

RESOLUTION NO. 2021 - 92

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 ENCOMPASS HEALTH REHABILITATION HOSPITAL OF ST. AUGUSTINE, LLC 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, ENCOMPASS HEALTH REHABILITATION HOSPITAL OF ST. AUGUSTINE, LLC (ENCOMPASS HEALTH) submitted an application to the St. Johns County Economic Development Agency (AGENCY) requesting business incentives be considered to construct a new 47,700-square-foot rehabilitation hospital at or near 65 Silver Lane (which final address is to be assigned during the development of the project) in St. Augustine within St. Johns County; and

WHEREAS, Encompass Health anticipates creating 120 new jobs at an average wage of \$65,000 to \$70,000; and

WHEREAS, the AGENCY prepared a written report and the request was presented to the Board of County Commissioners (BOARD) on October 6, 2020; 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 and water/sewer connection fees), with an incentive value estimated to be \$786,305; 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.

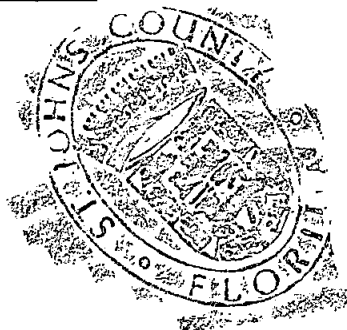
PASSED AND ADOPTED by the Board of Board of County Commissioners of St. Johns County, Florida this 2nd day of March 2021.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: *Jeremiah R. Blocker*
Jeremiah R. Blocker, Chair

ATTEST: Brandon J. Patty,
Clerk of the Circuit Court & Comptroller
RENDITION DATE 3/2/21

By: *Pam Halterm*
Deputy Clerk



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 **ENCOMPASS HEALTH REHABILITATION HOSPITAL OF ST. AUGUSTINE, LLC** (Encompass Health), a Delaware limited liability company that is qualified to do business in Florida, whose primary place of business is located at 9001 Liberty Parkway, Birmingham, Alabama 35242, this ____ day of _____, 20__.

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

WHEREAS, **Encompass Health** anticipates creating 120 new jobs at an average annual wage of \$65,000 to \$70,000 over the first 5 years of operations;

WHEREAS, **Encompass Health** is constructing a building totaling approximately 47,700 square feet at or near 65 Silver Lane (which final address is to be assigned during the development of the project) in St. Augustine within St. Johns County, Florida to house a 40-bed facility that will provide rehabilitative care to patients; and

WHEREAS, in accordance with Ordinance 2014-30, **Encompass Health** 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 Water and Sewer Connections Fees collected by St. Johns County and one hundred percent (100%) of the general county portion of ad valorem taxes on capital improvements 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 **Encompass Health** (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 **Encompass Health'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 2026, 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 **Encompass Health**, or on September 30, 2031, 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) **Encompass Health** represents that it will provide at least 120 new full-time equivalent jobs in St. Johns County as a result of the project. The new full-time equivalent jobs are to be created by December 31, 2026, at the latest, as provided in the schedule attached hereto as Exhibit B.

(b) **Encompass Health'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 **Encompass Health** 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) **Encompass Health** represents that they will collectively provide wages at an average of at least \$65,000 to \$70,000 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 \$65,000 to \$70,000 for the new full-time equivalent jobs is to be provided for each year a grant payment is requested.

(b) **Encompass Health'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 **Encompass Health** 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 in the County shall be considered a condition associated with **Encompass Health'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 \$65,000, the County may recalculate the amount of the Economic Development Grant based on Section 11.C 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 **Encompass Health** to the County for a County Economic Development Grant payment, **Encompass Health** shall pay to the County a total amount equal to the general County portion of County ad valorem taxes, applicable impact fees, and applicable water and sewer connection fees for the project. It is expressly understood by the Parties that **Encompass Health** shall pay the total amount of County ad valorem taxes as shown on **Encompass Health's** tax bill prior to **Encompass Health** 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 agency reserves the right to review the applicable financial and personnel records of **Encompass Health** and the Affiliate Businesses relating to the capital investment and new full-time equivalent jobs contemplated under this agreement in order to determine the degree of **Encompass Health's** compliance with this agreement, as well

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

(d) Upon written request by **Encompass Health**, 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, **Encompass Health** 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) **Encompass Health** shall complete construction of the project and occupy the building by December 31, 2022.

