Memorandum

(Second Reading 05-03-05)

Date: April 5, 2005

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

Agenda Item No. 7(H)

From: George M. Burgess
County Manager

Subject: **Ordinance Amending Sections 2-1254 and 2-1258 of the Code of Miami-Dade County, Florida, Relating to Miami-Dade County's Targeted Jobs Incentive Fund Program (TJIF) Program; Adding Eligible Industry, Modifying TJIF Program Parameters and Adding Additional Bonus Incentives**

RECOMMENDATION

It is recommended that the Board adopt the attached proposed ordinance which would amend Sections 2-1254 and 2-1258 of the Code of Miami-Dade County thereby modifying and enhancing the County's Targeted Jobs Incentive Fund Program (TJIF) that was initially created in July 2000 and subsequently amended in December 2002. Essentially, the proposed amendments will give the Board of County Commissioners the ability to increase the maximum award available under the TJIF Program, and provides additional bonus incentives for those companies which are environmentally sensitive with regard to their buildings and facilities. In addition, the proposed ordinance adds an additional category to the list of eligible industries. The purpose of the TJIF program is to attract relocating businesses and support local business expansions in Miami-Dade County.

BACKGROUND

On July 6, 2000, the Board adopted Ordinance No. 00-98 creating the TJIF as a local program to attract businesses to Miami-Dade County. At that time, The Beacon Council, in its capacity as Miami-Dade County's official economic development partner, and County staff developed the self-funding TJIF business initiative and modeled it after the State of Florida's Qualified Targeted Industry Tax Refund Program (QTI), a business incentive program. The TJIF program was amended by ordinance No 02-251 to enhance its effectiveness as an incentive program through increased levels of available incentive payments.

The TJIF Program provides cash incentives to qualifying companies in selected industries that create above-average paying jobs (at least 10 new jobs for relocating companies and at least five (5) new jobs for expanding companies) and generate enough new revenues to the County to fund the Program. All disbursements of cash incentive awards occur after jobs are created and after a qualifying company pays its taxes. Cash incentives paid-out to a qualifying company cannot, in any event, exceed the amount of taxes paid in. The Program includes incentive preferences for hiring targeted area residents of the State Enterprise Zone, the Federal Empowerment Zone, Targeted Urban Areas, Brownfield areas, and Community Development Block Grant areas. Both the County TJIF Program and the State QTI Program spur business activity and are aimed at expanding the Miami-Dade County economy. The TJIF

program is independent of the State QTI Program and it is the decision of a particular company as to whether it participates in one or both of the programs.

The TJIF is an inducement program provided by the County, available to companies from outside of the County (with the exception of Palm Beach, Broward, and Monroe Counties) wishing to relocate to Miami-Dade County and to Miami-Dade companies which undertake a business expansion and which create jobs as a result of the local expansion. Nevertheless, a Palm Beach, Broward or Monroe County-located company that is planning to relocate outside South Florida is eligible for the TJIF inducement program and may be solicited by The Beacon Council in an effort to retain the business in South Florida. As the case with the State's QTI Program, confidentiality may be protected regarding a company's location and/or expansion evaluation in accordance with Florida Statues 288.075 and 288.1066. An applying company's point of contact is The Beacon Council. The Beacon Council then provides the application and a recommendation to County staff leading to consideration by the Board.

The County participates in the State's QTI program in an effort to attract relocating businesses and support expansion of existing businesses. However, the "business" of attracting and retaining companies is dynamic and highly competitive and an effective local business incentive program is also needed. In fact, other South Florida counties, including Broward and Palm Beach, and many communities nationwide, have local relocation incentive programs. We offer the TJIF Program as our local business incentive program; however, from time to time, the incentives must be re-evaluated in order for Miami-Dade County to remain competitive in attracting relocating firms, encourage existing local company expansion and promote future job growth.

When the TJIF was formulated in July 2000 and later amended in December 2002, The Beacon Council and County staff thought the program parameters would serve as appropriate business incentives. A working group consisting of The Beacon Council and County staff has now developed the proposed TJIF amendments. It is believed that these changes will provide needed program flexibility and additional business incentives (cash awards) while maintaining a program funded solely from the tax revenues received from TJIF participating companies.

One of the proposed changes to the TJIF Program being recommended to the Board is the addition of a new industry to the "Eligible Industries" section of the program. This new industry is "Solar Thermal and Photovoltaic Manufacturing and Repair." The Beacon Council recently prepared a report entitled "A Report to Miami-Dade County on Solar Energy" dated March 8, 2005 (attached) which provides descriptive detail regarding Solar Energy and how businesses can incorporate the conservation of energy in the construction and maintenance of their buildings. As a result, the Beacon Council and the County concur with adding "Solar Thermal and Photovoltaic Manufacturing and Repair" as an eligible industry. Photovoltaic is a solar energy system which converts sunlight into electrical energy.

This recommendation is based on the industry's growth potential, the reduced pollution, positive impact on the environment, and the potential job creation anticipated for this industry in the professional, technical, managerial and skilled categories. According to the Beacon Council's report, competition already exists among states to attract the solar energy industries and businesses operating in green buildings as evidenced through the various types of incentives used to attract and promote expansions in this industry.

In order to facilitate the County's goal of remaining competitive, proactive in economic development incentives and sensitive to our local environment, adding the solar thermal and photovoltaic industry is recommended.

Another proposed change provides inducements for program applicants to install resource conservation and environmentally desirable designs and alternative energy systems in their facilities. Specifically, if the applicant's building or facility is certified by as "green construction" by either of a state or federal Green Building Council, the applicant would be eligible for an additional per job bonus of up to $1,000. Furthermore, if the construction of the building or facility incorporates solar thermal, photovoltaic, fuel cell, and/or co-generating energy systems, the applicant would be eligible for an additional per job bonus of up to $500. The combination of these two bonuses, not only sends a strong message to the community in terms of encouraging quality building, but will have a catalytic effect regarding environmentally sensitive building practices by establishing quantifiable performance based incentives. This places the County on the cutting edge for incentive programs for firms connected to this industry and firms that embrace these environmentally friendly concepts.

The TJIF program changes in the proposed amendment are summarized as follows:

- Increases the maximum amount of a performance-based award that Miami-Dade County can provide a qualifying company from $6,000 to up to $9,000 per new job in TJIF incentives.
- Allows the Board to establish a maximum award amount a company may receive in all fiscal years inside and outside of a Designated Priority Area.
- Provides a bonus up to $1,500 for companies with a building or facility that qualifies as "green construction" and/or that incorporates alternative energy systems.
- Provides a bonus up to $1,500 if the company is in the business of solar thermal and photovoltaic manufacturing, installation and repair.

It is anticipated that the amended program will increase business activity in the County overall, and continue to competitively and aggressively promote job creation.

FISCAL IMPACT

Although Countywide Ad Valorem property tax revenue and the Countywide portion of sales tax revenue will be used to fund the TJIF Program; the TJIF is structured so that the amount of revenue received from the company will exceed the amount of cash incentives paid out by the County to the qualifying companies. As the result, there is a positive fiscal impact to the County.

Attachment

Tony E. Crapp, Sr.
Assistant County Manager

MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: May 3, 2005

FROM: Robert A. Ginsburg, County Attorney

SUBJECT: Agenda Item No. 7(H)

Please note any items checked.

_____ **"4-Day Rule" ("3-Day Rule" for committees) applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(H)
05-03-05

ORDINANCE NO. _____

ORDINANCE AMENDING SECTIONS 2-1254 AND 2-1258, RESPECTIVELY, OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA, RELATING TO THE TARGETED JOBS INCENTIVE FUND PROGRAM (TJIF); ADDING ELIGIBLE INDUSTRY, MODIFYING TJIF PROGRAM PARAMETERS AND ADDING ADDITIONAL BONUS INCENTIVES; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, EFFECTIVE DATE AND PROVIDING FOR SUNSET

WHEREAS, this Board recognizes the need to stimulate economic development in Miami-Dade County and particularly in certain economically depressed areas; and

WHEREAS, this Board desires to encourage economic growth and development, the creation of above average paying jobs, the alleviation of economic disinvestment and unemployment and the creation of an enhanced business climate particularly in distressed targeted areas; and

WHEREAS, this Board finds that the modification of the Targeted Jobs Incentives Fund Program would enhance the existing Program and stimulate economic development and revitalization in Miami-Dade County; and

WHEREAS, this Board finds that a modified Targeted Jobs Incentive Fund Program is appropriate and consistent with the public proposes of promoting a healthy economy and eliminating distressed economic conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MIAMI-DADE COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 2-1254 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 2-1254. Eligible Industries

The TJIF Program is available to the following industries:

>>gg. Solar Thermal and Photovoltaic Manufacturing Installation and Repair.<<

Other industries not listed above may participate in the TJIF Program with approval from the Board of County Commissioners (Board).

Section 2. Section 2-1258 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 2-1258. TJIF Incentives

The total TJIF award is based on the number of New Jobs created and the amount of countywide ad valorem property taxes, excluding debt service, and countywide portion of sales taxes paid per annual amounts addressed in the approved application/agreement. The TJIF award is tentatively ascertained, pending Board approval, during application processing by entering application information into the Economic Impact Model. Miami-Dade County will provide up to [[$6,000]] >>$9,000<< per New Job in TJIF incentives as follows:

>>d. Up to $1,500 bonus for companies that operate their businesses out of buildings or facilities that qualify as "green construction" and/or that incorporates alternative energy systems. Specifically, a company can receive a bonus of up to $1,000 if the Company operates its business out of a building or facility which qualifies as "green

construction" and is certified through the Leadership in Energy and Environmental Design (LEED) Green Building Rating System by the Florida Green Building Council or by the U.S. Green Building Council; and an additional bonus of up to $500 if the Company operates its business in a building or facility which incorporates solar thermal, photovoltaic, fuel cell, and/or co-generating energy generation. The alternative energy systems, with the exception of solar thermal, must be grid interconnected to the local utility to qualify.<<

>>e. Up to $1,500 bonus, if the company is in the business of Solar Thermal and Photovoltaic Manufacturing, Installation and Repair.<<

Consideration for award within a municipality or unincorporated Miami-Dade County will be evaluated and reported to the Board on a case-by-case basis.

A capital investment TJIF award may be provided to a Company when the minimum number of New Jobs has been created and when new capital investment by and/or for the Company exceeds $3 million in taxable property value. For a period of up to six (6) years (or longer as may be determined by the Board), the Company may receive said capital investment TJIF awards in the amount of eighty (80) percent of the amount of countywide ad valorem property taxes paid-in on the subject property and one hundred (100) percent of the amount of countywide ad valorem property taxes paid-in on the subject property if it is located in a Designated Priority Area. This award is not applicable to the ad valorem property taxes paid-in on the subject property's land value nor to any improvements in place prior to the project.

A Company may not receive award payments of more than twenty-five percent (25%) of the total awards specified in the approved application/agreement in any fiscal year even if all the New Jobs are created in one (1) year. Further, a Company may not receive more than $1.5 million in awards in any single fiscal year, or more than $2.5 million in any single fiscal year if the project is located in a Designated Priority Area. A Company may not receive more than $5 million >>(or a higher amount as determined by the Board for any company funded from this Program after June 1, 2005)<< in award payments in all fiscal years, or more than $7.5 million >>(or higher amount as determined by the Board for any company funded from this Program after June 1, 2005)<< if the project is located in a Designated Priority Area. Further, the total

award is capped by the lower of the above or the total of the applicable and ad valorem property and sales taxes paid-in as a result of the project. Additionally, a Company cannot receive both a TJIF award and Enterprise Zone Tax Abatements unless the TJIF award is in excess of the Abatement; a Company cannot receive both the TJIF award on large capital investment taxes paid-in and the TJIF regular ad valorem property tax funded award; and, while a Company can receive both a tax refund under the State of Florida Qualified Target Industry Program and a TJIF award at the same time, it cannot receive more than an amount equal to what it has paid-in under the project at any time.

Section 3. Invalidity. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of the ordinance shall not be affected by such invalidity.

Section 4. Provisions of this Ordinance. It is the intention of the Board and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section", "article", or other appropriate word.

Section 5. Effective Date. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Section 6. Sunset. This ordinance shall sunset ten (10) years after its creation.

PASSED AND ADOPTED

Approved by County Attorney as
To form and legal sufficiency. RAG

Prepared by:

Shannon D. Summerset

MEMORANDUM

Substitute
Agenda Item No. 4(E)

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: December 3, 2002

FROM: Steve Shiver, County Manager
Miami-Dade County

SUBJECT: Ordinance Amending the Miami-Dade County Targeted Jobs Incentive Fund Program (TJIF)

02-251

This substitute item is to clarify the definition of expanding business or expanding businesses.

Recommendation

It is recommended that the Board adopt the attached proposed ordinance which would amend Sections 2-1252, 2-1254, 2-1255, 2-1256, 2-1257, 2-1258, 2-1259, and 2-1260 of the Code of Miami-Dade County thereby modifying and enhancing the County's Targeted Jobs Incentive Fund Program (TJIF) created in July 2000, to attract relocating businesses and support local business expansions in Miami-Dade County.

Background

On July 6, 2000, the Board adopted Ordinance No. 00-98 creating the TJIF as a local program to attract businesses to Miami-Dade County. At that time, The Beacon Council, in its capacity as Miami-Dade County's official economic development partnership, and County staff developed the self-funding TJIF business initiative and modeled it after the State of Florida's Qualified Target Industry Tax Refund Program (QTI), a business incentive program.

The TJIF Program, as adopted, provides cash incentives to qualifying companies in selected industries that create above-average paying jobs (at least 10 new jobs for relocating companies and at least five (5) new jobs for expanding companies) and generate enough new revenues to the County to fund the Program. The TJIF cash incentive is awarded to qualifying companies on actual performance only. The jobs must be created and taxes must be paid prior to any cash incentive award to qualifying company. Cash incentives paid out to a qualifying company cannot, in any event, exceed the amount of taxes paid in by the company to Miami-Dade County. The Program includes incentive preferences for hiring targeted area residents of the Enterprise Zones, the Empowerment Zone, Targeted Urban Areas, Brownfields areas, and Community Development areas. Both the County TJIF Program and the State QTI Program spur business activity and are aimed at expanding the Miami-Dade County economy. The TJIF is independent of the State QTI Program and it is the decision of a particular company as to whether it participates in one or both of the programs.

The TJIF is an inducement program by the County available to companies from outside of the County (with the exception of Palm Beach, Broward, and Monroe Counties) wishing to relocate here and to Miami-Dade companies which undertake a business expansion and which create jobs as a result of the local expansion. Nevertheless, a Palm Beach, Broward or Monroe County-located company that is planning to relocate outside South Florida is eligible for the TJIF inducement program and may be solicited by The Beacon Council in an

ffort to retain the business in South Florida. As the case with the State's QTI Program, confidentiality may be rotected regarding a company's location and/or expansion evaluation in accordance with Florida Statutes 88.075 and 288.1066. An applying company's point of contact is The Beacon Council. The Beacon Council hen provides the application and a recommendation to County staff leading to consideration by the Board.

he County participates in the State's QTI program in an effort to attract relocating businesses and support xpansion of existing businesses. However, the "business" of attracting and retaining businesses is dynamic nd highly competitive and an effective local business incentive program is also needed. In fact, other South 'lorida counties, including Broward and Palm Beach, and many communities nationwide, have local relocation ncentive programs. We offer the TJIF Program as our local business incentive program; however, it needs hanges to effectively attract relocating firms, encourage existing local company expansion and promote job growth.

Vhen TJIF was formulated in July 2000, The Beacon Council and County staff thought the Program parameters vould serve as appropriate business incentives; but, the targeted industries have not responded as hoped. Companies tell The Beacon Council that Miami-Dade County's relocation and expansion incentives under TJIF re not worth their efforts. Recently, The Beacon Council and County staff met and agreed that the TJIF needs nodification for it to benefit companies in the competitive arena of business attraction. A working group onsisting of The Beacon Council and County staff has now developed the proposed TJIF amendments. It is elieved that these changes will provide for effective business incentives (cash awards) while maintaining a rogram funded solely from the tax revenues received in from TJIF-participating companies.

ome of the more significant Program changes in the proposed amendments are the following:

- no longer requiring that only higher paying newly created jobs qualify for incentive awards to companies.

- increasing up to $3,000 (from $500) the base amount of award to qualifying companies per newly created job.

- providing an up to $1,500 bonus award to qualifying companies per newly created job when said businesses locate in or expand in defined low to moderate-income areas.

- providing an up to $1,500 bonus award to qualifying companies per newly created job when said businesses hire residents of low to moderate-income areas whether or not the businesses are located in said areas.

- providing that when a TJIF-participating company creates the minimum amount of new jobs required and invests (or has invested on its behalf for the project) over $3 million in capital investment, the company may receive an award of 80 percent of Ad Valorem property taxes paid in and 100 percent of said taxes when the company is located in a defined low to moderate-income area.

- providing that the County will pay awards out to a qualifying company minimally over a four year period or longer.

- clarifying TJIF application procedures, award claim year, and limitations on award.

- extending the Program by providing sunset in 2016 (from 2010).

- providing that TJIF awards are conditioned on both qualification and annual Program appropriations by the Board.

- providing that the County Manager recommend approval or denial of a company application to the Board.

Business incentives are important in our community for critically needed business expansion, job creation, and the resulting taxes paid. Essentially, this incentive Program is designed to bring in business activity to Miami-Dade County and the resulting tax revenue that would not be realized here absent the Program. I concur with the working group that these proposed changes to our TJIF Program create an excellent opportunity for job creation. I look with anticipation to the amended Program increasing business activity in the county overall, and particularly benefiting low to moderate-income areas and residents via the built-in bonus awards.

We are bringing this item forward at this time so that these incentives can be available before the end of this year.

Fiscal Impact

Although Countywide Ad Valorem property tax revenue and the Countywide portion of sales tax revenue will be used to fund the TJIF Program, the TJIF is structured so that revenue received from the company will exceed cash incentives paid out by the County to the qualifying company. Thus, there will be a positive fiscal impact under this Program.

Attachment

MEMORANDUM

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: December 3, 2002

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Substitute
Agenda Item No. 4(E)

02-251

Please note any items checked.

_____ "4-Day Rule" (Applicable if raised)

_____ ~~6 weeks required between first reading and public hearing~~

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ ~~Statement of private business sector impact required~~

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ ~~"Sunset" provision required~~

_____ Legislative findings necessary

4 12

Approved _____ Mayor

Veto _____

Override _____

Substitute
Agenda Item No. 4(E)
12-3-02

ORDINANCE NO. 02-251

ORDINANCE AMENDING SECTIONS 2-1252, 2-1254, 2-1255, 2-1256, 2-1257, 2-1258, 2-1259, AND 2-1260 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA, RELATING TO THE TARGETED JOBS INCENTIVE FUND PROGRAM (TJIF); MODIFYING TJIF PROGRAM PARAMETERS; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, EFFECTIVE DATE AND PROVIDING FOR SUNSET

WHEREAS, this Board recognizes the need to stimulate economic development in the County and particularly in certain economically depressed areas; and

WHEREAS, this Board desires to encourage economic growth and development, the creation of above average paying jobs, the alleviation of economic disinvestment and unemployment and the creation of an enhanced business climate particularly in distressed targeted areas; and

WHEREAS, this Board finds that the modification of the Targeted Jobs Incentive Fund Program would enhance the existing Program and stimulate economic development and revitalization in Miami-Dade County; and

WHEREAS, this Board finds that a modified Targeted Jobs Incentive Fund Program is appropriate and consistent with the public purposes of promoting a healthy economy and eliminating distressed economic conditions,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MIAMI-DADE COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

02-251

Section 1. Sections 2-1252, 2-1254, 2-1255, 2-1256, 2-1257, 2-1258, 2-1259, and 2-1260 of the Code of Miami-Dade County, Florida, are hereby amended to read as follows:[1]

Sec. 2-1252. Definitions.

