

RESOLUTION NO. 2004- 91

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA FINDING THAT RULON COMPANY BE APPROVED AS A QUALIFIED APPLICANT PURSUANT TO §288.106, FLORIDA STATUTES; AND PROVIDING AN APPROPRIATION OF \$100,000.00 AS LOCAL PARTICIPATION IN THE QUALIFIED TARGET INDUSTRY TAX REFUND PROGRAM, AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA as follows:

WHEREAS, the business under consideration manufactures acoustical wood and PVC ceiling and wall systems for very high-end commercial applications, specifically, Rulon Company; and

WHEREAS, Rulon Company is located at 105 Rulon Drive, Brunswick, Georgia 31525; and

WHEREAS, Rulon Company service markets throughout North America, Central America, Mexico and other selected international projects; and

WHEREAS, Rulon Company will bring 60 new jobs, with a proposed growth to 100 jobs within 3 years to St. Johns County with an average salary of \$55,000 per year; and

WHEREAS, Rulon Company is a targeted industry and has applied for a Qualified Target Industry Tax Refund of which the St. Johns County will provide a local match of 20%;

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

Section 1. The above Recitals are incorporated by reference into the body of this Resolution, and such Recitals are adopted as Findings of Fact.

Section 2. The Board of County Commissioners of St. Johns County, Florida (Board) recommends to the State of Florida that Rulon Company be approved as a Qualified Target Industry Business pursuant to Section 288.106, Florida Statutes.

Section 3. The Board acknowledges that the necessary commitment of local financial support for the Rulon Company, as a Qualified Target Industry Business for the Qualified Industry Tax Refund Program exists in an amount not to exceed one hundred thousand dollars (\$100,000.00), spread over at least a minimum of four (4) County fiscal years.

Section 4. That any money paid by the County under the Qualified Target Industry Tax Refund Program will be paid to the Florida Economic Development Trust Fund, as required, and containing the stipulation that such funds are intended to represent the "local participation" pursuant to Section 288.106, Florida Statutes.

Section 5. This resolution shall take effect immediately upon its adoption.

DULY ADOPTED BY THE GOVERNING BOARD OF ST. JOHNS COUNTY, FLORIDA this 4th day of May, 2004.

ATTEST:

Cheryl Strickland, Clerk

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

Yare R. Oster
Chairman

Patricia DeGrande
Deputy Clerk

RENDITION DATE 5-5-04



Payment Schedule for Rulon Company

Project Jobs	12/31/04	12/31/05	12/31/06	12/31/07	12/31/08	12/31/09	12/31/10	12/31/11	TOTAL
	0	60	20	20	0	0	0	0	100

QTI Business Requested Maximum Tax Refund Schedule (288.106, Florida Statutes) @ 100%

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	TOTAL
Phase I	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000		\$ -	\$ 300,000
Phase II	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 100,000
Phase III	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 100,000
Phase IV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase V	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total by Year:	\$ -	\$ -	\$ 75,000	\$ 100,000	\$ 125,000	\$ 125,000	\$ 50,000	\$ 25,000	\$ 500,000

Local Match:	\$ -	\$ -	\$ 15,000	\$ 20,000	\$ 25,000	\$ 25,000	\$ 10,000	\$ 5,000	\$ 100,000
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Based on requested maximum of \$5,000 per project job

GENERAL PROJECT OVERVIEW

Rydon Company

Name of Business

Project Title (1-5 word description)

FOR EFI USE ONLY	
Date Received	Date Completed
Project Number	

It is suggested that you contact Enterprise Florida at the below address to discuss your project and application before submitting a formal proposal

The completed and signed application must be filed with:

Enterprise
FLORIDA, Inc.

The Atrium Building, Suite 201 • 325 John Knox Road
Tallahassee, Florida 32303
850/488-6300 • Fax: 850/922-9595
<http://www.eflorlda.com/>

Employer Identification

BUSINESS INFORMATION:

1. a) Name of Business Unit: RULON COMPANY
- b) Mailing Address: 105 RULON DRIVE, BRUNSWICK, GA 31528
- c) Name of Parent Company (if applicable):
- d) Primary business unit contact:
Name: WAYNE H. ROBISON Title: PRESIDENT/CEO
Company: RULON COMPANY
Address: 105 RULON CO
Phone: 912-262-1101 Fax: 912-262-1108
Email: WAYNE@RULON.COM Website: RULONCO.COM
- e) Business unit's federal employer identification number: 58-2337657
- f) Business unit's unemployment compensation identification number: _____
- g) Business unit's Florida sales tax registration number: NOT REGISTERED
- h) List NAICS and SIC codes of all activities of the business unit: 3412 -
Targeted Industry: 8810 - 2812 WOOD PRODUCTS
- i) Describe the business unit's primary business activities/function: MANUFACTURER
2. a) Is the business unit minority owned: _____ YES NO
- b) If YES, explain: _____
3. Business unit's tax year (ex: Jan. 1 - Dec. 31): Jan 1st - Dec 31st

