

## **AGENDA**

Escambia County  
Enterprise Zone Development Agency Meeting  
April 22, 2015 – 12:00 pm CST  
Greater Pensacola Chamber, Boardroom  
117 West Garden Street, Pensacola, Florida 32502

Lunch provided by the Community Redevelopment Agency.

**\*Reminder:** Next EZDA Board Meeting- July 22, 2015  
*EZDA meetings are held on the 4th Wednesday of each quarter (every 3 months)*

Mission Statement: To revitalize the Enterprise Zone by building upon current Escambia County redevelopment efforts that will induce business investments, increase livable-wage jobs, promote sustainable economic development, and ensure a better quality of life for the residents.

1. Call to Order
2. Proof of Publication
3. Determination of a Quorum
4. Approval of Minutes- October 22, 2014 and January 28, 2015
5. Selection of Enterprise Zone Business Representative
6. Approval of EZDA Report- First and Second Quarter 2015 Fiscal Year
7. Old Business
8. New Business
9. Public Comment
10. Adjournment

**DRAFT RECORD OF MINUTES**

Escambia County Enterprise Zone Development Agency Board  
October 22, 2014 –12:00 p.m. CST  
Greater Pensacola Chamber, Boardroom  
117 West Garden Street, Pensacola, Florida 32502

Present: Steve Littlejohn, Chair  
Teresa Frye, Board Member  
Peggy Fowler, Board Member  
Nita Freeman, Board Member  
Jaunita Williams, Board Member  
Larry Strain, Board Member  
Susan Nelms, Board Member

Absent: Danita Andrews, Vice Chair  
Commander Dale Tharp, Board Member  
Ruth McKinon, Board Member  
Rebecca Hale, Board Member  
None Selected, EZ Business Representative

Staff Present: Keith Wilkins, Director, Community and Environment Dept  
Clara Long, Division Manager, Community Redevelopment Agency  
Victoria D'Angelo, EZDA Coordinator, Community Redevelopment Agency

Attendees: Kristin Hual, Asst County Attorney

1. Call to Order

Meeting called to order at 12:04 pm.

2. Proof of Publication

Meeting was published in the Pensacola News Journal on October 11, 2014 and October 18, 2014.

3. Determination of a Quorum- See attendance

4. Approval of Minutes- April 23, 2014 and July 23, 2014

Motion made by Steve Littlejohn, seconded by Larry Strain to approve April 23, 2014 and July 23, 2014 minutes with the following correction:

Change reference to Larry Strains position from, "At Large, Small Business Development Center, UWF" to "At Large, United Bank."

**Vote:** 7 - 0 - Unanimously

5. Presentation- Florida's Government in the Sunshine Law by Kristin Hual, Assistant County Attorney

Kristen Hual, Assistant County Attorney for Escambia County presented, *Florida Government in the Sunshine Law*. Ms. Hual presented the requirements, exceptions and penalties associated with the Florida Statutes, Section 286.011, Florida Sunshine Law.

6. Approval of EZDA Report: 2014 Annual (July 1, 2013-June 30, 2014)

Victoria D'Angelo, Escambia County Enterprise Zone Coordinator, presented the Escambia County Enterprise Zone Development Agency Annual Report: July 1, 2013-June 30, 2014. Ms. D'Angelo reviewed statistics recorded during the reporting period, in addition to Escambia County Enterprise Zone highlights. Program highlights included increases in new jobs created, and new business located within the Enterprise Zone. Ms. D'Angelo also reviewed featured projects which leveraged CRA grant funds and Enterprise Zone incentives.

Motion made by Steve Littlejohn, seconded by Larry Strain to approve the Escambia County Enterprise Zone Development Agency Annual Report (July 1, 2013- June 30, 2014).

**Vote:** 7 - 0 - Unanimously

7. Old Business

- a. Selection of Enterprise Zone Business Representative

EZDA Board agreed to discuss selection of the Enterprise Zone business representative at the following meeting on January 28, 2014.

- a. Land Use within the Enterprise Zone

Ms. D'Angelo informed the Board that she would provide a demonstration on the Enterprise Zone Interactive Map which was developed by the Escambia County GIS Department at the following meeting on January 28, 2014.

8. New Business- 2015 Quarterly Meeting Schedule

Ms. D'Angelo presented the Quarterly Meeting Schedule for 2015. Meeting dates included January 28, April 22, July 22, and October 28.

9. Public Comment- None

10. Adjournment

Meeting adjourned at 12:49 pm.

## **DRAFT RECORD OF MINUTES**

Escambia County  
Enterprise Zone Development Agency Meeting  
January 28, 2015 – 12:00 pm CST  
Greater Pensacola Chamber, Boardroom  
117 West Garden Street, Pensacola, Florida 32502

Present: Steve Littlejohn, Chair  
Danita Andrews, Vice Chair  
Peggy Fowler

Absent: Larry Strain  
Jaunita Williams  
Teresa Frye  
Susan Nelms  
Nita Freeman  
Ruth McKinon  
EZ Business- Vacant  
Rebecca Hale  
Commander Dale Tharp

Staff Present: Clara Long, CRA Division Manager  
Victoria D'Angelo, Redeveloper I/Enterprise Zone Coordinator

Attendees: Stephanie Nowlin

1. Call to Order

Meeting called to order at 12:00 pm CST.

2. Proof of Publication

Meeting was published in the Pensacola News Journal on January 17, 2015 and January 24, 2015.

3. Determination of a Quorum

A quorum was not present. Attendance: 5 of 13



4. Approval of Minutes- October 22, 2014

Approval of the October 22, 2014 minutes was tabled for quorum purposes. The minutes are scheduled to be approved at the following Enterprise Zone Development Agency (EZDA) Board Meeting on April 22, 2015.

5. Selection of Enterprise Zone (EZ) Business Representative

For quorum purposes, the selection of an Enterprise Zone Business Representative was tabled until the following meeting.

6. Presentation on Enterprise Zone and Community Redevelopment Agency First Quarter Report (July 1, 2014-September 30, 2014)

Victoria D'Angelo, Escambia County Enterprise Zone Coordinator, provided a brief presentation on the Enterprise Zone and Community Redevelopment Agency First Quarter Report.

7. Approval of 1st Quarter EZDA Report

For quorum purposes, approval of the First Quarter EZDA Report was tabled until the following meeting.

8. Old Business

Ms. D'Angelo introduced and provided instruction on the Enterprise Zone Interactive Map which was created by the Escambia County Geographic Information Systems (GIS) Department for the purpose of searching addresses, zoning and existing land use within the Escambia County Enterprise Zone.

9. New Business

1. Presentation on Animal Control Policy and Procedures in Escambia County- Sergeant Stephanie Nowlin

- Sergeant Nowlin provided a brief presentation on the policies and procedures of animal control in Escambia County. She explained the local laws affiliated with animal ownership and breeding in Escambia County.

1. Announcement on Florida Tax Watch Enterprise Zone Report

- Vice Chair Danita Andrews announced that the Florida Tax Watch in collaboration with the Florida Economic Development Council would likely release an economic development-based Enterprise Zone Report to the Florida Legislature regarding the proposed program sunset during December 2015.

10. Public Comment

One (1) public speaker expressed her desire for information on the Florida Enterprise Zone Program to reach more of the local community.

11. Adjournment

Meeting adjourned 1:09 pm CST.



**ESCAMBIA COUNTY**  
**Enterprise Zone Development Agency**  
**(EZDA)**  
**FIRST QUARTER REPORT**

**July 1, 2014 – September 30, 2014**

Prepared by the Escambia County  
Community & Environment Department  
Community Redevelopment Agency



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# Executive Summary

## Introduction

The Escambia County Enterprise Zone Development Agency (EZDA #1703) First Quarter Report is hereby submitted to the Florida Department of Economic Opportunity (DEO) in accordance with F.S. 290.014.

**This report summarizes the results of the Florida Enterprise Zone (EZ) Program during the period of July 1, 2014 through September 30, 2014 (EZDA Q12015).** The purpose of this report is to examine and provide the impact of the Florida EZ Program and to monitor the use of state and local incentives. Figure A on page 8 illustrates the Enterprise Zone's geographic extent and location.

The Enterprise Zone Development Agency Board, County staff, and development partners continue to implement the major goals outlined in Escambia County's EZ Strategic Plan and provide updated information on a quarterly and annual basis.

**Table 1:** Data reported for EZDA #1703 during EZDA Q12015 based on EZ Incentives\*

<u>1</u>	<b>Enterprise Zone Development Agency (EZDA) Board Meetings</b>
<u>0</u>	<b>Enterprise Zone Workshop</b>
<u>1</u>	<b>Technical Assistance</b>
<u>0</u>	<b>Met in Person</b>
<u>12</u>	<b>Phone Calls/Emails</b>
<u>6</u>	<b>Incentive Packets Mailed</b>
<u>1</u>	<b>Businesses Assisted (Retail and Medical)</b>
<u>\$1,048</u>	<b>EZ Incentives Awarded</b>
<u>\$2,857</u>	<b>Private Investment Leveraged**</b>
<u>1</u>	<b>New Jobs created in the EZ</b>
<u>1</u>	<b>Number of EZ Residents Employed within the EZ</b>
<u>\$8/hr</u>	<b>Average Hourly Wage of EZ Residents Employed within EZ***</b>
<u>\$952</u>	<b>Average Monthly Wages Paid to New EZ Employees****</b>

Table 1 represents data collected solely based on Enterprise Zone incentive applications submitted to EZDA#1703 for certification during EZDA Q12015. The table represents program utilization during EZDA Q1 2015 but **does not** represent accomplishments within the Escambia County Enterprise Zone as a whole.

\*All figures based on real data submitted by local EZ businesses, and data collected by EZ Coordinator

\*\*Figure based on amount of business equipment, employee wages, building materials purchased and/or change in property value based on property improvements

\*\*\* Reported Average Monthly wages/170 hrs (8 hrs/day multiplied by ~21 work days/calendar month) or Florida minimum wage, whichever is greater)

\*\*\*\*Monthly wages reported/# of EZ resident employee's claimed

## Executive Summary Continued

**Analysis of the overall success of the Florida Enterprise Zone Program within Escambia County requires a comprehensive assessment of the total redevelopment and economic development activities which have occurred within the Enterprise Zone within the reporting time period.**

Table 2 (below) attempts to summarize the total amount of redevelopment and economic development activity which occurred within Enterprise Zone #1703 during EZDA Q1 2015. EZDA #1703 is working diligently to improve data collection methods for data reported in EZDA annual and quarterly reports. Particular areas of concern include new business and job creation tracking, as reliable sources of these statistics are not readily available or easily gathered.

**Table 2:** Redevelopment and Economic Development Assessment based on data collected for EZ#1703 during EZDA Q1 2015

<u>75</u>	<b>New Businesses located in the EZ*</b>
<u>1+</u>	<b>New Jobs created in the EZ**</b>
<u>\$44,293</u>	<b>CRA Incentives Awarded (CRA Grants &amp; Hazardous Tree Program)</b>
<u>\$82,286</u>	<b>Private Investment Leveraged***</b>
<u>\$1,048</u>	<b>EZ Incentives Awarded</b>
<u>\$5,700</u>	<b>Capital Improvement Projects (TIF &amp; Other Sources)****</b>
<u>\$409,231</u>	<b>Capital Improvement Projects (LOST &amp; Other Sources)****</b>
<u>\$375</u>	<b>Brownfield (CDBG/VCTC)</b>
<u>\$117,511</u>	<b>CRA Maintenance (Street Lights, Streetscapes, &amp; Clean Sweeps)</b>
<u>\$2,959</u>	<b>Property Acquisition</b>
<u>\$0</u>	<b>Housing Projects (CDBG/HOME/SHIP)</b>
<u>\$17,000</u>	<b>Demolitions</b>

Table 2 represents data collected from a variety of sources including Enterprise Zone incentive applications, Escambia County Tax Collector's Office, and Escambia County Departments.



**Based on available data, the Florida Enterprise Zone Program in Escambia County leveraged \$432,125 in Local Option Sales Tax (LOST) funding for capital improvements, and \$85,143 in private investment.**

\*New business data was submitted by the Escambia County Tax Collector for new business licenses (non-renewals) issued during EZDA Q1 2015. Businesses located within the Enterprise Zone were derived using a geographic information system software program and manually inspected for duplicity, multiplicity and/or inaccuracy.

\*\*Accurate data is not yet available for the total number of new jobs created within the Enterprise Zone during EZDA FY2014.

\*\*\*Includes private investment based on EZ incentive and CRA grant applications.

\*\*\*\*Other sources may include Local Option Sales Tax (LOST), ECUA, and other local, state and federal funding sources

# EZDA Quarterly Comparison (FY2015)

**Figure A:** Redevelopment and Economic Activity Assessment (EZ#1703)

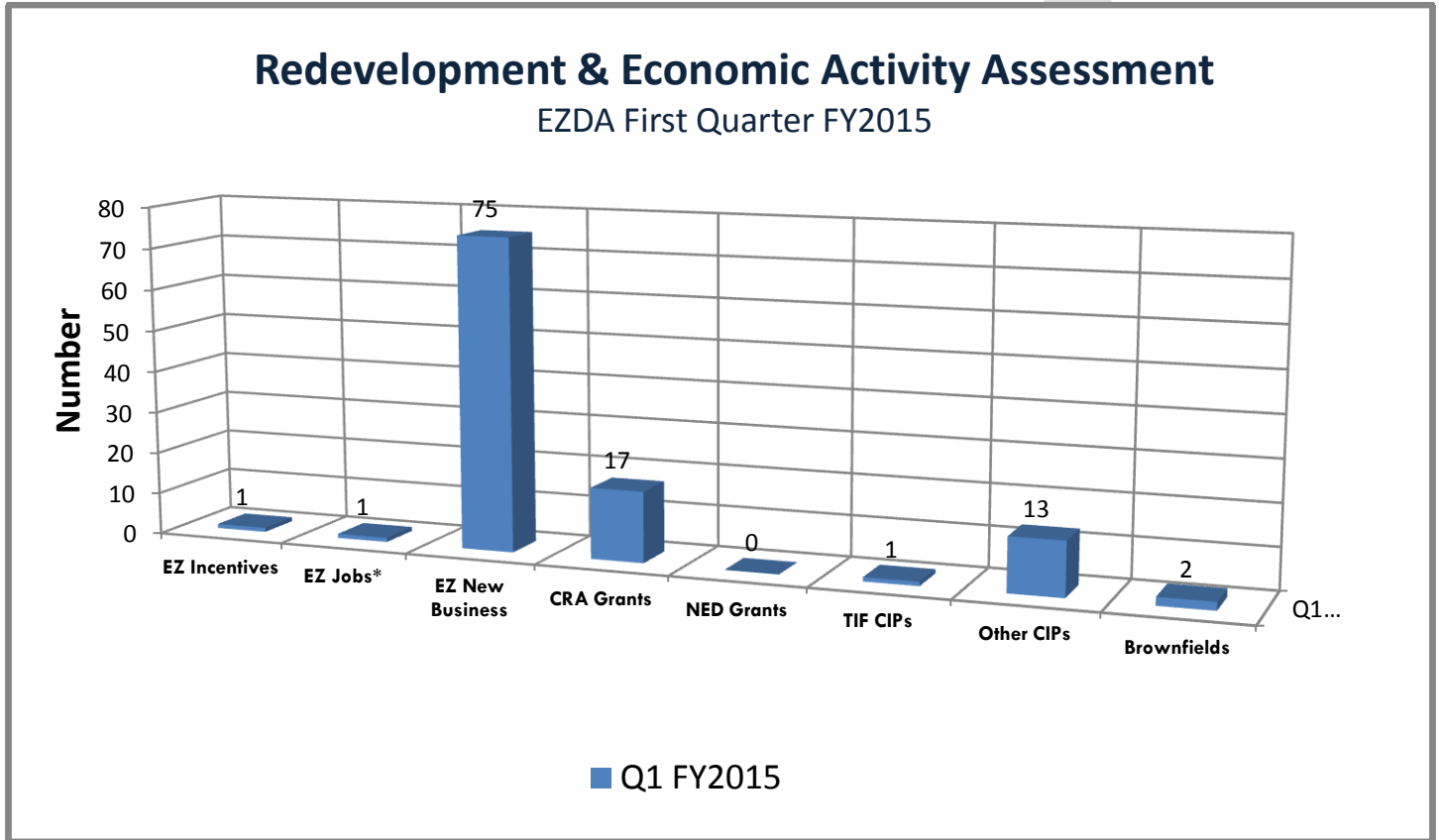


Table 3 (above) displays redevelopment and economic activity which occurred within the Enterprise Zone during EZDA Q12015.

