

45

**AGENDA ITEM
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**

Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

7/22/2025

BCC MEETING DATE

TO: Joy Andrews, County Administrator **DATE:** June 9, 2025

FROM: Sam Camp, Senior Project Manager **PHONE:** 904 209-3257

SUBJECT OR TITLE: Vermeer Southeast Economic Development Incentive Agreement

AGENDA TYPE: Consent Agenda, Grant, Resolution

BACKGROUND INFORMATION:

On June 3, 2025, the Board approved a request to draft an economic development incentive agreement with Vermeer Southeast. The first annual rebate payment would be anticipated during FY28, with an estimated annual payout of \$57,799. The total capped value of the incentive is \$166,645.00. The annual rebate amount shall be no greater than property tax revenue received by the County's general mill levy.

1. IS FUNDING REQUIRED? Yes **2. IF YES, INDICATE IF BUDGETED.** No
IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:
INDICATE FUNDING SOURCE: Economic Development Tax Incentive Rebate – Contractual Services (0059-53120). Anticipated funding in FY28 of \$57,799.00. Rebate payment eligible through FY30.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to execute an agreement substantially in the same form as the attached Economic Development Incentive Agreement with Vermeer Southeast on behalf of St. Johns County. The total capped value of the rebate shall not exceed \$166,645.00.

For Administration Use Only:
Legal: Lex Taylor 6/17/2025 **OMB:** LF 6/18/2025 **Admin:** JDD 6/30/2025

RESOLUTION NO. 2025 - _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT WITH VERMEER SOUTHEAST SALES AND SERVICE, INC. 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, VERMEER SOUTHEAST SALES AND SERVICE, INC. (VERMEER) submitted an application to the St. Johns County Economic Development Agency (AGENCY) requesting business incentives be considered to construct a building totaling approximately twenty five thousand six hundred (25,600) square feet at a facility planned along Thomas Industry Way in St. Augustine within St. Johns County, Florida with office and industrial space and to serve as a regional headquarters; and

WHEREAS, VERMEER anticipates creating eighteen (18) new jobs at an average annual wage of \$69,000; and

WHEREAS, the AGENCY prepared a written report and the request was originally presented to the Board of County Commissioners (BOARD) on January 16, 2024; and

WHEREAS, the BOARD approved the incentive request for two (2) years ad valorem taxes on real property improvements and new tangible personal property (general county portion) and up to 50% of fees collected by the County (impact fees), with an incentive value estimated to be \$118,784; and

WHEREAS, unexpected site conditions resulted in delays to construction and rises in costs and capital, increasing the estimated incentive value to \$166,645; and

WHEREAS, the AGENCY prepared an updated written report and the request was presented to the BOARD for reconfirmation of the incentive on June 3, 2025; and

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

WHEREAS, the COUNTY has reviewed the terms, provisions, conditions and requirements of the proposed Economic Development Incentive Agreement (attached hereto and incorporated herein), and has determined that accepting the terms of the Economic Development Incentive 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 Incentive 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 _____ day of _____ 2025.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: _____
Krista Joseph, Chair

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

By: _____
Deputy Clerk

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

THIS ECONOMIC DEVELOPMENT INCENTIVE 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 **VERMEER SOUTHEAST SALES AND SERVICE, INC. (Vermeer)**, a Florida Profit Corporation that is qualified to do business in Florida, whose primary place of business is located at 428 Ocoee Apopka Rd, Ocoee, FL 34761, this ____ day of _____, 2025.

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, **Vermeer** received a favorable recommendation for award of an Economic Development Incentive by the Board of County Commissioners; and

WHEREAS, **Vermeer** anticipates creating eighteen (18) new jobs at an average annual wage of \$69,000; and

WHEREAS, **Vermeer** is constructing a building totaling approximately twenty five thousand six hundred (25,600) square feet at a facility planned along Thomas Industry Way in St. Augustine within St. Johns County, Florida with office and industrial space and to serve as a regional headquarters; and

WHEREAS, in accordance with Ordinance 2014-30, **Vermeer** submitted an application to the County for the award of an Economic Development Incentive, seeking incentives to reimburse up to fifty percent (50%) of Impact Fees and fifty percent (50%) of the general county portion of ad valorem taxes on capital improvements for two (2)

years associated with the project and new tangible personal property for two (2) 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 **Vermeer** (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 **Vermeer's** Application for Economic Development Incentive, 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 Incentive to **Vermeer**, or on September 30, 2030, whichever occurs first.

Section 4. Definitions.

(a) 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.

(b) The term *Full-time equivalent employee* (FTE) or *FTE* means a combination of employees, each of whom individually is not treated as a full-time employee because he or she is not employed on average at least thirty (30) hours of service per week with an employer, who, in combination, are counted as the equivalent of a full-time employee solely for purposes of determining whether the employer is an applicable large employer. For rules on the method for determining the number of an employer's full-time equivalent employees, or FTEs, see USA Internal Revenue Service Definitions.