* * *

d. "Designated Priority Area" or "Designated Priority Areas" means the Empowerment Zone area >>as designated by the Board of County Commissioners by Resolution No. R-1028-98 as may be amended,<<,Enterprise Zone areas >>as designated by the Board of County Commissioners by Ordinances Nos. 0-88-27 and 0-96-74 as well as Resolution No. R-492-95 as may be amended, << Targeted Urban Areas >>designated by the Board of County Commissioners by Ordinance No. 97-33 as may be amended,,<< Brownfields areas >>as designated by the Board of County Commissioners by Resolution R-767-99 as may be amended <<, and Community Development Block Grant areas >> as designated by the Board of County Commissioners by Resolution No. 618-02 as may be amended<<.

* * *

f. "Expanding Business" or "Expanding Businesses" means a commercial or industrial business, excluding residential development, that increases operations on a site co-located with a commercial or industrial operation owned by the same business >>or a site to which the commercial or industrial operation will re-locate or has re-located.<<

* * *

m. "Sufficient Incremental Tax Revenue" means at a minimum one hundred and twenty percent (120%) increase in return in Public Revenues resulting from additional investment by new-to-market businesses or Expanding Businesses >>, or one hundred and ten percent (110%) increase in return in Public Revenues resulting from additional investment by new-to-market

[1] Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

businesses or Expanding Businesses in Designated Priority Areas, or one hundred percent (100%) increase in return in Public Revenues resulting from additional investment by new-to-market businesses or Expanding Businesses in Designated Priority Areas when jointly recommended by The Beacon Council and the County Manager and the Board of County Commissioners finds such increase is in the public's best interest.<<

* * *

>>o. "Preserving Inducement" means an applying company retains TJIF Program eligibility despite company announcement or effectuation of business decisions related to company relocation or expansion that would normally result in application administrative disapproval.<<

* * *

Sec. 2-1254. Eligible Industries.

The TJIF Program is available to the following industries:

a. Corporate Headquarters >>and Regional Offices<<

* * *

Sec. 2-1255. Program Requirements.

* * *

Companies applying for TJIF incentives must be relocating to Miami-Dade County or be an Expanding Business within Miami-Dade County. Companies relocating to Miami-Dade County must create at least ten (10) New Jobs. Expanding Businesses must create the greater of a minimum of five (5) New Jobs or at least ten percent (10%) of the company's workforce at the time of application. A Company's Capital Investment must generate Sufficient Incremental Tax Revenue to the County to fund the TJIF award. Incremental Tax Revenue generated by the project shall be determined by using the Economic Impact Model and an analysis by both The Beacon Council and County staff. The project must show a Return on Investment Incentive of at least one

hundred and twenty percent (120%) >>if the Company is not located in a Designated Priority Area, at least one hundred and ten percent (110%) if the Company is located in a Designated Priority Area, and at least one hundred percent (100%) if the Company is located in a Designated Priority Area and the Board finds such increase is in the public's best interest and approves said Return on Investment Incentive when jointly recommended by The Beacon Council and the County Manager. Upon County Manager request,<< [[~~T~~]] >>t<<he TJIF Committee will determine if the ~~Incremental Tax Revenue is sufficient.~~

Sec. 2-1256. Application Process.

>>Through September 30, 2010,<< [[~~A~~]] >>a<< company wishing to participate in the TJIF Program will submit an application to The Beacon Council. The application form will be approved by the County and all TJIF requirements shall be incorporated therein to ensure all parties comply with the requirements of a negotiated incentive package. An application must be signed by an officer of the applying company [[~~and include the number of New Jobs to be created, the projected amount of Capital Investment, the amount of projected New Revenue to the County, and the timeframe of when the project will be completed.~~]] A provision shall be included in the application to ensure that the Company will reimburse the County for any shortfall in New Revenues, Capital Investment and New Jobs created in any case where funds have been provided. The applying company, at the time of application, must provide verifiable documentation acceptable to the County supporting its consideration of other locales. Any business decisions such as announcements, leasing of space, or hiring of employees made prior to the TJIF application approval will result in administrative disapproval of the application and withdrawal from consideration. >>However, when such business decision(s) by an applying company has been initiated and the company and The Beacon Council have requested Preserving Inducement, the County Manager may authorize, after review of said request, an application to proceed to the Board for consideration. The "but for" inducement would be preserved for a time period as determined by the County Manager after good cause to grant the preservation has been determined. While any granting of Preserving Inducement affords the opportunity for the applying company to be eligible for participation in the TJIF Program, applicant approval leading to the award of TJIF incentives shall be

at the sole and absolute discretion of the Board.<< Upon receipt and initial review, The Beacon Council shall contact the County to schedule application presentation to >>County staff or to<< the TJIF Committee >>when requested by the County Manager.<< Within 14 days of receipt of the company's application, The Beacon Council shall prepare its recommendation on the application, including an economic impact analysis utilizing the Economic Impact Model. The economic impact analysis, company application and a recommendation by The Beacon Council will be submitted as part of a presentation >>to County staff or<< before the >>TJIF<< Committee within fifteen (15) days of receipt of the company's application. >>Each Board approved application shall serve as the written agreement between Miami-Dade County and the Company and shall include all application requirements outlined in this Section and, at a minimum, specify:

a. the total number of New Jobs to be created and that will be dedicated to the project, the Average Annual Wage of those jobs, and a time schedule or plan for when such jobs will be in place and active in Miami-Dade County;

b. the projected amount of Capital Investment on the project;

c. the amount of projected New Revenue to the County;

d. the timeframe of when the project will be completed;

e. the maximum amount of TJIF awards which the Company is eligible to receive on the project and the maximum amount of TJIF awards that the Company is eligible to receive for each fiscal year;

f. that Miami-Dade County may review and verify the financial and personnel records of the Company and/or perform on site visits to verify employment relating to the New Jobs, review said financial and personnel records, and ascertain whether the Company is in project compliance;

g. the date (May 15) by which, in each fiscal year, the Company may file a claim to be considered to receive a TJIF award in the following County fiscal year;

h. that compliance with the terms and conditions of the approved application/agreement is a condition precedent for the receipt of any TJIF award in a fiscal year and that Company failure to comply with the terms and conditions of the approved application/agreement results in the loss of eligibility for receipt of TJIF awards and the revocation by the County Manager or the TJIF Committee of the certification of the Company as a TJIF business;

i. the payment of TJIF awards are conditioned on and subject to specific annual appropriations by the Board sufficient to pay amounts under the approved application/agreement; and

j. that the awards may be received based on appropriate taxes, which are Public Revenues, paid in after entering into the application/agreement.<<

Sec. 2-1257. Approval Process.

[[~~Preliminary approval for TJIF Program applications will be the responsibility of the County Manager or, in the case where requested by the County Manager, the Miami-Dade County TJIF Committee to be appointed by the County Manager.~~]] >>After The Beacon Council provides the application and its recommendation on the application to the County, County staff, or the TJIF Committee when requested by the County Manager, shall recommend application approval or denial to the County Manager.<< The composition of the TJIF Committee >>to be appointed by the County Manager<< shall consist of representatives from the ~~County Manager's Office, Property Appraisal Department, Finance~~ Department, Office of Management and Budget, Office of Community and Economic Development, Miami-Dade Empowerment Trust, the Urban Economic Revitalization Task Force, the Metro-Miami Action Plan, the State Enterprise Zone Advisory Council, and The Beacon Council >>or such other composition as determined by the County Manager.<< [[~~Committee a~~]] >>A<<pproval shall, in part, be based on an analysis reflecting a Return on Investment Incentive of at least one hundred and twenty percent (120%). In accordance with Sections 288.075 and 288.1066 of Florida Statutes, applicant confidentiality ~~will be protected for any information regarding a project's location~~ and/or expansion evaluation of any site in Florida. >>After receipt of application including recommendations by The Beacon Council and County staff or the TJIF Committee, the County Manager shall recommend application approval or denial to the Board.<< The Board may allow a Return on Investment Incentive of >>at least one hundred and ten percent (110%) when a project is within a Designated Priority Area and<< at least one hundred ~~percent~~ (100%) when a project is within a Designated Priority Area >>and the Board approves said Return on Investment Incentive when jointly recommended by The Beacon Council and the County Manager.<< Applications will be approved by resolution of the Board. The Board shall have no obligation to approve any application before it. Final determination of an approval of the award of TJIF incentives shall be at the sole and absolute discretion of the Board. Upon any Board approval, the applicant

will be sent a letter by The Beacon Council stipulating the condition of the approval.

Sec. 2-1258. TJIF Incentives.

The total TJIF award is based on the number of New Jobs created [[~~during a three (3) year period~~]] >>and the amount of countywide ad valorem property taxes, excluding debt service, and countywide portion of sales taxes paid per annual amounts addressed in the approved application/agreement. The TJIF award is tentatively ascertained, pending Board approval, during application processing by entering application information into the Economic Impact Model.<< Miami-Dade County will provide up to [[~~$1,750~~]] >>$6,000<< per New Job in TJIF incentives as follows:

a. [[~~$500~~]] >>Up to $3,000 <<for each New Job [[~~($1,000 for each New Job if the Company is within a Designated Priority Area).~~]]

b. [[~~$250~~]] >>Up to $1,500<< bonus for each [[~~employee that is a certified WAGES participant for the duration of the prior year's incentive period. This bonus will be paid in the event one (1) certified WAGES participant is replaced by another certified WAGES participant.~~]] >>New Job if the Company is located in a Designated Priority Area.<<

c. [[$250]] >>Up to $1,500<< [[~~in additional incentives if the average wages of the New Job meets or exceeds one hundred and fifty percent (150%) of the state Average Annual Wage currently at $34,452~~]] >>bonus for each New Job if the employee resides in a Designated Priority Area.<<

[[~~d. $250 in additional incentives if the average wages of the New Job meets or exceeds two hundred percent (200%) of the state Average Annual Wage.~~]]

Consideration for award within a municipality or unincorporated Miami-Dade County will be evaluated and reported to the Board on a case-by-case basis.

>>A capital investment TJIF award may be provided to a Company when the minimum number of New Jobs has been created and when new capital investment by and/or for the Company exceeds $3 million in taxable property value. For a period of up to six (6) years (or longer as may be determined by the Board), the Company may receive said capital investment TJIF awards in the amount of eighty percent (80%) of the amount of

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countywide ad valorem property taxes paid-in on the subject property and one hundred percent (100%) of the amount of countywide ad valorem property taxes paid-in on the subject property if it is located in a Designated Priority Area. This award is not applicable to the ad valorem property taxes paid-in on the subject property's land value nor to any improvements in place prior to the project.<<

>>A Company may not receive award payments of more than twenty five percent (25%) of the total awards specified in the approved application/agreement in any fiscal year even if all the New Jobs are created in one (1) year. Further, a Company may not receive more than $1.5 million in awards in any single fiscal year, or more than $2.5 million in any single fiscal year if the project is located in a Designated Priority Area. A Company may not receive more than $5 million in award payments in all fiscal years, or more than $7.5 million if the project is located in a Designated Priority Area. Further, the total award is capped by the lower of the above or the total of the applicable ad valorem property and sales taxes paid-in as a result of the project. Additionally, a Company cannot receive both a TJIF award and Enterprise Zone Tax Abatements unless the TJIF award is in excess of the Abatement; a Company cannot receive both the TJIF award on large capital investment taxes paid-in and the TJIF regular ad valorem property tax funded award; and, while a Company can receive both a tax refund under the State of Florida Qualified Target Industry Program and a TJIF award at the same time, it cannot receive more than an amount equal to what it has paid-in under the project at any time.<<

Sec. 2-1259. Source >>, Claim Period<< and Disbursement of TJIF.

Incremental Tax Revenue generated by the companies locating or expanding within the County shall fund the program. ~~[[The disbursement of TJIF cash incentives will take place over a three (3) year period. Disbursement shall be over three (3) years even if all the New Jobs are created in one (1) year.]]~~ Annual disbursement will be contingent on the verification of the New Jobs created, the Capital Investment made by the Company >>or on behalf of the Company<< and the New Revenue generated to the County. >>Disbursement<< ~~[[and]]~~ will be in the >>County fiscal<< year following the activity. >>The year that will be applicable for consideration of taxes paid in resulting in Incremental Tax Revenue shall be April 1 through March 31<<

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Companies will be monitored [[~~for three (3) consecutive years~~]] to ensure compliance with the projected number of New Jobs, the Capital Investment to be made and the New Revenue generated to the County. Payment to the Company will only be made after it has achieved all economic benchmarks. A Company's Incremental Tax Revenue paid to the County must be sufficient to fund the Company's award. >>For the purposes of the TJIF Program, any applicable uncontested taxes paid-in because of the project, whether paid directly by the Company or as passed-through another company (i.e., in the case where a Company pays ad valorem property taxes, effectively, via a landlord), solely accrue to the award benefit of the Company in the TJIF Program.

To be eligible to claim any award under the TJIF Program, a Company that has entered into an approved application/agreement must annually apply to the County by May 15 for such award. An appropriation, if made by the Board, will be paid in the County fiscal year that begins on October 1 following the May 15 claims-submission date. The claim for award must include a copy of all receipts pertaining to the payment of taxes for which the award is sought and data related to achievement of each performance items specified in the approved application/agreement.

The County Manager shall designate staff to administer the TJIF Program and determine Company compliance. Any awards determined to be due to Companies and processed by said designated staff, shall require written approval of such staff and funds issuance authority by the Office of Management and Budget and the County Manager's Office.<<

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of the ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section", "article", or other appropriate word.

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Section 4. This ordinance shall become effective ten (10) days after the date of its enactment unless vetoed by the Mayor, and if vetoed shall become effective only upon an override by this Board.

Section 5. This ordinance will sunset [[~~ten (10) years after its creation~~]] >>on September 30, 2016.<<

PASSED AND ADOPTED: DEC - 3 2002

Approved by County Attorney as to form and legal sufficiency. RAS

Prepared by:
Shannon D. Summerset

MEMORANDUM Agenda Item No. 4(F)

107.07-17A

(Public Hearing 7-25-00)

TO: Honorable Chairperson and Members Board of County Commissioners

DATE: July 6, 2000

SUBJECT: Ordinance Creating a Targeted Jobs Incentive Fund Program to Attract Businesses to Miami-Dade County

FROM: M. R. Stierheim County Manager

00-98

Recommendation

It is recommended that the Board authorize the creation and implementation of a business incentive program to be known as the Targeted Jobs Incentive Fund Program (TJIF) to attract relocating businesses and support local business expansions in Miami-Dade County.

Background

The Beacon Council, in its capacity as Miami-Dade County's official economic development partnership, and County staff have developed a new business initiative which is modeled after the State of Florida's Qualified Target Industry Tax Refund Program (QTI). Many communities nationwide and other South Florida counties, including Broward and Palm Beach, have local relocation incentive programs. This new initiative, the TJIF, provides cash incentives to qualifying companies in selected industries that create above-average paying jobs (at least 10 new jobs for relocating companies and at least five (5) new jobs for expanding companies) and generate enough new revenues to the County to fund the Program. In addition to promoting countywide job growth, the TJIF as proposed includes incentive preferences for hiring targeted area residents of the Enterprise Zones, the Empowerment Zone, Targeted Urban Areas, Brownfields areas, and Community Development areas. The County's TJIF will be available to qualifying companies that may also participate in the State QTI Program.. Both the proposed County program and the State program spur business activity and are aimed at expanding the Miami-Dade County economy. The TJIF is independent of the State QTI Program and it is the decision of a particular company as to whether it participates in one or both of the programs.

The TJIF is an inducement program by the County that will be available to companies from outside the County (with the exception of Palm Beach, Broward, and Monroe Counties) wishing to relocate here and to Miami-Dade companies which undertake a business expansion and which create jobs as a result of the local expansion. Nevertheless, a Palm Beach, Broward or Monroe County-located company that is planning to relocate <u>outside South Florida</u> is eligible for the TJIF inducement program and may be solicited by The Beacon Council in an effort to retain the business in South Florida. An applying company's point of contact will be The Beacon Council. The Beacon Council will then provide the application and a recommendation to County staff

leading to consideration by the Board. As time is of the essence for companies deciding on where to relocate, this Program expedites the approval process to an approximate 60-day window from the date the company files its application with The Beacon Council. As the case with the State's QTI Program, confidentiality may be protected regarding a company's location and/or expansion evaluation in accordance with Florida Statutes 288.075 and 288.1066.

The TJIF cash incentive, awarded based on the number of new jobs created during a three (3) year period and provided on actual performance only, will be paid out over a three (3) year period even if all the projected jobs are created before the three (3) year period is completed. Prior to any County disbursement under the TJIF Program, the new jobs created, the capital investment, and the new revenue generated must be verified by the County. Through the TJIF, the County will provide up to $1,750 total per new job as follows: $500 for each new job ($1,000 if the job is in a targeted area); $250 bonus for each certified WAGES participant; $250 bonus if the average wage of the new job is between 150 percent and 200 percent of the state's average annual wage; and $250 bonus if the average wage of the new job is 200 percent or higher of the state annual average wage. It is also proposed that consideration for award within a municipality or unincorporated Miami-Dade County will be evaluated and reported to the Board on a case-by-case basis.

Prior to consideration by the County Commission, every application will be reviewed by a County Manager-appointed committee made up of representatives from the Manager's Office, Property Appraisal Department, the Finance Department, Office of Management and Budget, Office of Community and Economic Development, Miami-Dade Empowerment Trust, the Urban Economic Revitalization Task Force, Metro-Miami Action Plan, the State Enterprise Zone Advisory Council, and The Beacon Council. As proposed, the ordinance would sunset after 10 years, the rationale being that a TJIF Program is needed in today's local economy and any program need beyond 10 years should be as determined at that time.

Fiscal Impact

Although Countywide General Fund revenue will be used to fund the TJIF Program, the TJIF is structured so that revenue received from the company will exceed cash incentives paid out by the County to the qualifying company. Thus, there will be a positive fiscal impact under this Program.

cmo/13900

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 4(F)
7-25-00

ORDINANCE NO. 00-98

ORDINANCE CREATING THE TARGETED JOBS INCENTIVE FUND PROGRAM (TJIF); PROVIDING DEFINITIONS; PROVIDING SCOPE AND TERMS OF THE INCENTIVE; PROVIDING APPLICATION PROCEDURES, REVIEW BY OVERSIGHT COMMITTEE AND APPROVAL BY THE BOARD; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, EFFECTIVE DATE AND PROVIDING FOR SUNSET

WHEREAS, this Board recognizes the need to stimulate economic development in the County and particularly in certain economically depressed areas; and

WHEREAS, this Board desires to encourage economic growth and development, the creation of above average paying jobs, the alleviation of economic disinvestment and unemployment and the creation of an enhanced business climate particularly in distressed targeted areas; and

WHEREAS, this Board finds that the establishment of the Targeted Jobs Incentive Fund Program would stimulate economic development and revitalization in Miami-Dade County; and

WHEREAS, this Board finds that the Targeted Jobs Incentive Fund Program is appropriate and consistent with the public purposes of promoting a healthy economy and eliminating distressed economic conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Legislative Intent and Finding of Public Purpose. The above recitations of legislative intent and findings of public purpose are fully incorporated herein as part of this ordinance.

Section 2. Title. This ordinance shall be cited as the Targeted Jobs Incentive Fund Program of Miami-Dade County.