## Explanation of Redevelopment and Economic Activity Data

The diagram above displays figures on the number of Enterprise Zone incentives submitted to EZDA #1703, jobs created, new businesses, number of Community Redevelopment Agency, and Neighborhood Enterprise Division grants awarded, and capital improvement and Brownfield projects being conducted within Enterprise Zone #1703 during EZDA Q12015.

Enterprise Zone incentive data relates to the number of applications which were submitted to EZDA #1703 during the reporting period. The number of jobs created within the Enterprise Zone is derived from the applications submitted and is not representative of the job creation within the Enterprise Zone as a whole. Currently, accurate data collection methods for job creation within the zone as a whole are not known to exist by EZDA #1703. Therefore, the jobs reported during EZDA Q12015 are not representative of new business rates, and are based solely upon jobs reported in EZ applications submitted for certification.

\*Calculated based on EZ incentive applications alone. No other accurate data collection sources were available to report on this data.

## Explanation of Redevelopment and Economic Activity Data Continued

Figures on new business within the EZ are derived from an annual spreadsheet provided by the Escambia County Tax Collectors Office on the total number of new business (non-renewal) business licenses which were issued during EZDA Q12015. New businesses within the EZ were derived from the spreadsheet using a geographic information system (GIS) software program, and manually inspected for duplicity, multiplicity, and/or inaccuracy. During previous years, new business figures were derived from a variety of sources including estimation based on EZ incentive applications requesting certification, and new business licenses containing renewal licenses. Due to the variance in data collection methods, comparisons on this data have been inaccurate in the past. EZDA #1703 is currently working with the Escambia County Tax Collectors Office to further refine data collection on new businesses, as the new business list still contains business which may be applying for additional business license but are not necessarily a new business locating within the Enterprise Zone. Additionally, human errors may occur during the collection of this data, leading to inaccuracies in the reported data. The accuracy of new business data is expected to improve in future years.

The number of capital improvement projects (CIPs) funded by Tax Incremental Financing (TIF) is tracked and reported by the Community Redevelopment Agency, and is cross referenced with financial audit reports to ensure accuracy of period reporting. The total number of CIPs funded by Other Sources is compiled based on data reported by the Community Redevelopment Agency, Engineering Department, Neighborhood Enterprise Division, and Land Management and Water Quality Division. This information is cross referenced with financial audit reports to ensure accuracy of period reporting.

The number of Community Redevelopment Agency (CRA) and Neighborhood Enterprise Division (NED) Brownfield projects conducted within the EZ are tracked and reported by the CRA and NED and cross referenced with financial audit reports to ensure accuracy of period reporting.

Next Page: Funding Sources for Capital Improvement Projects

## **Comparison of Funding Sources for Capital Improvement Projects (CIPs) during EZDA FY 2014**



Accurate comparison data is not available for EZDA Q1 2014 (July 1, 2013-September 30, 2013) due to changes in data collection methods. Due to these changes, comparison data is not represented in the diagram below.

The diagram below represents data for capital improvement project funding during EZDA Q1 2015.

**Figure B:** Comparison of CIP Funding Sources for EZDA Fiscal Year 2014

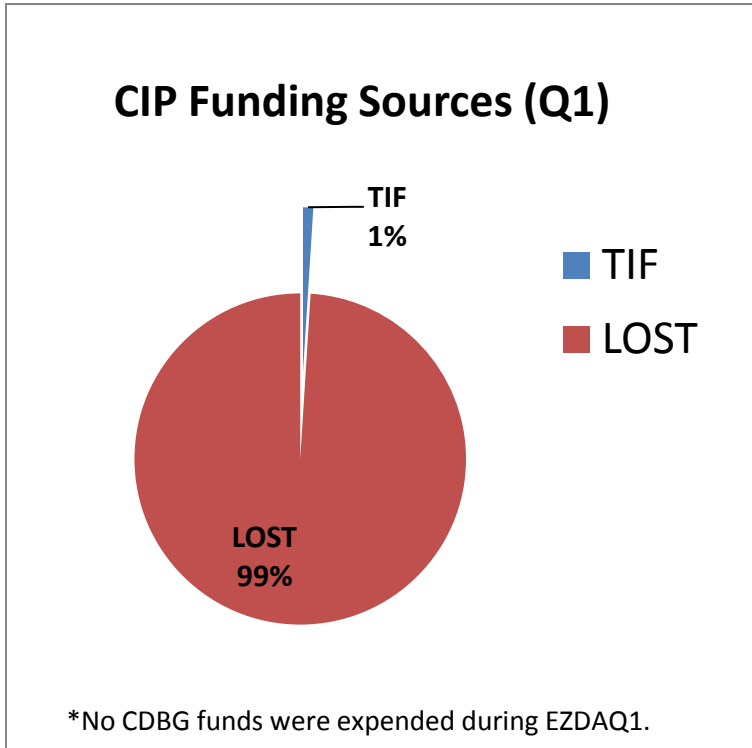


Figure B (left) displays comparisons in the amount of funding utilized in capital improvement project design and construction for Tax Incremental Financing, Local Option Sales Tax (LOST), Community Development Block Grant (CDBG) and other funding sources. The diagram reveals that a majority of capital improvement projects were funded by LOST funds during EZDAQ1.

This data reveals that outside sources are commonly leveraged to complete projects within the Enterprise Zone, and Community Redevelopment Area.

# Escambia County Enterprise Zone Map

Figure C: Enterprise Zone #1703 Map

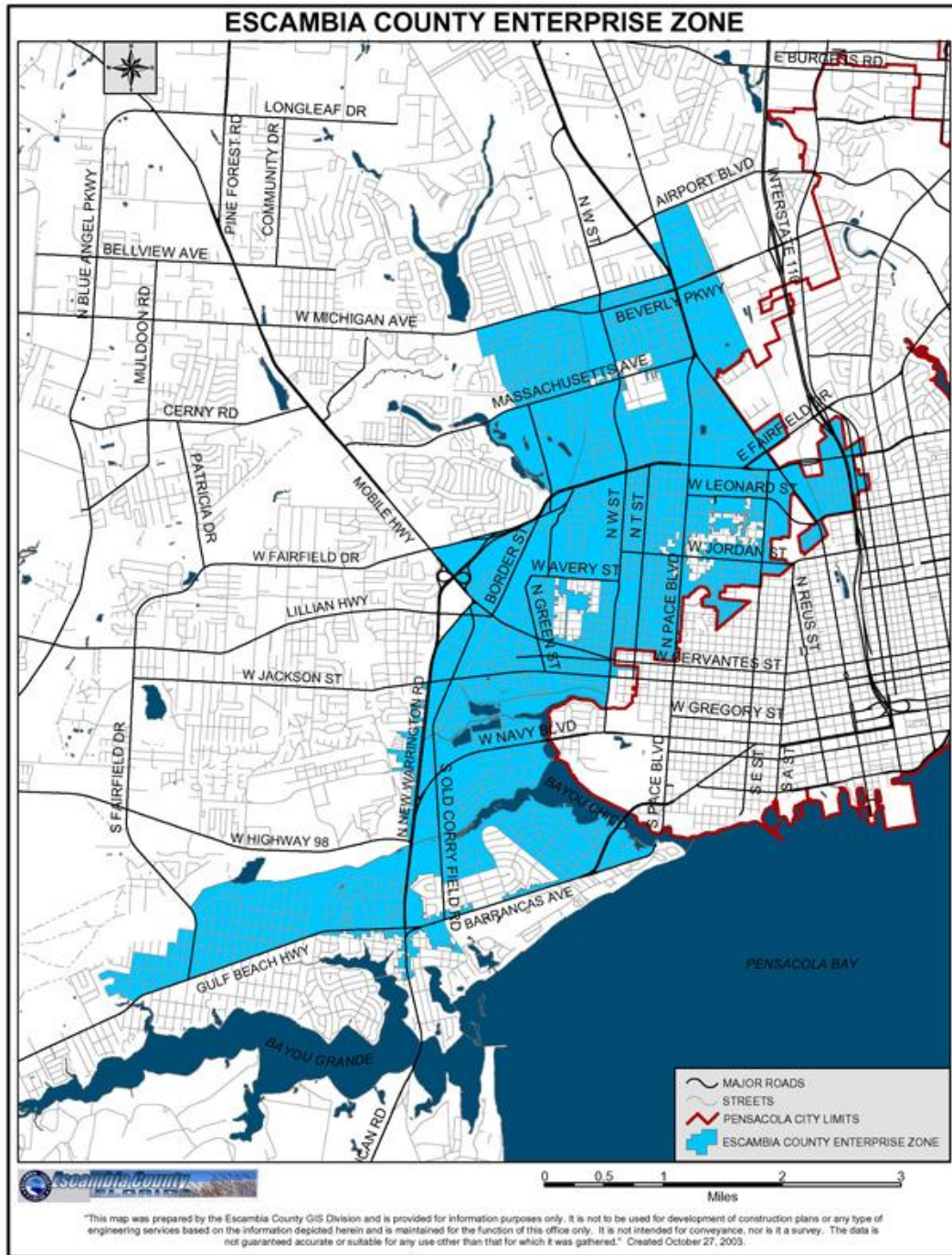


Figure C represents the geographic extent and location of the Escambia County Enterprise Zone (EZ #1703)

# Enterprise Zone Development Agency and Board of Commissioners

## MISSION STATEMENT

To revitalize the Enterprise Zone by enhancing current Escambia County Community Redevelopment efforts which seek to induce business investments, increase livable-wage jobs, promote sustainable economic development, and ensure a better quality of life for Escambia County's residents.

## Enterprise Zone Development Agency Board Structure

Escambia County's Enterprise Zone Strategic Plan (2004) identified the following seven (7) major goal areas: Business Development, Workforce Development, Neighborhood and Housing Development, Environment, Infrastructure, Physical Appearance, and Public Safety and Security. The EZDA Board's composition is representative of these goals and consists of twelve (12) Enterprise Zone members who include local chamber of commerce, finance or insurance, Enterprise Zone business, non-profit, workforce development, code and law enforcement, Enterprise Zone residents, and Greater Pensacola citizens at large.

**Figure D:** Major Goals of the Escambia County Enterprise Zone Development Agency

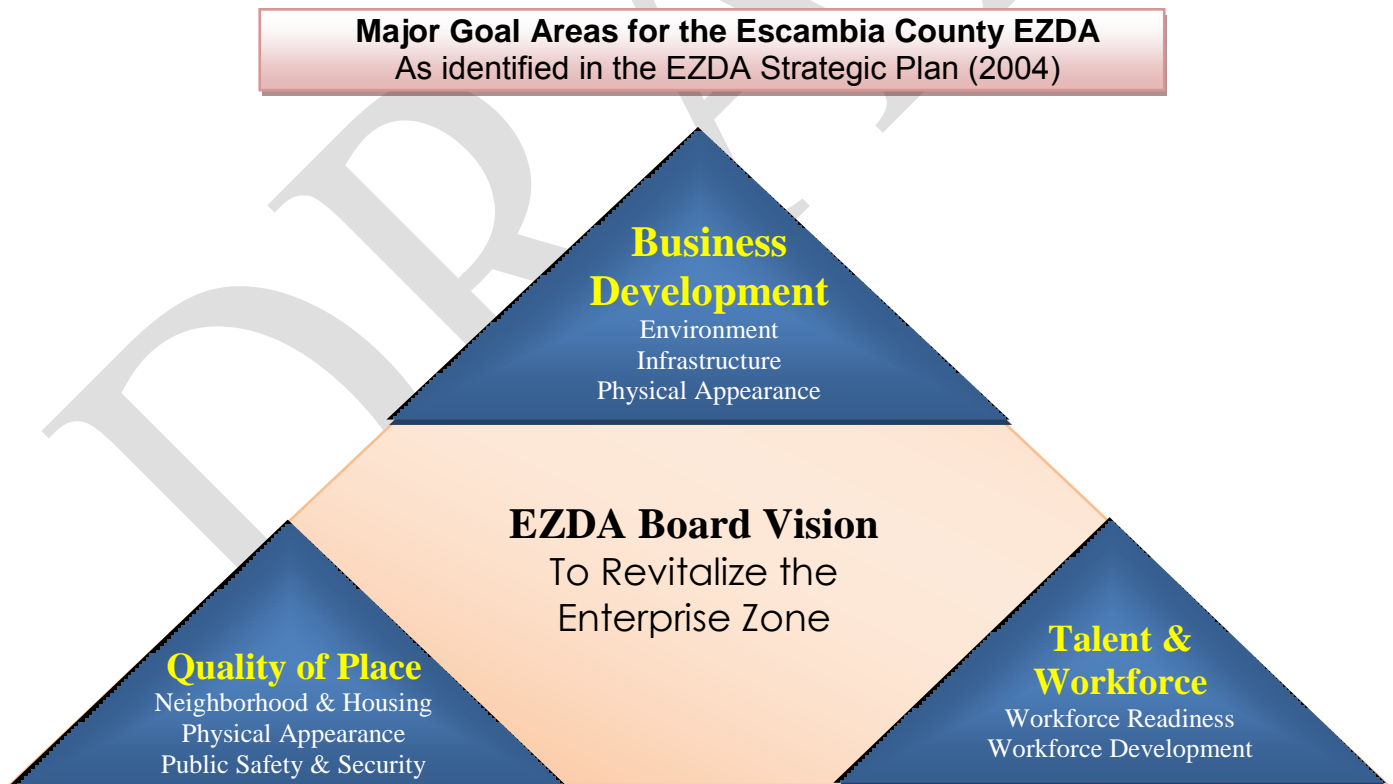


Figure D above includes the seven (7) major goal areas, of the Escambia County Enterprise Zone Development Agency (EZDA #1703) , as identified in the EZDA Strategic Plan (2004) for revitalization of the Enterprise Zone. An eighth major goal area has been added, "Workforce Readiness" since it has been identified as a precursor to workforce development.

# ENTERPRISE ZONE INCENTIVES

The Florida EZ Program includes financial incentives which are offered primarily to businesses to encourage private investment and increase employment opportunities for EZ residents.