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

(a) **Vermeer** represents that it will provide at least eighteen (18) new full-time equivalent jobs in St. Johns County as a result of the project, 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) **Vermeer'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 **Vermeer** 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 Incentive funds pursuant to this agreement.

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

(a) **Vermeer** represents that they will collectively provide wages at an average of at least \$69,000 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 \$69,000 for the new full-time equivalent jobs is to be provided for each year an incentive payment is requested.

(b) **Vermeer'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 **Vermeer** 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 **Vermeer's** eligibility to receive County Economic Development Incentive funds.

(c) If, at any time during the term of this agreement, the average wage of the new full-time equivalent jobs falls below \$69,000, the County may recalculate the amount of the Economic Development Incentive 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 **Vermeer** to the County for a County Economic Development Incentive payment, **Vermeer** 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 **Vermeer** shall pay the total amount of County ad valorem taxes and tangible personal property taxes as shown on **Vermeer's** tax bill prior to **Vermeer** applying for, or receiving, any County Economic Development Incentive 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 **Vermeer** relating to the capital investment and new and existing full-time equivalent jobs contemplated under this agreement in order to determine the degree of **Vermeer's** compliance with this agreement, as well as **Vermeer'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 **Vermeer** for such purpose. **Vermeer** 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 Incentive 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 **Vermeer** is eligible for an Economic Development Incentive payment, **Vermeer** 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 **Vermeer** fails to timely submit a claim to the County for an Economic Development Incentive payment during any eligible fiscal year, then **Vermeer** shall waive its right to such payment for that particular fiscal year. Any such waiver shall not affect **Vermeer's** right to seek Economic Development Incentive payments in any other fiscal year during the term of this agreement.

(d) Upon written request by **Vermeer**, the Board may consider and approve an untimely claim for an Economic Development Incentive 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 Incentive payment.

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

(a) In order to remain eligible for County Economic Development Incentive payments, **Vermeer** 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) **Vermeer** shall complete construction of the project and occupy the building by November 30, 2027.

(c) Should the County or Agency determine that **Vermeer** has failed to comply with the conditions set forth in Sections 5, 6, or 10(b) of this agreement, the County shall notify **Vermeer** of such non-compliance no later than thirty (30) days after the County or Agency makes such a determination. **Vermeer** 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 **Vermeer's** compliance with the conditions set forth in the County's notification or sufficiently sets forth all corrective action to be taken by **Vermeer** in order to come into compliance with the conditions set forth in Sections 5, 6, or 10(b) above.

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

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

Section 12. Notice Regarding Incentive Payments to Vermeer

(a) **Vermeer acknowledges that the County's payment of incentive 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 Incentives during any given fiscal year.**

500 San Sebastian View
St. Augustine, Florida 32084

All official notices to **Vermeer** 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:

David Kintz
Vermeer Southeast Sales and Service, Inc.
428 Ocoee Apopka Rd.
Ocoee, FL 34761

Section 15. Timeframe for Vermeer'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 **Vermeer**. **Vermeer** 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 **Vermeer** 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 **Vermeer** 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, **Vermeer** may apply to the Agency for a single extension not to exceed 30 days.

Section 16. Amendments to this Agreement.

Both the County and **Vermeer** 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 **Vermeer**.

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 **Vermeer** 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.

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

Section 19. Public Records.

Vermeer 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 _____, 2025.

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

By: _____
Joy Andrews,
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]



St. Johns County Economic Development Business Incentive Program Application

APPLICANT BUSINESS INFORMATION

- Business name: Vermeer Southeast Sales & Service Inc.
- Does the business operate under any other name? Yes No
- If yes, list all business names associated with the business:
Shine516, Inc.
- Federal employer identification number: 59-1156297
- State sales tax registration number: 80-8012445840-6
- Current company headquarters address: 428 Ocoee Apopka Road
City: Ocoee State: FL Zip: 34761
- Describe the primary and secondary business activities:
Vermeer Southeast is an Equipment Dealership primarily selling Vermeer Manufacturing Equipment with a few auxiliary lines. Along with the Parts and Service sales associated with this equipment.
- 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:

- Is your business owned or controlled by one of the following countries – China, Russia, Iran, North Korea, Cuba, Venezuela or Syria? Yes No
If yes, please explain:

PROJECT CONTACT INFORMATION (main point of contact for incentive request)

- Name: Carlyle Cain
- Title: Facilities Manager
- Address: 1320 Gresham Rd
City: Marietta State: GA Zip: 30062
- Work phone: Cell phone: 404-414-7323
- Email address: CarlyleCain@VermeerSoutheast.com

BUSINESS CONTACT INFORMATION (if different from above)

- Name: David Kintz
- Title: Vice President of Operations
- Address: 428 Ocoee Apopka Road
City: Ocoee State: FL Zip: 34761
- Work phone: 407-648-1145 Cell phone: 561-215-0316
- Email address: davidkintz@vermeersoutheast.com



