

Fall 2016



## Economic Development

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## Small Business Resources

**Small Business Loans:** “Small Businesses” make up approximately 85% of the Palm Beach County business community. DES administers a variety of loan programs to support the small business community. These loans provide low interest rates between 1.5 and 3% and are funded through competitive grants awarded to the County by several federal agencies including:

- The US Department of Housing and Urban Development;
- The US Department of Agriculture;
- The US Environmental Protection Agency; and
- The US Economic Development Administration.



Since 2011, 29 small businesses have received approximately \$18 million in loans through these programs. Although businesses receiving these loans committed to create almost 1,000 new jobs in the County, they actually created 1,500 jobs to date! Currently, an additional 16 small businesses are under consideration for loans which could potentially create an additional 500 new jobs (or more!).

## Incentives for Businesses

**Sancilio & Company:** The Board of County Commissioners approved a \$500,000 economic development incentive package to Sancilio & Company. The company — recognized by Governor Rick Scott as a 2015 “Manufacturer of the Year” — is a fully-integrated specialty pharmaceutical company developing and manufacturing pharmaceutical products in Riviera Beach.

The County’s incentive package includes \$82,500 in local matching funds to the State’s \$825,000 award from the Qualified Target Industry program and \$417,500 in local matching funds to the State’s \$3,000,000 award from the Quick Action Closing Fund. The County’s incentive is also leveraged by \$500,000 from the City of Riviera Beach.



**Sancilio Pharmaceuticals Company, Inc.**  
*Developing Good Science into Great Medicine®*

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**KRS Global Technology:** Selected as a 2015 “Florida Company to Watch” by GrowFL in association with the Edward Lowe Foundation, KRS Global provides sterile and non-sterile compounding services to patients, surgery centers, ophthalmology clinics, and hospitals nationwide.

*KRS Global Technology headquarters in Boca Raton*



The County’s \$160,000 economic development incentive to KRS Global is leveraged by \$1.3 million in State incentives from the Quick Action Closing Fund and the Qualified Target Industry tax refund program. KRS Global will invest a minimum of \$28 million for capital projects and create 160 new full time jobs with an annualized average wage of \$63,356.

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## Incentives for Businesses—Continued

**Biomet 3i, LLC:** The State of Florida is providing \$1 million in economic development incentives from the Quick Action Closing Fund to Biomet 3i, a Palm Beach Gardens-based leader in the design and manufacture of orthopedic, dental, and surgical devices. The Board of County Commissioners approved a \$250,000 local match to the State's incentive award. The County's support is leveraged by an additional local match of \$250,000 provided by the City of Palm Beach Gardens. Biomet 3i will make a minimum of \$1.895 million in capital investments at its Palm Beach Gardens site. The company also will create 178 new jobs while retaining 473 existing jobs. All jobs are expected to have an average annualized wage of \$83,000.



## Groundbreakings & Ribbon Cuttings

**Kwik Stop #1819 Expands in Pahokee:** Kwik Stop #1819 celebrated the launch of its expansion project with a ground breaking ceremony. The \$1.646 million project leverages \$557,000 in County-administered funds from the US Department of Housing and Urban Development's Section 108 Loan Guarantee program with \$1,090,954 in private funding.



*DES Economic Development Specialist Aaron Taylor joins Bank of Belle Glade President Steve Prielozny, Kwik Stop #1819 owners, Pahokee Mayor Keith W. Babb, Jr., Pahokee City Manager Chandler F. Williamson, and others at the ground breaking.*

Located at 680 East Main Street in Pahokee, Kwik Stop #1819 sells gasoline along with prepared foods, groceries, and other sundry items. The County-supported project will expand the existing convenience store; install three additional gas pumps and a larger canopy over the tanks; and correct a muck issue on the property. The expansion is expected to increase store sales by 40% and increase gasoline sales by 60%. Within five years, Kwik Stop #1819 staff will grow from 10 to 19 employees, including 16 full-time employees.

## Groundbreakings & Ribbon Cuttings—Continued

**Groundbreaking for the UTC Center for Intelligent Buildings:** United Technologies broke ground on a new state-of-the-art innovation and technology center. The UTC Center for Intelligent Buildings, expected to be completed in 2017, will be a showcase for new building technologies and green energy innovation. To support the development of the Center, the Board of County Commissioners granted an Ad Valorem tax exemption not to exceed \$3 million over a 10 year period to United Technologies. The Center is expected to create 380 new jobs and is a welcome complement to the high-tech cluster that has formed in and around Palm Beach County.

*State and local leadership break ground on the UTC Center*



*Artist's rendering of the UTC Center for Intelligent Buildings in Palm Beach Gardens.*

**Hilton West Palm Beach Opens:** The stylish new hotel is one of the most significant public-private partnerships in Palm Beach County and is key to the long-term success of the Convention Center.

More than 10 years in the making, the hotel was established, in part, through a Board of County Commission-approved fifth cent Tourist Development Tax and the use of bed tax revenues. Because of the hotel, Palm Beach County is expected to experience more than \$10 million in increased revenue from sales and bed taxes over the next 10 years. Combined with additional business activities at the Convention Center and CityPlace, \$1 billion in economic impact is expected over the next 10 years.