## Financial incentives available through the Florida EZ Program include:

- **EZ Jobs Tax Credit (Sales & Use Tax) –**  
Businesses located within an EZ, who collect and pay Florida sales and use tax, receive a monthly credit against their sales tax due on wages paid to new employees who have been employed for at least three (3) months (six (6) months for leased employees) and live within the EZ, or participate in the Welfare Transition Program. *Administered by the Florida Department of Economic Opportunity and Department of Revenue, and certified by Escambia County.*
- **EZ Jobs Tax Credit (Corporate Income Tax- “C” Corporation Only) -**  
Businesses located within an EZ, who pay Florida Corporate Income Tax, receive a corporate income tax credit for wages paid to new employees who have been employed for at least three (3) months (six (6) months for leased employees) and live within the EZ, or participate in the Welfare Transition Program. *Administered by the Florida Department of Economic Opportunity and Department of Revenue and certified by Escambia County.*
- **Escambia County Economic Development Ad Valorem Tax Exemption (EDATE) –  
Supplemented for EZ Property Tax Credit**  
New or expanded businesses located in an EZ are allowed a credit on their Florida Income Tax equal to 96% of ad valorem taxes paid on the new or improved property according to Escambia County’s assessment rate. *Administered by Escambia County.*
- **EZ Building Materials Sales Tax Refund –**  
A refund is available to businesses and residences for state sales tax paid on the purchase of building materials used to rehabilitate real property located in the EZ. *Administered by the Florida Department of Economic Opportunity and Department of Revenue and certified by Escambia County.*
- **EZ Business Equipment Sales Tax Refund –**  
A refund is available to businesses for state sales tax paid on the purchase of certain business equipment, which is used exclusively within the EZ for at least three (3) years. The minimum purchase price of the equipment is \$5,000 per unit. *Administered by the Florida Department of Economic Opportunity and Department of Revenue, and certified by Escambia County.*
- **Community Contribution Tax Credit Program –**  
Businesses located in an EZ are eligible for a tax credit of up to 50% on Florida Corporate Income Tax or Insurance Premium Tax, as well as, a sales tax refund for eligible donations to approved community development projects. *Administered by the Florida Department of Economic Opportunity and Department of Revenue, and certified by Escambia County.*

Enterprise Zone Incentives Continued

**EZ Incentives Certified during EZDA Q12015**

**Table 3:** Florida Enterprise Zone Program Incentives Certified during EZDA Q1 2015

Florida Enterprise Zone Program Incentives	Tax Incentive Type	Amount Certified	Private Investment Contributed	Average Monthly Wages Contributed per EZ Employee	# EZ Employees Claimed	# Jobs Created
Building Materials Sales Tax Refund	Sales Tax	\$0	\$0	N/A	0	0
Business Equipment Sales Tax Refund	Sales Tax	\$0	\$0	N/A	0	0
Jobs Tax Credit	Sales Tax	\$0	\$0	\$0	0	0
Jobs Tax Credit	Corporate Income Tax	\$1,048	\$2,857*	\$952	1	1
Property Tax Credit (Supplemented by EDATE Program in Escambia County)	Corporate Income Tax	\$0	\$0	N/A	0	0
Community Contribution Tax Credit Program		\$0	\$0	N/A	0	0
<b>TOTAL</b>		<b>\$1,048</b>	<b>\$2,857</b>	<b>\$952</b>	<b>1</b>	<b>1</b>

Table 3 represents data collected from EZ incentives which were submitted to EZDA #1703 for certification during EZDA Q1 2015.

**One (1) applicant applied for an Enterprise Zone tax incentive during the First Quarter of EZDA Fiscal Year 2015. A Jobs Tax Credit for Corporate Income Tax was certified for Regency Hospice of Northwest Florida located at 50 Beverly Parkway within the Palafox Redevelopment District.**

**Current Locations**



**Regency Hospice of Northwest Florida, Inc., a local hospice care and hospice service provider, received certification for a Corporate Income Tax Credit in the amount of \$1,048 for wages paid towards the creation of a new job within the Enterprise Zone.**

The image above shows the locations of twenty-six (26) Curo Health Services provider locations within the Southeastern United States. Regency Hospice in Pensacola, Florida is one (1) of seven (7) hospice brands under Curo Health Services.

\*(Average monthly wage multiplied by 3 months (1 quarter)) multiplied by number claimed employees



# THIS QUARTER'S ENTERPRISE ZONE HIGHLIGHTS

The Escambia County Tax Collector's Office reported 75 new business (non-renewal) licenses were issued during EZDA Q12015 to businesses located within the Enterprise Zone. The map (below) displays the diverse geographical locations of new Enterprise Zone businesses. All 75 recorded businesses are prospective candidates for Florida Enterprise Zone Tax Incentive benefits due to their location within the Enterprise Zone. An additional six (6) new businesses were located within portions of the Warrington and Barrancas Redevelopment Districts which exist outside of the Enterprise Zone boundaries.

**Figure E:** Geographic Extent of New Business Locations within the Enterprise Zone

## New Businesses in the Enterprise Zone

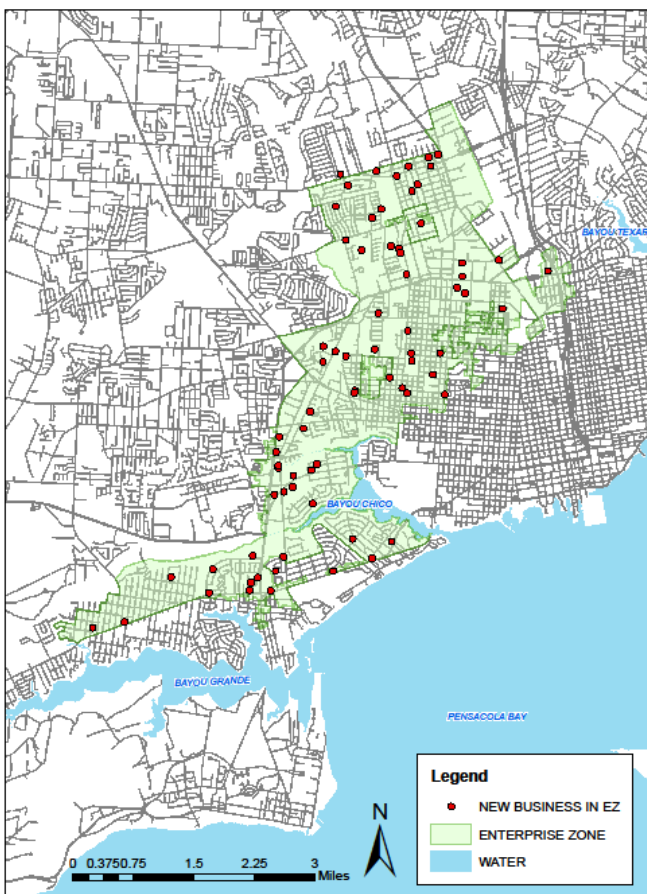


Figure E represents the geographic distribution of new businesses which located within the Enterprise Zone during EZDA Q12015.



**Chick-fil-A (above) located at 510 North Navy Boulevard within the Warrington Redevelopment District applied for a new business license through Janet Holley Tax Collector's Office during EZDA Q12015. The business held a grand opening on October 16, 2014, which featured free Chik-Fil-A meals for a year for the first 100 guest in line by 6 a.m. on opening day.**

# COMMUNITY REDEVELOPMENT INCENTIVES

## CRA Local Grants

Local grants are funded through the Escambia County Community Redevelopment Agency's (CRA) Tax Increment Financing (TIF) to provide assistance to local commercial businesses and residents located within Escambia County's six (6) redevelopment districts and enterprise zones.

CRA incentives include the Commercial Façade and Sign, and Residential Rehab Grant Programs, and Tree Trimming-Removal Program.

**During EZDA Q12015, 17 grant applications were submitted and approved with awards totaling \$44,293 and stimulating over \$82,286 in private sector investment.** These incentives support the CRA's mission to revitalize Escambia County's redevelopment districts and enterprise zone, induce business and residential investment, and promote sustainable economic development.

**Table 4:** Community Redevelopment Agency Incentive Programs

Local Incentive	# Grants	Amount Awarded	Private Investment Contributed
Commercial Façade and Sign Grant Program	2	\$12,987	\$25,974
Residential Rehab Grant Program	12	\$28,156	\$56,312
Tree Trimming-Removal Program	3	\$3,150	\$0
<b>TOTALS</b>	<b>17</b>	<b>\$44,293</b>	<b>\$82,286</b>

Table 4 (left) summarizes data collected on the Escambia County Community Redevelopment Agency's three (3) incentive programs. These incentives support the CRA's mission to redevelop and revitalize the Enterprise Zone and Community Redevelopment Districts.



The residence located at 312 Payne Road (above) received a matching Residential Rehabilitation Grant in the amount of \$3,727 for roof replacement and sewer connection. 1220 El Paso Road (below) received a Residential Grant in the amount of \$5,729 for roof and window replacements.



The former site of the Neighborhood Enterprise Division located at 3420 Barrancas Avenue (left) received a Façade, Landscape and Infrastructure matching grant in the amount of \$10,000 for renovations to the existing property.

Unity Salon, located at 919 West Michigan Avenue (right) also received a matching Façade grant in the amount of \$2,987.



# NEIGHBORHOOD & HOUSING DEVELOPMENT

The EZDA's goal and strategy are to actively promote residential and neighborhood revitalization and increase affordable housing opportunities in the EZ. EZ goals relate to the rehabilitation of housing units in fair to poor condition within the EZ. Escambia County provides multiple rehabilitation programs, depending upon the condition of the unit.



During EZDA Q12015, **zero (0)** homes located within the EZ received housing assistance funded by one of three affordable housing and community



The image above displays 3010 West Jackson Street which received CDGB funding for housing rehabilitation during EZDA FY2014. This grant was awarded by the Neighborhoods Enterprise Division (NED). No funds were expended for housing projects during EZDA Q12015.

redevelopment programs serviced through the Escambia County's Neighborhood Enterprise Division (NED). Programs offered by NED include the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Program (HOME) administered by the U.S. Department of Housing and Urban Development (HUD), and the State Housing Initiatives Partnerships (SHIP) program administered by the Florida Housing Finance Corporation.

**Total assistance provided by Escambia County's housing rehabilitation programs during EZDA Q12015 for affordable housing projects within the EZ totaled \$0.**



## SPECIAL PROJECTS

No special projects were conducted during EZDA Q12015. Planning for the 2015 Celebrating Brownsville Festival is expected to begin during EZDA Q22015 (October 1, 2015-December 31, 2015).

**During EZDA Q12015, there were no funds expended towards special projects within the Enterprise Zone.**

# DEMOLITIONS



Escambia County's Environmental Code Enforcement Department conducts demolitions of existing dilapidated, vacant structures within the Enterprise Zone. Dilapidated structures which are too costly to be rehabilitated can prove to be detrimental to the economic climate of the Enterprise Zone, and a limiting factor on redevelopment.

**During EZDA Q12015, Escambia County invested \$17,000 in the removal of two (2) dilapidated structures within the Enterprise Zone. This investment will increase the redevelopment potential of these parcels by reducing the financial burden on prospective investors, and improve the economic climate of the Enterprise Zone.**

Demolition Address	Cost
3820 West Jordan Street	\$6,000
3104 West Gonzalez Street	\$11,000
<b>TOTALS</b>	<b>\$17,000</b>



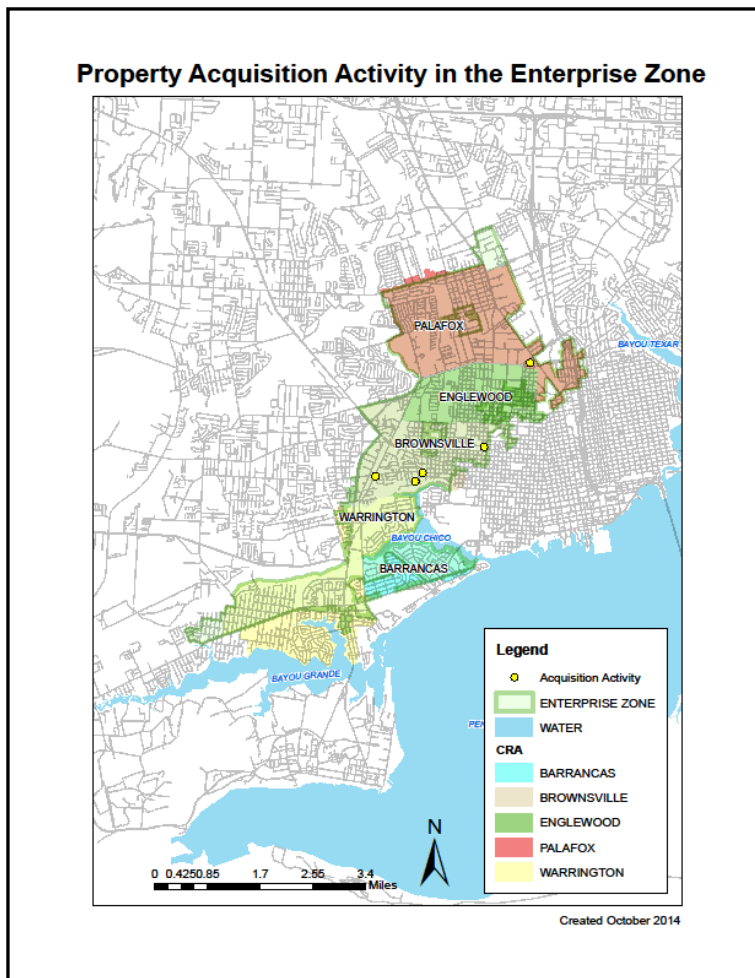
The images above show the demolition of a dilapidated structure located within Escambia County's Enterprise Zone. The removal of the existing structure increases the probability of private sector investment in this property. Photos provided by E.C. Code Enforcement, December 2014

# PROPERTY ACQUISITION

The CRA continues to acquire property for revitalization and redevelopment purposes, and is currently targeting 32 properties for acquisition on Frontera Circle located within the Brownsville Redevelopment District. Property acquisition activities were conducted on two (2) of the 32 targeted properties during EZDA Q12015. Acquisition of these properties will allow the CRA to maintain the properties and improve the likelihood of private reinvestment. The strategic acquisition of the Frontera Circle properties is intended to have a dramatic impact on the area's redevelopment potential.

During EZDA Q12015, the CRA carried out property acquisition activities on six (6) properties located within the EZ. The total cost of expenditures for property appraisals, feasibility studies, and purchases was \$2,959 provided by TIF and LOST III funding.

Figure F: Property Acquisition Activity during EZDA Q12015



The image above displays 3804 and 3806 Frontera Circle located within the Brownsville Redevelopment District. Units 3804 and 3806 were approved for acquisition by the Escambia County Board of County Commissioners on August 21, 2014 and October 9, 2014, respectively, and are two (2) of the 32 properties on Frontera Circle targeted for acquisition by the CRA. Acquisition costs for both of these properties continued to be expended during EZDA Q12015.

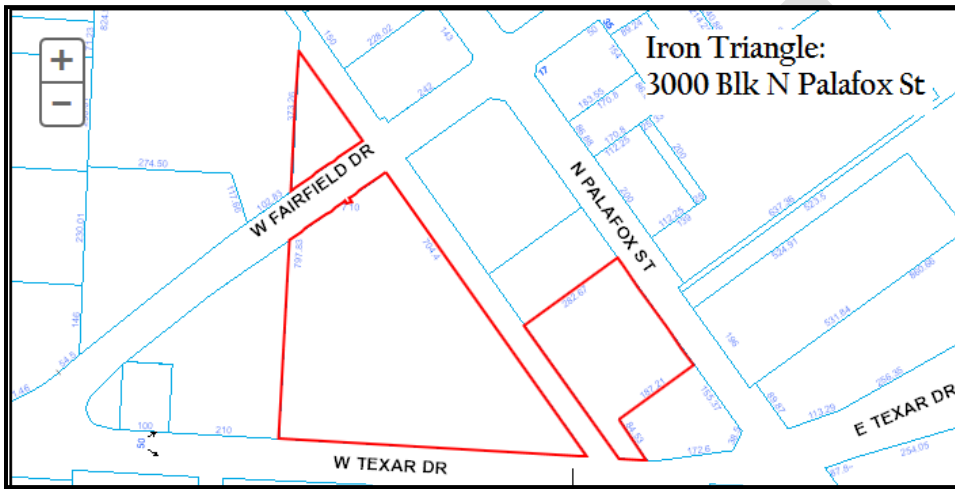


420 Legair Court (left), located in the Brownsville Redevelopment District was appraised during EZDA Q12014 for potential acquisition by the CRA for a small pocket park to serve the community.

