

April 14, 2020
9:30am

**BOARD OF COUNTY COMMISSIONERS
BOARD MEETING
PALM BEACH COUNTY, FLORIDA**

ADDITIONS, DELETIONS, & SUBSTITUTIONS

APRIL 14, 2020

PAGE **ITEM**

NOTE: Items that were revised, added, deleted, or backup submitted and were not listed on the preliminary addition/deletion sheet distributed to the Board the prior day are noted with an asterisk (*).

**ORDER OF BUSINESS
BOARD OF COUNTY COMMISSIONERS
BOARD MEETING
PALM BEACH COUNTY, FLORIDA**

**APRIL 14, 2020
SPECIAL MEETING**

**TUESDAY
9:30 A.M.**

**COMMISSION
CHAMBERS**

1. CALL TO ORDER

- A. Roll Call
- B. Invocation
- C. Pledge of Allegiance

2. AGENDA APPROVAL

- A. Additions, Deletions, Substitutions
- B. Adoption

3. REGULAR AGENDA (Pages 3-4)

4. ADJOURNMENT (Page 5)

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3A-1 Contract with Gulfstream Goodwill Industries, Inc. for emergency shelter to homeless individuals

B. OFFICE OF FINANCIAL MANAGEMENT & BUDGET

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3B-1 Consideration of an Environmental General Obligation Bond and a Housing General Obligation Bond

C. HOUSING AND ECONOMIC SUSTAINABILITY

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3C-1 Ordinance establishing an ad valorem tax exemption for Tellus Products, LLC

ADJOURNMENT (Page 5)

3. REGULAR AGENDA

A. COMMUNITY SERVICES

1. Staff recommends motion to approve:

A) a contract for Provision of Services with Gulfstream Goodwill Industries, Inc. (GGI), in the amount of \$2,550,998, of which \$138,546 will be a one-time advance payment, for a one year period starting upon the execution of the contract upon board approval, to provide emergency shelter to homeless individuals;

B) a budget transfer of \$3,229,428 from contingency reserves to appropriate funding to Community Services, Facilities Development and Operations, and Parks and Recreation;

C) a budget amendment of \$958,736 to establish budget in the Capital Outlay Fund and;

D) nine full-time equivalent positions, which include five Case Managers II (Pay Grade 25), two Case Manager Trainees (Pay Grade 19), one General Maintenance Mechanic (Pay Grade 16) and one Housing Specialist (Pay Grade 22).

SUMMARY: On February 25, 2020, the Board of County Commissioners approved the Sheltering and Housing Strategy Annex to Leading the Way Home – Palm Beach County’s Plan to End the Cycle of Homelessness. This strategy serves as an annex or supplement to Leading the Way Home - Palm Beach County’s Plan to End the Cycle of Homelessness plan (Leading the Way Home). The facility will mirror The Senator Philip D. Lewis Center (The Lewis Center) in that assessments, intake, placement, and law enforcement drop-offs will be coordinated in the same efficient and effective manner that currently prevails at The Lewis Center. Persons residing in public places such as parks, office buildings and places not meant for human habitation will be offered services at the facility, once assessments are completed. Individuals in need of transportation to the facility will be transported via the Homeless Outreach Team (HOT) transport, designated bus assignments, and/or transportation vouchers. Palm Beach County Sheriff’s deputies will also be authorized to provide transport after clearance by shelter management. No other law enforcement drop-offs will be permitted. The estimated number of emergency shelter beds will be 100-125. Each occupant will have access to a hot meal, showers, amenity boxes, lockers and social services that are employment and housing focused. The contract with GGI includes an advance one-time payment of \$138,546 for startup costs to GGI in accordance with Palm Beach County Administrative Code Rule 305.02. The budget amendment in the Capital Outlay fund represents a 20% increase from the plan presented on February 25, 2020 due to: 1) all furniture and equipment being included, and 2) additional softening requirements; both at the request of GGI. Out of the one-time \$958,736, \$520,337 of the costs will be re-usable, or otherwise would be expended. (Division of Human and Veteran Services) Countywide (HH)

B. OFFICE OF FINANCIAL MANAGEMENT & BUDGET

1. Staff seeks board direction: on continuing to prepare for a countywide referendum on November 3, 2020, for the issuance of an Environmental General Obligation Bond and a Housing General Obligation Bond. **SUMMARY:** At the April 7, 2020, Board of County Commission (BCC) meeting, the BCC requested staff to provide information regarding whether to continue work on General Obligation bonds for Environmental and Housing projects. Countywide (DB)

3. REGULAR AGENDA

C. HOUSING AND ECONOMIC SUSTAINABILITY

1. [Staff recommends motion to approve on preliminary reading and advertise for a public hearing on May 5, 2020 at 9:30 a.m.:](#) an ordinance of the Board of County Commissioners of Palm Beach County, Florida, establishing an exemption from certain ad valorem taxation to encourage economic development in the County for Tellus Products, LLC, a new business; providing for a finding that requirements have been met; providing for the amount of revenue available from ad valorem tax sources for the current fiscal year; providing for the amount of revenue lost by virtue of the economic development ad valorem tax exemptions currently in effect; providing for the estimated revenue lost attributable to the exemption granted to Tellus Products, LLC; providing for the period of time for which the exemption will remain in effect and the expiration date of the exemption; providing for annual reporting requirement; providing for applicability; providing for inclusion in the Code of Laws and Ordinances; providing for severability; providing for repeal of laws in conflict; and providing for an effective date.
SUMMARY: This item seeks Board of County Commissioners (BCC) approval of an ad valorem tax exemption ordinance on preliminary reading and permission to advertise for a public hearing on May 5, 2020. On June 20, 2017 (R2017-0837, Agenda Item 5C-2), the BCC approved Economic Development Incentive Agreement (Agreement) with Tellus Products, LLC (Company) to provide an Ad Valorem Tax Exemption in an amount not to exceed \$850,000 over a ten year period. The Company, which is a new business unit of Sugar Cane Growers Corporation of Florida, uses a proprietary process to produce molded packaging products from by-products from the sugar milling process. Tellus runs partially on renewable biomass power provided from the mill and solar energy making it extremely efficient and environmentally sustainable manufacturing facility of its kind. The State is not participating in the incentive due to limited funding. However, the BCC approved the Ad Valorem Tax Exemption in an amount not to exceed \$850,000 because the plant will be located in the Glades region of Palm Beach County where dire economic conditions persist and where poverty rates and unemployment rates are, respectively, double and quadruple the national averages. The Agreement requires the Company to make a minimum of \$40 Million capital investment, create 71 new jobs over a five year period at an annualized average wage of \$50,000 excluding benefits and a median wage of \$40,000. The Company is required to maintain the new jobs for five years from the date of creation. This project is estimated to have a \$162 Million economic impact over a five year period. As required under Palm Beach County's Economic Development Ad Valorem Tax Exemption Program implemented by the BCC through adoption of Ordinance 2013-022, the Company has filed an application with the Property Appraiser's (PA) office (Exhibit A), and the PA has issued a determination that the project meets the requirements under Section 196.012, Florida Statute for an Ad Valorem Tax Exemption (Exhibit B to the proposed Ordinance). This Ordinance is being presented to the BCC as required by Florida Statute. The Ad Valorem Tax Exemption is for real property and tangible personal property improvements undertaken as the Company develops and equips its facility in Belle Glade. District 6 (DB)

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APRIL 14, 2020

4. ADJOURNMENT

"If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."