning body for men's professional golf tournaments, whose National Headquarters is in Ponte Vedra Beach, has advised the Board of County Commissioners of St. Johns County, Florida (the "Board") that PGA TOUR, Inc. is considering locations for its PGA TOUR Golf Hall of Fame project in St. Johns County (the "County") and the relocation of PGA TOUR Productions to the County;

(b) The Board has been advised by PGA TOUR, Inc. that the PGA TOUR Golf Hall of Fame project (the "Project") is expected to include:

- ° The PGA TOUR Golf Hall of Fame, a national and international tourist destination
- ° The National Headquarters of PGA TOUR Productions
- ° A Four-Star Resort Hotel

- ° Two 18 Hole, Resort Quality Golf Courses and Club House
- ° A Golf Academy

(c) PGA TOUR, Inc. has represented to the Board that the PGA TOUR Golf Hall of Fame will be a charitable non-profit organization and that the PGA TOUR Golf Hall of Fame and its location will receive national and international exposure through public service announcements during PGA TOUR, Inc. televised events on ABC, NBC, CBS, and ESPN, including the annual induction ceremony of honorees into the PGA TOUR Golf Hall of Fame, and in periodic features of the TOUR's two national televised shows, "Inside the PGA TOUR," and "Inside the Senior PGA TOUR";

(d) PGA TOUR, Inc. has represented to the Board that it is an equal opportunity employer and is committed to total community participation in job opportunities both during construction and for permanent employment;

(e) PGA TOUR, Inc., by its actions and previous project designs has shown a sensitivity to the environment and has made a commitment to the County to incorporate "design with nature" as a major design criteria for the Project;

(f) The location of the PGA TOUR Golf Hall of Fame Project in St. Johns County will benefit the entire Florida First Coast Region and especially the host county and has a potential to unite the surrounding cities and counties in a common effort to receive a common benefit;

(g) The related sales and tourist income and tax benefits of the Project will contribute toward improving the quality of life in the County;

(h) Property development in areas adjacent to and including the PGA TOUR Golf Hall of Fame Project will be accelerated thus directly impacting on and adding construction employment, permanent employment and property tax increases to the area.

SECTION 1.02. Project Support.

The Board of County Commissioners of St. Johns County, on behalf of the residents of the County, and for the benefit of residents of the entire County, supports the effort of PGA TOUR, Inc. to relocate PGA TOUR Productions to the County and to develop the PGA TOUR Golf Hall of Fame Project in the County, and encourages PGA TOUR, Inc. to undertake that relocation and development in the manner herein provided.

ARTICLE II

ENCOURAGEMENT AND SUPPORT

SECTION 2.01 Production Opportunities and Financial Support.

The Board will hold a public hearing to consider passage of an ordinance that will encourage the relocation of PGA TOUR Productions to the County and the construction of the Project within the County by authorizing the Board to enter into a Tourism Development Agreement with PGA TOUR, Inc. wherein among other things, (i) PGA TOUR, Inc. will agree to relocate its division, PGA TOUR Productions, to the County and will construct, operate and maintain the Project within the County, (ii) the Board will agree to purchase production services and promotional opportunities for the County from PGA TOUR, Inc. on terms to be negotiated, but in general at the price of One Million Six Hundred Thousand Dollars (\$1,600,000.00) plus certain interest payments required to be paid by PGA TOUR, Inc. to the City of Jacksonville, Florida, and (iii) the Board will contract with

PGA TOUR, Inc. and/or PGA TOUR Productions, as applicable, for continuing promotional opportunities for the benefit of the County and will encourage the City of St. Augustine to do the same.

SECTION 2.02 Impact Fee and Tax Relief.

Upon specific request by PGA TOUR, Inc. the Board shall consider the pros and cons of implementing impact fee and tax relief for the non-profit charitable elements of the PGA TOUR Golf Hall of Fame Project and the elements that will be principal attractors of increased and/or accelerated County economic development, such as the PGA TOUR Golf Hall of Fame Golf Courses.

SECTION 2.03 Community Development District.

Upon the submission to the Board of a petition as prescribed by Florida Statute Chapter 190, the Board will review the need for establishment of a Community Development District that would include the Project with the understanding that any general tax benefits enjoyed by the County as a result of the Project would be utilized county-wide and, if the Board determines that such a District is needed and appropriate, the Board will support the formation of such a District.

SECTION 2.04 Infrastructure Needs.

Upon specific request by PGA TOUR, Inc., the Board will review the infrastructure needs of the PGA TOUR Golf Hall of Fame Project including transportation and water and sewer service. The County intends to cooperate with PGA TOUR, Inc. in its efforts to obtain federal and state funding for such infrastructure improvements and the County will, at the request of PGA TOUR, Inc., review the County's capital improvements programs to determine whether it is practicable for the County to revise and accelerate certain of the County's capital improvements programs to insure that adequate infrastructure exists to serve the PGA TOUR Golf Hall of Fame Project at the time of its opening.

SECTION 2.05 Development of Regional Impact Implication.

If the PGA TOUR Golf Hall of Fame Project is located within an approved Development of Regional Impact (DRI) in the County, the County intends, to the extent allowed by law, to look to the DRI Developer as the responsible party to fulfill the obligations and commitments of the Development Order and its supporting documents and not to PGA TOUR, Inc. or its subsidiaries as owners within the DRI to fulfill such commitments and obligations. Further, the County intends, to the extent allowed by law and by the Development Order approving the DRI and its supporting documents, to support any modifications/amendments to the DRI necessary and appropriate to facilitate the construction of the PGA TOUR Golf Hall of Fame Project within the County. Further, the County will cooperate with PGA TOUR, Inc. and/or the DRI developer in their efforts to obtain approval of such modifications and amendments as the Board may determine are appropriate under the DRI, Florida Statutes, and County land development regulations.

SECTION 2.06 Active Political Support.

The Board intends to provide local political support and participate in active solicitation of political support for securing regional, state and federal cooperation and participation in the PGA TOUR Golf Hall of Fame Project, including, when appropriate, the passing of resolutions encouraging such governmental entities to issue the permits necessary to construct and operate the PGA TOUR Golf Hall of Fame Project within the County.

SECTION 2.07 Dissemination of Information.

The Board intends to actively encourage local community groups and organizations to meet with the representatives of

PGA TOUR, Inc. to learn, firsthand, of the potential positive impact the Project can have for the region.

ARTICLE III
MISCELLANEOUS

SECTION 3.01 Effective Date.

This Resolution shall become effective immediately upon its passage.

PASSED, APPROVED AND ADOPTED this 22nd day of October, 1991.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Donald H. Shedd*
Its Chairman

(OFFICIAL SEAL)

ATTEST: Carl "Bud" Markel, Clerk

By: *Carl Bud Markel*
Clerk

I, Carl "Bud" Markel, Clerk of the Board of County Commissioners of St. Johns County, Florida, hereby certify that the foregoing is a true and correct copy of Resolution No. 91-166 of said Board passed and adopted on October 22, 1991.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Board this 23 day of October, 1991.

Carl Bud Markel
Clerk

(OFFICIAL SEAL)