Section 3. Definitions. As used in this ordinance, unless the context otherwise requires:

a. "Average Annual Wage" means the average of all wages and salaries in the State of Florida as determined by the Florida Department of Labor and Employment Security.

b. "Capital Investment" means the amount of money that a business spends establishing or enhancing facilities including land, construction, renovation and equipment.

c. "Company" means a business, or employing unit, as defined in Section 443.036, Florida Statutes, which is registered with the Florida Department of Labor and Employment Security for unemployed compensation purposes; or a subcategory or subdivision of an employing unit which is accepted by the Department of Labor and Employment Security as a reporting unit.

d. "Designated Priority Area" or "Designated Priority Areas" means the Empowerment Zone area, Enterprise Zone areas, Targeted Urban

Areas, Brownfields areas, and Community Development Block Grant areas.

e. "Economic Impact Model" means financial formulae utilized to calculate a project's Return on Investment Incentive and includes the currently employed model used to study State of Florida Qualified Target Industry applications filed with The Beacon Council which includes Ad Valorem and Sales tax components.

f. "Expanding Business" or "Expanding Businesses" means a commercial or industrial business, excluding residential development, that increases operations on a site co-located with a commercial or industrial operation owned by the same business.

g. "Incentive" or "Incentives" means the funds paid to a Company under this TJIF Program by the County.

h. "Incremental Tax Revenue" means the increase in return in Public Revenues resulting from additional investment by Expanding Businesses or new-to-market businesses.

i. "New Job" or "New Jobs" means jobs created by a local Expanding Business or a new-to-market business which are being added to the Company's table of organization and that did not exist within the last 12 months.

j. "New Revenue" or "New Revenues" means the increase in return in Public Revenues resulting from additional investment by new-to-market companies or by Expanding Businesses.

k. "Public Revenue" or "Public Revenues" means revenues to the Countywide General Fund in the form of Sales and Ad Valorem taxes paid by the Company.

l. "Return on Investment Incentive" means the Countywide General Fund portion of Sales and Ad Valorem taxes paid in by a Company divided by the amount of the Incentive paid out to the same Company by the County.

m. "Sufficient Incremental Tax Revenue" means at a minimum one hundred and twenty percent (120%) increase in return in Public Revenues resulting from additional investment by new-to-market businesses or Expanding Businesses.

n. "The Beacon Council" means Miami-Dade County's official economic development partnership entity as designated by the Board of County Commissioners per Ordinance No. 87-38.

Section 4. Eligible Applicants. The TJIF Program will only be available to companies from outside of Miami-Dade County undertaking a relocation to Miami-Dade County and to Miami-Dade County companies undertaking a business expansion. The TJIF Program will not be available to companies wishing to relocate to Miami-Dade County from Palm Beach, Broward, and Monroe Counties, respectively, except in cases where said companies are otherwise planning to relocate outside of South Florida. Companies planning to relocate outside of South Florida are eligible for the TJIF inducement program

and may be solicited by The Beacon Council in an effort to retain business in South Florida.

Section 5. Eligible Industries. The TJIF Program is available to the following industries:

a. Corporate Headquarters
b. Research and Development
c. Chemicals and Allied Products
d. Rubber and Miscellaneous Plasters
e. Fabricated Metal Products
f. Industrial Machinery and Equipment
g. Electronic and Other Electric Equipment
h. Transportation and Transportation Equipment
i. Instruments and Related Products
j. Miscellaneous Manufacturing
k. Printing and Publishing
l. Wholesale Distribution
m. Business Services
n. Security and Commodity Brokers
o. Insurance Carriers
p. Holding and other Investment Offices
q. Non-Depository Credit Institutions
r. Motion Pictures, Film and Entertainment, Sound Recording and Reproduction

s. Communications

t. Apparel and Other Textiles

u. Lumber and Wood Products

v. Furniture and Fixtures

w. Paper and Allied Products

x. Food Manufacturing

y. Stone, Clay, and Glass Products

z. Aviation

aa. Biomedical

bb. Financial Services

cc. Computers and Information Technology

dd. International Commerce

ee. Telecommunications

ff. Visitor and Tourism

Other industries not listed above may participate in the TJIF Program with approval from the Board of County Commissioners (Board).

Section 6. Program Requirements. Companies applying for TJIF incentives must be relocating to Miami-Dade County or be an Expanding Business within Miami-Dade County. Companies relocating to Miami-Dade County must create at least ten (10) New Jobs. Expanding Businesses must create the greater of a minimum of five (5) New Jobs or at least ten percent (10%) of the company's work force at the time of application. A Company's

Capital Investment must generate Sufficient Incremental Tax Revenue to the County to fund the TJIF award. Incremental Tax Revenue generated by the project shall be determined by using the Economic Impact Model and an analysis by both The Beacon Council and County staff. The project must show a Return on Investment Incentive of at least one hundred and twenty percent (120%). The TJIF Committee will determine if the Incremental Tax Revenue is sufficient.

Section 7. Application Process. A company wishing to participate in the TJIF Program will submit an application to The Beacon Council. The application form will be approved by the County and all TJIF requirements shall be incorporated therein to ensure all parties comply with the requirements of a negotiated incentive package. An application must be signed by an officer of the applying company and include the number of New Jobs to be created, the projected amount of Capital Investment, the amount of projected New Revenue to the County, and the timeframe of when the project will be completed. A provision shall be included in the application to ensure that the Company will reimburse the County for any shortfall in New Revenues, Capital Investment and New Jobs created in any case where funds have been provided. The applying company, at the time of application, must provide verifiable documentation acceptable to the County supporting its consideration of other locales. Any business decisions such as announcements, leasing of space, or hiring of employees made prior to the TJIF application approval will result in administrative disapproval of the application and withdrawal from consideration. Upon receipt and initial review, The Beacon Council shall contact the County to

schedule application presentation to the TJIF Committee. Within 14 days of receipt of the company's application, The Beacon Council shall prepare its recommendation on the application, including an economic impact analysis utilizing the Economic Impact Model. The economic impact analysis, company application and a recommendation by The Beacon Council will be submitted as part of a presentation before the Committee within fifteen (15) days of receipt of the company's application.

Section 8. Approval Process. Preliminary approval for TJIF Program applications will be the responsibility of the Miami-Dade County TJIF Committee to be appointed by the County Manager. The composition of the TJIF Committee shall consist of representatives from the County Manager's Office, Property Appraisal Department, Finance Department, Office of Management and Budget, Office of Community and Economic Development, Miami-Dade Empowerment Trust, the Urban Economic Revitalization Task Force, the Metro-Miami Action Plan, the State Enterprise Zone Advisory Council, and The Beacon Council. Committee approval shall, in part, be based on an analysis reflecting a Return on Investment Incentive of at least one hundred and twenty percent (120%). In accordance with Sections 288.075 and 288.1066 of Florida Statutes, applicant confidentiality will be protected for any information regarding a project's location and/or expansion evaluation of any site in Florida. The Board may allow a Return on Investment Incentive of at least one hundred percent (100%) when a project is within a Designated Priority Area. Applications will be approved by resolution of the Board. The Board shall have no obligation to approve any

application before it. Final determination of an approval of the award of TJIF incentives shall be at the sole and absolute discretion of the Board. Upon any Board approval, the applicant will be sent a letter by The Beacon Council stipulating the condition of the approval.

Section 9. TJIF Incentives. The total TJIF award is based on the number of New Jobs created during a three (3) year period. Miami-Dade County will provide a qualifying Company up to $1,750 per New Job in TJIF incentives as follows:

a. $500 for each New Job ($1,000 for each New Job if the Company is within a Designated Priority Area).

b. $250 bonus for each employee that is a certified WAGES participant for the duration of the prior year's incentive period. This bonus will be paid in the event one (1) certified WAGES participant is replaced by another certified WAGES participant.

c. $250 in additional incentives if the average wages of the New Job meets or exceeds one hundred and fifty percent (150%) of the state Average Annual Wage currently at $34,452.

d. $250 in additional incentives if the average wages of the New Job meets or exceeds two hundred percent (200%) of the state Average Annual Wage.

Consideration for award within a municipality or unincorporated Miami-Dade County will be evaluated and reported to the Board on a case-by-case basis.

Section 10. Source and Disbursement of TJIF Incentives. Incremental

Tax Revenue generated by the companies locating or expanding within the County shall fund the program. The disbursement of TJIF cash incentives will take place over a three (3) year period. Disbursement shall be over three (3) years even if all the New Jobs are created in one (1) year. Annual disbursement will be contingent on the verification of the New Jobs created, the Capital Investment made by the Company and the New Revenue generated to the County and will be in the year following the activity. Companies will be monitored for three (3) consecutive years to ensure compliance with the projected number of New Jobs, the Capital Investment to be made and the New Revenue generated to the County. Payment to the Company will only be made after it has achieved all economic benchmarks. A Company's Incremental Tax Revenue paid to the County must be sufficient to fund the Company's award.

Section 11. If any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of the ordinance shall not be affected by such invalidity.

Section 12. It is the intention of the Board and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section", "article", or other appropriate word.

Section 13. Effective Date. This ordinance shall become effective ten (10) days after the date of its enactment unless vetoed by the Mayor, and if vetoed shall become effective only upon an override by this Board.

Section 14. Sunset. This ordinance shall sunset ten (10) years after its creation.

PASSED AND ADOPTED: JUL 2 5 2000

Approved by County Attorney as to form and legal sufficiency.

Prepared by:

reso/02000

"ONE COMMUNITY ONE GOAL"

TARGETED JOBS INCENTIVE FUND (TJIF)

The Targeted Jobs Incentive Fund is a new initiative for Miami-Dade County fashioned by The Beacon Council and Miami-Dade County and patterned after the State of Florida Qualified Target Industry Tax Refund Program (QTI). As with the QTI Program, a company is required to create a certain number of jobs and must also generate enough new revenue to Miami-Dade County to fund its TJIF benefit. While the State's QTI program is limited to certain industries, including corporate headquarters relocation, the TJIF Program may also be utilized for the One Community One Goal (OCOG) industries, as well as the expansion and or relocation of other operational components of a business (i.e. sales office, warehouse).

The TJIF is an inducement program that will only be available to companies from outside of Miami-Dade County considering a relocation to Miami-Dade County or companies in Miami-Dade County considering expansion. The Company must provide verifiable documentation supporting their consideration of other locales. Any business decisions, such as announcements, leasing of space or hiring of employees, made prior to the final TJIF approval will likely be grounds for disapproval. This incentive will not be utilized to induce companies to relocate to Miami-Dade County from South Florida (Palm Beach, Broward and Monroe) except in cases where companies are otherwise relocating from Palm Beach, Broward, and Monroe Counties and are not considering Miami-Dade County.

Although the TJIF is available to companies countywide, it will also be used to encourage investment and the creation of jobs in Enterprise Zones, the Empowerment Zone, in Targeted Urban Areas, and in Community Development Block Grant focus areas and eligible block groups by providing business with an additional award per job if the company locates within these specified areas.

Another goal of the TJIF is to encourage companies to hire a targeted population, such as individuals transitioning from welfare roles, minorities, residents living in Enterprise Zones, the Empowerment Zone and Targeted Urban Areas. Companies hiring this targeted population of unemployed or under employed individuals will be eligible to receive an additional amount per new job created.

In an effort to also encourage the creation of high paying jobs, an additional award per job will be paid to companies depending on the annual average salary to be paid for the new jobs. This additional payment will be based on the State annual average salary. That amount is currently $34,452. The bonus payments will be based on a salary that is 150% or 200% of the state annual average salary. (This will be adjusted annually, based upon state average salary levels determined by the Florida Department of Labor).

The TJIF program is strictly a performance-based incentive that is only paid out to the company after it has met all of its job creation projections, capital investment commitments and the incremental tax revenue must be sufficient to fund the award. All of the TJIF requirements will be incorporated in an application, prepared by Miami-Dade County to ensure that all parties including the Beacon Council, Miami-Dade County, and the Company comply with the requirements of the negotiated incentive package.

CRITERIA

The Targeted Jobs Incentive Fund (TJIF) will include the targeted industries as per the State of Florida QTI Program. In addition, the One Community One Goal (OCOG) target industries will also be eligible. They include, but are not limited to the following:

- *Aviation*
- *Biomedical*
- *Film and Entertainment*
- *Financial Services*
- *Information Technology*
- *International Commerce*
- *Telecommunications*
- *Visitor and Tourism*

The Company must create at least 10 new jobs. If the project is an expansion, the number of new jobs to be created must be the greater of a minimum of 5 (five) jobs or at least 10%, of the company's workforce at the time of the application.

The Company's capital investment must generate sufficient incremental tax revenue to the County in order to fund the award. Incremental revenue generated by the project shall be determined by utilizing the currently employed Economic Impact Model which includes Ad Valorem and sales tax components, and analysis by both The Beacon Council and County staff. The project must exhibit a positive Return on Investment Incentive of at least 120%.

An application must be signed by the Company and Miami-Dade County stipulating the number of new jobs to be created, the projected amount of capital investment, the amount of the projected tax revenue and the time frame of when the project will be completed. A "claw back" provision will be included to ensure that the company will reimburse the County for any shortfall in projected revenues, capital investment and jobs created. However, payment to the company will only be made after it has achieved all economic benchmarks.

The TJIF is an inducement program that will only be available to companies considering a relocation to and/or expansion in Miami-Dade County. The TJIF will also be utilized to induce "New to Market" companies to relocate to Miami-Dade County (exempting companies located within South Florida). Companies located in other Florida counties would be eligible for TJIF for any net new jobs being created in Miami-Dade County as long as no relocation of jobs from the current location are associated with the expansion or creation of jobs in Miami-Dade County. The Company must provide verifiable documentation supporting its consideration of other locales. Any business decisions, such as announcements, leasing of space or hiring of employees, made prior to the final TJIF approval will likely be grounds for disapproval.

PROGRAM FUNDING

Incremental revenue generated by the companies locating or expanding within the County shall fund the program on an ongoing basis.

AWARD AMOUNTS

The total award is based on the projected number of new jobs to be created during a three-year period. The base award amount per new job created is $500 if the company is located outside any of the following areas:

- *Empowerment Zone*
- *Enterprise Zone*
- *Target Urban Area*
- *Brownfields*
- *CDBG focus areas and eligible Block Groups*

If the company is located within any of the above areas the award is doubled to $1,000 per new job created.

Additional payments or a "bonus" in the amount of $250 will be paid to the company if the new employee is a certified WAGES participant for the duration of the prior year's incentive period. This "bonus" will be paid in the event one certified WAGES participant is replaced by another certified WAGES participant.

If the average salary for a new job is between 150% and 200% of the state annual average salary, an additional bonus of $250 will be added to the base award for that job.

If the average salary for a new job is more than 200% of the state annual average salary, an additional bonus of $500 will be added to the base award for that job.

The base award can also be used to "match" on a 1 to 1 basis any similar program developed or funded by municipalities within Miami-Dade County or the unincorporated area. Consideration for the award within a municipality or unincorporated Miami-Dade will be evaluated on a case-by-case basis.

NOTE: *If the company meets all of the above targets the total award per job may be up to $1,750. No single award shall exceed $1 million.*

PAYMENT OF INCENTIVE

The TJIF is a performance based incentive program; therefore, verification of the new jobs, capital investment and new revenue generated must be verified by the Miami-Dade County Finance Department or any other department so designated by the County Manager prior to any disbursement of funds to the company. This procedure must be repeated each year that the company is entitled to submit a claim for the TJIF payment.

The TJIF incentive is paid out during a three-year period beginning after the first year the new jobs are created. For instance, if a company has projected creating 300 new jobs, 100 per year during a three-year period, the incentive will be paid for the first 100 jobs in the year after the jobs have been created.

APPLICATION PROCESS

Any company that meets the criteria and objectives of the TJIF must submit an application to The Beacon Council for review. Within 15 days of its acceptance of an application, The Beacon Council will prepare an economic impact analysis for the project, based on the information provided by the Company and submit it to Miami-Dade County.

The completed application will be submitted to the Miami-Dade County TJIF Committee for processing, including verification and concurrence with the economic impact analysis provided by The Beacon Council. The analysis should reflect a Return On Investment Incentive (ROII) of at least 120%. The Board of County Commissioners may allow a ROII of at least 100% when a project is within an Empowerment or Enterprise Zone, or other area as above-designated.

During this review of the application by Miami-Dade County, the Office of Community and Economic Development in concert with the Miami-Dade County Attorney's Office will prepare an agenda item for the next available Board of County Commission meeting with the intent of Board consideration within 45 days of application receipt from the Beacon Council.

REVIEW AND APPROVAL PROCESS

A committee, to be established by the County Manager and comprised of representatives from the following Departments: County Manager's Office, Property Appraisal, Finance Department, Office of Management and Budget, Office of Community and Economic Development, Empowerment Zone, Urban Economic Revitalization Task Force, Metro-Miami Action Plan, and the State Enterprise Zone Advisory Council, will receive and review the application for the incentive. Upon a positive evaluation by the Committee, the Office of Community and Economic Development and the County Attorney's Office will finalize the agenda item.

The Beacon Council will prepare a briefing book with information about the project including the economic impact analysis prepared by The Beacon Council.

The Beacon Council staff and a company representative (when requested) will attend the Board of County Commissioners' meeting to be available to answer any questions related to the project and the TJIF.

If the Board of County Commissioners approves the application, the Company will be sent a letter stipulating the conditions of the approval. Pursuant to Florida Statutes, 288.075 and 288.1066, confidentiality will be protected for any information regarding a project's location and/or expansion evaluation of any site in the State of Florida.

TARGETED JOBS INCENTIVE FUND SUNSET PROVISION

The TJIF will automatically sunset 10 years after its creation. At that time, any continuation of the TJIF by the Board of County Commissioners shall be considered with regard to then existing local economic conditions.

Report to Miami-Dade County on Solar Energy

Developed by: The Beacon Council
March 8, 2005

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INTRODUCTION

The Beacon Council was asked to examine the solar energy industry in the United States. The purpose of this research was to examine the types of solar energy, incentives programs and their effectiveness, green buildings, companies in the industry, and job creation.

It was found that incentives might help to ease the financial burden of companies that have a desire to build green, but find it financially unfeasible. However, the research also showed that incentives alone could not cause a company with no desire to incorporate solar energy into the workplace to exercise this option.

It was also found that currently, the State of Florida ranks third behind California, and Texas for the number of solar energy related businesses. Florida as a whole is competitive in the current solar energy market. For example, in 2002 the State ranked third in the nation behind California, and Texas as being the originating point of solar collectors. More interestingly, during the same year the State ranked first in the nation as being the number one destination for solar collectors. While there does seem to be a market for solar energy in residential homes, the State is not listed among the top ten U.S. States for registered green commercial projects.

Overall, the solar energy industry is expected to grow in the future, as the price of fossil fuels continues to rise making them less attractive to consumers. Jobs in this industry are expected to increase significantly. These jobs will not only include line-workers, installations, sales and marketing, but opportunities exist in the areas of research and development as well.

In conclusion, the research shows that this industry has growth potential. However, an incentive alone will not spur growth overnight, but it could be the seed from which growth could eventually stem.

SOLAR THERMAL SYSTEMS

Solar Energy Systems

Solar power can be divided into two groups, solar thermal technologies and photovoltaic, known as PV. According to the *Renewable Energy Policy Project & Crest/Center for Renewal Energy and Suitable Technology (REPP),* each day more energy reaches the Earth from the sun than the entire global population could use in 27 years.

Passive Solar Heating Systems

Solar thermal systems include passive solar heating systems, which allow the sun to do the work of creating heat. These types of systems do not require any mechanical assistance. They basically use the sun to warm special features, which are incorporated into a building's structure such as large, south-facing windows and materials in the floors or walls to absorb warmth during the day. At night these systems release heat, thus reducing the need for fossil fuels.

Active Solar Heating Systems

Active solar heating is similar to passive solar heating. However, active solar heating takes the power of the sun and amplifies it using solar collectors. Collectors are specially designed devices used to absorb energy from the sun and convert it to practical heat. Solar collectors are at the heart of most active-solar energy systems.

