

A resolution of the City Council of Port St. Lucie approving an impact and mobility fee mitigation agreement for Costco Wholesale Corporation.

Presented by:

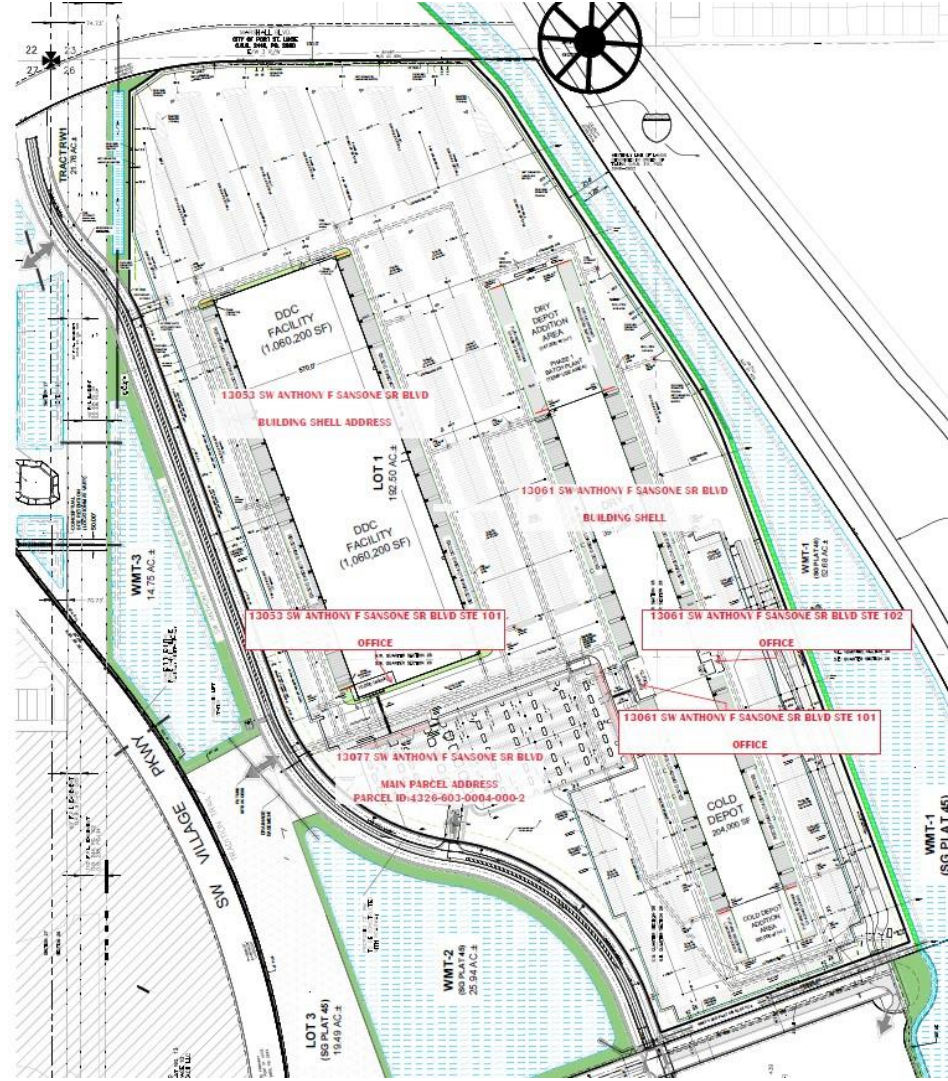
Elijah Wooten – Economic Development Administrator

City Council Regular Meeting July 22, 2024



Project Location

13077 SW
Sansone Sr.
Blvd
Port St. Lucie



Project Overview

Executive Summary

- Costco Wholesale Corporation purchased a 192-acre parcel in Legacy Park to construct a 622,685-sf distribution depot.

Project Overview

- The capital investment will include \$55 million in new construction and \$16 million in machinery/equipment.
- The company will create 265 new high-wage jobs paying an average of \$55,350 plus benefits.

Economic Impact

New Construction (One time impact)

IMPACT	Employment	Labor Income	Output
Direct	548.92	\$25.529M	\$55.612M
Indirect	82.02	\$3.181M	\$15.705M
Induced	85.14	\$3.269M	\$13.680M
Total	716.08	\$31.979M	\$84.998M

New Jobs (Reoccurring annual impact – salary only)

IMPACT	Employment	Labor Income	Output
Direct	265	\$14.681M	\$119.526M
Indirect	473.1	\$17.224M	\$63.921M
Induced	92	\$3.539M	\$14.788M
Total	830.1	\$35.444M	\$198.235M

Impact and Mobility Fee Mitigation

- Costco Wholesale Corporation is eligible to receive an impact and mobility fee mitigation up to \$3,500 per new full-time job created, based on the average wage of \$55,350, which is above St. Lucie County's average wage.
- The total amount of the impact and mobility fee mitigation is up to \$927,500. The total impact and mobility fee is \$301,379.54.
- The company will create 265 new high-wage jobs, with 235 jobs created in year 1, 15 jobs in year 2 and 15 jobs in year 3.
- The company commits to create and retain 265 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 and mobility fees on a pro rate basis for each year or partial year it is out of compliance.
- The impact and mobility fee will be paid from the Tradition Economic Development Fund and sales proceeds from lands owned by the Governmental Finance Corporation.

Recommendation

- The staff recommends the City Council approve the impact and mobility fee mitigation agreement for Costco's Distribution Depot expansion to Port St. Lucie.