(c) Should the Board determine that **Encompass Health** has failed to comply with the conditions set forth in Sections 5, 6, or 10(b) of this agreement, the Board shall notify **Encompass Health** of such non-compliance no later than 30 days after the Board makes

such a determination. **Encompass Health** shall have 30 days from the date of the Board's notification in which to submit to the County a written report that either sufficiently documents **Encompass Health's** compliance with the conditions set forth in the Board's notification or sufficiently sets forth all corrective action to be taken by **Encompass Health** in order to come into compliance with the conditions set forth in Sections 5, 6, or 10(b) above.

(d) If **Encompass Health** fails to sufficiently establish its compliance with the conditions set forth above within 30 days after notification of non-compliance, or fails to provide a plan to cure approved by the Board within such time, then the County may terminate this agreement without further notice to **Encompass Health**, 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, **Encompass Health** represents that it has obtained all licenses and other authorizations to do business in the state of Florida and in St. Johns County. **Encompass Health** 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 **Encompass Health** losing its eligibility to receive future Economic Development Grant Payments for the duration of the non-compliance.

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

Section 12. Notice Regarding Grant Payments to Encompass Health

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

(1)	2024	(3)	2026	(5)	2028	(7)	2030
(2)	2025	(4)	2027	(6)	2029	(8)	2031

(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 \$129,096. 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, **Encompass Health'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 **Encompass Health's** ad valorem and tangible personal property tax assessments for the project and may fluctuate from year to year depending on **Encompass Health's** property values.

(d) Notwithstanding any other provision in this agreement, the maximum amount of Economic Development Grant funds available to **Encompass Health** under this agreement is \$786,305. However, nothing in this subsection shall entitle **Encompass Health** to receive the maximum amount of funds if **Encompass Health** would not be otherwise entitled to the funds according to **Encompass Health'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 **Encompass Health** 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:

Shawn Patzkowsky
Encompass Health Rehabilitation Hospital
of St. Augustine, LLC
9001 Liberty Parkway
Birmingham, AL 35242

Section 15. Timeframe for Encompass Health'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 **Encompass Health**. **Encompass Health** 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 **Encompass Health** 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 **Encompass Health** 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, **Encompass Health** may apply to the agency for a single extension not to exceed 30 days.

Section 16. Amendments to this Agreement.

Both the County and **Encompass Health** 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 **Encompass Health**.

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 **Encompass Health** 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.

Encompass Health may not assign or otherwise transfer its rights and duties under this agreement. Should **Encompass Health** assign or otherwise transfer its rights

under this agreement, this agreement shall be automatically terminated. Nothing in this section shall prevent **Encompass Health** from assigning or otherwise transferring its rights and duties under this agreement to an affiliate, subsidiary, or parent company of **Encompass Health**.

Section 19. Public Records.

Encompass Health 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 _____, 2021.

**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
[to be attached]

EXHIBIT B
NEW JOB PHASING SCHEDULE

[to be attached]

EXHIBIT C
COUNTY ECONOMIC DEVELOPMENT GRANT CALCULATION

[to be attached]



**St. Johns County
Economic Development
Business Incentive Program
Grant Application**

Applicant's Name: ENCOMPASS HEALTH REHABILITATION HOSPITAL OF ST AUGUSTINE LLC

Federal Employer Identification Number: 85-1559447

State Sales Tax Registration Number: TBD

Current Company Headquarters: Encompass Health Corporation

Address 9001 Liberty Parkway

City Birmingham State AL Zip Code 35242

Primary Contact Person: Shawn Patzkowsky

Primary Contact Person Title: Senior Manager - Controversy and Incentives

Address 9001 Liberty Parkway

City Birmingham State AL Zip Code 35242

Business Phone Number 205-970-5672 Fax Number 205-262-3184

Cell Number 205-563-4277 E-mail Shawn.Patzkowsky@encompasshealth.com

The company requires confidentiality in its requests for consideration on economic incentives. Yes No

If the applicant answers "Yes" with respect to requesting confidentiality in its request for consideration on 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.