> According to the *U.S. Dept. of Energy -- Energy Efficiency and Renewable Energy*, there are two basic types of active-solar heating systems, depending on whether air or a liquid is heated in the solar collector. A liquid-based system heats water or an antifreeze solution in a "hydronic" collector, and an air-based system heats the air in an "air collector." Both of these systems collect and absorb solar radiation, then transfer the solar heat directly to the interior space or to a storage system from which the heat is distributed. If the system cannot provide adequate space heating, an auxiliary or back-up system provides the additional heat. Liquid-based systems are more often used when storage is included. In an active-solar water heating system, heated water is moved through the system with the aid of pumps.

Additionally, according to the *U.S. Dept. of Energy -- Energy Efficiency and Renewable Energy*, there are several collector systems, they include:

Flat-plate collectors
Evacuated-tube collectors
Concentrating collectors
Transpired air collectors

Flat-plate Collectors

Flat-plate collectors are the most common collection method used for residential water heating, and space-heating installations. A typical flat-plate collector is constructed of an insulated metal box with a glass or plastic cover (called the glazing) and a dark-colored absorber plate. These collectors heat either liquid or air at temperatures less than 180°F.

Evacuated-tube Collectors

Evacuated-tube collectors are typically more efficient at higher temperatures than flat-plate collectors. In an evacuated-tube collector, sunlight enters through an outer glass tube and strikes an absorber, where the sun's energy is converted to heat. The collector consists of rows of parallel transparent glass tubes, each of which contains an absorber covered with a selective coating. The absorber typically has fin-tube design (fins increase the absorber surface and the heat-transfer rate), although cylindrical absorbers also are used.

Evacuated-tube collectors are more appropriate for most commercial and industrial applications because they can reach extremely high temperatures (170°F to 350°F). However, evacuated-tube collectors are more expensive than flat-plate collectors.

Concentrating Collectors

Concentrating collectors use curved mirrors to concentrate sunlight on an absorber called a receiver at up to 60 times the sun's normal intensity. These high-temperature systems are used primarily in commercial, and industrial applications.

Transpired-air Collectors

Transpired-air collectors are made of dark, perforated metal. The sun heats the metal, and a fan pulls ambient air through the holes in the metal, which heats the air. Transpired-air collectors have achieved efficiencies of more than 70% in some commercial applications. Since they do not require glazing or insulation, transpired air collectors are inexpensive to manufacture, resulting in a cost-effective source of solar heat.

SOLAR THERMAL SYSTEMS APPLICATIONS

Systems that Provide Heat

Large solar thermal systems consist of ground-mounted collectors, pumps, heat exchangers, controls, and one or more large storage tanks, which can require several thousand square feet of land to construct. These systems can provide hot water and space heating for large institutions such as schools, office buildings, prisons, and military bases. However, the land requirements may limit the use of this type of system in some areas around the country.

Systems that Cool

Desiccant cooling systems make the air seem cooler by removing moisture. In these systems, the hot, humid outdoor air passes through a rotating, water-absorbing wheel. The wheel absorbs most of the incoming air's moisture. This process heats and dries the air. The heated air passes through a rotating heat exchanger wheel, which transfers the heat to the exhaust side of the system. At the same time, the dried air passes through an evaporative cooler, which helps to reduce its temperature. The heated exhaust air continues through an additional heat source (e.g., a solar heat exchanger), raising its temperature to the point that the exhaust air evaporates the moisture collected by the desiccant wheel. The various system components require electricity to operate, but they use less electricity than a conventional air conditioning. Most desiccant cooling systems are intended for large applications, such as supermarkets and warehouses. These systems are considered ideal for humid climates.

An alternative to traditional electricity based systems is Electric Evaporative Coolers, also known as adiabatic or "swamp" coolers have been common for many years in hot, dry climates. As the outside air passes through a fine mist of water, it gives up much of its heat through evaporation. When using direct evaporative systems, the evaporation process humidifies the air. When using indirect evaporative systems, the evaporation process is isolated from the air stream, and uses a heat exchanger to cool the air. It is possible to design a solar photovoltaic (PV) array to provide some or all of the electricity to operate the unit. Photovoltaic systems are an alternative to Solar Thermal Systems. The use of these systems is on the rise in the United States. As they can be used not only to produce heat, hot water and cooling, but usable electricity.

PHOTOVOLTAIC SYSTEMS

Photovoltaic (PV)

Photovoltaic (PV), a form of solar energy is a system that allows the conversion of sunlight to electrical energy. It is the only energy source developed to make use of direct sunlight. All other electrical energy sources use sunlight indirectly. For example, hydropower uses water evaporated by sunlight.

Pacific Power describes PV solar cells as thin wafers of silicon, similar to computer chips only much bigger. Within a PV cell, sunlight is converted into electric energy, where sunlight knocks loose electrons from silicon atoms. The freed electrons flow from the solar cells to a load or battery, where the energy is stored. Approximately 10 - 15 percent of the energy that strikes the solar cell is converted to electricity.

PV panels come in several configurations including, roof shingles, and metal roofs. In most cases, integrated shingles and metal roofs installed during the construction of a building. Panels can also be installed on ground-mounted racks. According to an article published in *Electronic Design* on *December 16, 2004*, until the year 2000, most installations of solar power energy were off-the-grid. This means that these systems were not connected to local power grids. This is because until 2000, there was no standardize method for PV systems to interface with utility grids. This problem was resolved when the Underwriters Laboratories (UL) and the Institute of Electrical and Electronics

Engineers (IEEE) developed standards and procedures to ensure safe operation of grid-connected PV systems. These key standards are referred to as IEEE929-2000 and UL 1741 were developed through an extensive process involving utilities, inverter manufacturers, national laboratories, and other stakeholders. At present IEEE929-2000 is the standard to which PV interconnection hardware can be designed. Until cost effective technology became available and the implementation and approval of the IEEE 929-2000 Recommended Practice for Utility Interface of Photo-voltaic (PV) Systems, standardizing the design of dc-ac inverters for PV systems, connecting to power grids could have resulted in personal injury to workers attempting to restore power to an area following an outage.

Furthermore, according to the article from *Electronic Design,* dated *December 16, 2004,* over the last two years since the implementation of IEEE 929 an "explosion" of grid-tied businesses from the private sector have begun exploring the possibly of PV energy. With IEEE 929-2000 in place, inverter designers can produce standardized equipment, and lower the cost of a PV system. This interface allows PV systems to be designed in a manner that allows the system to be easily disconnected during a power outage, and reconnected to the utility after power has been restored for at least 5 minutes.

While this development is good for the industry as a whole, it may not be exactly what some Florida residents will be happy to learn. As stated in an article in the *SunHerald.com*, dated December 25, 2004, solar energy was looked at following the 2004 hurricane season, when the state was hit by 4 hurricanes. It was suggested in the article that PV systems might be the answer to residents following a hurricane resulting in power outages. The article suggested that residents may want to invest in PV systems, which can serve as clean alternatives to generators following hurricane related outages. However, IEEE 929 states that PV systems connected to power grids cannot be used during outages. This may cause the need for special monitoring systems and/or educational outreach to system owners in the State of Florida as well as other storm prone locales.

Photovoltaic Systems and the Environment

During operation, PV and solar thermal technologies produce no air pollution, little or no noise, and require no transportable fuels. One environmental worry associated with solar technologies is the lead batteries that are used with some systems. However, as batteries become more recyclable, and battery quality is improve, the impact of these lead batteries is lessening. Furthermore, better quality systems, which help to increase battery life are being developed.

A second environmental concern with solar technologies is the difficulty of recycling heavy metals such as cadmium, which are used in PV cells. Just as there is a large worry about the large amount of discarded personal computers that may pile up and increase the levels of cadmium, mercury, and lead into the environment, there is a worry that the cadmium used in discarded PV panels may also become an environmental threat. The production of PV panels using cadmium sulfide is on the rise, replacing the more expensive silicon, and this is an issue that should be thought out when considering large or multiple PV systems.

However despite this drawback, the environmental impact of solar technologies is relatively small, particularly if one looks at the enormous amount of pollution that is prevented due to the use of solar technologies. The amount of emissions that can be prevented through the use of a small PV system is surprising. For example, if in Iowa, a relatively small 500 watt PV system was installed, emissions of 4 lbs. of NOx, 8 lbs. of SO2, and 6,733 lbs. of CO2 would be avoided annually. At the same location, if a modest 66 gallon solar hot water system was installed, an additional 18 lbs. NOx, 37 lbs. SO2, and 8,546 lbs. of CO2 would be avoided annually.

SOLAR ENERGY, AND FLORIDA

Area Utility

Currently, Florida Power and Light (FP&L) is offering a program called, "Sunshine Energy". This program is designed to allow consumers to off-set the cost of producing solar energy. According to FP&L, for every 10,000 customers who sign up for Sunshine

Energy, for an additional $9.75 more per month than their regular monthly cost, FPL will build 150 kw of solar electricity in Florida. Each 150 kw of solar capacity will generate enough pollution free electricity to avoid about 160 tons of CO_2each year – as much CO_2 as a car would make in over 365,000 miles of driving, or as much CO_2 as over 22,000 trees would remove from the air in a year.

On the company website, FP&L states that solar power is an exciting emerging technology and that it is environmentally friendly because it produces no emissions or noise. The company also states that one of Florida's most abundant resources is the sun, but they feel that while energy from the sun is virtually limitless, it's expensive to convert to usable electricity in Florida. They state that geography is a key-determining factor in the use and potential cost effectiveness of large-scale generation of renewable energy sources such as solar power.

The company goes on to state that both wind and solar power production are very land-intensive. Florida's land use opportunities are limited by:

large urban centers
extensive shorelines
in-land agriculture and
environmentally sensitive wetlands.

It was noted that Florida has too much cloud cover to make large-scale solar power production a cost effective alternative." Furthermore that, "wind power generally requires sustained winds of 12 mph or stronger, making America's deserts and mountain ranges more likely places for wind energy technologies than Florida."

Solar Energy and Overcast Weather

The numbers show that states such as California and Texas do have less precipitation than some areas of Florida. The fact remains that solar energy systems are widely used in Europe in countries such as Germany for example, which experience a large number of overcast days annually. For a further comparison on U.S. weather, a chart called, *Climate of 100 Selected U.S. Cities* is located in the back of this report. (See Appendix A.)

INCENTIVES

Furthermore, according to an article titled, "Photovoltaic Systems" and published in the *Encyclopedia of Emerging Industries, Online Edition*, photovoltaic systems are no longer solely dependent on the sun. Newer systems utilize heat energy, or infrared radiation instead of solar energy. This allows them to operate more efficiently during nighttime or overcast conditions. These systems are called thermophotovolaics, and while they do use natural gas or other fuel to generate heat, the conversion generates more efficiently than diesel generators, leading to cost and pollution savings.

Moreover, companies are working to enhance the effectiveness of panels. For example, Konarka is working to produce panels using plastic sheets of polymer materials instead of silicon-based panels. According to the company's executive vice president Dan McGahn, quoted in an article from the Solar Energy Industry Association, SEIO, "the flexible plastic is more efficient at low light, such as when the sun is rising or setting, on cloudy days." Presently, Sharp is also working to develop panels for low-light and overcast areas, and it is expected that they will have a product ready for release this year.

Factors Determining Effectiveness

According to the *Database of State Incentives for Renewable Energy (DSIRE)*, many states across the country offer incentives for installing solar systems. These incentives include rebates, grants, loans, industry recruitment, leasing and sales, production and tax programs.

However, the report states that the success of these incentive programs has not been proven. When questioned most respondents stated that they had already decided to use solar power. The incentive alone did not motivate them to make a change, but it did make the decision more cost effective.

After examining incentive programs across the country, the *National Renewable Energy Laboratory* noted that there are five external factors, which indirectly affect the effectiveness of incentive programs.

The first factor is given as the varying levels of difficulty when attempting to connect renewable energy systems to utility grids. When the interconnection process is burdensome, and costly, the effectiveness and value of incentive programs, which encourage the installation of grid-connection technologies is compromised. Utility support, and cooperation can enhance program effectiveness by ensuring a smooth interconnection process.

The second is stated as being weak infrastructure. This includes a shortage of qualified installers, and a lack of trained inspectors. This can discourage consumers from purchasing renewable energy systems. Offering generous incentives to increase demand before an adequate number of distributors and installers are available in an area can frustrate potential participants, cause delays, and discourage installations.

The third factor stated that program participants tend to be strongly motivated by non-economic factors. They are concerned about environmental issues, a desire to reduce dependence on utilities, and they are interested in power reliability as well as security threats. Many participants in the buy-down program (which was at onetime offered by the State of Florida) have a long-standing interest in renewable energy, and the incentive program helped inspired them to make the purchase.

The fourth factor mentioned was the need for a renewable energy education campaign. An inadequate understanding of the types, and benefits of renewable energy is considered a major barrier to technology adoption. Marketing campaigns designed to educate, and mold attitudes of the general public are necessary to generate new interest in renewable energy.

The fifth and final factor mentioned in the report was that a single financial incentive alone is not likely to ensure significant market penetration of small-scale renewable energy technology. Instead a set of complementary incentives that may include net metering, low-interest loans, tax credits, property and sales tax exemptions, and/or buy-downs may have an a better impact. A summary of the findings regarding various incentives is given below.

Tax Credits

Income tax credits are one of the tools used to stimulate the use of renewable energy technologies. Investment tax credits (ITC) are easy to administer, and enforce compared with other financial incentives. ITC's have been used by states, and may be more politically viable than cash payments because they do not require annual funding.

However, designing and implementing a successful ITC program can be challenging especially when it comes to entities that have no tax liabilities such as government agencies, nonprofits and schools. The state of Oregon's approach to nullify this problem is to use "pass-through" options. This allows non-taxed organizations to receive a net present value of a tax credit, which they can transfer to a third party such as their energy services company, an equipment vendor, or other business.

A second challenge relates to system owners or investors with limited tax burdens. A tax credit may have little value to those with small tax liabilities. An attempt to remedy this problem has been to allow the credit to be carried over for 5 or 10 years, this policy has been adopted by many states.

The third challenge is making sure that the reward is applied to purchases and installations of technologies that actually produce energy. A problem arose in the 70's and 80's when ITC were awarded for the creation of facilities rather than for energy production. Many states have opted to use Production Tax Credits (PTC) versus ITC's. These are performance based incentives, which provided the investor or owner with an annual tax credit based on the amount of electricity generated by the system. This serves to link the incentive to energy production rather than the amount of capital invested. However, these systems would have to operate on a utility grid system in order to measure the electric production.

Currently 15 states offer income tax credits for renewable energy technologies. Of these 15 states both personal and corporate tax credits are offered by nine states. The 15 states offering some form of ITC's include: Arizona, Hawaii, Maryland, Massachusetts, Montana, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma,

Oregon, Utah, Rhode Island and West Virginia. The 9 states that offer both personal and corporate tax credits include: California, Hawaii, Maryland, Montana, New York, North Carolina, North Dakota, Oregon, and Utah.

However, the technologies that are eligible for these ITC's differ in some states. In Oklahoma only wind, hydro, and geothermal technologies are eligible. In West Virgina, incentives only apply to wind-powered systems, and in New York tax credits are not applied to wind technologies.

Tax Credits Amounts and Duration

Where there is uncertainty regarding the size, and permanency of tax credits there can be a negative effect on the renewable energy market. For example, large incentives can cause an increase in demand, which may overwhelm a start-up industry with limited infrastructure. Problems arise when there is a lack of supplies, installers, and inspectors. These problems can often result in quality issues. Moreover, suddenly ending an incentive can have a negative impact.

Incentive levels generally range from 10% to 30% for equipment and installation costs for both personal and corporate tax credits. Maximum incentives range from $1,000 to $10,000 for residential systems and from $1,000 to no limit for commercial systems.

Buy Downs

Buy down programs in the form of rebates, and cash incentives are designed to encourage the use of renewable energy. The main purpose of buy-downs is to increase usage by reducing the initial costs. Buy-downs have several advantages over tax credits. Companies with smaller tax burdens can immediately benefit from cash incentives versus waiting several years to fully realize tax benefits. Government agencies, municipal utilities, nonprofit, and other nontaxable entities can serve as technology demonstration venues. Lastly, details on program participation, technology, problems, and solutions can be easily monitored through buy-down programs.

Just as with tax credits, generous buy-down incentives can overwhelm a start-up industry, resulting in a shortage of supplies, installers, and inspectors.

Furthermore, while buy-downs are generally more attractive to potential consumers than tax credits, they are more susceptible to budget cuts. In other words, government funding is needed to sustain these programs, and when states experience budget shortfalls the programs often face elimination.

Another drawback to buy-down is that they may be cancelled out by other benefits. For example, if applicants receive government grants, financing or other credits, the result may be a reduction in the buy-downs benefits. Therefore for projects, which are eligible for federal incentives, state buy-down funds may only be serving to replace federal incentives.

At the time that the report *National Renewable Energy Laboratory*, called *Case Studies on the Effectiveness of State Financial Incentives for Renewable Energy, September 2002,* was written, there were 11 states with buy-down programs they included: California, Delaware, Florida, Illinois, Minnesota, New Jersey, New York, Pennsylvania, Rhode Island, Washington, and Wisconsin. However, the report noted that funding for Florida's PV program was eliminated in January of 2002.

Buy-Down Amounts

Amounts range from $1.50 per watt (W) to $6/W, with most states setting maximum expenditures of 20% to 60% of system costs or a maximum total dollar amount. Some states such as New Jersey set the amount of the buy-down according to the size of the system. For example, smaller systems receive ($5/W) and larger systems receive ($3W). The State of Rhode Island, offers ($1.50/W) for wind energy systems, but ($3/W) for photovoltanics systems. Wisconsin's incentive is based on production and varies based on technology, size, and other factors.

Some buy-down programs are performance based. For example, Pennsylvania offers ($3W) buy-down of up to $6,000, but pays the system owner $1/kwh (up to $2,000) at the end of the first year of production. The incentive is also extended to the system installer, who receives $0.10/kwh (up to $250). However, the state of Wisconsin uses a different model. They calculate the incentive amount using a specific formula to reward

projected production rather than actual production. A wind turbine rated at 10kw; for example, would receive $0.45 per kwh generated during an average year. For PV systems, the reward is $2 per kwh of estimated annual electricity production (up to 50% of project costs).

Low Interest Loans

Subsidized loans are used to encourage the installation of renewable energy by helping customers offset upfront equipment costs. Potential customers who lack the initial cash to purchase a system can be assisted with such loans. These loans typically have lower interest rates, and more favorable terms than private lending situations. Furthermore, the programs can become self-sustaining through revolving fund initiatives.

There are several challenges to this type of program; one is that they do not result in enough cost savings to spur significant development. Second, businesses have confidentiality concerns when it comes to discussing certain issues with the state government. They may not feel comfortable disclosing their financial information. This problem may be overcome by having private intuitions administer loan programs. The third concern is that other incentives may be reduced as a result of receiving a loan.

At the time of the writing of the *National Renewable Energy Laboratory*, report called *Case Studies on the Effectiveness of state Financial Incentives for Renewable Energy, September 2002,* there were 22 loan programs in 19 states providing low-cost financing. The programs vary from state-to-state in terms of funding, total dollar amounts available, incentive levels, and eligible recipients.

The funding of these programs is derived from a variety of sources. Some of the programs are funded by revolving loan funds established with petroleum violation (oil overcharge) escrow funds. Others are funded through annual appropriations such as the sell of bonds, or penalty fees for air quality noncompliance. Programs such as those in New York, Ohio, and Wisconsin are funded by a system-benefit charge. Total funding for loan programs vary as well. Some programs operate with as little as $200,000 per

year, others can lend up to $200 million per year. States offering loan programs include: Alaska, California, Connecticut, Idaho, Iowa, Maryland, Minnesota, Mississippi, Missouri, Montana, Nebraska, New York, North Carolina, Ohio, Oregon, Pennsylvania, Tennessee, Virginia, and Wisconsin.