PROJECT INFORMATION

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

- Will the company purchase/lease existing space? Yes No
- What is the estimated facility square footage under roof H/C? 27,000 sq ft
- What date is construction projected to begin? 2027
- What date will the facility be complete and operational? 2028
- What is the parcel number and/or address (if identified)? Parent Parcel - 0725000000
- Is the property zoned to accommodate the proposed use? Yes No
If not, what zoning change is required? (IW)Industrial Warehouse with a Retail Rider
- 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? 18
- Provide the total number of existing full-time equivalent jobs that will be retained as part of the project. 10
- 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.
1-Regional Operations Manager \$120,000.00 4 - Part Sales \$60,000.00 8 - Technicians \$75,000.00 1- Phone Attendant \$45,000.00 2 - Service Advisors \$65,000.00 1 - Parts Trainer \$75,000.00 1- Shop
- What is the 6-Digit NAICS code for the project's primary activities? 423810
- 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?
Expansion of our current facility in Duval County

- What advantages or incentives offered by these other locations are considered important in the relocation decision?
No current incentives for us to stay

- Please provide any additional internal or external competitive issues impacting the decision regarding the project's location.
We have operated our of our current location for 30+ years.

- What role will the incentives play in the decision to locate the project to St. Johns County?
We have no incentives to completely renovate our current location which would impact our building cost significantly.



- 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)	\$1,629,941
Real Property (building)	\$10,620,000
Other taxable improvements	\$800,000
Tangible assets (equipment)	\$1,800,000

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.

Vermeer Southeast is considering purchasing property in St. Johns County to expand our operations in the Jacksonville area. We have outgrown our current facility located in Duval County. St. Johns growth in housing and economic incentives attracted us to consider this area. Our growth in business and move will require more employees and such a move will help us in filling these positions. We project \$21,000,000.00 in annual sales from this location which would benefit St. Johns County greatly in Sales Tax Revenue and local employment opportunities. VSE will create a great economic impact to the community in local support for our operations to 30 plus local vendors, Napa Auto, Cintas, Gas, propane, cleaning services, facilities, lawn, restaurants, hotels etc.

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.

David Kintz Chief Operating Officer
Applicant Signature and Title

5/9/2025
Date

APPLICATION SUBMITTAL

Please return this completed application with required documentation to scamp@sjcfl.us. For additional information, call 904-209-3257 or visit www.sjcfl.us/economicdevelopment.

EXHIBIT B

NEW JOB PHASING SCHEDULE

[to be attached]

EXHIBIT B

NEW JOB PHASING SCHEDULE THROUGH Q4 2030

4 th Quarter 2028 (ending December 31)	6 New Jobs
4 th Quarter 2029 (ending December 31)	6 New Jobs
4 th Quarter 2030 (ending December 31)	6 New Jobs
Total by 4 th Quarter 2030	18 New Jobs

EXHIBIT C

COUNTY ECONOMIC DEVELOPMENT INCENTIVE CALCULATION

[to be attached]

**ESTIMATE OF ECONOMIC DEVELOPMENT
GRANT CALCULATION
VERMEER SOUTHEAST SALES & SERVICE INC.**

Calculations based on County Ordinance 2014-30 and millage rates effective on October 1, 2024

Category:	New Industry	
POINTS AWARDED		
Target Industry:	Distribution/Regional Headquarters	2
Square Footage:	27,000 SF	1
New Employment:	18	0.5
Wage Rates:	125%+ avg. wage rate	2
Total Points		5.5

The applicant scored 5.5 points under the New Industry Category. Therefore, this project is eligible for an Economic Development Grant equal to 50% of impact fees and water/sewer connection fees paid to the county, two (2) years Ad Valorem tax (general county portion) on capital improvements and two (2) years tangible business personal property tax (general county portion).

Total Value of Capital Improvements	\$ 10,620,000.00
Multiplied by County Millage Rate	0.46537%
Annual Ad Valorem Tax (general county portion)	\$ 49,422.29
Multiplied by # Eligible Years	2
Total Ad Valorem Tax (general county portion) Estimate =	\$ 98,844.58

Total Estimated Value of New Tangible Assets	\$ 1,800,000.00
Multiplied by County Millage Rate	0.46537%
Annual New Tangible Business Personal Property Tax (general county portion)	\$ 8,376.66
Multiplied by # Eligible Years	2
Total Tangible Business Personal Property Tax (general county portion) Estimate =	\$ 16,753.32

Total Square Footage	27,000	
Impact Fee Category: General Office	12,000	\$ 54,480.00
Impact Fee Category: General Industrial	10,000	\$ 20,960.00
Impact Fee Category: Warehousing	5,000	\$ 4,270.00
Total Impact Fees		\$ 79,710.00
Impact Fees Incentive Estimate (50%) =		\$ 39,855.00

Total Water/Sewer Unit Connection Fees	\$ 22,383.91
Water/Sewer Unit Connection Fees Incentive Estimate (50%)	\$ 11,191.96

TOTAL ESTIMATED INCENTIVE	\$ 166,644.86
Payout will consist of estimated annual installments of:	\$ 57,798.95
Total annual installments:	3

*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.

**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.