Project Identification/Information

4. a) Is the business unit a (please choose one):
 A new business unit to Florida
 An expansion of an existing Florida business unit
- b) If an expansion, how many Florida employees are currently in the expanding business unit? N/A
- c) How many individuals are employed in ALL Florida locations? N/A

¹ Existing Florida employees cannot be included for consideration in certain incentive awards.

² Incentives may not be used in connection with any project that involves the relocation of jobs from one Florida community to another.

5. Full project description: RELOCATION OF CORPORATE HEADQUARTERS AND MANUFACTURING OPERATIONS TO FLORIDA

6. Check the appropriate box and complete the line item:
 Project's current location address: 105 RULON DRIVE, BRUNSWICK, GA.
 Project's proposed location address: NOT DECIDED

7. a) Located on Brownfield Site or in a Brownfield Area? NOT DECIDED YES _____ NO _____
(Please attach a copy of the official document that designated this area a brownfield area.)
b) Will project be locating or expanding in an Enterprise Zone? NOT DECIDED
_____ YES _____ NO Which Zone: _____
c) Will project be locating in a designated rural area? NOT DECIDED
_____ YES _____ NO Which designated rural area: _____

8. County in which project is/will be located: _____

9. Please check the box that best defines your project. Answer a) AND b), if applicable:
a) Multistate business enterprise b) Regional headquarters office
 Multinational business enterprise National headquarters office
 International headquarters office

10. Please estimate percentage of gross receipts or final sales resulting from this project that will be made outside of Florida: 95 %

11. Indicate the portion of the project (if any) that will be performing non-headquarters functions. Enter the industry description and code of each industry included in this project:

Business unit Activities	5-6 digit NAICS Code	4 digit SIC Code
<u>MANUFACTURING WOOD PRODUCTS</u> 65%	_____	<u>2812</u>
<u>ADMIN / SALES / ENGR & MANAGEMENT</u> 35%	_____	<u>8810</u>

12. List the 5-6 digit NAICS and 4 digit SIC code(s), estimated employment, and the annualized average wage (not including benefits) for activities included in the project:

NAICS/SIC	Est. Employment	Annualized Wage \$
<u>2812</u>	<u>40</u>	<u>\$ 37,000</u>
<u>8810</u>	<u>20</u>	<u>\$ 85,000</u>
_____	_____	_____

13. a) Anticipated annualized average wage (not including benefits) of the new to Florida jobs created by the project at the business unit: \$ 55,000
 (Cash performance bonuses and other cash payments to the employees, such as overtime, should be included. The anticipated wage reported here is only an estimate of the average wage to be paid. The wage indicated in response to an incentive attachment, if applicable, will be used in the certification, agreement, and claim evaluation process.)

b) Annualized average value of benefits associated with each new job created by the project at the business unit: \$ 10,000

14. a) Describe the capital investment in real and personal property (examples: construction of new facility; remodeling of facility; upgrading, replacing or buying new equipment. Do not include the value of land purchased for construction of a new building): \$ 4,000,000 to \$ 6,000,000

b) List the anticipated amount (within three (3) years) and type (purchase of machinery/equipment, construction of buildings, etc.) of major capital investment to be made by the applicant in connection with this Florida project:

Amount \$ <u>100,000</u>	Construction/Renovations
Amount \$ <u>300,000</u>	Manufacturing Equipment
Amount \$ <u>100,000</u>	Other Equipment

c) Estimated square feet of new or ~~newly expanded~~ EXISTING facility: 75,000

15. Anticipated date of beginning of construction for this project: _____

16. Anticipated date project will be in operation: 7/1/04 to 7/1/05

Project Impact Information

17. What role will the incentive (or incentives) play in the decision of the applicant to locate or expand in this state? (If there are other states/communities competing for this project, please list which states/communities and what incentives are being offered by these states/communities.)

The company is considering options in Georgia, Florida, North Carolina, or South Carolina. The company will determine where it locates based on criteria of:

- financial incentives offered at the state and local levels
- cost of doing business at the state and local levels
- areas overall business friendly environment
- areas specific demographics and quality of life offered to employees and families.