Description of the primary and secondary business activities the company is engaged in:

The applicant's primary business activity would be rehabilitative care administered to patients who are recovering from conditions such as stroke and other neurological disorders, orthopedic, cardiac and pulmonary conditions, brain and spinal cord injuries, and amputations. Secondary business activities would be the support and administrative activities necessary to sustain the primary business activity of the hospital.

Type of Facility Development: new expansion speculative

If speculative space, what is the intended use: N/A

Will the company purchase or lease existing space? Yes No

Estimated Square Footage of Facility Under Roof/H/C: 47,700 sqft

Date construction is projected to begin: 1Q 2021

Date facility will be complete and operational: 1Q 2022

Is the property zoned to accommodate proposed use? Yes No

If not, what zoning change is required? N/A

Number of new full time employees: 125

Total number of existing full time employees: 0

6-digit NAICS Code for primary activities of the project: 622310

Will the applicant be applying for other local, State, or Federal grants and/or incentives? If so, please define:

Encompass will also be applying for an electricity rate rider from FP&L

An explanation of the type of employment proposed and the average annual pay rate (please provide a list of positions and the wage rate for each position):

This new facility would bring approximately 82 net new (full-time equivalent) positions to the County in the first year of operations and up to 125 FTE employees by the fifth year. These positions will likely include nurses, physical therapists, nutritionists, and office staff. The average salary for these positions is estimated to range between \$65,000 to \$70,000 from the first year of operations to the fifth year.

Capital Investment Values:

Real Property (Land) \$3,550,000

Real Property (Building) \$21,500,000

Other taxable improvements

Tangible assets (Equipment) \$4,580,000

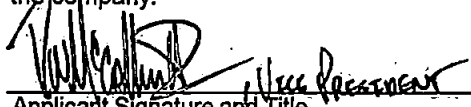
Description of the proposed project explaining the desire to expand, locate or build within St. Johns County and economic benefits the project would provide to the community. Please provide a brief statement explaining the role that the County's Economic Development Grant will play in the decision of the applicant to locate or expand its business in the County:

Please see Appendix A.

Submit a Site Plan:

Location map identifying the proposed location and property boundaries with an explanation of the possible transportation impacts.

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


Applicant Signature and Title

08/26/20

Date

APPENDIX A

Encompass Health Corporation ("Encompass" or the "Company") is a national leader in integrated healthcare services offering both facility-based and home-based patient care through its network of inpatient rehabilitation hospitals, home health agencies, and hospice agencies. The Company is committed to delivering high-quality, cost effective, integrated care across the healthcare continuum.

The Company is the largest owner and operator of inpatient rehabilitation hospitals in the United States. Encompass currently owns and operates 134 inpatient rehabilitation hospitals in 33 states and Puerto Rico, and 328 home health and hospice locations in 31 states, employing approximately 43,800 across its inpatient and home based operations.