Loan Amounts

Interest rates on these loans can vary from 1% in North Carolina to 1.99% in Wisconsin, and more than 6% in Virginia and Oregon. In New York the rate is designed to be 4.5% below market rate. Iowa, Ohio and Nebraska essentially buy-down half of the interest rate. Some areas set rates on a case-by-case basis. Loan repayment terms range from 3 to 20 years, often based on individual project needs. Maximum loan amounts for residential applications are typically in the $10,000 to $25,000 range and programs financing larger projects can range from $100,000 to $500,000. The exception is Oregon, which can accommodate loans of up to $20 million for special circumstances.

DRAFT

Database of State Incentives for Renewable Energy
Financial Incentives

State/Territory	Personal Tax	Corporate Tax	Sales Tax	Property Tax	Rebates	Grants	Loans	Industry Recruit.	Leasing/ Sales	Production Incentive
Alabama										
Alaska										
Arizona										
Arkansas										
California										
Colorado										
Connecticut										
Delaware										
Florida										
Georgia										
Hawaii										
Idaho										
Illinois										
Indiana										
Iowa										
Kansas										
Kentucky										
Louisiana										
Maine										
Maryland										
Massachusetts										
Michigan										
Minnesota										
Mississippi										
Missouri										
Montana										
Nebraska										
Nevada										
New Hampshire										
New Jersey										
New Mexico										
New York										
North Carolina										
North Dakota										
Ohio										
Oklahoma										
Oregon										
Pennsylvania										
Rhode Island										
South Carolina										
South Dakota										
Tennessee										
Texas										
Utah										
Vermont										
Virginia										
Washington										
West Virginia										
Wisconsin										
Wyoming										
District of Columbia										
Palau										
Guam										
Puerto Rico										
Virgin Islands										
N. Mariana Islands										
American Samoa										
Totals	**21**	**21**	**17**	**31**	**63**	**48**	**39**	**11**	**3**	**73**

Note: This table does not include incentives for renewable fuels and vehicles. For these incentives, go to http://www.eere.energy.gov/cleancities/incen_laws.html.

GREEN BUILDING

U.S. Demand

According to an article titled, *Photovoltaic Systems, and published in the Encyclopedia of Emerging Industries, On-line Edition,* solar power only provides about one percent of all electrical power in the United States. Presently, 70 percent of the solar cells and solar power systems manufactured in the United States are exported to developing countries. The main reason for this is said to be the cost. It is considered too expensive to build large power plants or extend electrical grids to thousands of remote villages in developing countries. While as in the United States, traditional energy sources are still relative cheap. There is little incentive for U.S. customer's to replace existing energy technology.

LEED Ratings

An article from *The Economist,* dated December 4, 2004, states that in the United States buildings account for 65% of electricity consumption, 36% of total energy use and 30% of greenhouse-gas emissions. However, the goal of the "green architecture" movement; according to the article is to change the way buildings are designed, built, and run. As some architects began to develop designs that focused the environment. Standards were established to determine what constitutes a green building. In the United States the LEED (Leadership in Energy and Environmental Design), standard was developed. The intent of the LEED standard is to produce, "the world's greenest and best buildings," by standardizing the process with a straightforward checklist for judging a building. Points are awarded in various categories including energy use, (up to 17 points), water-efficiency (up to 5 points), indoor environment quality (up to 15 points), the total number of points determine the building's LEED rating. Additional points can be earned by installing features such as renewable energy generators or carbon-dioxide monitoring systems. Buildings receiving a score of 26-32 points would be considered LEED Certified. Buildings earning between 33-38 points are considered LEED Silver, 39-51 points earn a LEED Gold rating, while a total of 52 points and above earns a LEED platinum rating. A gold-rated building is estimated to have reduced its impact to the environment by 50% when compared to a conventional building. Platinum rated buildings have reduced their impact on the environment by 70%.

The article goes on to state that green architecture is moving into the mainstream. In the year 2003, Toyota completed a 624,000 sq. ft. office complex in Torrance, CA, which received a LEED gold rating because of the inclusion of features such as solar cells, which provide the building with 20% of its energy needs. During 2004, Pittsburgh opened a 1.5m-square-foot convention center, to date it is the largest building to be awarded a gold LEED rating. The Conde Nast Building in New York uses almost every energy-saving technique available. This includes, special glass that uses daylight to reduce the need for interior lighting, while keeping out heat and ultraviolet rays. Two natural gas powered fuel cells provide 400 kilowatts of power. Hot water exhaust provided by the fuel cells is used to help heat the building and to provide hot water. Heating and cooling systems are located on the roof and are gas powered rather than electric, which reduces energy losses associated with electrical power transmission. Photovoltaic panels on the building's exterior provide an additional 15 kilowatts of power. Motion sensors control fans, and they switch off lights in seldom-occupied areas such as stairwells. Exit signs are illuminated by low power light emitting diodes. The result is that the building's energy consumption is 35% to 40% lower than that of a conventional building of the same size.

In New York City, the architects of The Freedom Tower have incorporated environmental design features throughout the planned complex. This includes solar panels, and a wind farm on the 1,776-foot main tower. The turbines are expected to produce one megawatt of power. This is enough power to satisfy 20% of the building's expected demand. Furthermore, the building will rely on natural light and ventilation.

Benefits of Green Building

A survey of 99 green buildings concluded that on average they use 30% less energy than conventional buildings. Furthermore, according to the U.S. Green Building Council, (USGBC), the 2% increase in construction cost required to achieve a LEED goal rating eventually pays for itself.

In addition to reducing energy cost there are several economic benefits to building green. According to the U.S. Green Building Council, these include an increased building valuation and ROI, decreased vacancy rates and improved retention, as well as reduced liability.

According to the U.S. Green Building Council, "using the income-capitalization method: asset value=net operating income (NOI) divided by the capitalization rate (return). If the cap rate is 7% divide the reduction in annual operating costs by 7% to calculate the increase in the building's asset value." They go on to state that ROI should be looked at in terms of qualify financial benefit, including decreased vacancy rate, improved retention of tenants, and the marketing potential for Green Buildings.

Studies have also showed that providing natural daylight in office buildings seems to enhance worker productivity. According to researchers at the University of Michigan, it was found that employees with views of natural landscape reported greater job satisfaction, less stress, and fewer illnesses. The firm Lockheed Martin found that absenteeism fell by 15% after 2,500 employees were moved to a new green building in Sunnyvale, California. Another study conducted by the Heschong Mahone Group, found that students in naturally lit classrooms performed 20% better than those in classrooms with little daylight.

Planning and Developing Green Buildings

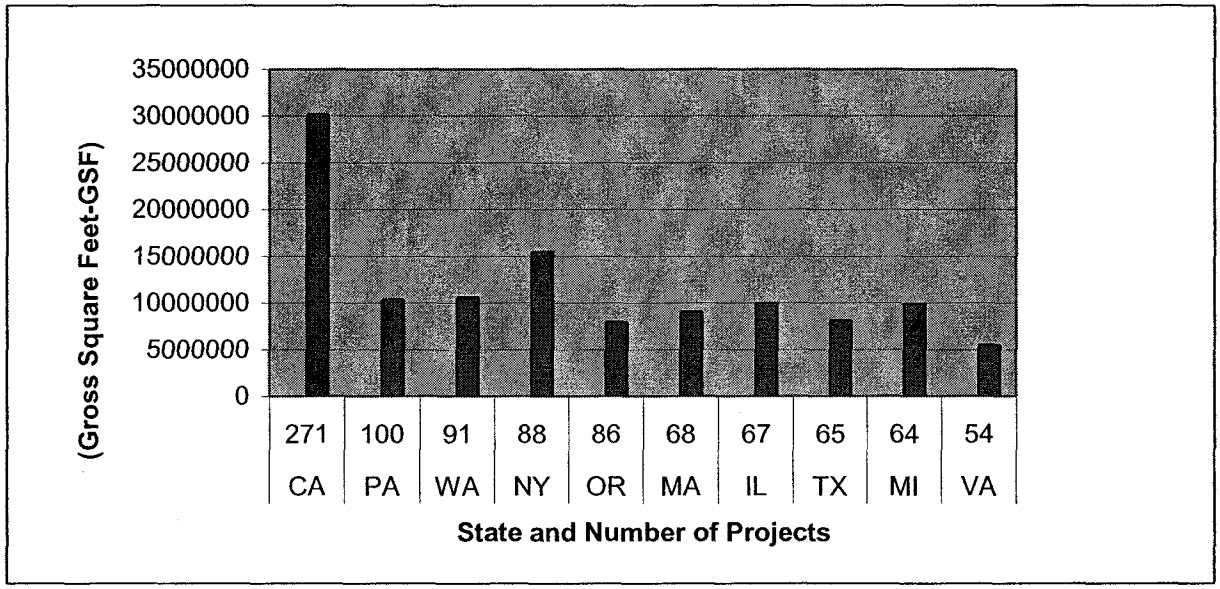
Despite the benefits green architecture lags behind traditional architecture. Aside from cost related issues, a second reasons given for this lag is that green buildings require more planning by architects, engineers, builders, and developers than traditional buildings. However, new software is now improving planning by simulating how a building will perform before it is built.

One of these software programs from a company called Autodesk, can create a three-dimensional model of a building then work-out how much energy the building will consume. Another software package is called DOE-2 developed by James J. Hirsch & Associates, together with the Lawrence Berkeley National Laboratory was used by the

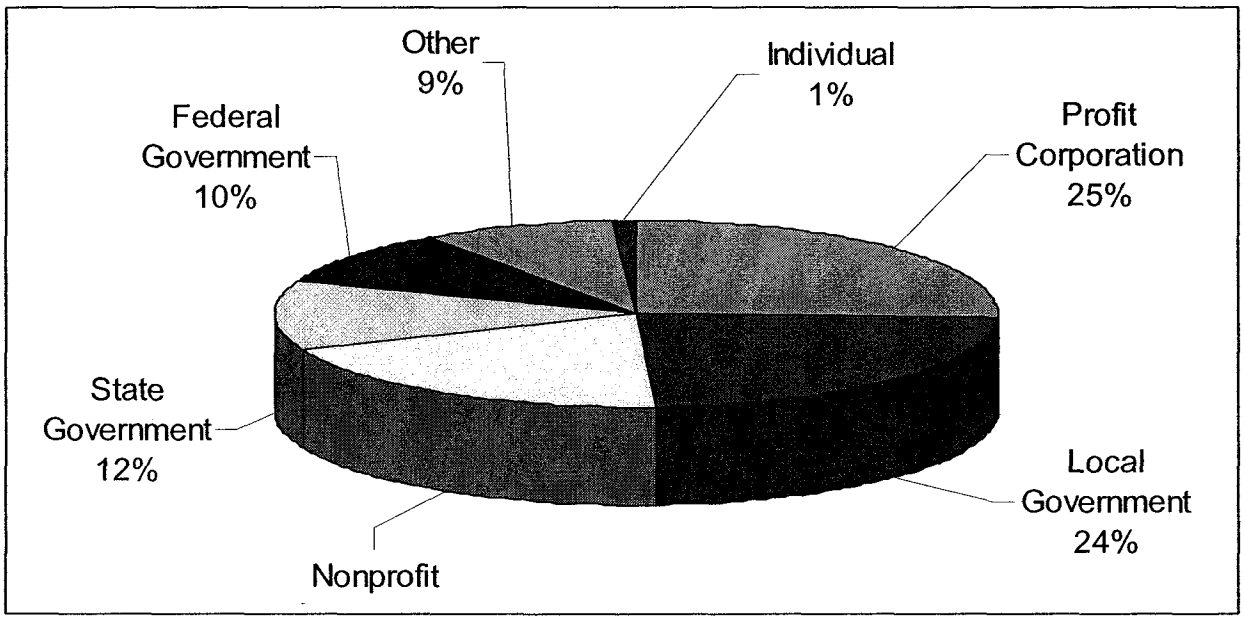
designers of 4 Times Square to calculate the buildings energy consumption.

Examples buildings integrated with photovoltaic designs for commercial and institutional use can be found in Appendix B.

According to Leadership in Energy and Environmental Design (LEED), the following is a breakdown of the top 10 registered projects by state.



According to Leadership in Energy and Environmental Design (LEED), the following is a breakdown of registered projects by owner type.



Below is a listing of Active PV Projects in the State of Florida. The list was obtained from the Florida Solar Energy Center (A research Institute of the University of Central Florida)

Photovoltaics Performance Database

PV System Name	Location	Size Watts	Install Date	DAS
A Child's Place	Jacksonville	6160	10-SEP-03	ACP
A. D. Henderson University	Boca Raton	5000	20-OCT-03	HEN
Adams Home	Lakeland	4050	01-MAR-98	PVR
Anderson School for the Arts	Jacksonville	3960	28-SEP-00	
Ardila Home	New Smyrna B	3600	14-DEC-01	
Baldwin High School	Baldwin	3960	01-SEP-00	
Bartos Home	New Smyrna B	2400	03-DEC-01	
Bay High School	Panama City	3960	19-MAR-04	BAY
Bidgood Home	New Smyrna B	2400	15-MAY-00	
Boone High School	Orlando	3600	19-DEC-01	
Celebration School	Celebration	3960	08-DEC-03	CEL
Center for Advanced Power Systems	Tallahassee	5940	15-DEC-03	FSU
Central Florida Electrical JATC	Winter Park	3600	01-DEC-03	CFJ
Colonial High School	Orlando	3600	20-AUG-01	
Coronado Beach Elementary School	New Smyrna B	4050	01-JUN-99	COR
Crystal Lake Middle School - PC2	Lakeland	1800	01-JUL-99	
Crystal Lake Middle School - PC3	Lakeland	1800	01-JUL-99	
Daytona Beach JATC	Daytona Beac	4000	28-JUN-04	DBJ
Dion Home	New Smyrna B	2400	12-MAR-01	
Disney Wilderness Preserve- The Nature C	Kissimmee	4140	01-SEP-99	DW1
Disney Wilderness Preserve- The Nature C	Kissimmee	2340	01-SEP-99	DW2
District 78 JATC	Jacksonville	4000	07-JUL-03	JET
Dr. Phillips High School	Orlando	3600	24-AUG-01	
Dunlop Home	Cocoa	2240		
Edgewater High School	Orlando	3900	01-OCT-00	OUC
Energy Conservation Services	Gainesville	1200	15-DEC-02	
Englewood High School	Jacksonville	3960	28-SEP-00	
Epsicopal High School	Jacksonville	4760	02-SEP-03	EPS
Evens Home	Weirsdale	1280	15-FEB-02	MF6
FAMU/FSU College of Engineering	Tallahassee	5940	15-DEC-03	FAM
FCCJ	Jacksonville	2040	02-AUG-02	
First Coast High School	Jacksonville	4200	26-MAY-00	
Florida Gulf Coast University	Fort Myers	4760	08-OCT-03	FGC
Florida Solar Energy Center	Cocoa		01-JAN-98	SOL
Florida Tech	Melbourne	3000	20-DEC-03	FIT
Forrest High School	Jacksonville	3960	20-SEP-00	
G. W. Robinson Builders	Gainesville	1800	15-DEC-02	
Gainesville Electrical JATC	Gainesville	4800	30-JAN-04	GAJ

Gainesville Regional Utilities	Gainesville	10000	01-JUN-95	
George Jenkins High School - P11/PC10	Lakeland	1800	01-JUL-99	
George Jenkins High School - P15/PC8	Lakeland	1800	01-JUL-99	
George Jenkins High School - P17/PC12	Lakeland	1800	01-JUL-99	
George Jenkins High School - P4/PC17	Lakeland	1800	01-JUL-99	
George Jenkins High School - P8/PC2	Lakeland	1800	01-JUL-99	
Gillen Home	Haines City	960	22-NOV-01	MF5
Hammerstrom Home	Key Largo	2880	01-JUN-02	JHK
Hard Bargain Farm	Accokeek	12000	18-NOV-04	HBF
Harllee Middle School	Bradenton	4760	09-OCT-03	HAR
Helfrich Home	Orlando	2400	27-JUN-02	
JEA Plaza III	Jacksonville	2580		
JEA Plaza III	Jacksonville	4906		
JEA Plaza III	Jacksonville	2580		
Jackson High School	Jacksonville	3960	24-AUG-00	
Jacksonville Academy of Electrical Tech.	Jacksonville	8000	25-MAR-03	JET
Junior Museum	Panama City	3960	01-JAN-01	JRM
Kanapaha Middle School	Gainesville	1680	15-JAN-04	KMS
Kessinger Home	New Smyrna B	2400	01-MAR-02	
Krallinger Home	Debary	960	28-JAN-02	MF3
Lake Gibson High School - P11/PC2	Lakeland	1800	01-JUL-99	LP4
Lake Gibson High School - P14/PC6	Lakeland	1800	01-JUL-99	LP3
Lake Gibson High School - P5/PC15	Lakeland	1800	01-JUL-99	
Lake Gibson Middle School - PC2	Lakeland	1800	01-JUL-99	
Lake Gibson Middle School - PC4	Lakeland	1800	01-JUL-99	
Lake Gibson Middle School - PC6	Lakeland	1800	01-JUL-99	
Lakewood High School	St. Petersbu	3960	12-NOV-03	LWD
Lary Home	Homestead	4800	29-APR-02	TLH
Lee High School	Jacksonville	3960	01-SEP-00	
Leird Home	Lakeland	2025	01-APR-98	LP1
Lerner Home	Bonita Sprin	2048	31-MAY-02	
Loggerhead Key	Dry Tortugas	14400	01-MAY-02	LHK
Lyman High School	Longwood	3960	02-DEC-03	LYM
Lynn Home	Rockledge	2400	20-JUL-02	KEV
Mandarin High School - East	Jacksonville	3960	29-SEP-00	
Mandarin High School - West	Jacksonville	3960	29-SEP-00	
Martin Power Plant	Indiantown	9975	01-AUG-99	
McKerley Home	Pensacola	2880	10-DEC-02	
McLaughlin Home	Winter Garde	800	26-FEB-02	MF2
Meigs Middle School	Shalimar	3960	05-FEB-03	MMS
Melone Home	Delray Beach	2400	17-JUN-02	
Murphy Home	Apollo Beach		01-AUG-00	
Museum of Science and Industry	Tampa	14000	02-MAR-00	
NSB Municipal Golf Course	New Smyrna B	4800	19-MAR-02	

