



**MEMORANDUM**

Agenda Item No. 8(N)(1)

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

**DATE:** January 24, 2012

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Resolution amending Resolution  
R-106-08 which designated Mobis  
Parts America, LLC as a Targeted  
Jobs Incentive Fund Program  
business


The accompanying resolution was prepared by the Sustainability, Planning and Economic Enhancement Development Department and placed on the agenda at the request of Prime Sponsor Commissioner Jose "Pepe" Diaz.

R. A. Cuevas, Jr.  
County Attorney

RAC/up

**Date:** January 24, 2012

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

**From:** Carlos A. Gimenez  
County Mayor 

**Subject:** Resolution Amending the Job Creation and Disbursement Dates Authorized for Mobis Parts America, LLC under the County's Targeted Jobs Incentive Fund Program

**Recommendation**

It is recommended that the Board of County Commissioners (Board) approve the request to amend Resolution R-106-08, which authorized Mobis Parts America LLC ("Mobis" or the "Business") to participate in the County's Targeted Jobs Incentive Fund (TJIF) Program, to authorize new job creation and disbursement dates as detailed below:

Payment	Approved under R-106-08			Proposed Jobs and Dates			Payout
	Job Creation Deadline	Net New Jobs	Disbursement Date	Job Creation Deadline	Net New Jobs	Disbursement Date	
# 1	12/31/2009	2	FY 2011	12/31/2012	12	FY 2013	\$115,440.50
# 2	12/31/2010	5	FY 2012	n/a	0	FY 2014	\$115,440.50
# 3	12/31/2011	5	FY 2013	n/a	0	FY 2015	\$115,440.50
# 4	n/a	0	FY 2014	n/a	0	FY 2016	\$115,440.50
# 5	n/a	0	FY 2015	n/a	0	FY 2017	\$115,440.50
# 6	n/a	0	FY 2016	n/a	0	FY 2018	\$115,440.50
<b>Total</b>		<b>12</b>			<b>12</b>		<b>\$692,643.00</b>

The total number of jobs to be created, the total incentive amount, and the terms and conditions of the original TJIF application will not change with approval of this item. The new disbursement dates are set forth in this Resolution but are subject to change at the direction of the County Mayor or the County Mayor's designee.

**Scope**

The business operations of the project will create 12 new jobs that will primarily impact Commission District 12; however, the overall economic impacts will benefit the entire County through economic multiplier effects.

**Fiscal Impact / Funding Source**

Based on the conditions set forth in the TJIF Ordinance, and as approved through R-106-08, Mobis is eligible for \$692,643 in TJIF assistance to be paid over a six-year period based on the capital investment stated in its application. However, County staff is also projecting approximately \$865,804 in additional general fund revenues to the County from the capital investment commitment as stated in the company's TJIF application. Based on these projections, this incentive would yield a 1.2 return on investment to the County.

The County uses general fund revenue to support the TJIF Program pursuant to the Code of Miami-Dade County, Florida, Chapter 2, Article LXXXVI, as modified by Ordinance No. 11-08.

**Track Record/Monitor**

The TJIF program specifies that a Board-approved TJIF New-to-Market or Expanding business, as defined in the TJIF Ordinance, such as Mobis, must make at least a \$3 million capital investment and create at least ten (10) new jobs within three (3) years of starting operations or completing their capital investment commitment in Miami-Dade County, whichever is later, and maintain those new jobs for an additional three (3) years. Mobis is promising to make a capital investment of \$25 million and create 12 new jobs.

Staff from the Sustainability, Planning, and Economic Enhancement Department, upon the company's request for incentive payment, will verify that it has met the required number of new jobs created, at the required wage rate and in accordance with the TJIF agreement. The disbursement of the TJIF award is capped at the incremental general fund County taxes actually generated and paid by the Business. Staff will also confirm that the ad valorem and/or the tangible personal property taxes are sufficient to cover the TJIF payment.

**Background**

On February 5, 2008, the Board approved Resolution R-106-08, which authorized the participation of Confidential Project 10-10001 in the County's TJIF Program. At that time, the Business was considering Panama City, Panama as a potential location for its expansion operation. The Business made a public decision to expand its operations in Miami-Dade County and the confidentiality of the project expired.

Due to the economic downturn experienced nationwide by the automobile industry, Mobis submitted a written request, in August 2011, to the County seeking an administrative change to reflect the job creation timeline by December 2012 as proposed in this item. As a condition of the TJIF award, Mobis agrees to hire 12 new full-time employees, at an average annual wage of \$43,442, in addition to maintaining the 36 existing employees in Miami-Dade County. In total, the Business is committing to maintain 48 jobs for the duration of the TJIF incentive.

Mobis is a Latin American Headquarters and Auto Parts Distribution company currently located in Medley. The Business is seeking to expand its Latin American Headquarters currently under construction. The expansion will increase its facility capacity from 180,000 to 400,000 square feet.



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Deputy Mayor



# MEMORANDUM

(Revised)

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

**DATE:** January 24, 2012

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 8(N)(1)

**Please note any items checked.**

- "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
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
 Veto \_\_\_\_\_  
 Override \_\_\_\_\_

Agenda Item No. 8(N)(1)  
 1-24-12

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AMENDING RESOLUTION R-106-08  
 WHICH DESIGNATED MOBIS PARTS AMERICA, LLC  
 AS A TARGETED JOBS INCENTIVE FUND PROGRAM  
 BUSINESS TO EXTEND THE JOB CREATION AND  
 DISBURSEMENT DATES

**WHEREAS**, Mobis Parts America, LLC (“the Business”) has submitted a written request to the County in their correspondence dated August 5, 2011 to amend the incentive disbursement dates of their Targeted Job Incentive Fund (TJIF) award pursuant to Resolution R-106-08 and the Application and Agreement for Targeted Jobs Incentive Fund (TJIF),

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board amends Resolution R-106-08 to extend the job creation and disbursement dates timeline in accordance with the below table. The commitment of this incentive award for the Business exists in an amount not to exceed \$692,643 from General Revenue Funds, and is conditioned on and subject to specific annual appropriations by the Board from fiscal years 2013 to 2018.

Payment	Approved under R-106-08			Proposed Jobs and Dates			Payout
	Job Creation Deadline	Net New Jobs	Disbursement Date	Job Creation Deadline	Net New Jobs	Disbursement Date	
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The commitment of incentive awards shall be contingent on the Business creating and maintaining the required twelve (12) full-time jobs at an average annual salary of \$43,442 during

the life of the incentive. The Business also agrees to aspire to have hiring practices that are consistent with and reflect the diversity of the Miami-Dade County community.

The Business shall comply with the requirements set forth in Chapter 2, Article LXXXVI of the Miami-Dade County Code, which is incorporated herein by reference. An adjustment in the taxable value of the Business' Capital Investment subsequent to the submission of an application and disbursement of a TJIF award may reduce the Business' allowable incentive below the amount specified in this resolution. When such an event occurs, the Business will reimburse the County any difference between the amount of TJIF Incentive disbursed and the allowable TJIF award based on the adjusted taxable value. The anticipated dates for job creation and disbursement of incentive awards are subject to change at the direction of the County Mayor or the County Mayor's designee if in the best interest of the County.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro	Lynda Bell
Esteban L. Bovo, Jr.	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 24<sup>th</sup> day of January, 2012. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Brenda Kuhns Neuman