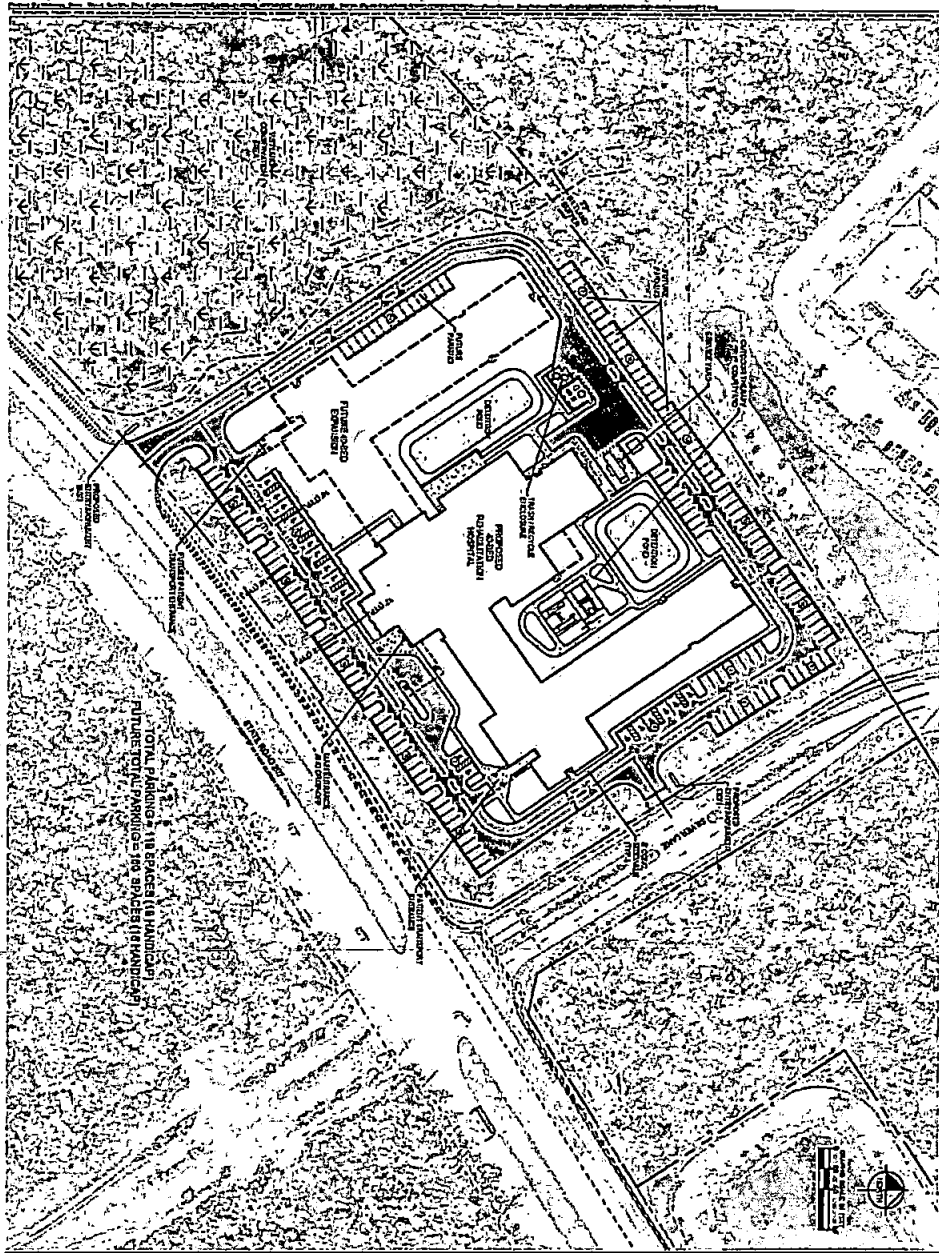
Encompass's inpatient hospitals treat patients recovering from stroke, brain injury, amputation, spinal cord injuries, bone fractures, neurological disorders and other maladies. The typical Encompass patient is 65 years old or older and is admitted after receiving treatment at an acute care hospital. Encompass works to strengthen patients over an average 12-day period for a successful transition to their home.

With a goal of opening 4 to 6 new inpatient rehabilitation hospitals per year, Encompass is continuously searching for opportunities across the country to invest in new inpatient hospitals to serve new markets, provide vital healthcare services and excellent jobs to new communities. The Company has identified St. John's County as a community of interest, as there is currently no freestanding rehabilitation hospital in the area.