Time will be of the essence in knowing what will be available in business incentives to the company since it plans to commit to an area of location by January

- 18. Provide a brief synopsis on the special impacts the project is expected to stimulate in the community, the state or regional economy, focusing on economic conditions in the area, including the unemployment rate in the community where the project will be located.

Project is offering wage levels of 200% of County average. With 100 employees in 3 years, this project would be a major employer in the county. Currently most of St. Johns County workforce is underemployed and 30% commute outside the county for employment.

- 19. a) A brief review of the applicant's past activities in Florida and in other states, particularly as they relate to environmental and growth management impacts and how these have been handled. (Basically, what kind of corporate citizen has the applicant been?)

Company was founded in Pennsylvania, moved to Brunswick, GA in 1999; experienced corporate growth and is now planning for the next evolution of advancement. Company has no pass corporate or current operations in Florida.

- b) Any criminal or civil fines or penalties and any awards. (If yes, please explain)

None

- 20. You may request that your project information (including the information contained in this application) be confidential per F.S. 288.075, Confidentiality of Records.

YES, we Request Confidentiality (until final decision on where company will be relocating)
 NO, we do not Request Confidentiality

****Be sure to attach proper incentive sheet(s)****

Application completed by:

Eleanor Robison
(Signature)

Eleanor ROBISON
(Print or Type Name & Title)
SECRETARY/TREASURER
RULON COMPANY
(Company)

912-262-1101
(Phone Number)

912-262-1108
(Fax Number)

11/16/03
(Date)

Eleanor@Rulonco.com
(E-mail Address)

WAYNE H. ROBISON
(Contact Person, if different)

Wayne@Rulonco.com
(E-mail Address if different)

(Address if different)

(Phone if different)

To the best of my knowledge, the information included in this application is accurate.

Wayne H. Robison
(Signature of Authorized Officer)

WAYNE H. ROBISON
(Print or Type Name of Authorized Officer)

PRESIDENT / CEO
(Print or Type Title of Authorized Officer)

RULON COMPANY
(Company)

(Phone Number)

(Fax Number)

(Date)

(E-mail Address)

**Qualified Target Industry Tax Refund
as an attachment to the
General Project Overview for**

Rulon Company

(Name of Business)

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.

(Project Code or Number)

1. **IMPORTANT NOTE:** This application must be filed prior to making the decision to locate a new business unit in Florida or to expand an existing Florida business unit.

The tax refund claim form will be due by January 31st each year for the number of jobs on December 31st of the previous calendar year.

The tax refunds paid per state fiscal year (July 1 – June 30) may not exceed 25 percent of the total tax refund award associated with the phase(s) scheduled. The total award will be equal to \$3,000 (\$6,000 in Enterprise Zones or Rural Counties) times the number of jobs reported in item 10, plus \$1,000 per job if the average annual wage exceeds the area's average by 150% or \$2,000 per job if the average annual wage is in excess of 200%. However, the QTI award may not exceed five times the local financial support paid by the community.

2. Project employment and wages:
- a) Total number of net new full-time equivalent Florida jobs created by the project at the business unit indicated on Overview: 60
- b) Are any employees being transferred from another Florida location? NO
If employees are being transferred from another Florida location(s), how many and from where? NO
If employees are being transferred from another Florida location(s), why are they moving and why is it justified in light of 288.106(2)(b)² Florida Statute? NO
- c) If jobs are to be phased in, provide the date when each phase of employment will be fully implemented: *(Please limit the phases to no more than three consecutive years and job creation to no less than ten jobs in any given year.)*

Phase	Number of net new full-time equivalent Florida jobs created in business unit ¹	Date by which those jobs will be created
I	60	12/31/05
II	20	12/31/06
III	20	12/31/07
TOTAL	100	

¹ Existing Florida employees cannot be included for consideration in certain incentive awards.

² Florida Statute, 288.106 (2)(b) specifically prohibits the awarding of QTI in connection with any project that involves moving jobs from one Florida community to another except given very specific, clearly demonstrated, circumstances.

³ Must be a minimum of 10 new jobs or a 10 percent increase (whichever is greater) in existing employment, unless the project is located in a rural community or Enterprise Zone.

3. For purposes of certification, agreement, and claim review, indicate the wage and corresponding threshold (percentage) to which you commit: 40 at \$37,000 average
20 at \$85,000 "
- a) \$ _____ which is 115% of the _____ average wage of \$ _____ in _____
- b) \$ _____ which is 150% of the _____ average wage of \$ _____ in _____
- c) \$ 59,274 which is 200% of the 2001 average wage of \$ 27,637 in St. Johns County
(Enter the name of the county, MSA, or Florida)

4. Amount of "Local Financial Support" identified by local governing body
\$ 100,000

Type of Support	Amount of Support
Cash	\$ <u>100,000</u>
Ad Valorem Tax Abatement ¹	\$ _____
Land Grant by Local Governing Body ¹	\$ _____
Waived ^{1,2}	\$ _____

¹ Refund paid to Business unit will be reduced by this amount.
² Only available in Rural Counties.