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Nature Coast Technical High School	Brooksville	3960	15-JAN-04	NCT
New Smyrna Beach Middle School	New Smyrna B	600	28-JUN-04	NMS
OSullivan Home	New Smyrna B	2400	29-OCT-01	
Ocoee Elementary School	Ocoee	3600	02-JUN-03	OCE
Ocoee Middle School	Ocoee	3600	05-DEC-03	OCM
Palazzotto Home	New Smyrna B	3360	01-FEB-00	ZE2
Parish Home	Tarpon Sprin	2160	04-JAN-02	
Parker High School	Jacksonville	4080	16-NOV-99	
Parker High School - East	Jacksonville	3960	29-SEP-00	
Patelunas Home	Haines City	960	25-JAN-02	MF4
Paxon School for Advanced Studies	Jacksonville	3960	28-SEP-00	
Pelotes Island	Jacksonville	4000	01-JUN-83	
Peters Home	New Smyrna B	1200	08-SEP-00	
Peterson Academies of Tech.	Jacksonville	3960	20-SEP-00	
Progress Energy	Orlando	15000	23-AUG-88	
Raines High School	Jacksonville	4080	05-MAY-00	
Randolph Academies of Tech.	Jacksonville	3960	24-AUG-00	
Ribault High School	Jacksonville	3960	21-SEP-00	
Ridenour Water Treatment Station	Jacksonville	4560	07-JUL-00	
Robinswood Middle School	Orlando	3600	20-SEP-01	
Romero Home	Winter Garde	1200	10-AUG-01	MF1
Sandalwood High School	Jacksonville	3960	21-SEP-00	
Sikes Elementary School - PC10	Lakeland	1800	01-JUN-00	
Sikes Elementary School - PC11	Lakeland	1800	01-JUN-00	
Smith Home	Jacksonville	1800	20-DEC-02	
Solar Energy Inc.	Jacksonville	6000	20-DEC-02	
Solar Source	Largo	1200	04-DEC-02	
Southface Energy Institute	Atlanta	1666	01-JAN-02	SFI
St. Thomas University	Miami	2400	01-AUG-02	STU
Stanton College Prep. School - East	Jacksonville	3960	28-SEP-00	
Stanton College Prep. School - West	Jacksonville	3960	28-SEP-00	
Stein Home	Gainesville	1800	05-FEB-02	
Stonerock Home	Orlando	5400	01-APR-02	
Sullivan Home	Ocala	1800	21-DEC-01	
Szaro Home	Merritt Isla	1200	20-JUL-02	JEN
Tallahassee City Utilities	Tallahassee	18000	01-JUN-94	
Tallahassee City Utilities	Tallahassee	9962	25-APR-00	TAL
The Bolles School	Jacksonville	4760	02-SEP-03	BOL
Traviss Technical Center - PC3	Lakeland	1800	01-JUL-99	
Traviss Technical Center - PC6	Lakeland	1800	01-JUL-99	
Varnedoe Home	Tallahassee	3840	23-JAN-02	
Walker Middle School	Odessa	4000	23-APR-04	WAM
Warner Solar	Navarre	2400	04-JUL-02	
Warren Home	Lakeland	1800	04-JAN-98	LP2

West Florida High School	Pensacola	3960	05-SEP-03	WFH
Westside Tech	Winter Garde	9600	31-JUL-02	
Westside Tech	Winter Garde	3600	02-JUN-03	WST
Westwood Middle School	Gainesville	1680	15-JAN-04	WMS
White High School	Jacksonville	3960	20-SEP-00	
Willett Home	Ft. Pierce	2400	04-JUN-02	
Winter Park 9th Grade Center	Winter Park	3960	15-JAN-04	WPC
Wolfson High School	Jacksonville	3960	25-SEP-00	
Zarillo Home	Melbourne	1800	01-DEC-02	

JOBS AND ENERGY

Job Creation

According to a report titled, *Putting Renewables to Work: How Many Jobs can the Clean Energy Industry Generate, by the Energy and Resources Group Goldman School of Public Policy, University of California Berkeley, April 13, 2004,* the use of renewable energy not only benefits the environment, but it can have a positive impact on employment. Every 1MW of PV relies on 69,650 hours of labor, which translates to approximately 36 person-years of employment. In a press release from the Solar Energy Industries Association (SEIA), the solar industry could create 40,000 new jobs and more than $34 billion in new manufacturing investments over the next 10 years. By the year 2030, the US solar industry could employ 260,000 people. Many of these jobs would fall under categories such as professional, technical, managerial work, bench work, and structural work according to the report. Today, companies such as Sharp, Shell Solar, and BP Solar are major employers in this industry in the United States.

Facilities

In October of 2003 Sharp opened a solar panel manufacturing facility in Memphis, TN. The plant assembles solar panels for residential and commercial use in the U.S. The plant has been very successful, doubling their original 20 MW capacity to 40MW and the company plans to make another large increase this year. Presently, the factory employees approximately 130 people of whom 75 percent work in direct materials handing on the assembly line. The remaining employees are involved in product engineering, and line management. The company expects to significantly increase their employment number. It has been estimated that the Sharp Memphis factory supports

between 1,000 – 2,000 jobs (i.e., system installers, product distributors) in the solar industry.

BP Solar manufacturing facility headquartered in Frederick, MD is a 194,400-sq.ft. facility that employees 420 workers. About 90 percent of the jobs are on the floor in line production and management. The company has announced that it is expecting to double its output and is planning to spend $25 million to enlarge the plant by 1,500 sq. ft. buy new equipment, and add 115 new workers. The majority of these new workers will be factory workers, but some will be sales and marketing.

Shell Solar Silicon Ingot Production Facility in Vancouver, WA has approximately 110 employees. The majority of which are factory workers. The plant has been producing ingots for over 20 years. Ingot production can be broken down as follows: cleaning the silicon, growing single crystals, and shaping the ingot into usable dimensions for wafer production.

Other major companies in this industry include Kyocero Solar, Inc, based in Scottsdale, AZ, the company is said to have been the number 2 producer of PV modules in 2003. The company is planning to open a 251kW solar electric generating system in San Diego. According to Business & Company Resource Center, the company's annual sales are estimated at $28M. Another leader in the industry is First Solar LLC, based in Perrysburg, OH. The company is said to have 100 employees and sales estimated at $21.8M. Still another major force in the industry is RWE Schott Solar based in Billerica, MA, the company is said to have 250 employees and estimated sales of $37.60M. Their subsidiary, Schott Corp. Tech Glass Division, located in Yonkers, NY, is stated as having 60 employees and $847.2M in estimated sales.

Research and Development Opportunities

Some solar technologies companies also operate research facilities, which may also serve as profit centers and job creators. These companies include BP Solar, which partnered with the U.S. Department of Energy's National Renewable Energy Laboratory to build a semi-transparent PV module that could work on roofs or winds to allow sunlight to pass through while absorbing and storing the solar energy for conversion to power. Spire, which in 2003 was awarded a three-year contract worth $2.7 million from

the National Renewable Energy Laboratories to assist with the cost of developing an automated manufacturing process for producing solar-electric modules. According to an article from the *Knight Ridder Tribune Business News, Washington,* CEO Richard Little stated, "the research will be used to demonstrate the economic feasibility of turning industrial brownfields into solar energy facilities."

In May of last year Konarka Technologies, headquartered in Lowell, MA was awarded a $6 million five-year contract from The Defense Advance Research Projects Agency (DARPA). The company will manage the contract, and share the award with other research partners including Arizona State University, University of Delaware, University of Massachusetts, Lowell and the National Renewable Energy Laboratory (NREL), and the U.S. Army Soldier Systems Center in Natick, Mass. The work will focus on basic research in developing new materials for hybrid photovoltaic cells.

Current US Employment

According to Dun and Bradstreet, MarketPlace Analysis, the majority of solar energy related businesses are located in California. California has approximately 205 businesses, employing approximately 2,990 people with estimated total sales of $339.8 million. Texas ranks second for number of businesses with 105 companies, employing approximately 689 people, and estimated sales of $72.8 million. Florida ranks third in the nation, with 63 businesses and 491 employees. However, the number of businesses does not always correlate to employment in the industry. For example, Delaware is listed as having 3 businesses, the employment number is given as 355 and sales are given as $27.1 million. From this one can imply that these three businesses average slightly over 100 employees each and sales approaching $10 million per year. Another example is the state of Oklahoma, which has 22 businesses, employing 787 people, with estimated sales of $184.5 million. Currently, in this industry that has total sales of approximately $2.341.0 billion a large number of companies does not necessarily translate to large employment numbers for an area.

Dun and Bradstreet, MarketPlace Analysis, U.S. Employment in the Solar Energy Industry.

Number Employed	Number Businesses	% Total	Total Employment	Total Sales	Average Employment	Average Sales
2 to 4	441	37.3	1,154	196.5	3	0.5
1	267	22.6	267	72.5	1	0.3
5 to 9	190	16.1	1,213	101.1	6	0.6
10 to 24	142	12.0	2,119	218.9	15	1.9
25 to 49	52	4.4	1,709	379.3	33	9.7
50 to 99	34	2.9	2,204	698.2	65	33.2
Unknown	25	2.1	N/A	9.8	N/A	3.3
100 to 249	21	1.8	2,950	189.2	140	15.8
250 to 499	7	0.6	2,679	443.8	383	63.4
500 to 999	4	0.3	2,060	31.7	515	31.7

Manufacturing

A report by the *U.S. Department of Energy, titled Solar Thermal and Photovoltaic Collector Manufacturing Activities 2003, with Preliminary Data for 2003, September 2004,* contains charts from which one can gauged the industries performance. Following are tables from the report, which give data on shipments, exports, market sector, and end use.

Table 11. Annual Shipments of Solar Thermal Collectors, 1994-2003

Year	Number of Companies	Collector Shipments [a] (Thousand Square Feet)		
		Total [b]	Imports	Exports
1994	41	7,827	1,815	405
1995	36	7,668	2,037	530
1996	28	7,816	1,930	454
1997	29	8,139	2,102	379
1998	28	7,756	2,206	360
1999	29	8,583	2,352	537
2000	26	8,354	2,201	496
2001	26	11,189	3,502	840
2002	27	11,663	3,068	659
2003[P]	26	11,444	2,966	518

[a] Includes imputation of shipment data to account for nonrespondents.
[b] Includes shipments of solar thermal collectors to the government, including some military, but excluding space applications.
P = Preliminary.
Note: Total shipments as reported by respondents include all domestic and export shipments and may include imported collectors that subsequently were shipped to domestic or foreign customers.
Source: Energy Information Administration, Form EIA-63A, "Annual Solar Thermal Collector Manufacturers Survey."

Table 12. Annual Shipments of Solar Thermal Collectors by Type, 1994-2003
(Thousand Square Feet)

Year	Low-Temperature		Medium-Temperature		High-Temperature Total Shipments [a, c]
	Total Shipments [a, b]	Average per Manufacturer	Total Shipments [a]	Average per Manufacturer	
1994	6,823	426	803	26	2
1995	6,813	487	840	32	13
1996	6,821	487	785	41	10
1997	7,524	579	606	29	7
1998	7,292	607	443	23	21
1999	8,152	627	427	21	4
2000	7,948	723	400	25	5
2001	10,919	1,092	268	16	2
2002	R11,128	R856	R535	R31	2
2003[P]	10,877	906	560	33	7

[a] Includes imputation of shipment data to account for nonrespondents.
[b] Includes shipments of solar thermal collectors to the government, including some military, but excluding space applications.
[c] For high-temperature collectors, average annual shipments per manufacturer are not disclosed.
P = Preliminary.
R = Revised.
Source: Energy Information Administration, Form EIA-63A, "Annual Solar Thermal Collector Manufacturers Survey."

Table 13a. Domestic Shipments of Solar Collectors Ranked by Origin and Destination, 2003

Origin/Destination	2003 Shipments[P]	
	Thousand Square Feet	Percent of U.S. Total
Origin		
Top Five States	8,351	73
California	3,990	35
New Jersey	3,536	31
Florida	623	5
Puerto Rico	113	1
Tennessee	89	1
Other	106	1
Imported	2,996	26
U.S. Total	11,444	100.0
Destination		
Top Five States	9,641	84
Florida	4,290	37
California	3,514	31
New Jersey	804	7
Arizona	731	6
Hawaii	302	3
Other	1,295	11
Exported	518	5
U.S. Total	11,444	100.0

W = Data withheld to avoid disclosure of proprietary company data.
P = Preliminary.
Notes: Totals may not equal sum of components due to independent rounding. U.S. total includes territories.
Source: Energy Information Administration, Form EIA-63A, "Annual Solar Thermal Collector Manufacturers Survey."

Table 14. Shipments of Solar Thermal Collectors by Destination, 2003 (Square Feet)

Destination	Shipments[P]
Alabama	458
Arizona	731,211
Arkansas	766
California	3,514,290
Colorado	17,859
Connecticut	131,521
Delaware	123
Florida	4,289,945
Georgia	45,726
Hawaii	302,072
Idaho	2,181
Illinois	211,794
Indiana	477
Iowa	238
Louisiana	34,139
Maine	1,980
Maryland	5,805
Massachusetts	35,826
Michigan	34,194
Minnesota	35,418
Mississippi	114
Missouri	279
Nebraska	1,525
Nevada	47,981
New Hampshire	258
New Jersey	803,579
New Mexico	50,140
New York	92,995
North Carolina	4,466
Ohio	34,364
Oklahoma	715
Oregon	118,269
Pennsylvania	37,011
Puerto Rico	114,700
South Carolina	295
Tennessee	477
Texas	86,796
Utah	12,960
Vermont	10,089
Virgin Islands	604
Virginia	73,978
Washington	477
Wisconsin	38,091
Shipments to United States/Territories	**10,926,073**
Exports	**517,664**
Total Shipments	**11,443,737**

P = Preliminary

Source: Energy Information Administration, Form EIA-63A, "Annual Solar Thermal Collector Manufacturers Survey."

Table 15. Distribution of U.S. Solar Thermal Collector Exports by Country, 2003

Country	Percent of U.S. Exports[P]
Asia and the Middle East	
China	2.03
Guam	0.41
India	0.13
Japan	2.70
Taiwan	0.53
Total	**5.8**
Europe	
Austria	11.41
Belgium & Luxembourg	4.59
Czech Republic	2.65
France	5.01
Spain	1.15
Sweden	4.50
Switzerland	0.95
Total	**30.5**
North America	
Bahamas	0.47
Barbados	0.06
Bermuda	*
Canada	35.09
Costa Rica	3.81
French West Indies	0.17
Guatemala	1.94
Mexico	19.75
Panama	*
Total	**61.3**
South America	
Bolivia	1.43
Ecuador	0.09
Peru	0.40
Total	**1.9**
Other, nonspecified	**0.5**
Total	**100.0**

P = Preliminary.
Notes: Totals may not equal sum of components due to independent rounding.
Source: EIA Form EIA-63A, "Annual Solar Thermal Collector Manufacturers Survey."

Table 27. Distribution of Photovoltaic Cells and Modules, 2001-2003

Recipient	Shipments (Peak Kilowatts)		
	2001	2002	2003[P]
Wholesale Distributors	59,799	62,851	65,477
Retail Distributors	5,302	8,270	6,624
Exporters	4,441	449	7,600
Installers	10,810	11,538	11,733
End-Users	1,482	4,012	8,286
Module manufacturers	14,045	23,784	8,739
Other[a]	1,787	1,386	899
Total	97,666	112,090	109,357

[a]Other includes categories not identified by reporting companies.
P = Preliminary.
Note: Totals may not equal sum of components due to independent rounding.
Source: Energy Information Administration, Form EIA-63B, "Annual Photovoltaic Module/Cell Manufacturers Survey."

Table 31. Export Shipments of Photovoltaic Cells and Modules by Type, 2002 and 2003 (Peak Kilowatts)

Item	Type							
	Crystalline		Thin-Film Silicon		Concentrator Silicon		Total	
	2002	2003[P]	2002	2003[P]	2002	2003[P]	2002	2003[P]
Cells	33,952	30,337	0	0	267	127	34,219	30,464
Modules	29,987	25,190	2,572	5,039	0	0	32,559	30,229
Total	63,939	55,527	2,572	5,039	267	127	66,778	60,693

P = Preliminary.
Notes: Totals may not equal sum of components due to independent rounding.
Source: Energy Information Administration, Form EIA-63B, "Annual Photovoltaic Module/Cell Manufacturers Survey."

Table 32. Destination of U.S. Photovoltaic Cell and Module Export Shipments by Country, 2003

Country	Peak Kilowatts[P]	Percent of U.S. Exports[P]
Africa		
Egypt	63.2	0.1
Kenya	157.8	0.3
Nigeria	0.2	*
Other Africa	1,013.9	1.7
South Africa, Rep of	1,144.8	1.9
Zambia	18.1	*
Total	2,398.1	4.0
Asia and the Middle East		
Bangladesh	250.2	0.4
China	63.3	0.1
Hong Kong	12,127.4	20.0
Japan	2,557.9	4.2
Malaysia	0.1	*
Nepal	223.5	0.4
North Korea	94.9	0.2
Singapore	948.7	1.6
South Korea	205.4	0.3
Taiwan	257.1	0.4
Thailand	158.1	0.3
Total	16,886.5	27.8
Australia		
Australia	1,455.2	2.4
French Pacific Island	0.6	*
Total	1,455.8	2.4
Europe		
Belgium & Luxembourg	369.3	0.6
France	0.2	*
Germany	32,088.4	52.9
Greece	75.0	0.1
Italy	65.8	0.1
Spain	3,537.3	5.8
United Kingdom	291.1	0.5
Total	36,427.1	60.0
North America		
Canada	2,034.9	3.4
Mexico	791.5	1.3
Netherlands Antilles	0.2	*
Total	2,826.6	4.7
South America		
Argentina	126.5	0.2
Brazil	316.7	0.5
Chile	3.4	*
Colombia	63.2	0.1
Ecuador	1.3	*
Guyana	4.6	*
Other Latin America	21.7	*
Peru	94.9	0.2
Puerto Rico	3.1	*
Uruguay	63.2	0.1
Total	698.6	1.3
Other	0.1	*
Total U.S. Exports	60,692.8	100.0

P = Preliminary.

Note: "Other" represents shipments to countries not disaggregated by companies on Form EIA63B. Totals may not equal sum of components due to independent rounding.

* = Value Less Than 0.05 Percent

Source: Energy Information Administration, Form EIA-63B, "Annual Photovoltaic Module/Cell Manufacturers Survey."

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COMPANY INVOLVEMENT

Companies in the Industry

Following is a listing of companies in the solar energy industry. The listing is from the website called, The Green Pages. The companies on the list are from various locations throughout the United States.