Figure F above shows the location of six (6)

# BROWNFIELDS

The CRA actively engages in remediation of Brownfield sites for redevelopment purposes. To remediate prospective sites, the CRA conducts feasibility studies, acquires property and finally contracts outside agencies to remove hazardous material from polluted sites. Many of Escambia County's Community Redevelopment Districts struggle with historical industrial pollution. Remediation of these properties eradicates environmental and economic risk, and increases the probability that private investors will redevelop the site.



The image left displays the geographical extent of the Iron Triangle, a Brownfield property with potential groundwater and soil contamination caused by historical metal processing and petroleum handling on the site. Since 2011, Escambia County has conducted Phase 1 and 2 Environmental Site Assessments (ESAs) on the property. Evaluations and survey's continue to be conducted to assist the County and current property owner of the Iron Triangle in understanding the true scope of contamination of the site.

Table 5: Brownfield Projects Completed During EZDA Q12015

District	Redevelopment District	Project Name	Commitments	Expenditures This Quarter	Funding Source(s)
3	Palafox	Iron Triangle-3000 Blk North Palafox Street	\$118,392	\$50 (Title Commitment)	Palafox TIF; CDBG/VCTC; EPA Brownfield Redevelopment
2	Brownsville	420 Legair Circle Appraisal	TBD	\$325	LOST III
		<b>TOTALS:</b>	<b>\$118,392+</b>	<b>\$375</b>	

Table 5 summarizes data collected on Brownfield Redevelopment activities conducted by Escambia County during EZDA Q12015. Activity conducted includes title commitments and property appraisals for two (2) Brownfield properties within the Enterprise Zone and Community Redevelopment Area.

\*VCTC stands for Voluntary Contributions Tax Credit, a private investment fund  
 \*\*CDBG stands for Community Development Block Grant, a federal grant program



# CAPITAL IMPROVEMENT PROJECTS

The CRA continues to improve public infrastructure and implement capital improvement projects (CIPs) to enhance the quality of life within the County's six (6) targeted redevelopment districts.

## Palafox Redevelopment District\*\*

No capital improvement projects were funded by TIF within the Palafox Redevelopment District during EZDA Q12015. However, a title commitment was purchased to support the Brownfield assessment activities for the Iron Triangle project located on the 3000 Block of North Palafox Street. The title commitment cost \$50 expended through the Palafox TIF.



The image above displays the Warrington Redevelopment District Welcome Sign which were purchased during EZDA Q12015.

## Warrington Redevelopment District\*\*

One (1) welcome sign was purchased and installed within the Warrington Redevelopment District during EZDA Q12015. Funds to support this improvement were provided by Warrington TIF in the amount of \$5,700.

**Barrancas Redevelopment District**

No capital improvement projects were funded by TIF within the Barrancas Redevelopment District during EZDA Q12015.

**Brownsville Redevelopment District**

No capital improvement projects were funded by TIF within the Brownsville Redevelopment District during EZDA Q12015.

**Cantonment Redevelopment District\***

No capital improvement projects were funded by TIF within the Cantonment Redevelopment District during EZDA Q12015.

**Englewood Redevelopment District**

No capital improvement projects were funded by TIF within the Englewood Redevelopment District during EZDA Q12015.

**Table 6:** Capital Improvement Projects funded by Tax Incremental Financing

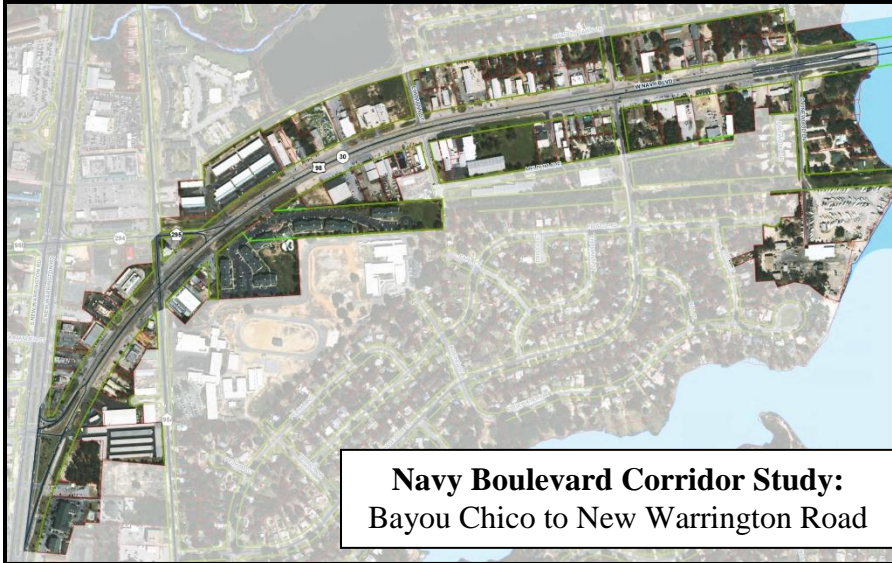
Project Name	District	Expenditures this Quarter	Funding Source(s)
Warrington Redevelopment District Sign	Warrington; 2	\$5,700	Warrington TIF
	<b>TOTALS:</b>	<b>\$5,700</b>	

Table 6 summarizes data collected for capital improvement projects located within the Enterprise Zone and funded by Tax Incremental Financing and other sources during EZDA Q12015.

\*The Cantonment District exists outside of the Enterprise Zone but is located within the County's CRA. This district is included in this report because it is a potential EZ.  
 \*\*Nominal portions of the Barrancas and Warrington districts exist outside of the Enterprise Zone boundaries.

# CAPITAL IMPROVEMENT PROJECTS

Funded by CDBG, LOST III and Other Sources



The image (left) displays the geographical extent of the Navy Boulevard Corridor Study which will assess proposed improvements to access management, parking and drainage, including methods to improve safety, eliminate congestion and update the appearance of the Navy Boulevard Corridor. The results of the study will be included in the Final Corridor Concept for submittal to the Florida Department of Transportation.

The Navy Boulevard Access Management and Corridor Beautification Project (Navy Boulevard Project) is an expansive capital improvement project based on the Corridor Management Concept. The Escambia County Redevelopment Agency, Transportation and Traffic Division and Engineering and Planning Resources (EPR-Florida) are currently gathering stakeholder input for improvements contained within the Corridor Management Concept. The concept is heavily based on the Community Redevelopment Agency's Navy Boulevard Design Guidelines and Management Plan, and will be submitted to the Florida Department of Transportation once the public involvement process. A public workshop was held during EZDA Q12015, on September 30, 2014 at the Lexington Terrace Community Center within the Warrington Redevelopment District.

During EZDA Q12015, **LOST III funds in the amount of \$13,766** were expended to support the Navy Boulevard Project Public Involvement Process. Additional information on this project can be found at [www.MyNavyBlvd.com](http://www.MyNavyBlvd.com).

**Table 7:** Capital Improvement Projects funded by Community Development Block Grant (CDBG), Local Option Sales Tax (LOST) III, and Other Sources

Project Name	District	Funds Expended this Quarter	Funding Source(s)
Delano Drainage	Englewood; 3	\$42,386	LOST III
Gulf Beach Hwy & Patton Intersection Improvements	Warrington; 2	\$63,636	LOST III
Englewood Girls & Boys Club Park and Stormwater Pond Improvements	Englewood; 3	\$24,628	LOST III
Third & Winthrop Drainage Sewer <i>previously funded by ECUA</i>	Warrington; 2	\$31,278	LOST III/ ECUA (Sewer)
Old Corry Outfall (Pete Moore Ditch)	Warrington; 2	\$8,384	LOST III
Jackson Lakes Box Culvert	Brownsville; 2	\$1,208	LOST III
Bobe Street Sidewalks	Englewood; 3	\$374	LOST III
Massachusetts Ave. Drainage Sidewalks <i>previously funded by TIF</i>	Palafox; 3	\$374	LOST III/ Palafox TIF (Sidewalks)
E Street ADA Upgrades	Englewood; 3	\$16,977	LOST III
Animal Shelter Turn Lane	Palafox; 3	\$4,000	LOST III
Beach Haven Drainage Sewer <i>previously funded by ECUA</i>	Warrington; 2	\$233,498	LOST III/ECUA (Sewer)
Navy Boulevard Project: Public Involvement <i>Previous project components funded by Warrington TIF</i>	Warrington; 2	\$13,766	LOST III/Warrington TIF (Previous Project Components)
		<b>\$409,231</b>	

Table 8 summarizes data collected on capital improvement projects funded by the U.S. HUDs Community Development Block Grant (CDBG), Escambia County's Local Option Sales Tax (LOST) and other federal, state and local funding sources and located within the Enterprise Zone during EZDA Q12015.

**Table 8:** Capital Improvement Projects funded by Community Development Block Grant (CDBG), Local Option Sales Tax (LOST) III, and Other Sources within the Escambia County Community Redevelopment Area (CRA) ONLY

Project Name	District	Expenditures this Quarter	Funding Source(s)
Hicks Street Dirt Road Paving & Drainage	Cantonment; 5	\$6,644	LOST III
CR297-A Improvements	Cantonment; 5	\$241,558	LOST III
Muscogee Rd Widening & Drainage	Cantonment; 5	\$29,426	LOST III
	<b>TOTALS:</b>	<b>\$277,628</b>	

Table 8 summarizes data collected on capital improvement projects funded by the U.S. HUDs Community Development Block Grant (CDBG), Escambia County's Local Option Sales Tax (LOST) and other federal, state and local funding sources and located within the Escambia County Community Development Area only during EZDA Q12015.

DRAFT



# ACRONYMS

EZ	Enterprise Zone (Refers to Florida Enterprise Zone Program)
DEO	Florida Department of Economic Opportunity
EZDA	Enterprise Zone Development Agency (Escambia County)
DOR	Florida Department of Revenue
CRA	Community Redevelopment Agency (Escambia County)
NED	Neighborhood Enterprise Division
E.C.	Escambia County
TIF	Tax Increment Financing
CIP	Capital Improvement Project
HUD	United States Department of Housing and Urban Development
CDBG	Community Development Block Grant
HOME	HOME Investment Partnerships Program
SHIP	State Housing Initiatives Partnership Program
VCTC	Voluntary Contributions Tax Credit
LOST	Local Option Sales Tax
FCLF	Florida Community Loan Fund
ECUA	Emerald Coast Utility Authority
EZDA FY2014	July 1, 2013-June 30, 2014
EZDA Q12015	July 1, 2014-September 30, 2014
BCC	Escambia County Board of County Commissioners



**Enterprise Zone Development Agency:  
SECOND QUARTER REPORT**

**October 1, 2015 - December 31, 2015**

**Escambia County's Enterprise Zone &  
Community Redevelopment Area**

**PREPARED BY:**

**Escambia County Community Redevelopment Agency  
Community and Environment Department  
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Ph: (850) 595-3217 o Email: [CRA@myescambia.com](mailto:CRA@myescambia.com)**

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# Executive Summary

## Introduction

In accordance with Florida Statutes 290.014, the Escambia County Enterprise Zone Development Agency (EZDA #1703) Second Quarter Report is hereby submitted to the Florida Department of Economic Opportunity (DEO).

This report summarizes activities which occurred within Escambia County's Enterprise Zone (EZ #1703) and Community Redevelopment Area during the period of October 1, 2014 through December 31, 2014 (Q2 FY2015). The purpose of this report is to examine and provide the impact of the Florida Enterprise Zone Program and to monitor the use of state and local incentives, government services, and economic development within the Enterprise Zone and Community Redevelopment Area.

### Enterprise Zone Development Agency

Escambia County's Enterprise Zone Development Agency exists within the Escambia County Community Redevelopment Agency (CRA) because the purpose and objective of the program is complementary to the CRA's programming.

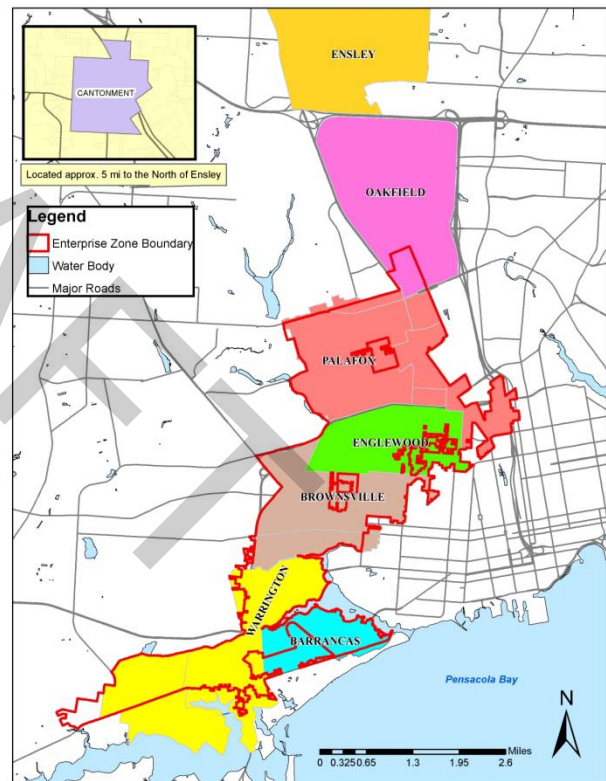
### Community Redevelopment Area

The Community Redevelopment Area is comprised of eight (8) redevelopment districts which overlap, are contiguous to or are located within close geographic proximity to the Enterprise Zone. Activities conducted within the redevelopment districts are contained within this report due to similarities in the conditions which exist within the redevelopment districts and Enterprise Zone (such as blight, high poverty and crime rates and substandard housing).

### EZDA Mission:

To revitalize the Enterprise Zone by building upon current Community Redevelopment efforts which will induce business investment, increase livable-wage jobs, promote sustainable economic development and ensure a better quality of life for the residents.

Figure 1: Escambia County Enterprise Zone and Community Redevelopment Area (Partial)



The image above represents the geographic extent of Escambia County's Enterprise Zone and eight (8) redevelopment districts. Individual Enterprise Zone and redevelopment district maps can be found in the appendix on pages 25-31.

