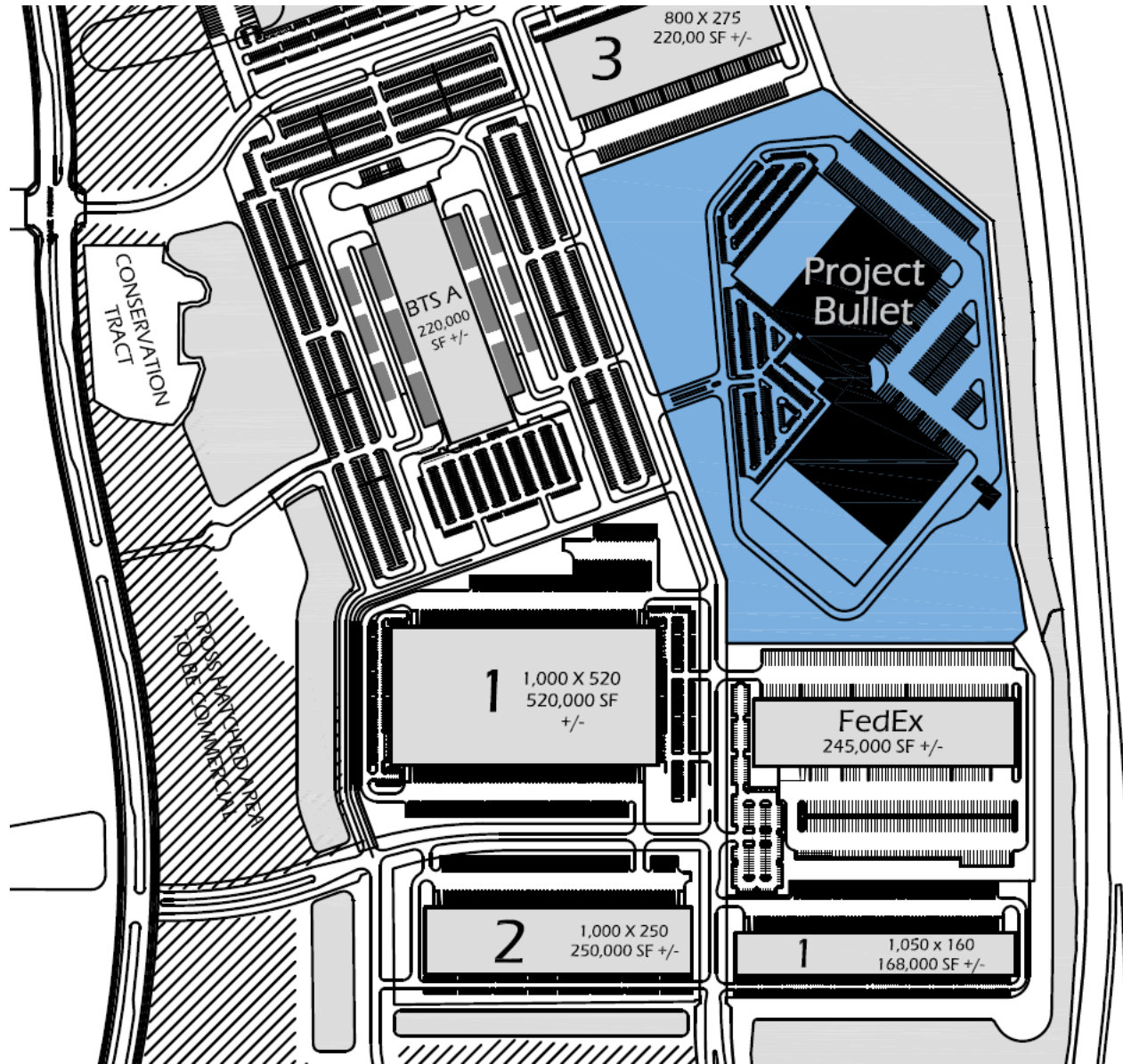


A resolution of the City Council of Port St Lucie approving an impact mitigation agreement for Cheney Brothers

Presented by: Elijah Wooten – Economic Development Administrator
City Council Regular Meeting April 25, 2022

CityofPSL.com







**13381 SW ANTHONY F SANSONE SR BLVD
FUTURE DEVELOPMENT PARCEL**

**13501 SW ANTHONY F SANSONE SR BLVD
DISTRIBUTION CENTER**



Executive Summary

- Cheney Brothers acquired 53.6 acres in Legacy Distribution Park in the Tradition Center of Commerce.
- The company is a food wholesaler and distributor with thirteen distribution facilities in Florida, Georgia, North Carolina and South Carolina.
- Cheney Brothers employs 2,900 employees and has annual revenues of \$2 billion.
- The City Council approved the site plan for the 365,000 square foot regional distribution center.

Project Overview

- Cheney Brothers expansion includes a capital investment of \$65 million in real property and \$7 million in machinery and equipment.
- The company will create 275 new full-time jobs paying an average wage of \$63,000 plus benefits, which is above St Lucie County's average wage.

Economic Impact

NEW CONSTRUCTION (One Time Impact)

IMPACT	Employment	Labor Income	Output
Direct	591.64	\$24.587M	\$66.962M
Indirect	114.88	\$4.824M	\$17.404M
Induced	105.39	\$3.946M	\$13.931M
Total	811.91	\$33.357M	\$98.29M

NEW JOBS (Recurring Annual Impact)

IMPACT	Employment	Labor Income	Output
Direct	275	\$17.325M	\$47.189M
Indirect	146.16	\$5.084M	\$15.416M
Induced	79.52	\$2.879M	\$10.185M
Total	500.68	\$25.289M	\$72.79M



Impact Fee Mitigation

- Cheney Brothers is eligible to receive an impact fee mitigation up to \$3,500 per new full-time job created, based on the average wage of \$63,000 which is above St Lucie County's average wage.
- The total amount of the impact fee mitigation is up to \$962,500.
- The actual impact fee amount that will be mitigated is \$321,131.20.
- The company will create 175 jobs in year 1; 50 jobs in year 2; and 50 jobs in year 3.
- The company commits to create and retain 275 jobs for a period of ten years from the date of issuance of the certificate of occupancy.
- If the company fails to meet the performance standards it will be required to pay the waived impact fees on a pro rata basis for each year or partial year it is out of compliance.
- The impact fee will be paid from the Tradition Economic Development Fund and/or the infrastructure funds reserved for Hegener Drive from Governmental Finance Corporation land sales in the Tradition Center for Commerce.



Recommendation

The staff recommends the City Council approve the impact fee mitigation agreement for Cheney Brother's expansion to Port St Lucie.