## Special Projects

**Spotlight on Brownfields:** *Brownfields are real property where future use is affected by real or perceived environmental contamination. DES administers several programs to support the assessment, clean-up, and redevelopment of brownfield sites throughout the County.*

**Clean-Up Begins in South Bay and West Palm Beach:** With support from the County's Brownfields Revolving Loan program, brownfield sites in South Bay and West Palm Beach have started the clean-up process. The South Bay Site, located at 480 US Highway 27 North, will be developed into a restaurant. The clean-up and redevelopment process is expected to create 20 jobs and have a five year economic impact of \$3.12 million. Once the restaurant is opened, it is expected to create six new jobs in South Bay. A loan to the West Palm Beach Community Redevelopment Agency is supporting clean-up and redevelopment within the Northwood Community Redevelopment area. The Northwood "anchor" site is nearly three acres of land on the western boundary of Northwood Village. Clean-up began with a community kick-off meeting attended by DES staff, West Palm Beach CRA staff, and representatives from Terracon, the project's environmental consultant. The West Palm Beach CRA is actively working to promote the redevelopment and sale of the site and estimates the project will create 75 to 100 new jobs with annual salaries totaling \$3.5 million.

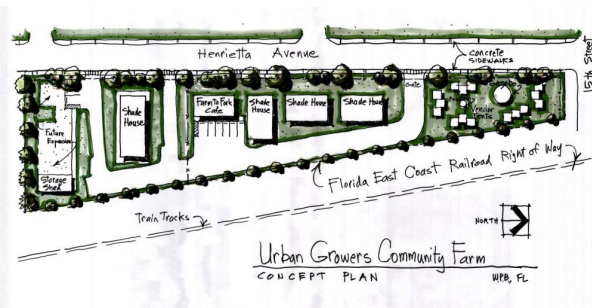


*Remediation at South Bay site*



*Digging air sparge and soil vapor extraction wells at the Northwood Anchor site.*

**New Brownfields Project in West Palm Beach:** DES will partner with the City of West Palm Beach to implement a \$200,000 clean-up project on the 1400 block of Henrietta Avenue in the City's Coleman Park neighborhood. The 1.5 acre site sits adjacent to properties which previously housed a lumber yard, petroleum station, refineries, auto repair shops, and a dry cleaning business. The clean-up project will facilitate redevelopment of the site into an urban garden, operated by Urban Growers Community Economic Development Corporation. The garden is expected to serve as a community food hub, providing access to fresh produce for the 1,700 residents who live in the Coleman Park neighborhood.



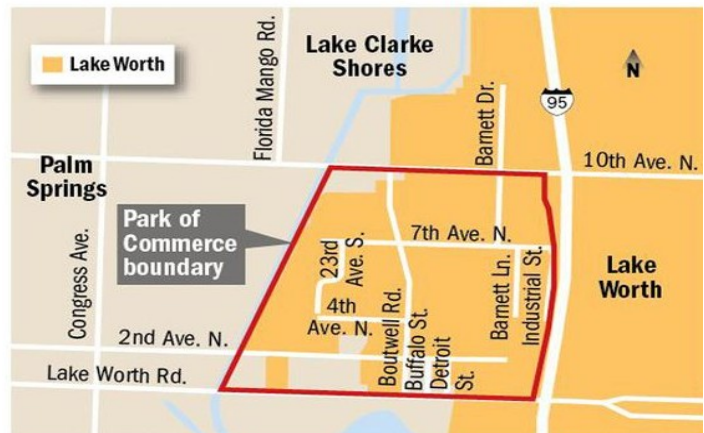
*Conceptual plan for the Henrietta Avenue urban garden*

## Special Projects—Continued

**Economic Development Administration Awards:** *The County is a partner in two projects supported by the US Department of Economic Development Administration (EDA).*

**Lake Worth Park of Commerce:** DES staff is supporting the implementation of a \$1.389 million grant to make roadway and other infrastructure improvements needed to expand the Lake Worth Park of Commerce. The project will improve access to I-95 and the CSX rail line as well as add 80 acres of land to the existing Park of Commerce. Roadway and infrastructure improvements are expected to create 320 jobs and generate \$19.3 million in private investments.

Map of the Lake Worth Park of Commerce



**Science and Research Park Feasibility Study:** With \$290,000 from the EDA, DES staff is working with leadership at the Research Park at Florida Atlantic University to determine the feasibility of establishing a science and research park in northern Palm Beach county. The study is an important first step in growing the county's life sciences cluster and creating environments which foster innovation and invention. If feasible, the park would enhance and complement the Boca Raton-based Research Park while potentially building on the life sciences cluster anchored by the Scripps Research Institute and the Max Planck Florida Institute for Neuroscience.



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Palm Beach County's Department of Economic Sustainability is authorized by the Board of County Commissioners to administer programs for business, development, housing, and community activities.

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DES uses the nationally recognized Regional Economic Models, Inc. (REMI) program to conduct accurate and timely studies to determine a project's potential economic impact on a community. Since FY 2012, economic impact analysis performed on DES-administered projects indicate a five-year economic impact of \$21 billion and the creation of more than 62,850 direct and indirect jobs.



DES and the Department of Information Systems Services created PBC Interactive, a state-of-the-art, web-based application for economic development research. PBC Interactive offers accurate, real-time, parcel-based information to facilitate economic development using the geographic information systems (GIS) format. It is designed to increase the efficiency of the county's responsiveness to local and non-local businesses needing information on business-related matters and to assist the general public with information relative to land development issues that may affect their neighborhood. Through collaboration with Planning, Zoning & Building and the Property Appraiser's Office, data is integrated into multiple search layers showing parcel ownership and valuation; existing and future land uses; enterprise zones; census data; traffic analysis zones; and identification of businesses based on the North American Industry Classification System (NAICS).



#### **Board of County Commissioners**

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