# Quarterly Summary

## Quarterly Summary: Enterprise Zone #1703

The following table presents the accomplishments of Enterprise Zone #1703 and overlapping redevelopment districts during Q2 FY2015:

Table 1: Summary of Second Quarter Accomplishments (EZ #1703 & Overlapping Redevelopment Districts)

EZ PROGRAM ACTIVITY	Number		
EZDA Meetings	1		
Enterprise Zone Workshops	0		
Met in Person	2		
Calls/Emails	264		
Mail	2		
<b>STATE INCENTIVES</b>			
	# Certified	\$ Certified	Private Investment
Enterprise Zone Incentives	3	\$14,154	\$402,566
<b>LOCAL INCENTIVES</b>			
	# Awarded	\$ Awarded	Private Investment
Community Redevelopment Agency Incentives	6	\$15,418	\$27,761
Neighborhood Enterprise Division Incentives	0	\$0	\$0
<b>TOTAL STATE &amp; LOCAL INCENTIVES</b>	<b>10</b>	<b>\$29,572</b>	<b>\$430,327</b>
<b>LOCAL GOVERNMENT SERVICES</b>			
	# Conducted	\$ Expended	
Maintenance	23	\$71,913	
Demolitions	10	\$50,973	
Site Abatements	20	\$5,850	
Capital Projects	8	\$22,098	
Brownfield Projects	2	\$1,450	
Property Acquisition	1	\$19,919	
<b>TOTAL GOVERNMENT SERVICES</b>	<b>64</b>	<b>\$172,203</b>	
<b>ECONOMIC DEVELOPMENT</b>			
	Number	\$ Wages	
New Business Occupational Licenses <sup>1</sup>	64	-	
<i>New Business</i>	TBD- July 2015	-	
<i>Jobs Created</i>	TBD- July 2015	-	
<i>Average Quarterly Earnings</i>	-	TBD- July 2015	

<sup>1</sup> Figures based on New Occupational Licenses data provided by the Escambia County Tax Collectors Office. Duplicate license types have been removed. Values based on site address.

## Quarterly Summary: Escambia County's Redevelopment Areas

Escambia County's Redevelopment Areas include Enterprise Zone #1703 and the Escambia County Community Redevelopment Area<sup>2</sup>.

The following table presents the accomplishments of Escambia County's redevelopment areas during Q2 FY2015:

STATE INCENTIVES	# Certified	\$ Certified	Private Investment
Enterprise Zone Incentives	3	\$14,154	\$402,566
LOCAL INCENTIVES	# Awarded	\$ Awarded	Private Investment
Community Redevelopment Agency Incentives	12	\$29,418	\$51,561
Neighborhood Enterprise Division Incentives	0	\$0	\$0
<b>TOTAL STATE AND LOCAL INCENTIVES</b>	<b>15</b>	<b>\$43,572</b>	<b>\$454,127</b>
LOCAL GOVERNMENT SERVICES	# Conducted	\$ Expended	
Maintenance	23	\$71,913	-
Demolitions	12	\$62,973	-
Site Abatements	32	\$9,450	-
Capital Projects	10	\$63,347	-
Brownfield Projects	2	\$1,450	-
Property Acquisition	1	\$19,919	-
<b>TOTAL GOVERNMENT SERVICES</b>	<b>64</b>	<b>\$229,052</b>	
ECONOMIC DEVELOPMENT	#	\$ Wages	
New Business Occupational Licenses <sup>3</sup>	101	-	-
New Business	TBD- July 2015	-	-
Jobs Created	TBD- July 2015	-	-
Average Quarterly Earnings	-	TBD- July 2015	-

<sup>2</sup> The Escambia County Community Redevelopment Area includes the County's 8 redevelopment districts, Barrancas, Brownsville, Cantonment, Englewood, Ensley, Oakfield, Palafox and Warrington.

<sup>3</sup> Figures based on New Occupational Licenses data provided by the Escambia County Tax Collectors Office. Duplicate license types have been removed. Values based on site address.

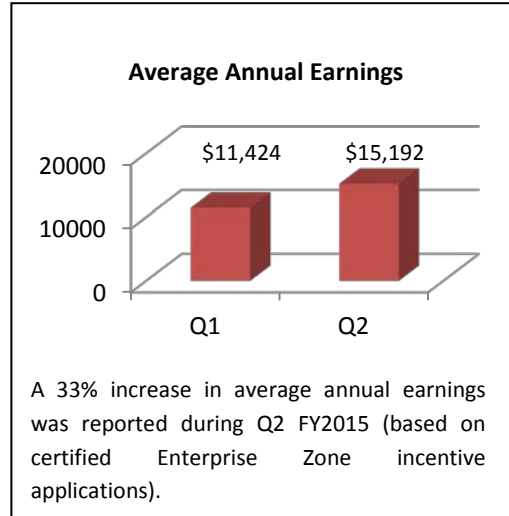
## This Quarter's Highlights

Increases in the following activities are reported during Q2 FY2015 compared to the previous quarter:

- **13% increase in number of Certified EZ Incentives**<sup>4</sup>
- **33% increase in Average Annual Earnings**<sup>5</sup>
- **50% increase in number of Demolitions**<sup>6</sup>

Other Successes This Quarter

- **Final property acquisition on Frontera Circle within the Brownsville Redevelopment District.**



## Investment within Escambia County's Enterprise Zone and Redevelopment Area

*Funding provided by state and local incentives generated a \$15 return on investment for every \$1 spent within the Enterprise Zone during the Second Quarter!*

Before



After



**3825 Navy Boulevard (top) and L&L Plaza (bottom) completed improvements to commercial property within the Enterprise Zone during Q2 FY2015.**

**Both properties received CRA grants for their improvements.**

<sup>4</sup> Based on Enterprise Zone incentive certifications.

<sup>5</sup> Based on Enterprise Zone certifications. Calculated based on monthly wages provided by applicant.

<sup>6</sup> Figures provided by the Escambia County division of Code Enforcement for demolitions within Escambia County's Redevelopment area. 40% increase in Enterprise Zone alone.



## State Incentives

### Florida Enterprise Zone Program in Escambia County

The Florida Enterprise Zone Program provides a variety of tax incentives targeted at promoting economic revitalization in local areas which exhibit pervasive poverty, unemployment and general distress.

The state incentive program is managed by the Florida Department of Economic Opportunity (DEO) and administered by local Enterprise Zone Development Agencies. All incentives are reviewed and approved by the Florida Department of Revenue.

#### Enterprise Zone Incentives Available in Escambia County

##### Jobs Tax Credits

Provides a monthly tax credit of up to 30% of eligible employee wages against sales and use tax or corporate income tax to businesses located within the Enterprise Zone. Eligible employees must work a minimum of 36 hours per week, and reside within the Enterprise Zone, or participate in the Welfare Transition Program.

##### Building Materials Sales Tax Refund

Provides a sales tax refund of up to \$10,000 to businesses, or \$5,000 to residents on state sales tax paid towards the purchase of building materials used to rehabilitate real property located within the Enterprise Zone. Minimum purchase of \$8,600 required.

##### Business Equipment Sales Tax Refund

Provides sales tax refund of up to \$10,000 to businesses on state sales tax paid towards the purchase of business equipment or machinery for property located within the Enterprise Zone. Minimum purchase of \$5,000 per unit required.

##### Property Tax Credit

Provides an annual tax credit of up to \$50,000 per eligible for location for 5 years against corporate income tax to eligible corporations located within the Enterprise Zone.



## Second Quarter Enterprise Zone Tax Incentive Applicants



**Building Materials Tax Refund**



**Jobs Tax Credit (Corporate Income Tax)**



**Building Materials Tax Refund**

### Enterprise Zone Accomplishments

The following activity is reported according to Enterprise Zone incentive applications certified during Q2 FY2015:

Table 2: EZ#1703 Accomplishments during Q2 FY2015

Activity	Number	\$ Amount	Private Investment
Jobs Tax Credit (Sales & Use)	0	\$0	\$0
Jobs Tax Credit (Corporate Income)	1	\$4,176	Refer to "New Jobs" figure.
Building Materials Tax Refund	2	\$9,978	\$398,768 <sup>7</sup>
Business Equipment Tax Refund	0	\$0	\$0
Community Contribution Tax Credit	0	\$0	\$0
New Jobs	1	-	\$3,798 <sup>8</sup>
Avg Annual Earnings	-	\$15,192 <sup>9</sup>	-
<b>TOTAL</b>		<b>\$14,154</b>	<b>\$402,566</b>

<sup>7</sup> Figure based on building materials purchase amount, increase in property value as a result of improvements, and/or difference between property value increase and purchase amount, as available.

<sup>8</sup> Figure based on average monthly wages paid toward new full-time employee claimed on Jobs Tax Credit (Corporate Income Tax) incentive for a period of 3 months.

<sup>9</sup> Based on monthly wages identified in certified Jobs Tax Credit incentive applications

# Local Incentives

## Community Redevelopment Agency Programs

### Local CRA Incentive Programs

Local CRA incentive programs are funded through Tax Increment Financing (TIF) and provide assistance to local commercial businesses and residents located within Escambia County's redevelopment districts and Enterprise Zone. These programs support the CRA's mission to revitalize, induce business and residential investment and promote sustainable economic development within these designated areas.

The following programs are offered by the CRA:

#### **Commercial Façade, Landscape, and Infrastructure Matching Grant**

Provides up to a \$10,000 matching grant to eligible property owners for façade, landscape and/or infrastructure improvements to commercial property located within Escambia County's Community Redevelopment Area.

#### **Commercial Signage Matching Grant**

Provides up to a \$2,000 matching grant to eligible business and/or property owners for signage improvements to commercial property located within Escambia County's Community Redevelopment Area.

#### **Residential Rehabilitation Grant**

Provides up to a \$6,000 matching grant to eligible property owners for improvements to residential property located within Escambia County's Community Redevelopment Area.

#### **Residential Tree Trimming-Removal Program**

Provides tree trimming and/or removal services for hazardous trees for residential property located within Escambia County's Community Redevelopment Area. Service provided based on income eligibility.

#### **Residential Paint Program**

Provides up to \$2,000 in exterior painting improvements to existing residential structures located within Escambia County's Community Redevelopment Area. Grants provided based on household income.

#### **Introducing the CRA Residential Paint Program**

Light woodwork and exterior painting was completed on the first residence to receive the incentive through the CRA's Residential Paint Program during Q2 FY2015.



The residence above received funding for minor woodwork and exterior painting improvements through the Residential Paint Program during the second quarter.

**CRA Residential Rehabilitation Grant Recipients**



The residences above received CRA incentive funding for improvements to roofing (left and right), windows, electrical and air conditioning (right).

**Community Redevelopment Agency Accomplishments**

The following activity is reported during Q2 FY2015:

Table 3: CRA Incentives Awarded during Q2 FY2015

Program	Enterprise Zone #1703			Redevelopment Areas Combined		
	#	\$	PI <sup>10</sup>	#	\$	PI
Commercial Façade, Infrastructure, and Landscape Grant	1	\$6,800	\$13,600	1	\$6,800	\$13,600
Commercial Sign Grant	0	\$0	\$0	1	\$2,000	\$4,000
Residential Rehabilitation Grant	3	\$6,893	\$13,786	6	\$16,793	\$30,579
Residential Tree Trimming-Removal Program	1	\$600	\$0	3	\$2,700	\$0
Residential Paint Program	1	\$1,125	\$375	1	\$1,125	\$375
<b>TOTALS</b>	<b>6</b>	<b>\$15,418</b>	<b>\$27,761</b>	<b>12</b>	<b>\$29,418</b>	<b>\$51,561</b>

**Twelve (12) CRA incentives were awarded within Escambia County’s redevelopment areas during the second quarter totaling \$29,418, and generating \$51,561 in private investment.**

Six (6) of the twelve (12) incentives totaling \$15,418, and generating \$27,761 were located within the Enterprise Zone.

<sup>10</sup> ‘PI’ is defined as private investment.

## Neighborhood Enterprise Division Programs

### Assistance through state and federal SHIP, CDBG, and HOME Programs

Neighborhood Enterprise Division (NED) incentives programs are funded through the Florida State Housing Initiatives Partnership (SHIP), Community Development Block Grant (CDBG) and U.S. Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME) to provide assistance to local communities within Escambia County.



Although the scope of NED's programming extends throughout Escambia County, programs and projects conducted by the division often benefit the Enterprise Zone and redevelopment districts.

#### SHIP/ HUD HOME First Time Homebuyer Program

Provides up to \$7,500 in down payment, and/or closing cost assistance for income eligible individuals to purchase homes within Escambia County.



#### SHIP Minor Repair Program

Provides up to \$15,000 to income eligible homeowners located within unincorporated portions of Escambia County for minor home repairs.

#### CDBG Moderate Rehab Program

Provides up to \$25,000 to income eligible homeowners located within unincorporated portions of Escambia County for moderate home repairs. Additional funding may be available on a case by case basis for the remediation of lead-based paint removal.

#### HUD HOME Substantial Rehabilitation/Replacement Program

Provides loans to income eligible homeowners located within unincorporated portions of Escambia County for substantial home rehabilitation or replacement.

#### CDBG Sewer Connection Assistance Program

Provides sewer connection to income eligible homeowners within unincorporated portions of Escambia County.

#### CDBG Demolition/Clearance Assistance Program

Provides demolitions/clearing assistance to income eligible homeowners within unincorporated portions of Escambia County and the Town of Century. Must be referred by Code Enforcement.



## Neighborhood Enterprise Division Accomplishments



The following activity is reported during Q2 FY2015:

Table 4: NED Incentives Awarded during Q2 FY2015

Program/Project	Enterprise Zone #1703			Redevelopment Area		
	#	\$	PI <sup>11</sup>	#	\$	PI
First Time Homebuyer Program (SHIP/HUD HOME)	0	\$0	\$0	0	\$0	\$0
Minor Repair Program (SHIP)	0	\$0	\$0	0	\$0	\$0
Moderate Rehab Program (CDBG)						
Substantial Rehab/Replacement Program (HUD HOME)	0	\$0	\$0	0	\$0	\$0
Sewer Connection Assistance (CDBG)	0	\$0	\$0	0	\$0	\$0
Demolition/Clearance Assistance (CDBG)	0	\$0	\$0	0	\$0	\$0
<b>TOTALS</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>

*\*Lack of program funding through NED is a result of management and staffing changes and transition from a non-profit organization to a County division during the majority of FY2014, and FY2015, to date.*

**No funds were expended towards projects located within the Enterprise Zone and/or Community Redevelopment Area during Q2 FY2015.**

<sup>11</sup> PI is defined as "private investment".

## State and Local Incentives Combined

State and local incentives provided through the Florida Enterprise Zone Program, and local Community Redevelopment Agency programs totaled \$41,347 in public sector expenditures which generated approximately \$453,752 in private sector investment. Within the Enterprise Zone alone, \$453,752 was expended through public funding which generated approximately \$429,952 in private sector investment.



L&L Plaza (above)

The return on investment (ROI) of state and local incentives spent within the redevelopment area totaled approximately \$11 for every \$1 of public funding spent.

Within the Enterprise Zone alone, ROI totaled approximately \$15 for every \$1 public funding spent.

## Success Story

**The construction of L&L Plaza, a four (4) unit plaza within the Brownsville Redevelopment District, and Enterprise Zone was substantially completed in September 2014. The project received approximately \$17,000 towards new construction costs for building materials, parking improvements, and signage through the Enterprise Zone and Community Redevelopment Agency incentive programs.**

**In addition to construction costs, all businesses which lease space within L&L Plaza will be eligible to receive Enterprise Zone incentives for the purchase of business property and/or job creation.**

**Due to the availability of state and local incentives, L&L Plaza will likely see an expansion onto an adjacent parcel within the near future.**



L&L Plaza Sidewalk and Landscaping (above)

# Local Government Services

## Maintenance of County Redevelopment Areas

Maintenance within the Enterprise Zone and Community Redevelopment Area is provided by the Escambia County CRA.

During Q2 FY2015, Escambia County expended **\$71,913 towards 23 maintenance projects conducted within Escambia County's Redevelopment Areas.**

### Streetscape

During Q2 FY2014, the CRA expended \$5,659 in TIF towards eleven (11) streetscape projects within the County's redevelopment areas.

### Street lighting

The CRA expended \$61,886 in TIF towards 10 streetlight projects during Q2 FY2015.