Company Listing from The Green Pages (http://www.eco-web.com/)

Winrock International	Morrilton	AR	Agriculture, Natural Resource Management, Rural Development, Clean Energy
ETA Engineering Inc.	Tempe	AZ	Design, Engineering, and Distribution of Renewable Energy Systems - Manufacturer of Photovoltaic Charge Controls and Meters
EV Solar Products	Chino Valley	AZ	Design and Installation of Solar Electric and Solar Hot Water Systems, Energy Efficient and Green Building Products
Global Solar Energy Inc.	Tucson	AZ	Thin-Film CIGS Photovoltaic Technology and Integrated Solar Energy Systems
Kyocera Solar Inc. (KSI)	Scottsdale	AZ	Manufacturer of Solar Electric Panels, Integrator of Complete Solar Electric Systems
Northern Arizona Wind & Sun Inc.	Flagstaff	AZ	Retail and Wholesale Solar Electric Components and Systems
Photovoltaic Testing Laboratory (PTL)	Mesa	AZ	Only Accreditated Lab in US for all IEC-61215/61646, IEEE-1262 Qualification Tests on PV Modules
Southern States Power Company Inc. (SSPC)	Phoenix	AZ	Biodiesel Made from Recycled Vegetable and Soybean Oils, Power Generation from Solar, Wind, Geothermal
Stirling Energy Systems Inc. (SES)	Phoenix	AZ	Producer of the Solar Dish Stirling System, Highly Efficient Concentrating Solar Power Generation System
Aguasol	San Anselmo	CA	Design of PV and Water Systems, Technology Transfer between US and Brazil
Akeena Solar	Los Gatos	CA	Solar Electric System (PV) Consulting and Installation
Alternative Power Systems (AAPS)	Carlsbad	CA	Distributes more than 3500 Solar, Wind and Micro-Hydro Equipment Products for Renewable Energy Systems
Atlantis Energy Systems Inc.	Sacramento	CA	Photovolataic Solar Electric Building Materials including Shingles, Skylighting and Curtainwall
Bay Area Systems & Solutions - Renewable Energy Resources (BASS-RER)	San Francisco	CA	Building Integrated Photovoltaics, Membrane with Electricity Producing Solar Panels to Create a Energy Producing Roof
Beyond Oil Solar	Mill Valley	CA	Distributor of Photovoltaic Solar Panels, Inverters, Wind Generators & Solar Pumps
California Solar	Simi Valley	CA	Designs and installs a Full Range of Solar Products, PV Electrical, Radiant Heating, In-Deck Pool Heaters
Cooperative Community Energy (CCEnergy)	San Rafael	CA	Buyer's Cooperative Providing Renewable Energy Equipment, Systems, and Consulting Service
Discount Solar	Exeter	CA	Retailer of Solar Panels and Photovoltaic Systems
EcoEnergies Inc.	Sunnyale	CA	Renewable Energy Systems Design, Installation and Operation
Firm Green Energy Inc. (FGE)	Irvine	CA	Develops, Owns and Operates Innovative Green Energy Plants
Gaiam Real Goods	Hopland	CA	Alternative Energy Supplies and Sourcebook
GO Solar Company	North Hollywood	CA	Solar Energy Systems Design and Installation
Golden Solar Energy Inc. (GSE)	Santa Ana	CA	Building Integrated Photovoltaics (BIPV), Custom PV System and Module Design, Photovoltaic Systems Sustainability Studies
John Drake Services Inc.	Long Beach	CA	Wholesale and Retail Selling of Alterntaive Energy Equipment and Components, Specialize in D.C. Lighting
Light Energy Systems	Concord	CA	Solar Thermal Systems, Radiant Heating Systems, Photovoltaics, Wind Turbines
MC Solar Engineering	Santa Clara	CA	Design/Engineering/Contractor for 31 Years in Photovoltaic and Photo Thermal Projects of all Sizes
Power Engineering Inc.	Irvine	CA	Provides Applied Electrical & Mechanical Engineering Services to Users & Manufacturers of Rotating Machinery
PowerLight Corporation	Berkeley	CA	Design, Manufacture, and Installation of Commercial and Governmental PV Solar Electric Systems

Premier Power Renewable Energy Inc.	El Dorado Hills	CA	Design, Install and Service both Residential and Commercial Solar Photovoltaic Systems
Prevalent Power Inc.	Novato	CA	Large-Scale Solar PV System Integrator
REgrid Power	Campbell	CA	Renewable Energy Systems Design, Installation and Operation
RWE Schott Solar Inc.	Rocklin	CA	Solar Electric Systems for Remote and On-Grid Applications
Sharp Electronics Corporation	Huntington Beach	CA	94MW Annual Production Capacity for Single- and Multi-Crystalline as well as Amorphous Silicon Solar Cells, Inverters
Six Rivers Solar Inc	Eureka	CA	Solar-Assisted Radiant Floor Heating, TrendSetter Thermal Storage Tanks Hydronics Applications, Thermal Systems Design
Sky Power Systems	Castro Valley	CA	Solar Electric (PV), Geothermal, Wind, and Cogeneration Systems Design, Installation and Financing
Solar Power Systems Inc. (SPS)	Los Angeles	CA	Commercial and Residential Solar Electric Systems, MicroTurbines, PV System Distributor
SolSource Energy	Arcadia	CA	Design, Engineering, and Installation of Solar Energy Systems that Deliver both Environmental and Economic Benefits
SunLit Systems Inc.	Pleasanton	CA	Wholesale PV Supplier, Solar Electric Solution for Commercial and Residential Buildings, Solar Energy Products
Altair Energy Inc.	Golden	CO	Full-Service Distributed Power Generation Company Serving Consumers, Builders, Government, Companies and Utilities
Colorado Solar Electric	New Castle	CO	Solar Electric Systems - Design, Sales, Installation
National Renewable Energy Laboratory (NREL)	Golden	CO	Laboratory for Renewable Energy Research, Development and Deployment, and for Energy Efficiency
Northwest Power CO LLC	Longmont	CO	Solar Electric and Wind Power Systems, Sales and Service
Solar Energy International (SEI)	Carbondale	CO	Hands-On Seminars & Workshops in Solar, Wind, and Water Power, Natural Building Technologies and Biodiesel
Sundance Solar Designs - PowerPod Corporation	Placerville	CO	Provides Solar Home Designs, Renewable Energy Systems - Electric and Thermal, Consulting, Sales and Installation
The Sustainable Village LLC	Boulder	CO	Dedicated to Building More Sustainable Livelihoods
Solar Energy Industries Association (SEIA)	Washington	DC	Trade Association for Solar Energy Industry, Working to Expand the Use of Solar Technologies in the Global Marketplace
GE Energy	Newark	DE	Single Crystal Silicon Cells, Photovoltaic Modules (30-165 W) and Complete Solar Electric Power Systems
Eco-$mart Inc.	Sarasota	FL	Assisting Contractors and Developers in Applying Sustainable Development Principles, Supply of Green Construction Materials
All Solar Power, Inc.	Tampa	FL	Solar Pool, Water Heating and Installation
Allsolar Service Co., Inc.	Orlando	FL	Solar Pool, Electric Systems, Sales Installations
American Solar Energy, Inc.	Jacksonville	FL	Solar Pool, Electric Systems, Sales Installation
Broward Solar	Ft. Lauderdale	FL	Pool Heating, Sales Installation
FAFCO Solar	Cape Coral	FL	Pool Heating, Skylights, Sales, Installation
Florida Solar and Florida Solar East	Sanford	FL	Water Heating and Pool Heating
Russell & Sun Solar Corporation	Palm Bay	FL	Pool Heating, Water Heating, Sales, Service, Installations
Solar Energy Systems	Fort Pierce	FL	**Photovoltaic Systems, Water Heating, Pool Heating, Sales, Installations**
Solar-Fit	Ormond	FL	Water Heating, Pool Heating, Sales, Installations
Solar Source	Largo	FL	Pool, Water Heating, Sales, Installation

Solar Systems of North Florida, Inc.	Jacksonville	FL	Pools
Heliocol USA , Inc.	Altamonte Springs	FL	Heated Pool Manufacturer
Renergias	Lake Worth	FL	Renewable Energy Systems, Solar Dryers
Solar Direct	Bradenton	FL	Solar Pool and Hot Water Heating, Energy Efficiency Consulting
Solar Electric Power Company (SEPCO)	Stuart	FL	Manufacturer of Solar Electric Power and Lighting Systems
GlobeTel Communications Corp	Pembroke Pines	FL	High-Altitude (65,000 feet), Stationary, Solar Powered Broadband Communication Airships
Atlanta Solar Technologies (AST)	Stone Mountain	GA	PV Electric Systems, Design and Component Sales
Sterling Planet Inc.	Alpharetta	GA	Providing Energy from Renewable Sources Nationwide, including Solar, Wind, Bioenergy and Small Hydro
Energy Unlimited Hawaii	Kailua	HI	Sells, Installs and Services both Commercial and Residential Solar Heating and Photovoltaic Systems
Bitterroot Solar Electric	Salmon	ID	Alternative Electric Power Systems, Free Design Assistance
Effective Solar Products LLC	Raceland	LA	Supplier of Complete Prepackaged Solar Energy Systems
Alternative Energy Store	Worcester	MA	Discount Retailer of Solar Panels, Wind Turbines, Inverter & other Renewable Energy Products
Delenova Energy LLC	Richmond	MA	Developments of Utility-Scale Wind Energy Projects, Bioenergy Solutions, & Combined Cycle Natural Gas-Fired Power Plants
Spire Corporation	Bedford	MA	PV Manufacturing Equipment, PV Systems and Services
CellSiCo Sun LLC	Baltimore	MD	Solar Cells, PV Modules & PV Systems, Vacuum Coating Equipment, Equipment for Production of Solar Photovoltaic Panels
Chesapeake Wind & Solar LLC	Columbia	MD	Design, Consulting and Installation of Renewable Energy and Energy Efficiency Systems
Solar Energy Research and Education Foundation (SEREF)	Bethesda	MD	Export Assistance, Market Conditioning, Educational Programs
Energy Conversion Devices Inc. (ECD Ovonics)	Rochester Hills	MI	Advanced Alternative Energy Technologies - Thin-Film Photovoltaics, Regenerative Fuel Cells, NiMH Batteries
Phoenix Navigation & Guidance Inc.	Munising	MI	Advanced Combustion, Solar Turbogenerators, Kinetic Energy Drive, Solar Steam, Ultra-Clean Waste Oil Burners
A Anderson	Minneapolis	MN	Earth-Friendly and Cost Effective Energy Alternatives
Distributed Power Solutions	Minneapolis	MN	Renewable Energy - Events, News, Calculators, Games
Solargenix Energy LLC	Raleigh	NC	Non-Imaging Optics Technology, Evacuated Tube Collectors, Heat Pipes, Absorption Chillers
Pump Systems Inc. - SolarBee	Dickinson	ND	Solar Powered Circulators for Improving Water Quality in Wastewater Lagoons, Fresh Water Lakes & Reservoirs, Storm Water Pon
Sustainable Host	New Ipswich	NH	Web Hosting with Servers Powered Solely by Renewable Energy, All Electricity is Produced on Site with Solar Panels
WorldWater & Power Corporation	Pennington	NJ	PV Powered Water Pumping and Electrification, Solar Engineering and Water Management
Affordable Solar	Albuquerque	NM	Online Discount Retailer of Solar and Wind Energy Products and Systems
Earthship Biotecture	Taos	NM	Design and Development of Affordable, Sustainable Housing
UniRac Inc.	Albuquerque	NM	Manufacturer of PV Mounting Structures
Aqua Sun International	Minden	NV	Solar Powered Water Purification Systems for Remote Applications
greenSun.org	Las Vegas	NV	Distribute Information on How Solar Helps the Environment and People
Ormat International Inc.	Sparks	NV	Power Systems using Heat Sources such as Geothermal Energy, Industrial Waste Heat, Solar Energy, Biomass and Low Grade Fu

Altpower Inc.	New York	NY	Providing Expertise in the Field of Renewable Energy Systems with a Focus on Solar Energy
American Photovoltaics & Homes Ltd (APV)	Riverdale	NY	Renewable Energy Homes & Buildings, Fuel Cells, Co-Generation, Geothermal
Creative Energy Technologies Inc. (CET)	Summit	NY	Renewable Power Equiptment / Energy Efficient Appliances, Heating, Water Treatment
DayStar Technologies Inc.	Halfmoon	NY	High-Performance, Thin-Film Solar Cell Modules Fabricated on Flexible Sheet Metal, Concentrating Photovoltaics
New York State Energy Research and Development Authority (NYSERDA)	Albany	NY	Administers Energy Efficiency Programs, Wind and Solar Projects, Alternative Fuels Deployment, Biomass Projects and Research
SunWize Technologies	Kingston	NY	PV Technology Company, Industrial Power Systems, Custom Engineered Modules, Wholesale Solar Module Distributor
DonRowe.com	Monroe	OR	Power Inverters, Battery Chargers, Weather Monitors
Renewable Electricity Solutions	Beaverton	OR	Renewable Energy: Solar Power Panels, Wind & Micro-Hydro Generators, Inverters, Batteries, Controllers, LED Lamps, Scooters, I
Morningstar Corporation	Washington Crossing	PA	Supplier of Solar Photovoltaic (PV) Controllers. Products: TriStar, ProStar, SunSaver, SunLight, SunGuard
SC Solar	Lancaster	SC	Manufacturer of Solar Lighting, Solar Panel Distribution, Solar Traffic Control and Warning Lights
Big Frog Mountain Corporation (BFMC)	Chattanooga	TN	Solar, Wind and Water Power Generation Equipment and Systems
El Paso Solar Energy Association (EPSEA)	El Paso	TX	Promoting the Development and Application of Solar Energy, Energy Efficiency and Related Technologies
Entech Inc.	Keller	TX	Fresnel Lenses, Concentrating Photovoltaic Modules and Systems, Terrestrial and Space, Daylighting-Tubular Skylights
Solar Water Technologies Inc. (SWT)	Garland	TX	Solar Powered Water Pumping Systems for Remote Village Water Supply, Livestock Watering etc
Utah Solar & Wind Power Company	Orem	UT	Specialize in Solar System Installations - Grid-Tie, Off-Grid, Back-Up Power, Custom Design and Build
Northern Power Systems (NPS)	Waitsfield	VT	High Reliability Electric Power and Combined Heat & Power Systems using Renewable Resources
Solar Works Inc.	Montpelier	VT	Renewable Energy Equipment and Services to Government Agencies, Utilities, Private Businesses, Homeowners
Windstream Power Systems Inc.	Burlington	VT	Design and Installation of Wind, Solar and Micro-Hydro Power Systems
Heliotropics LLC	Tacoma	WA	Design, Build and Repair Solar Tracking Electric Systems, Hot Water and Radiant Heating
Captus Engineering LLC	Florence	WI	Renewable Energy and New Energy Production
Techline Power Systems	Milwaukee	WI	Wind and Solar Energy Development

Climate of 100 Selected U.S. Cities

City		Average monthly temperature (°F)[1]				Precipitation		Snowfall[2]	Number of years observed[4]
						Average annual		Average annual	
		Jan.	April	July	Oct.	(in.)[1]	(days)[3]	(in.)[3]	
Albany	N.Y.	22.2	46.6	71.1	49.3	38.6	136	64.4	57
Atlantic City	N.J.	32.1	50.6	75.3	55.1	40.59	113	16.2	60 / 54
Austin	Texas	50.2	68.3	84.2	70.6	33.65	85	0.9	62 / 58
Baltimore	Md.	32.3	53.2	76.5	55.4	41.94	115	21.5	53
Baton Rouge	La.	50.1	66.6	81.7	68.1	63.08	110	0.2	52 / 46
Billings	Mont.	24	46.1	72	48.1	14.77	96	56.9	69
Birmingham	Ala.	42.6	61.3	80.2	62.9	53.99	117	1.5	60
Bismarck	N.D.	10.2	43.3	70.4	45.2	16.84	96	44.3	64
Boise	Idaho	30.2	50.6	74.7	52.8	12.19	89	20.6	64
Boston	Mass.	29.3	48.3	73.9	54.1	42.53	127	42.8	52 / 66
Bridgeport	Conn.	29.9	48.9	74	54.7	44.15	119	26.2	55 / 49
Buffalo	N.Y.	24.5	45.3	70.8	50.7	40.54	169	93.6	60
Burlington	Vt.	18	43.5	70.6	47.7	36.05	154	79.3	60
Caribou	Maine	9.5	38.1	65.6	42.8	37.44	161	112.1	64 / 63
Casper	Wyo.	22.3	42.7	70	45.7	13.03	94	77.8	53
Charleston	S.C.	47.9	64.2	81.7	66.2	51.53	114	0.7	61 / 57
Charleston	W.Va.	33.4	54.3	73.9	55.1	44.05	151	34	56 / 49
Charlotte	N.C.	41.7	60.9	80.3	61.7	43.51	112	5.6	64
Cheyenne	Wyo.	25.9	41.6	67.7	45.4	15.45	100	55.8	68
Chicago	Ill.	22	47.8	73.3	52.1	36.27	125	38	45 / 44
Cleveland	Ohio	25.7	47.6	71.9	52.2	38.71	155	57.6	62
Columbia	S.C.	44.6	63.2	82	63.7	48.27	109	1.9	56 / 55
Columbus	Ohio	28.3	52	75.1	54.7	38.52	137	28.2	64 / 56
Concord	N.H.	20.1	44.6	70	47.8	37.6	127	64.5	62
Dallas-Ft. Worth	Texas	44.1	65	85	67.2	34.73	79	2.6	50 / 45
Denver	Colo.	29.2	47.6	73.4	51	15.81	89	60.3	61
Des Moines	Iowa	20.4	50.6	76.1	52.8	34.72	108	33.3	64 / 60
Detroit	Mich.	24.5	48.1	73.5	51.9	32.89	135	41.3	45
Dodge City	Kan.	30.1	53.9	79.8	57.1	22.35	78	20.3	61
Duluth	Minn.	8.4	39	65.5	43.5	31	134	80.6	62 / 60
El Paso	Texas	45.1	64.6	83.3	64.9	9.43	49	5.3	64 / 57
Fairbanks	Alaska	-9.7	31.7	62.4	23.5	10.34	106	67.7	52
Fargo	N.D.	6.8	43.5	70.6	45.3	21.19	101	40.8	61
Grand Junction	Colo.	26.1	50.9	76.8	52.7	8.99	72	23.6	57
Grand Rapids	Mich.	22.4	46.3	71.4	49.9	37.13	144	73.3	40
Hartford	Conn.	25.7	48.9	73.7	51.9	46.16	128	49.6	49 / 46
Helena	Mont.	20.2	44.1	67.8	44.8	11.32	95	46.9	63 / 58
Honolulu	Hawaii	73	75.6	80.8	80.2	18.29	96	0	54 / 52
Houston	Texas	51.8	68.5	83.6	70.4	47.84	105	0.4	34 / 69
Indianapolis	Ind.	26.5	52	75.4	54.6	40.95	126	23.9	64 / 72
Jackson	Miss.	45	63.4	81.4	64.4	55.95	110	1	40 / 38
Jacksonville	Fla.	53.1	66.6	81.6	69.4	52.34	116	trace	62 / 60

Juneau	Alaska	25.7	40.8	56.8	42.3	58.33	223	97	59
Kansas City	Mo.	26.9	54.4	78.5	56.8	37.98	104	19.9	31 / 69
Knoxville	Tenn.	37.6	57.8	77.7	58.8	48.22	127	11.5	61 / 58
Las Vegas	Nev.	47	66	91.2	68.7	4.49	26	1.2	55 / 48
Lexington	Ky.	32	54.6	76.1	56.6	45.91	130	16.1	59 / 53
Little Rock	Ark.	40.1	61.4	82.4	63.3	50.93	104	5.2	61 / 56
Long Beach	Calif.	57	63	73.8	68.6	12.94	31	trace	59 / 52
Los Angeles	Calif.	57.1	60.8	69.3	66.9	13.15	35	trace	68 / 62
Louisville	Ky.	33	56.4	78.4	58.5	44.54	124	16.4	56
Madison	Wisc.	17.3	45.9	71.6	49.3	32.95	120	43.8	55
Memphis	Tenn.	39.9	62.1	82.5	63.8	54.65	107	5.1	53 / 49
Miami	Fla.	68.1	75.7	83.7	78.8	58.53	131	trace	61 / 59
Milwaukee	Wisc.	20.7	45.2	72	51.4	34.81	125	47	63
Minneapolis–St. Paul	Minn.	13.1	46.6	73.2	48.7	29.41	115	49.9	65 / 62
Mobile	Ala.	50.1	66.1	81.5	67.7	66.29	121	0.4	62 / 61
Montgomery	Ala.	46.6	64.3	81.8	65.4	54.77	108	0.4	59 / 52
Mt.	N.H.	5.2	22.9	48.7	30.2	101.91	209	259.9	71
Nashville	Tenn.	36.8	58.5	79.1	59.9	48.11	119	10.1	62 / 58
Newark	N.J.	31.3	52.3	77.2	56.4	46.25	122	28.3	62
New Orleans	La.	52.6	68.2	82.7	70	64.16	114	0.2	55 / 51
New York	N.Y.	32.1	52.5	76.5	56.6	49.69	121	28.6	134 / 135
Norfolk	Va.	40.1	57.4	79.1	61.1	45.74	116	7.8	55 / 53
Oklahoma City	Okla.	36.7	59.7	82	62	35.85	83	9.5	64
Olympia	Wash.	38.1	47.4	62.8	49.7	50.79	163	16.7	62 / 55
Omaha	Neb.	21.7	51.4	76.7	53.2	30.22	99	30.1	67 / 68
Philadelphia	Pa.	32.3	53.1	77.6	57.2	42.05	117	20.8	63 / 61
Phoenix	Ariz.	54.2	70.2	92.8	74.6	8.29	36	trace	64 / 62
Pittsburgh	Pa.	27.5	49.9	72.6	52.5	37.85	152	43.6	51
Portland	Maine	21.7	43.7	68.7	47.7	45.83	129	70.4	63
Portland	Ore.	39.9	51.2	68.1	54.3	37.07	153	6.5	63 / 55
Providence	R.I.	28.7	48.6	73.3	53	46.45	124	36	50
Raleigh	N.C.	39.7	59.1	78.8	60	43.05	113	7.5	59
Reno	Nev.	33.6	48.6	71.3	52	7.48	51	24.3	61 / 54
Richmond	Va.	36.4	57.1	77.9	58.3	43.91	114	13.8	66 / 64
Roswell	N.M.	40	60.5	80.8	61.4	13.34	54	11.7	31 / 51
Sacramento	Calif.	46.3	58.9	75.4	64.4	17.93	58	trace	64 / 50
Salt Lake City	Utah	29.2	50	77	52.5	16.5	91	58.7	75
San Antonio	Texas	50.3	68.6	84.3	70.7	32.92	82	0.7	61 / 58
San Diego	Calif.	57.8	62.6	70.9	67.6	10.77	41	trace	63 / 60
San Francisco	Calif.	49.4	56.2	62.8	61	20.11	63	trace	76 / 69
Savannah	Ga.	49.2	65.3	82.1	67.1	49.58	111	0.4	53 / 48
Seattle-Tacoma	Wash.	40.9	50.2	65.3	52.7	37.07	155	11.4	59 / 52
Sioux Falls	S.D.	14	45.7	73	48	24.69	98	41.2	58
Spokane	Wash.	27.3	46.5	68.6	47.2	16.67	112	48.6	56
Springfield	Ill.	25.1	52.8	76.3	55.5	35.56	113	23.2	56
St. Louis	Mo.	29.6	56.6	80.2	58.3	38.75	111	19.6	46 / 67
Tampa	Fla.	61.3	71.5	82.5	75.8	44.77	106	trace	57

Toledo	Ohio	23.9	48.3	73	51.8	33.21	134	37.1	48 / 43
Tucson	Ariz.	51.7	66	86.5	70.5	12.17	53	1.2	63
Tulsa	Okla.	36.4	60.8	83.5	62.6	42.42	91	10.2	64
Vero Beach	Fla.	63	71.5	81.7	76.4	51.93	126	trace	20 / 18
Washington	D.C.	34.9	56.1	79.2	58.8	39.35	113	17.1	62 / 60
Wichita	Kan.	30.2	55.3	81	58.6	30.38	85	15.9	50
Wilmington	Del.	31.5	52.4	76.6	55.8	42.81	117	21.1	56 / 53

1. Based on 30-year period 1971–2000.

2. Includes ice pellets and sleet; data since April 1988 also include hail.

3. Based on years observed, indicated in final column.

4. Through 2003. Where two figures are shown, the first figure is for precipitation data, the second for snowfall data.

Source: National Oceanic and Atmospheric Administration (NOAA).