(Attach the resolution adopted by the local governing body recommending the applicant be approved as a QTJ Business unit and indicating the level of local financial support that has been committed. Clearly indicate waivers requested and justification for such waiver.)

PLEASE BE SURE TO ATTACH TO THE GENERAL PROJECT OVERVIEW.

Signature of individual completing this portion
(if different from General Overview)

11/16/03
Date

Address (if Different)

912-262-1101
Phone

Wayne H. Robison
Signature of Authorized Officer

WAYNE H. ROBISON
Please print or type name of Authorized Officer

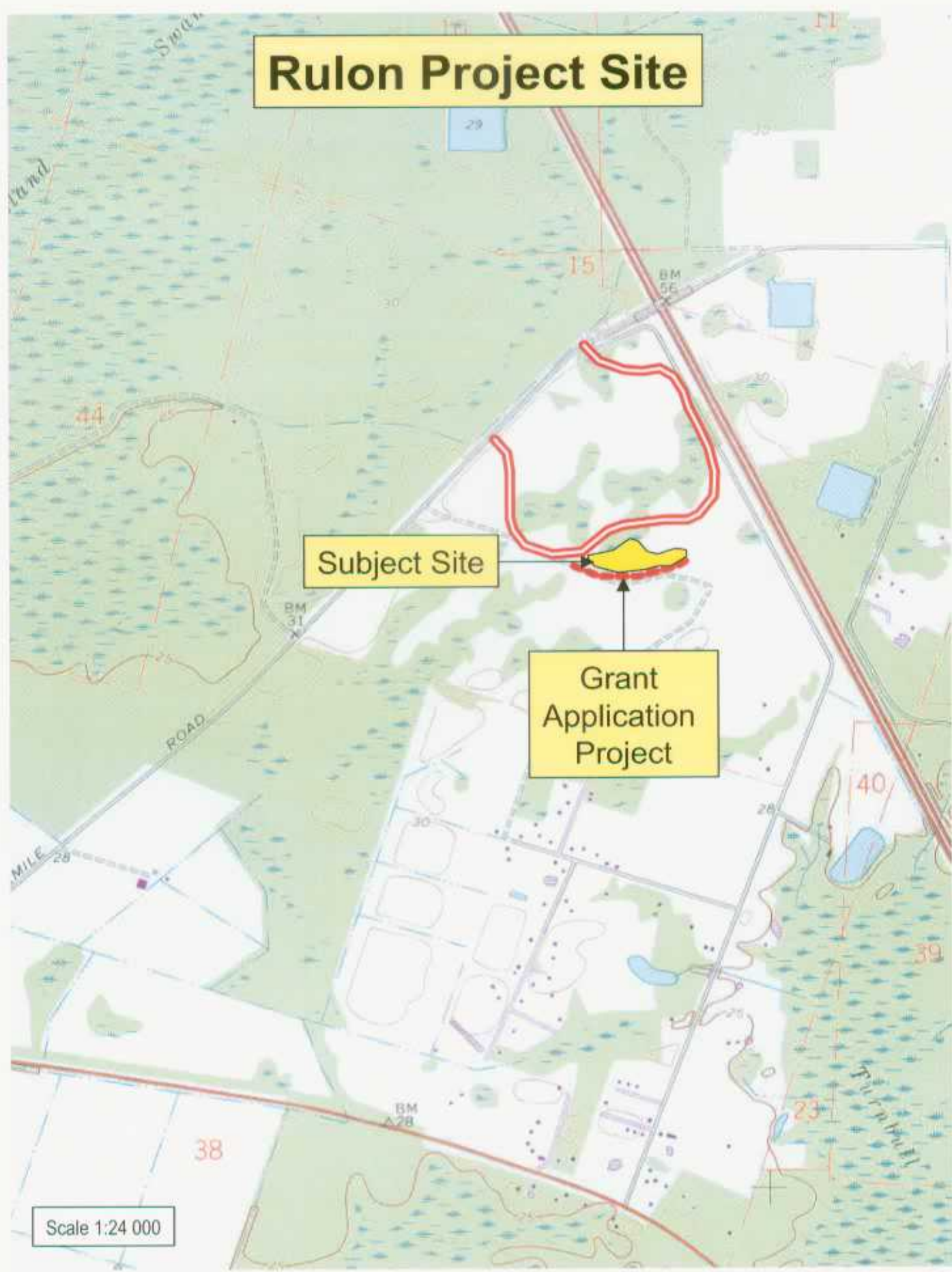
"Seck"
I am not sure
if this form was
to be completed
by us - or by
others.
Wayne