Table 5: Streetlight Project by Redevelopment District

District	Project Name	Q2 Expenditures
Barrancas	Barrancas North	\$3,310
	Barrancas South	\$185
	Lakewood Cottages MSBU	\$264
Brownsville	Brownsville Project & Expansion	\$12,172
Englewood	Englewood Project	\$11,413
Palafox	Aviation Field	\$4,604
	Palafox Expansion	\$12,606
Warrington	Warrington Project	\$16,817
	Warrington Gateway Park	\$495
	213 Chiefs Way	\$23
<b>Total Streetlight Expenditures</b>		<b>\$61,886</b>



### Clean Sweeps



Clean Sweeps are funded by the Escambia County Code Enforcement Division and Community Redevelopment Agency. During Q2 FY2015, two (2) clean sweep projects totaling \$4,368 were conducted within the Brownsville and Englewood Redevelopment Districts.

## Demolitions & Site Abatement

### Demolitions

Demolition of dilapidated and hazardous structures within the County's redevelopment areas are provided by Escambia County's Code Enforcement Division, Community Redevelopment Agency and Neighborhood Enterprise Division.

**During Q2 FY2015, 12 demolitions totaling \$59,163 were conducted within Escambia County's redevelopment areas. 10 demolitions totaling \$50,973 were conducted within the Enterprise Zone alone.**



### Site Abatements



Site abatements of properties containing overgrowth and debris within the County's redevelopment areas are provided by Escambia

County's Code Enforcement Division.

**During Q2 FY2015, 32 site abatements totaling \$9,450 were conducted within Escambia County's redevelopment areas. 20 site abatements totaling \$5,850 were conducted within the Enterprise Zone alone.**

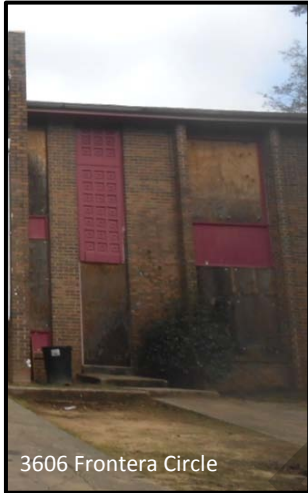


**The dilapidated structure shown above (bottom image) was demolished during Q2 FY2015.**



## Property Acquisition & Brownfield Redevelopment

### Property Acquisition



The CRA acquires property within the Enterprise Zone and Community Redevelopment Area for redevelopment purposes. Acquired property may contain either dilapidated structures, and/or potential or known site contamination which have been identified to impede redevelopment.

**During FY2014 and FY2015, the CRA has been undergone acquisition of 32 dilapidated townhome-style units located on Frontera Circle within the Brownsville Redevelopment District. The final unit (3606 Frontera Circle) was acquired during Q2 FY2015, which will allow for the demolition of the deteriorated structure and potential for redevelopment of the block.**

### Brownfield Redevelopment

The United States Environmental Protection Agency (EPA) defines a “Brownfield site” as “real property in which the expansion, redevelopment or reuse of may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

The Brownfield Redevelopment Program offered through the CRA provides incentives for environmental site assessments (Phase 1 and 2), and remediation and monitoring of contaminated Brownfield sites. Coupled with available local and state incentives, including the CRA’s grant programs, and Enterprise Zone tax incentives, Brownfield properties have a high redevelopment potential once remediated, and in many cases provide a substantial return on investment for both the public and private sectors.



Table 6: Q2 FY2015 Property Acquisition and Brownfield Expenditures

Address	Location	Type	Cost
Frontera Cir	Brownsville/EZ	Acquisition	\$19,919
420 Legair Cir	Brownsville/EZ	Brownfield Appraisal	\$1,450

## Capital Projects

### Projects funded by Tax Incremental Financing (TIF)

The CRA continues to improve public infrastructure and implement capital improvements to enhance the quality of life within Escambia County's eight (8) redevelopment districts and Enterprise Zone.

**No capital improvement projects were funded by TIF during Q2 FY2015, however, projects were conducted within the Enterprise Zone and redevelopment districts through alternative sources of local funding.**

### Projects funded by Local Funding (LOST, General Fund, etc.)

Project Name	District	EZ #1703	Source	Expenditures
Jackson Lakes Improvements	Warrington	Yes	LOST III/FEMA	\$50
Old Corry Field Rd Bridge (South)	Warrington	Yes	FHWA	\$6,112
Animal Shelter Entrance Enhancements	Palafox	Yes	LOST III	\$3,250
Bobbe & Scott St Sidewalks	Englewood	Yes	Safe Routes to School	\$344
Delano Area Drainage	Englewood	Yes	FEMA (75%)	\$200
Englewood Boys & Girls Club & "L" St Pond	Englewood	Yes	LOST III	\$10,732
Massachusetts Ave Sidewalk & Drainage Improvements	Palafox	Yes	TIF	\$499
Matthew Lane Drainage	Englewood	Yes	LOST III	\$911
Olive Road West	Ensley	No	LOST III	\$38,654
Muscogee Rd Widening & Drainage-East	Cantonment	No	LOST III	\$2,595
<b>TOTAL (ENTERPRISE ZONE)</b>				<b>\$22,098</b>
<b>TOTAL (REDEVELOPMENT AREA)</b>				<b>\$63,347</b>

## Special Projects



The CRA occasionally conducts special projects which fulfill the Division's mission to promote redevelopment and public sector enhancements to communities located within Escambia County's Community Redevelopment Area and Enterprise Zone.

Beginning in 2012, the CRA hosted an annual arts competition called "Celebrating Brownsville" whose purpose was to celebrate and show a thriving side of the Brownsville community. In 2014, the Division incorporated the competition into an annual community event called the Celebrating Brownsville Festival. The festival is scheduled to be hosted again during 2015 on Saturday, April 25 and will likely be held annually on the fourth Saturday in April each year.

**No funds were expended towards the Celebrating Brownsville Festival during Q2 FY2015, however planning for the event was underway throughout the quarter.**

## Local Government Services Combined

**A total of \$229,052 in public sector funding was expended toward redevelopment activities, maintenance, code enforcement, and capital improvements within the redevelopment area during Q2 FY2015. Total expenditures within the Enterprise Zone alone totaled \$172,203.**

# Economic Development

## New Business Occupational Licenses

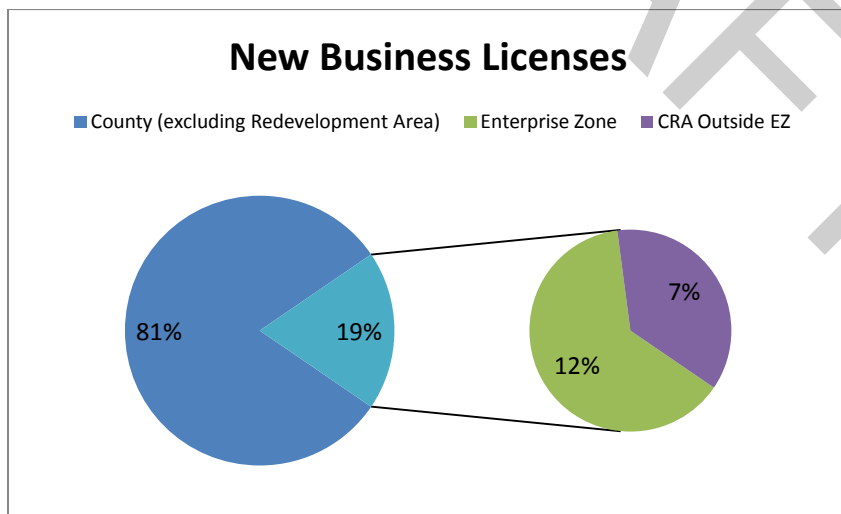
New business occupational licenses are issued by the Escambia County Tax Collectors Office to businesses which establish new business operations within Escambia County. The Escambia County EZDA and CRA tracks new business licenses which are issued to recipients operating within the Enterprise Zone and Community Redevelopment Agency.

Due to the structure of the new business occupational license process, raw data provided by the Tax Collectors office must be manually analyzed for duplicity, multiplicity and/or errors. Due to the extensive need for manual analysis and probability of human error, the EZDA and CRA are currently seeking alternative methods of tracking new businesses locating within the County’s redevelopment areas.

Table 7: New Businesses Licenses issued during Q2 FY2015

Escambia County	Redevelopment Area	Enterprise Zone #1703
529	37	64

Figure 2: Escambia County New Business Licenses



**19% of all new business licenses issued in Escambia County were issued to new businesses located within redevelopment areas.**

Of the licenses issued within the County’s redevelopment areas:

- 12 % were located within the Enterprise Zone
- 7% in redevelopment areas outside of the Enterprise Zone boundaries

# Future Developments

## New Data Collection

### Economic Data

Data collection on new businesses, job creation, and average earnings are expected to be incorporated into future quarterly and annual EZDA reports based on confidential employment data provided by the Florida Department of Economic Opportunity. Currently, the only source of economic development data collection available to EZDA #1703 is derived from new business occupational licenses provided by the Escambia County Tax Collector. New business occupational licenses will likely no longer be reported in future quarterly and annual reports once the new data becomes available due to inaccuracies associated with collection of this data.

EZDA #1703 anticipates incorporation of the following economic statistics into future quarterly and annual reports:

- **New Business**
  - Quarterly updates on new businesses locating within the Enterprise Zone, and Community Redevelopment Area
  - Categorization of New Businesses by Business Type
- **New Jobs**
  - Quarterly updates on job creation within the Enterprise Zone, and Community Redevelopment Area
- **Average Quarterly Earnings**
  - Quarterly reports on annual wages reported by employers within the Enterprise Zone and Community Redevelopment Area

## Redevelopment Data

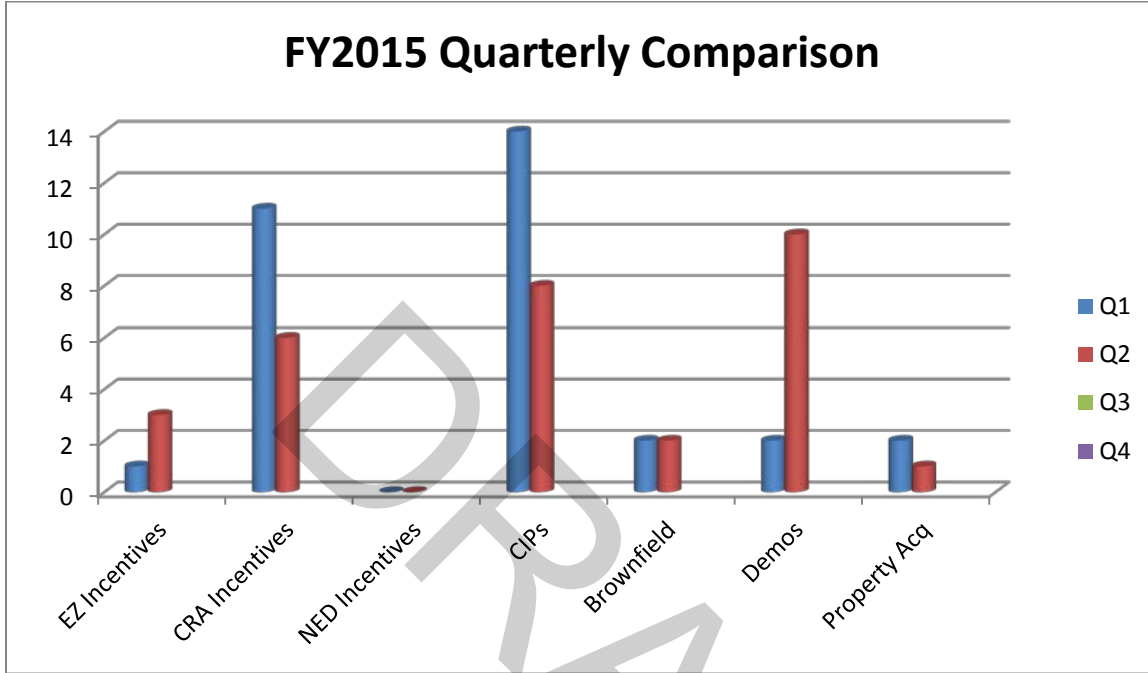
Data collection on new construction, and property values are expected to be incorporated into future annual EZDA reports based on available certified tax roll data provided by the Escambia County Property Appraiser's office. The EZDA is also seeking methods of collecting data on annual renovations to property located within the County's redevelopment areas.

EZDA #1703 anticipates incorporation of the following redevelopment statistics into the EZDA FY2015 Annual Report:

- **New Construction**
  - Annual updates on new construction rates during recently certified tax years.
  - Annual updates on recent new construction in which a change in property value resulting from the improvements has been recorded in a recent certified tax roll period. (For example, the EZDA FY2015 Annual Report will contain property values for new structures built during 2013 because the change in property value will be substantially reflected in the 2014 certified roll (January 2, 2013- January 1, 2014). The 2014 certified roll values are the most recent available because the 2015 values are not certified until November 1, 2015, which exists beyond the reporting period of the FY2015 Annual Report. )
- **Annual Changes in Property Values**
  - Annual updates and comparisons of market values (pre-tax exemptions) and taxable values (post-tax exemptions) within the County's redevelopment areas.

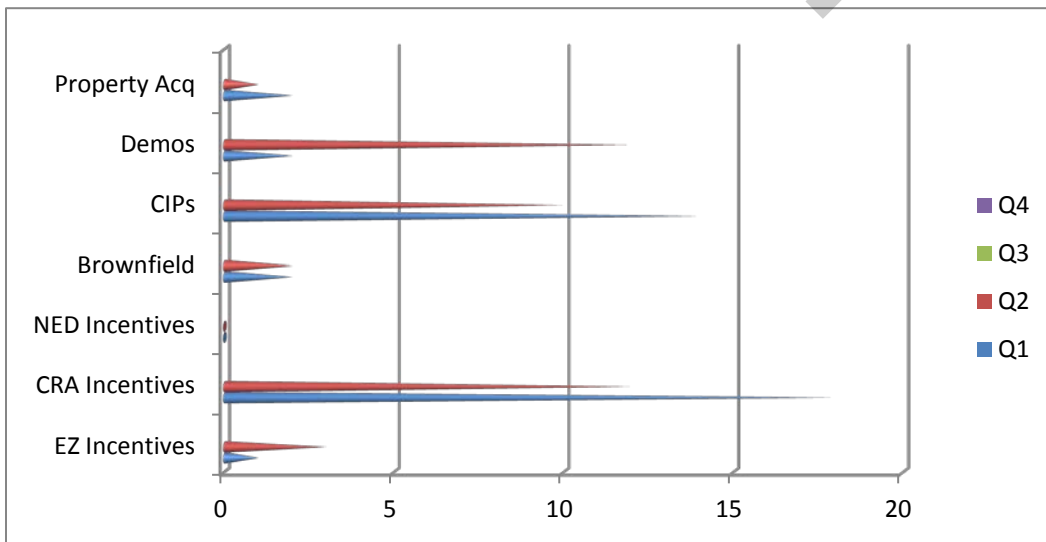
# Second Quarter Summary

## Enterprise Zone #1703: Redevelopment Activity



During Q2 FY2015, the Escambia County Enterprise Zone experienced an increase in the number and amount of Enterprise Zone certified incentives, and demolitions, but a decline in the number of CRA incentives, new occupational licenses, and property acquisition activities conducted within the zone. No NED incentives were awarded within the zone due to management and staffing changes.