TARGETEDJOBS
ARTICLE LXXXVI. TARGETEDJOBS INCENTIVE FUND PROGRAM

Sec. 2-1251. Title.

This article shall be cited as the **TargetedJobs** Incentive Fund Program of Miami-Dade County.

(Ord. No. 00-98, § 2, 7-25-00)

Sec. 2-1252. Definitions.

As used in this article, unless the context otherwise requires:

a. *Average Annual Wage* means the average of all wages and salaries in the State of Florida as determined by the Florida Department of Labor and Employment Security.

b. *Capital Investment* means the amount of money that a business spends establishing or enhancing facilities including land, construction, renovation and equipment.

c. *Company* means a business, or employing unit, as defined in Section 443.036, Florida Statutes, which is registered with the Florida Department of Labor and Employment Security for unemployed compensation purposes; or a subcategory or subdivision of an employing unit which is accepted by the Department of Labor and Employment Security as a reporting unit.

d. *Designated Priority Area* or *Designated Priority Areas* means the Empowerment Zone area as designated by the Board of County Commissioners by Resolution No. R-1028-98 as may be amended, Enterprise Zone areas as designated by the Board of County Commissioners by Ordinances Nos. 0-88-27 and 0-96-74 as well as Resolution No. R-492-95 as may be amended, **Targeted** Urban Areas designated by the Board of County Commissioners by Ordinance No. 97-33 as may be amended, Brownfields areas as designated by the Board of County Commissioners by Resolution R-767-99 as may be amended, and Community Development Block Grant areas as designated by the Board of County Commissioners by Resolution No. 618-02 as may be amended.

e. *Economic Impact Model* means financial formulae utilized to calculate a project's Return on Investment Incentive and includes the currently employed model used to study State of Florida Qualified **Target** Industry applications filed with The Beacon Council which includes Ad Valorem and Sales tax components.

f. *Expanding Business* or *Expanding Businesses* means a commercial or industrial business, excluding residential development, that increases operations on a site co-located with a commercial or industrial operation owned by the same business or a site to which the commercial or industrial operation will relocate or has re-located.

g. *Incentive* or *Incentives* means the funds paid to a Company under this TJIF Program by the County.

h. *Incremental Tax Revenue* means the increase in return in Public Revenues resulting from additional investment by Expanding Businesses or new-to-market

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businesses.

i. *New Job* or *New **Jobs*** means **jobs** created by a local Expanding Business or a new-to-market business which are being added to the Company's table of organization and that did not exist within the last twelve (12) months.

j. *New Revenue* or *New Revenues* means the increase in return in Public Revenues resulting from additional investment by new-to-market companies or by Expanding Businesses.

k. *Public Revenue* or *Public Revenues* means revenues to the Countywide General Fund in the form of Sales and Ad Valorem taxes paid by the Company.

l. *Return on Investment Incentive* means the Countywide General Fund portion of Sales and Ad Valorem taxes paid in by a Company divided by the amount of the Incentive paid out to the same Company by the County.

m. *Sufficient Incremental Tax Revenue* means at a minimum one hundred and twenty (120) percent increase in return in Public Revenues resulting from additional investment by new-to-market businesses or Expanding Businesses, or one hundred and ten (110) percent increase in return in Public Revenues resulting from additional investment by new-to-market businesses or Expanding Businesses in Designated Priority Areas, or one hundred (100) percent increase in return in Public Revenues resulting from additional investment by new-to-market businesses or Expanding Businesses in Designated Priority Areas when jointly recommended by The Beacon Council and the County Manager and the Board of County Commissioners finds such increase is in the public's best interest.

n. *The Beacon Council* means Miami-Dade County's official economic development partnership entity as designated by the Board of County Commissioners per Ordinance No. 87-38.

(o) *Preserving Inducement* means an applying company retains TJIF Program eligibility despite company announcement or effectuation of business decisions related to company relocation or expansion that would normally result in application administrative disapproval.

(Ord. No. 00-98, § 3, 7-25-00; Ord. No. 02-251, § 1, 12-3-02)

Editor's note: Ord. No. 02-251, § 5, adopted Dec. 3, 2002, provided that the provisions of said ordinance will sunset on Sept. 30, 2016.

Sec. 2-1253. Eligible applicants.

The TJIF Program will only be available to companies from outside of Miami-Dade County undertaking a relocation to Miami-Dade County and to Miami-Dade County companies undertaking a business expansion. The TJIF Program will not be available to companies wishing to relocate to Miami-Dade County from Palm Beach, Broward, and Monroe Counties, respectively, except in cases where said companies are otherwise planning to relocate outside of South Florida. Companies planning to relocate outside of South Florida are eligible for the TJIF inducement program and may be solicited by The Beacon Council in an effort to retain business in South Florida.

(Ord. No. 00-98, § 4, 7-25-00)

Sec. 2-1254. Eligible industries.

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The TJIF Program is available to the following industries:

a. Corporate Headquarters and Regional Offices;

b. Research and Development;

c. Chemicals and Allied Products;

d. Rubber and Miscellaneous Plasters;

e. Fabricated Metal Products;

f. Industrial Machinery and Equipment;

g. Electronic and Other Electric Equipment;

h. Transportation and Transportation Equipment;

i. Instruments and Related Products;

j. Miscellaneous Manufacturing;

k. Printing and Publishing;

l. Wholesale Distribution;

m. Business Services;

n. Security and Commodity Brokers;

o. Insurance Carriers;

p. Holding and other Investment Offices;

q. Non-Depository Credit Institutions;

r. Motion Pictures, Film and Entertainment, Sound Recording and Reproduction;

s. Communications;

t. Apparel and Other Textiles;

u. Lumber and Wood Products;

v. Furniture and Fixtures;

w. Paper and Allied Products;

x. Food Manufacturing;

y. Stone, Clay, and Glass Products;

z. Aviation;

aa. Biomedical;

bb. Financial Services;

cc. Computers and Information Technology;

dd. International Commerce;

ee. Telecommunications;

ff. Visitor and Tourism;

Other industries not listed above may participate in the TJIF Program with approval from the Board of County Commissioners (Board).

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(Ord. No. 00-98, § 5, 7-25-00; Ord. No. 02-251, § 1, 12-3-02)

Editor's note: See Editor's note following section 2-1252.

Sec. 2-1255. Program requirements.

Companies applying for TJIF incentives must be relocating to Miami-Dade County or be an Expanding Business within Miami-Dade County. Companies relocating to Miami-Dade County must create at least ten (10) new **jobs**. Expanding Businesses must create the greater of a minimum of five (5) new **jobs** or at least ten (10) percent of the company's work force at the time of application. A Company's Capital Investment must generate Sufficient Incremental Tax Revenue to the County to fund the TJIF award. Incremental Tax Revenue generated by the project shall be determined by using the Economic Impact Model and an analysis by both The Beacon Council and County staff. The project must show a Return on Investment Incentive of at least one hundred and twenty (120) percent if the Company is not located in a Designated Priority Area, at least one hundred and ten (110) percent if the Company is located in a Designated Priority Area, and at least one hundred (100) percent if the Company is located in a Designated Priority Area and the Board finds such increase is in the public's best interest and approves said Return on Investment Incentive when jointly recommended by The Beacon Council and the County Manager. Upon County Manager request,the TJIF Committee will determine if the Incremental Tax Revenue is sufficient.

(Ord. No. 00-98, § 6, 7-25-00; Ord. No. 02-251, § 1, 12-3-02)

Editor's note: See Editor's note following section 2-1252.

Sec. 2-1256. Application process.

Through September 30, 2010, a company wishing to participate in the TJIF Program will submit an application to The Beacon Council. The application form will be approved by the County and all TJIF requirements shall be incorporated therein to ensure all parties comply with the requirements of a negotiated incentive package. An application must be signed by an officer of the applying company. A provision shall be included in the application to ensure that the Company will reimburse the County for any shortfall in new revenues, Capital Investment and new **jobs** created in any case where funds have been provided. The applying company, at the time of application, must provide verifiable documentation acceptable to the County supporting its consideration of other locales. Any business decisions such as announcements, leasing of space, or hiring of employees made prior to the TJIF application approval will result in administrative disapproval of the application and withdrawal from consideration. However, when such business decision(s) by an applying company has been initiated and the company and The Beacon Council have requested Preserving Inducement, the County Manager may authorize, after review of said request, an application to proceed to the Board for consideration. The "but for" inducement would be preserved for a time period as determined by the County Manager after good cause to grant the preservation has been determined. While any granting of Preserving Inducement affords the opportunity for the applying company to be eligible for participation in the TJIF Program, applicant approval leading to the award of TJIF incentives shall be at the sole and absolute discretion of the Board. Upon receipt and initial review, The Beacon Council shall contact the County to schedule application presentation to County staff or to the TJIF Committee when requested by the County Manager. Within 14 days of receipt of the company's application, The Beacon Council shall prepare its recommendation on the application, including an economic impact analysis utilizing the Economic Impact Model. The economic impact analysis, company application and a recommendation by The Beacon Council will be submitted as part of a presentation to County staff of before the TJIF Committee within fifteen (15) days of receipt of the company's application. Each Board approved application shall

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serve as the written agreement between Miami-Dade County and the Company and shall include all application requirements outlined in this Section and, at a minimum, specify:

a. The total number of New **Jobs** to be created and that will be dedicated to the project, the Average Annual Wage of those **jobs**, and a time schedule or plan for when such **jobs** will be in place and active in Miami-Dade County;

b. The projected amount of Capital Investment on the project;

c. The amount of projected New Revenue to the County;

d. The timeframe of when the project will be completed;

e. The maximum amount of TJIF awards which the Company is eligible to receive on the project and the maximum amount of TJIF awards that the Company is eligible to receive for each fiscal year;

f. That Miami-Dade County may review and verify the financial and personnel records of the Company and/or perform on site visits to verify employment relating to the New **Jobs**, review said financial and personnel records, and ascertain whether the Company is in project compliance;

g. The date (May 15) by which, in each fiscal year, the Company may file a claim to be considered to receive a TJIF award in the following County fiscal year;

h. That compliance with the terms and conditions of the approved application/agreement is a condition precedent for the receipt of any TJIF award in a fiscal year and that Company failure to comply with the terms and conditions of the approved application/agreement results in the loss of eligibility for receipt of TJIF awards and the revocation by the County Manager or the TJIF Committee of the certification of the Company as a TJIF business;

i. The payment of TJIF awards are conditioned on and subject to specific annual appropriations by the Board sufficient to pay amounts under the approved application/agreement; and

j. That the awards may be received based on appropriate taxes, which are Public Revenues, paid in after entering into the application/agreement.

(Ord. No. 00-98, § 7, 7-25-00; Ord. No. 02-251, § 1, 12-3-02)

Editor's note: See Editor's note following section 2-1252.

Sec. 2-1257. Approval process.

After The Beacon Council provides the application and its recommendation on the application to the County, County staff, or the TJIF Committee when requested by the County Manager, shall recommend application approval or denial to the County Manager. The composition of the TJIF Committee to be appointed by the County Manager shall consist of representatives from the County Manager's Office, Property Appraisal Department, Finance Department, Office of Management and Budget, Office of Community and Economic Development, Miami-Dade Empowerment Trust, the Urban Economic Revitalization Task Force, the Metro-Miami Action Plan, the State Enterprise Zone Advisory Council, and The Beacon Council or such other composition as determined by the County Manager. Approval shall, in part, be based on an analysis reflecting a Return on Investment Incentive of at least one hundred and twenty (120) percent. In accordance with Sections 288.075 and 288.1066 of Florida Statutes, applicant confidentiality will be protected for any information regarding a project's location and/or expansion evaluation of any site in Florida. After receipt of application

including recommendations by The Beacon Council and County staff or the TJIF Committee, the County Manager shall recommend application approval or denial to the Board. The Board may allow a Return on Investment Incentive of at least one hundred and ten (110) percent when a project is within a Designated Priority Area and at least one hundred (100) percent when a project is within a Designated Priority Area and the Board approves said Return on Investment Incentive when jointly recommended by The Beacon Council and the County Manager. Applications will be approved by resolution of the Board. The Board shall have no obligation to approve any application before it. Final determination of an approval of the award of TJIF incentives shall be at the sole and absolute discretion of the Board. Upon any Board approval, the applicant will be sent a letter by The Beacon Council stipulating the condition of the approval.

(Ord. No. 00-98, § 8, 7-25-00; Ord. No. 02-251, § 1, 12-3-02)

Editor's note: See Editor's note following section 2-1252.

Sec. 2-1258. TJIF incentives.

The total TJIF award is based on the number of new **jobs** created and the amount of countywide ad valorem property taxes, excluding debt service, and countywide portion of sales taxes paid per annual amounts addressed in the approved application/agreement. The TJIF award is tentatively ascertained, pending Board approval, during application processing by entering application information into the Economic Impact Model. Miami-Dade County will provide a qualifying Company up to (6,000.00) per new job in TJIF incentives as follows:

a. Up to $3,000.00 for each new job.

b. Up to $1,500.00 bonus for each new job if the Company is located in a Designated Priority Area.

c. Up to $1,500.00 bonus for each new job if the employee resides in a Designated Priority Area.

Consideration for award within a municipality or unincorporated Miami-Dade County will be evaluated and reported to the Board on a case-by-case basis.

A capital investment TJIF award may be provided to a Company when the minimum number of New **Jobs** has been created and when new capital investment by and/or for the Company exceeds $3 million in taxable property value. For a period of up to six (6) years (or longer as may be determined by the Board), the Company may receive said capital investment TJIF awards in the amount of eighty (80) percent of the amount of countywide ad valorem property taxes paid-in on the subject property and one hundred (100) percent of the amount of countywide ad valorem property taxes paid-in on the subject property if it is located in a Designated Priority Area. This award is not applicable to the ad valorem property taxes paid-in on the subject property's land value nor to any improvements in place prior to the project.

A Company may not receive award payments of more than twenty-five (25) percent of the total awards specified in the approved application/agreement in any fiscal year even if all the New **Jobs** are created in one (1) year. Further, a Company may not receive more than $1.5 million in awards in any single fiscal year, or more than $2.5 million in any single fiscal year if the project is located in a Designated Priority Area. A Company may not receive more than $5 million in award payments in all fiscal years, or more than $7.5 million if the project is located in a Designated Priority Area. Further, the total award is capped by the lower of the above or the total of the applicable ad valorem property and sales taxes paid-in as a result of the project. Additionally, a Company cannot receive both a TJIF award and Enterprise Zone Tax Abatements unless the TJIF award is in excess of the Abatement; a Company cannot receive both the TJIF award on large capital investment taxes paid-in and the TJIF regular ad valorem property tax funded award; and, while a Company can receive both a tax refund under the State

of Florida Qualified **Target** Industry Program and a TJIF award at the same time, it cannot receive more than an amount equal to what it has paid-in under the project at any time.

(Ord. No. 00-98, § 9, 7-25-00; Ord. No. 02-251, § 1, 12-3-02)

Editor's note: See Editor's note following section 2-1252.

Sec. 2-1259. Source, claim period and disbursement of TJIF incentives.

Incremental Tax Revenue generated by the companies locating or expanding within the County shall fund the program. Annual disbursement will be contingent on the verification of the new **jobs** created, the Capital Investment made by the Company or on behalf of the Company and the new revenue generated to the County. Dispersement will be in the County fiscal year following the activity. The year that will be applicable for consideration of taxes paid in resulting in Incremental Tax Revenue shall be April 1 through March 31. Companies will be monitored to ensure compliance with the projected number of new **jobs**, the Capital Investment to be made and the new revenue generated to the County. Payment to the Company will only be made after it has achieved all economic benchmarks. A Company's Incremental Tax Revenue paid to the County must be sufficient to fund the Company's award. For the purposes of the TJIF Program, any applicable uncontested taxes paid-in because of the project, whether paid directly by the Company or as passed-through another company (i.e., in the case where a Company pays ad valorem property taxes, effectively, via a landlord), solely accrue to the award benefit of the Company in the TJIF Program.

To be eligible to claim any award under the TJIF Program, a Company that has entered into an approved application/agreement must annually apply to the County by May 15 for such award. An appropriation, if made by the Board, will be paid in the County fiscal year that begins on October 1 following the May 15 claims-submission date. The claim for award must include a copy of all receipts pertaining to the payment of taxes for which the award is sought and data related to achievement of each performance items specified in the approved application/agreement.

The County Manager shall designate staff to administer the TJIF Program and determine Company compliance. Any awards determined to be due to Companies and processed by said designated staff, shall require written approval of such staff and funds issuance authority by the Office of Management and Budget and the County Manager's Office.

(Ord. No. 00-98, § 10, 7-25-00; Ord. No. 02-251, § 1, 12-3-02)

Editor's note: See Editor's note following section 2-1252.

Sec. 2-1260. Sunset.

This article shall sunset ten (10) years after its creation.

(Ord. No. 00-98, § 14, 7-25-00)

Secs. 2-1261--2-1270. Reserved.