

ORDINANCE NO. 22- 20

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA, GRANTING AN ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION TO GULF AIR GROUP, INC. PROVIDING ENACTMENT AUTHORITY; PROVIDING THE AMOUNT OF THE EXEMPTION; PROVIDING THE TERM OF THE EXEMPTION; FINDING THAT THE BUSINESS MEETS THE REQUIREMENTS OF SECTION 196.012, FLORIDA STATUTES; PROVIDING FOR PROOF OF ELIGIBILITY FOR EXEMPTION; PROVIDING SEVERABILITY; PROVIDING FOR INCLUSION IN THE COUNTY CODE OF ORDINANCES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, economic development and the creation of jobs within Okaloosa County are a priority of the Board of County Commissioners of Okaloosa County (the “Board”); and

WHEREAS, in 2014, pursuant to section 196.1995, Florida Statutes, the voters of Okaloosa County authorized the Board to grant property tax exemptions to new businesses and expansion of existing businesses for economic development purposes (“Economic Development Ad Valorem Tax Exemption”); and

WHEREAS, Gulf Air Group, Inc. (the “Company”) has submitted an application to the County for an Economic Development Ad Valorem Tax Exemption; and

WHEREAS, the Okaloosa County Economic Development Council (the “EDC”) has recommended approval of the Economic Development Ad Valorem Tax Exemption for the Company; and

WHEREAS, the Property Appraiser has provided the Board with its report as required by section 196.1995(9), Florida Statutes; and

WHEREAS, the Company agrees to execute an Economic Development Ad Valorem Tax Exemption Performance Agreement (the “Agreement”) which sets forth the performance and reporting requirements for the Economic Development Ad Valorem Tax Exemption, a copy of which is attached to this Ordinance as Exhibit “A” and incorporated herein by reference; and

WHEREAS, based upon the review of the information, it has been determined that the Company meets the requirements of section 196.012(15)(a)1, Florida Statutes; and

WHEREAS, section 196.1995(11), Florida Statutes, requires that any action of the Board granting an Ad Valorem Tax Exemption to a new or expanding business be established by an ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA:

Section 1. RECITALS. The Recitals set forth above are incorporated as part of this Ordinance.

Section 2. ENACTMENT AUTHORITY.

Pursuant to Article VII, Section 3 of the Constitution of the State of Florida, and section 196.1995, Florida Statutes, the County is empowered to grant Economic Development Ad Valorem Tax Exemptions after the electors of the County, voting on the question in a referendum, authorize such exemptions. In a referendum held on August 26, 2014, the voters of Okaloosa County authorized the Board to grant Economic Development Ad Valorem Tax Exemptions to new businesses and expansions of existing businesses for economic development purposes.

Section 3. GRANT OF ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION.

A. This Economic Development Ad Valorem Tax Exemption is hereby granted to the Company for its expansion of the business located at the Crestview Bob Sikes Airport, (the "Property") which will create Fifty-five (55) jobs and for its new construction and tangible personal property, increased on or after the date of this Ordinance. Such Economic Development Ad Valorem Tax Exemption shall only be applicable to County taxes.

B. The total amount of revenue available to the County from ad valorem tax sources, revenue lost to the County for the current Tax Year by virtue of any economic development Ad Valorem Tax Exemptions previously granted, and the amount of estimated revenue which will be lost because of the exemption hereby granted are in accordance with Paragraphs I, II, III and IV of the Property Appraiser's findings on the Application for Economic Development Tax Exemption, a copy of which is attached hereto as Exhibit "B".

C. The Economic Development Ad Valorem Tax Exemption hereby granted to the Company at the Property and shall be for a term of ten (10) years commencing with the taxes for the year 2023 and ending with the taxes for the year 2033 (The "Exemption Period"). The Ad Valorem Tax Exemption shall be applied against both the Tangible Personal Property Tax and Real Property Tax for the Real Property and in the amounts as set forth on Exhibit "B".

Such exemption shall only be applied against new construction and tangible personal property added or increased after the date of this Ordinance through the Exemption Period.

D. In accordance with the findings of the Board and the Property Appraiser, the Property hereby exempted meets the definition of expansion of an existing business, as defined by section 196.012(15), Florida Statutes.

E. For Tax Year 2023 and all remaining years thereafter for which the Company is entitled to an Economic Development Ad Valorem Tax Exemption, such Exemption shall be granted from the payment of the taxes due by the Company on the Property.

Section 4. SEVERABILITY.

In the event any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board that such invalidity shall not affect any other provisions of the Ordinance which may be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

Section 5. INCLUSION IN THE OKALOOSA COUNTY CODE OF ORDINANCES.

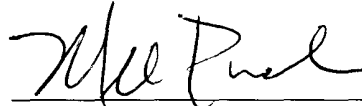
The provisions of this Ordinance shall become and be made a part of the Okaloosa County Code of Ordinances. The sections of the Ordinance may be renumbered or relettered to accomplish such, and the word “Ordinance” may be changed to “Section”, “Article”, or other appropriate word.

Section 5. EFFECTIVE DATE.

A certified copy of this Ordinance shall be filed with the Department of State by the Clerk of the Board within ten (10) days after enactment by the Board and shall take effect upon its filing with the Department of State as provided by law.

PASSED AND DULY ENACTED by the Board of County Commissioners of Okaloosa County, Florida in regular session, this 20th day of September, 2022.