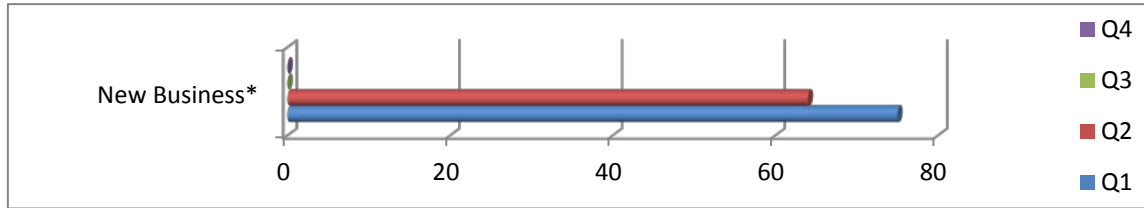
## Escambia County Redevelopment Areas: Redevelopment Activity



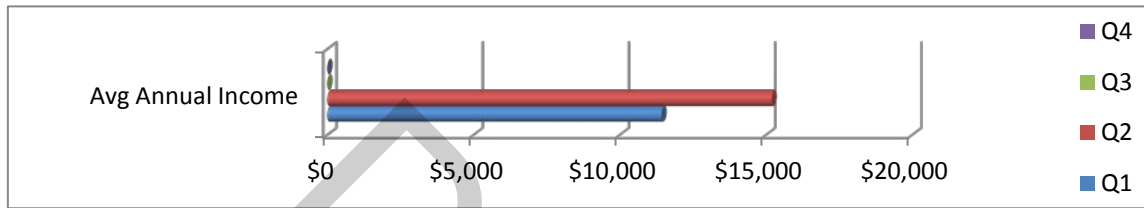
Activity reported within the Redevelopment Areas overall mirrors the Enterprise Zone with increases in EZ incentives, and demolitions but declines in CRA incentives, capital improvements, and property acquisition.



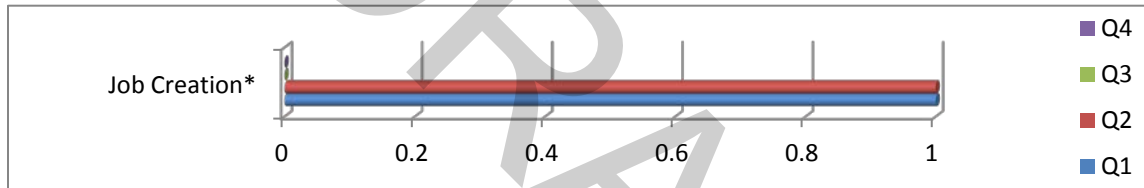
**Enterprise Zone #1703: Economic Activity**



\*Based on new business occupational licenses issued by the Escambia County Tax Collectors Office.



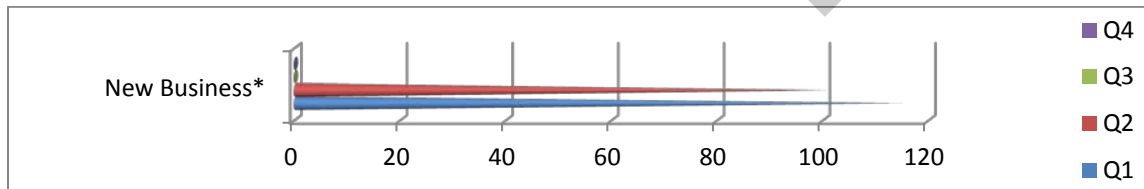
\*Based on average monthly wages reported on certified Enterprise Zone incentive applications.



\*Based on new jobs reported on certified Enterprise Zone incentive applications.

The Enterprise Zone experienced a decline in new business occupational licenses issued within the zone but an increase in the average annual income reported on certified Enterprise Zone incentive applications. Job creation within the Enterprise Zone remained the same.

**Escambia County Redevelopment Areas: Economic Activity**

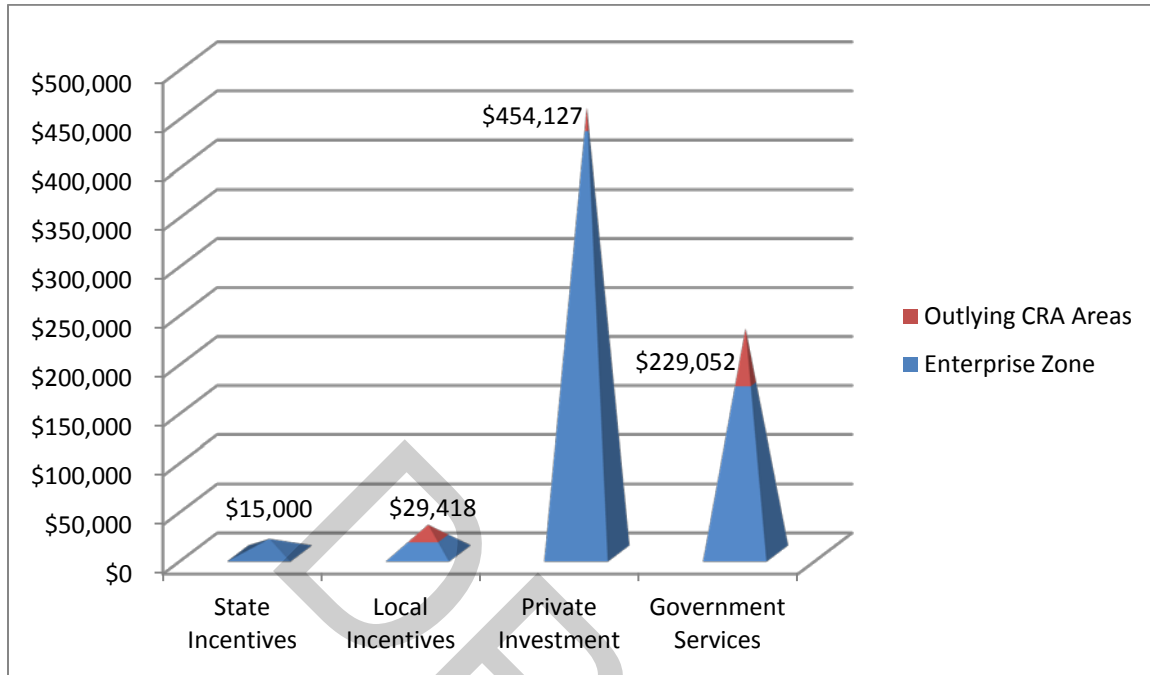


\*Based on new business occupational licenses issued by the Escambia County Tax Collectors Office.

Figures remain the same for average annual income, and job creation within the redevelopment area overall as within the Enterprise Zone, as these values are based on Enterprise Zone certified incentive applications, and therefore, are only applicable to areas within the Enterprise Zone.

The redevelopment area experienced a decline in the number of new occupational licenses issued during Q2 FY2015.

**Second Quarter Activity Overview (All Redevelopment Areas)**



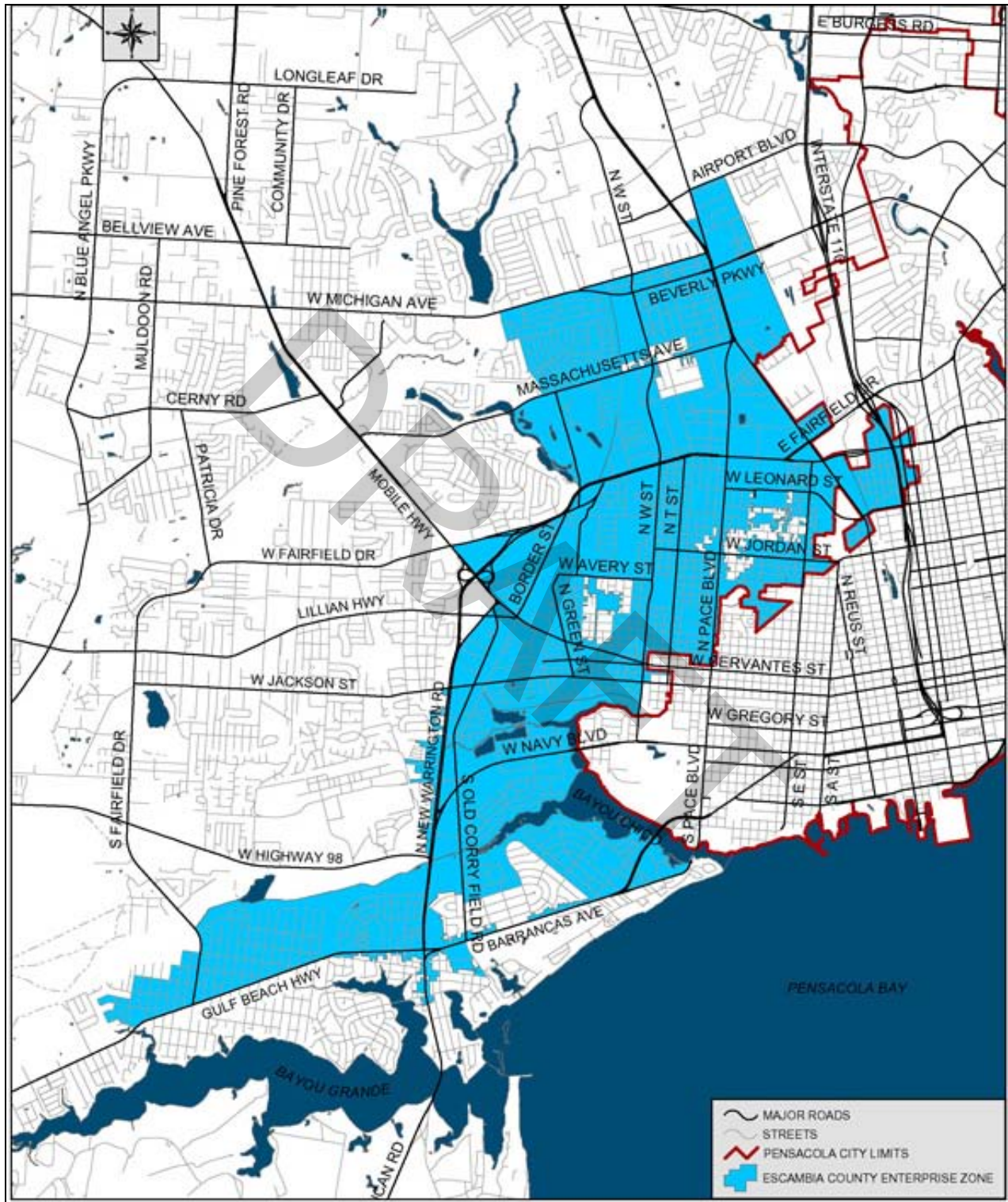
Overall, the Escambia County Enterprise Zone, and redevelopment districts combined received a substantial amount of private investment during the second quarter. While public contributions were considerable, private investment nearly doubled the amount of state and local funding provided within these areas overall.

Private investment within the County’s redevelopment areas is a function of the Enterprise Zone tax incentives and Community Redevelopment Agency incentives which were certified and awarded during this period. This outcome is favorable to the Enterprise Zone Development Agency and Community Redevelopment Agency’s missions of redevelopment and revitalization of the Enterprise Zone and Community Redevelopment Areas.

**When all public expenditures are combined, the redevelopment area experienced a \$1.66 return on investment (ROI) [\$2.12 within the Enterprise Zone]. Excluding government services, local and state incentives generated a \$10.22 return on investment within the redevelopment area [\$14.15 within the Enterprise Zone].**