Rulon Project Site

Subject Site

Grant Application Project

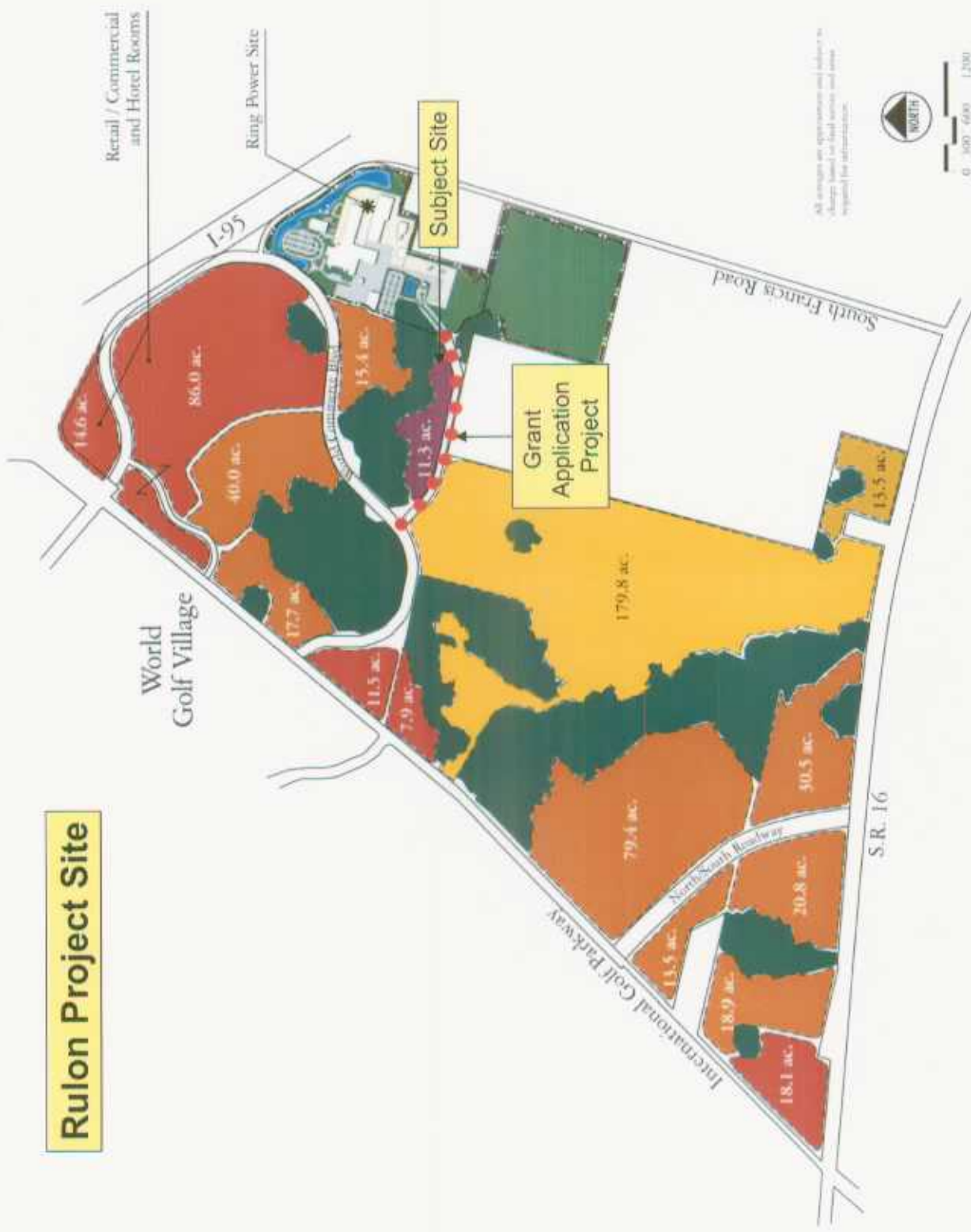
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Rulon Project Site

WORLD COMMERCE CENTER

Master Plan



LEGEND	
	Office (Retail, Office, Hotel, Warehouse)
	Residential Single Family
	Residential Multi-Family
	Industrial
	Preserved Wetlands
	Commercial/Retail/Hotel



All acreages are approximate and subject to change based on final surveys and zoning requests for rezoning.



0 300 600 1200

February 5, 2003