

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE APPROVING AN ECONOMIC DEVELOPMENT MOBILITY AND IMPACT FEE MITIGATION FOR ACCEL INTERNATIONAL HOLDINGS, INC AND AUTHORIZING THE CITY MANAGER OR HIS DESGINEE TO EXECUTE A MOBILITY AND IMPACT FEE MITIGATION AGREEMENT BY AND AMONG THE CITY OF PORT ST. LUCIE, ACCEL INTERNATIONAL HOLDINGS, INC. AND ACCEL FLORIDA, LLC; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is policy of the City to stimulate economic growth in the City of Port St. Lucie by attracting new businesses to the City of Port St. Lucie and by encouraging the expansion of existing businesses within the City of Port St Lucie, or a combination thereof; and

WHEREAS, the creation of new employment opportunities for citizens of the City of Port St. Lucie and the increased tax revenues resulting from such business expansion or relocation within the City of Port St. Lucie is beneficial to the local economy and enhances the health, safety, and welfare of its citizens; and

WHEREAS, pursuant to Chapter 159, Article V of the City of Port St. Lucie Code of Ordinances (“City’s Code of Ordinance”), the City has established an Economic Development Mobility and Impact Fee Mitigation Program for certain qualified target businesses to mitigate any real or perceived disadvantage occurring from the imposition of impact fees and to create permanent employment expansion opportunities for City citizens; and

WHEREAS, Accel International Holdings, Inc. will operate a cable and wire manufacturing facility in the City of Port St. Lucie, one of the City of Port St. Lucie’s targeted industries and will be an economic driver in the manufacturing industry and will create one hundred twenty-five new jobs paying an average wage of \$47,000 plus benefits; and

WHEREAS, Accel Florida, LLC (the “Landlord”) is going to build a 150,000 square foot manufacturing facility on a 10-acre parcel of land owned by the Landlord in the Tradition Center for Commerce within the City of Port St. Lucie (the “Project”) ; and

WHEREAS, after the manufacturing facility has been constructed by the Landlord, the Landlord will then lease it to the Company pursuant to a long-term Lease Agreement; and

WHEREAS, the Company, on behalf of an in conjunction with the Landlord, has committed to expanding its qualified target industry business in the City of Port St. Lucie at the Tradition Center for Commerce; and

WHEREAS, as a result of the above-referenced Project, the Company will create one hundred twenty-five (125) new jobs in Port St. Lucie meeting the threshold requirements set forth in section 159.504 (A) (1), (4) of the City's Code of Ordinances and remain in the City for a period of at least (10) years while maintaining the job creation and salary commitments outlined in section 159.504 (A) (1), (4) ; and

WHEREAS, the Landlord will be required to pay City mobility and impact fees in conjunction with the issuance of the building permits for the Project; and

WHEREAS, the Landlord, in conjunction with the Company, has been determined to be eligible to receive an Economic Development Mobility and Impact Fee Waiver pursuant to section 159.504(A)(1), (4) of the City's Code of Ordinances by the City Manager and receive the waiver set forth in section 159.506(A)(1) of the City's Code of Ordinances; and

WHEREAS, the City finds and declares that it is in the public interest to award Economic Development Mobility and Impact Fee Waiver to the Owner/Landlord, in conjunction with the Company's agreement to create one hundred twenty-five new jobs in the City of Port St. Lucie; and

WHEREAS, the City desires to enter into a Mobility and Impact Fee Mitigation Agreement with the Company and the Landlord as formalized in the Mobility and Impact Fee Mitigation Agreement set forth in **Exhibit "A"**; and

WHEREAS, the Landlord and the Company acknowledge that the mobility and impact fee waiver is contingent upon the Company meeting the performance requirements as outlined in the attached Mobility and Impact Fee Mitigation Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THAT:

Section 1. The City Council of the City of Port St. Lucie, Florida, hereby adopts and ratifies those matters as set forth in the foregoing recitals.

Section 2. The City Council approves mobility and impact fee mitigation for the Landlord, in conjunction with the Company, and authorizes the City Manager or his designee to enter into, execute and deliver the Economic Mobility and Impact Fee Mitigation Agreement, in substantially the same form that is attached hereto and incorporated herein as **Exhibit "A"**, and such other documents necessary to implement the terms and conditions of said Agreement.

Section 3. The City Manager or his designee is hereby authorized to take all actions necessary to implement the terms and conditions of the Economic Mobility and Impact Fee Mitigation Agreement and accomplish the purposes set forth therein.

Section 4. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 5. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

Section 6. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this ____ day of _____, 2021.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

James D. Stokes, City Attorney