# Appendix

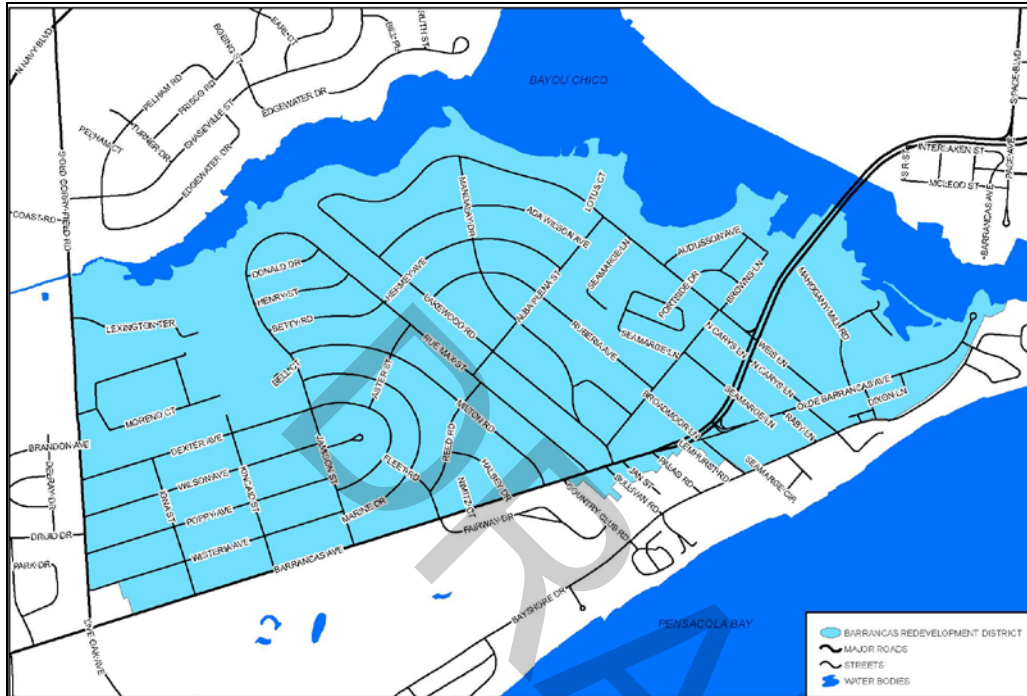
# Enterprise Zone #1703 Map



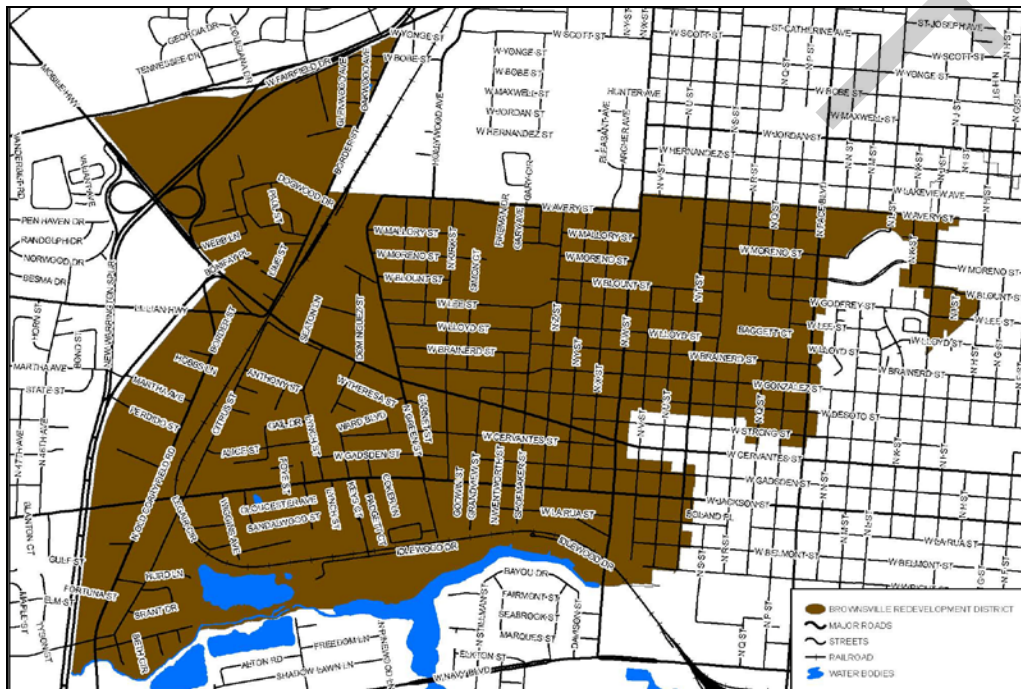


# CRA District Maps

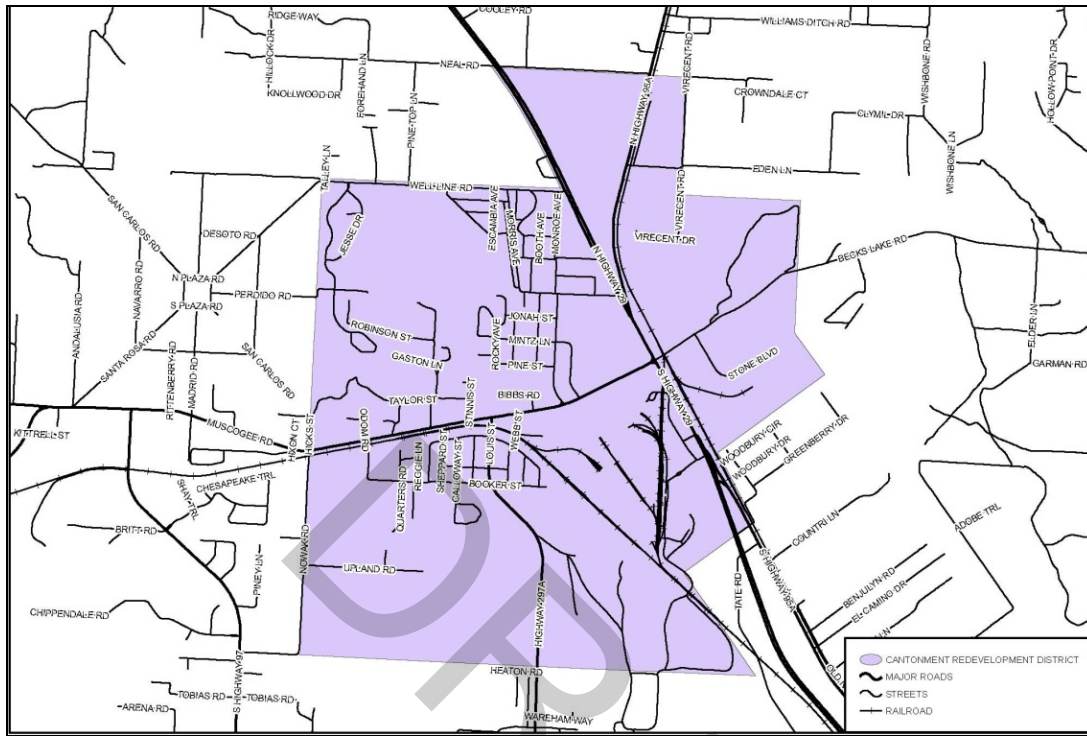
## Barrancas Redevelopment District



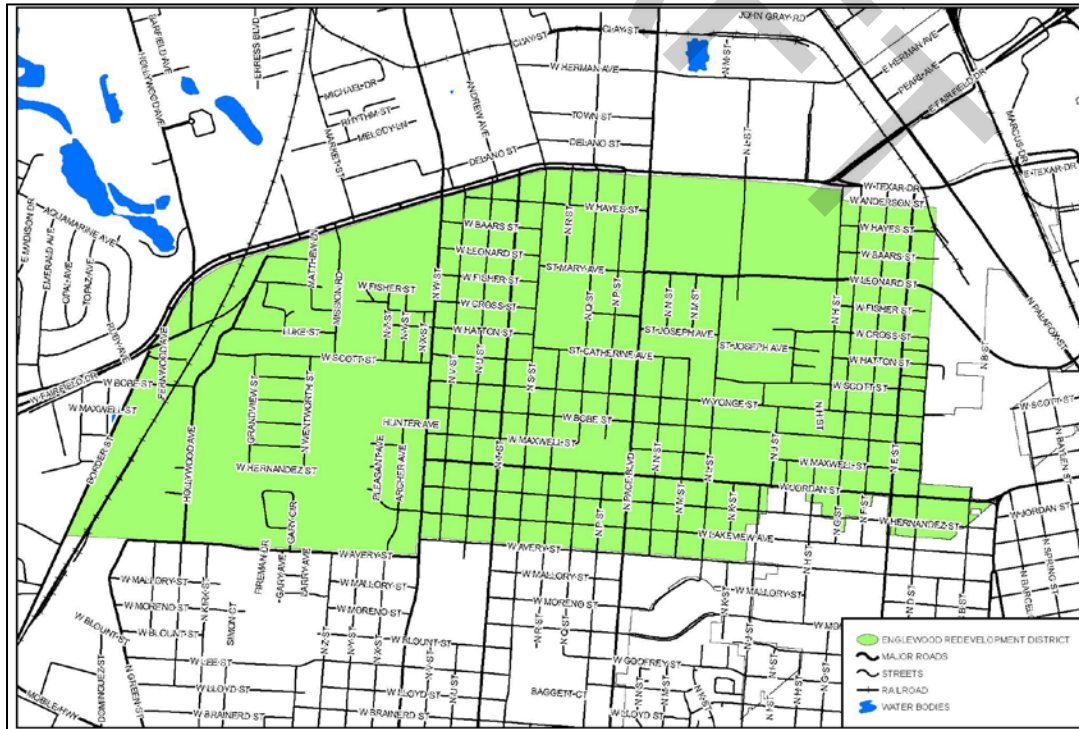
## Brownsville Redevelopment District



## Cantonment Redevelopment District

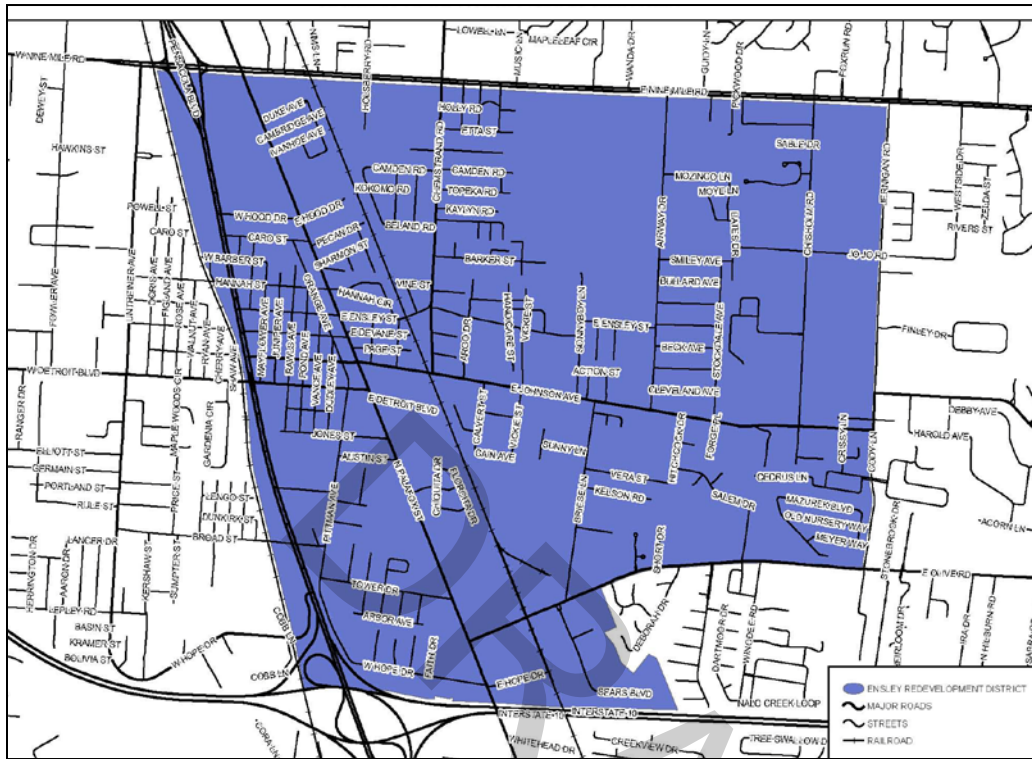


## Englewood Redevelopment District

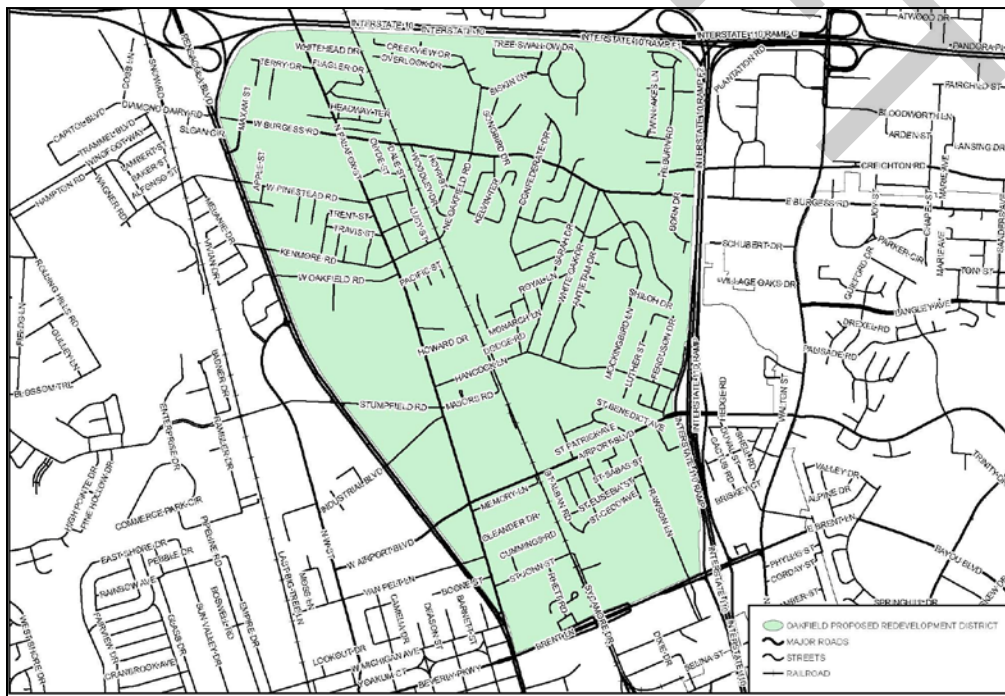




## Ensley Redevelopment District

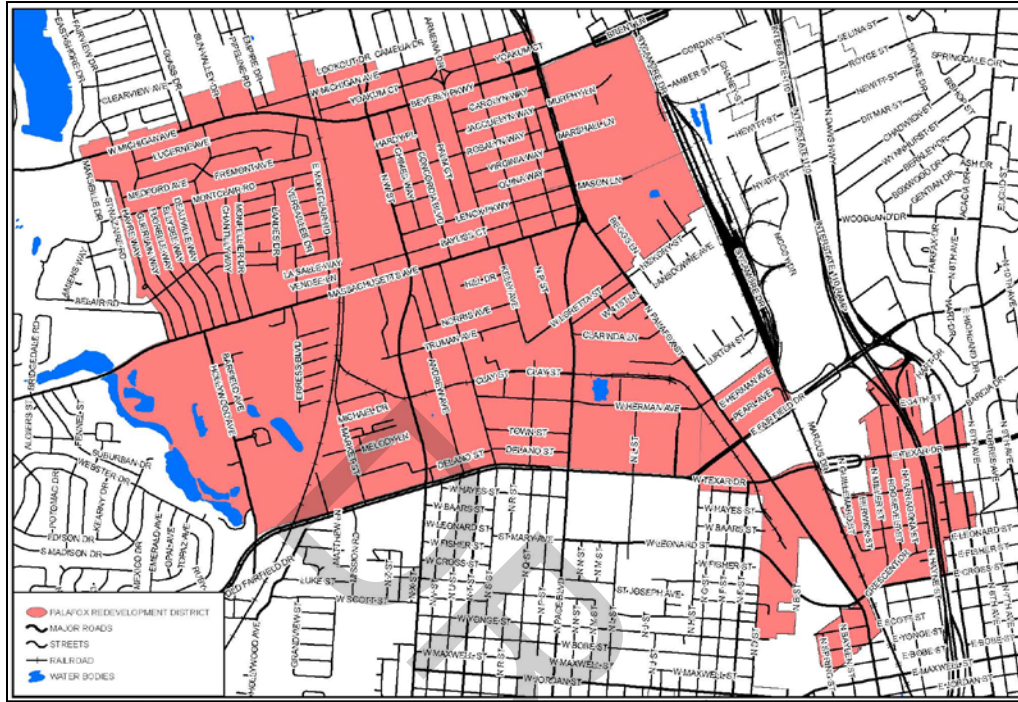


## Oakfield Redevelopment District

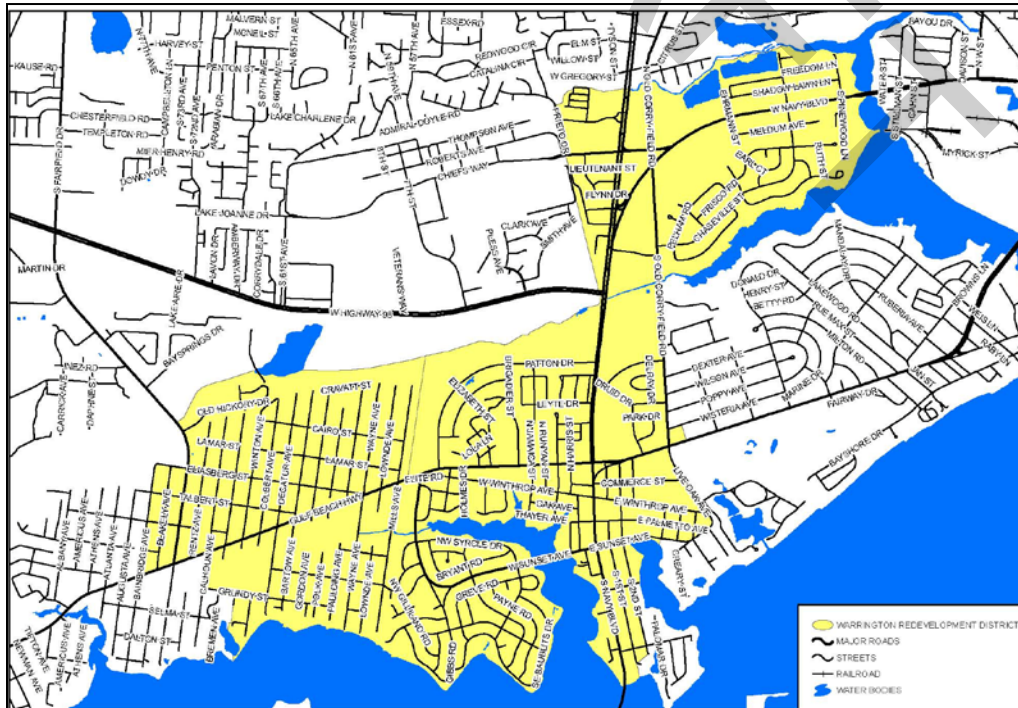




## Palafox Redevelopment District



## Warrington Redevelopment District



**EZDA 2015 Quarterly Meeting Schedule**

<b>Date</b>	<b>Time</b>	<b>Tentative Location</b>
July 22, 2015	12:00 – 1:00 p.m. CST	Pensacola Chamber of Commerce, Boardroom 117 W. Garden St.
October 28, 2015	12:00 – 1:00 p.m. CST	Pensacola Chamber of Commerce, Boardroom 117 W. Garden St.

\*Note: EZDA Meetings are held on the fourth Wednesday of every Quarter (every 3 months)