Encompass proposes to construct a 40-bed inpatient rehabilitation hospital totaling approximately 47,700 square feet. The total anticipated investment for land, building and equipment totals approximately \$30 million dollars. Within the first five years of operations, up to 125 full-time equivalent employees are expected to be in service at the hospital. Average wages paid are estimated to range between \$65,000 and \$70,000 per year over the first five years. Full-time employees will be offered a generous benefits package.

Benefits to the community beyond the establishment of needed health care services and new jobs include a valuable source of tax revenue to the city, county and state. Encompass Health is not a not-for-profit entity. Therefore, the proposed new facility will be a source of recurring property, sales & use, employment and income tax from the hospital and its employees. Further, the hospital is expected to draw the family and friends of the patients who will typically patronize any number of local businesses.

Because Encompass Health is a for-profit entity, taxes can be a significant part of a hospital's operating costs. Every business strives to manage costs to ensure success. Property tax abatements, impact and permit fee waivers, and infrastructure support offered by the local community helps keep development and operating costs under control and serve as a valuable contribution to the establishment and ongoing success of a hospital.



**Grosham
Smith**



11000 N. HIGHWAY 1A
SUITE 100
SOUTH PALM BEACH, FL 33411
TEL: 561.992.4400
WWW.GROSHAMSMITH.COM

**Kimley-Horn
& Associates**
1000 N. HIGHWAY 1A
SUITE 100
SOUTH PALM BEACH, FL 33411
TEL: 561.992.4400
WWW.KIMLEY-HORN.COM

Encompass Health

**ENCOMPASS HEALTH
REHABILITATION HOSPITAL
OF ST. AUGUSTINE**

SCHEMATIC DESIGN

Florida AHEA Project Exhibition No.: 101
Florida AHEA Client Code / File No.: 2303180171
Project Address

DATE: 08/20/2023
DRAWN BY: [Redacted]

NO.	DATE	DESCRIPTION

APPROVED BY: [Redacted]

SP-2

GENERAL SITE PLAN

08/20/2023

EXHIBIT B

ENCOMPASS HEALTH REHABILITATION HOSPITAL OF ST. AUGUSTINE, LLC

NEW JOB PHASING SCHEDULE THROUGH 2026

4 th Quarter 2022 (ending December 31)	83 New Jobs
4 th Quarter 2026 (ending December 31)	<u>37 New Jobs</u>
Total by 4 th Quarter 2026	120 New Jobs

**ESTIMATE OF ECONOMIC DEVELOPMENT
GRANT CALCULATION
ENCOMPASS HEALTH REHABILITATION HOSPITAL OF ST. AUGUSTINE, LLC**

Calculations based on County Ordinance 2014-30 and millage rates effective on October 1, 2019

Category: **New Industry**

POINTS AWARDED

Target Industry:	Health & Life Sciences	2
Facility Size:	47,700 sq. ft.	1
New Employment:	125	2
Wage Rates:	125%+ avg. wage rate	2
Total Points		7

The applicant scored 7 points under the New Industry Category. Therefore, this project is eligible for an Economic Development Grant equal to 100% of impact and water/sewer connection 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.

Total Value of Capital Improvements	21,500,000
Multiplied by County Millage Rate	0.49500%
Annual Ad Valorem Tax (general county portion)	106,425
Multiplied by # Eligible Years	4
Ad Valorem Tax (general county portion) Estimate =	425,700

Total Estimated Value of New Tangible Assets	4,580,000
Multiplied by County Millage Rate	0.49500%
Annual New Tangible Business Personal Property Tax (general county portion)	22,671
Multiplied by # Eligible Years	4
Total Tangible Business Personal Property Tax (general county portion)	90,684

Total Square Footage	47,700	
Impact Fee Category: Hospital (includes buy down % to promote Economic Development)	47,700 (\$3,382 per 1,000 sq ft)	
Impact Fee Estimate (100%) =		161,321

Water/Sewer Total Unit Connection Fees Estimate (100%) = 108,600

TOTAL ESTIMATED INCENTIVE 786,305

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:	786,305
Payout will consist of estimated annual installments of:	129,096

*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.

as of 9.11.20