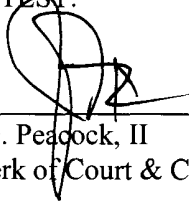
OKALOOSA COUNTY
BOARD OF COUNTY COMMISSIONERS



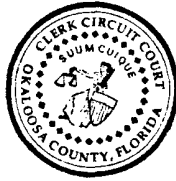
Mel Ponder, Chairman



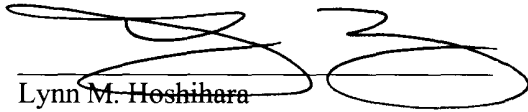
ATTEST:



J.D. Peacock, II
Clerk of Court & Comptroller



APPROVED AS TO FORM:



Lynn M. Hoshihara
County Attorney

Exhibit “A”

**The Economic Development Ad Valorem Tax Exemption Performance Agreement for
Gulf Air Group, Inc.**

**ECONOMIC DEVELOPMENT AD VALOREM TAX
EXEMPTION PERFORMANCE AGREEMENT BETWEEN
OKALOOSA COUNTY AND GULF AIR GROUP, INC.**

This Economic Development Ad Valorem Tax Exemption Performance Agreement (the “Agreement”), made and entered into this 20th day of September, 2022, by and between Okaloosa County, Florida, a political subdivision of the State of Florida (the “County”) and Gulf Air Group, Inc. (the “Company”).

WITNESSETH:

WHEREAS, Article VII, Section 3 of the Florida Constitution and Section 196.1995, Florida Statutes, authorize the County to grant Economic Development Ad Valorem Tax Exemptions to New Businesses and Expansions of Existing Businesses, as defined in Sections 196.012(14) and (15), Florida Statutes, subject to voter approval (the “EDATE Exemption”); and

WHEREAS, on August 26, 2014, Okaloosa County electors approved a referendum authorizing such exemptions; and

WHEREAS, pursuant to Section 196.1995(8), Florida Statutes, the Company submitted an application consisting of the EDATE Supplemental Application and the DR 418 Form (the “Application”) requesting an EDATE Exemption, a copy of which is attached hereto and incorporated as part of this Agreement as Exhibit “A”; and

WHEREAS, the Company is not the owner of the Property receiving the exemption, but is working with the County to become a long-term tenant via a tenant lease with the County at the Okaloosa County Crestview Bob Sikes Airport and would be responsible for all taxes imposed upon the real property under their use; and

WHEREAS, as a condition of the EDATE Exemption being granted, the Company is required to enter into an Agreement with the County to ensure that it satisfies all requirements associated with the creation of jobs in the County, the fulfillment of other representations made in applying for the EDATE Exemption, and the granting of the EDATE Exemption by the County and shall also be required to obtain a long-term tenant lease from Okaloosa County prior to the effectiveness of any exemption.

NOW THEREFORE, in consideration of the above and the mutual covenants contained herein, the parties agree as follows:

SECTION 1: INCORPORATION. The above recitals are incorporated as essential terms of this Agreement. All capitalized terms used in this Agreement and not defined herein shall have the same meanings as ascribed to them in Section 196.012, Florida Statutes.

SECTION 2: EXEMPTION. Subject to the terms and conditions of this Agreement, the County agrees to provide the Company with the EDATE Exemption as set forth in the Exemption Ordinance.

SECTION 3: BUSINESS MAINTENANCE AND CONTINUING PERFORMANCE CONDITIONS. The Company, pursuant to its representation contained within the Application, and in consideration for the County granting the EDATE Exemption, agrees to:

A. FACILITY CONSTRUCTION EXPANSION (“x” applicable provisions):

The Company shall construction the following facilities, which shall be completed in accordance with the Application: [place an “X” next to all that apply].

 X 1. Construct new facilities consisting of: Main Hangar – 57,000 square feet, warehouse for in/out bound cargo – 3,000 square feet, Turboprop Hangar – 10,500 square feet, Metal shop adjacent to main hangar 3,750 square feet, access alleyway behind Main Hangar for a total of 16,907 square feet, 20,646 square feet of ramp off set in from of Main Hangar and 5,500 square feet of loading and truck turnaround area beside and in front of the Turboprop Hangar on leased property at the County owned Crestview Bob Sikes Airport for purposes of maintenance and repair of aircrafts. Construction must begin within one (1) year from execution of an Airport lease agreement with the County and must be completed with a certificate of occupancy issued within thirty (30) months from execution of an Airport lease agreement with the County; and/or

 2. Expand an existing facility by adding an area consisting of square feet of leased manufacturing space.

B. FINANCIAL INVESTMENT:

Through January 1, 2034, in accordance with the Application, the Company will invest a minimum of Sixteen Million Dollars and Zero cents (\$16,000,000.00) in the:

 X 1. Construction of a new facilities for the operation of its business within Okaloosa County, including the purchase or relocation of new equipment; and/or

 x 2. Expansion of an existing facility for its operations, located within Okaloosa County.

Capital investment includes \$11,00,000.00 for the new facilities construction and associated improvements, \$5,000,000.00 in the purchase or transfer of new equipment. Capital investments must be made within four (4) years of execution of the agreement.

C. JOB CREATION: The Company acknowledges this Agreement requires the creation of at least fifty-five (55) net new full-time equivalent jobs in Okaloosa County, such jobs being in addition to the one hundred two (102) positions the Company currently employs in the County. The Company further acknowledges that new jobs created shall pay an average annual wage equal to or in excess of 179% of the average annual wage for Okaloosa County during each of the tax years for which the EDATE Exemption is sought. In determining compliance with the job creation requirements of this Agreement, the Company shall demonstrate that it has created the requisite number of jobs as of January 1 of each Tax Year of the Exemption Period, as set forth in the Application.

D. LOCAL EFFORT: The Company shall use its best efforts to hire employees residing within Okaloosa County and to use local suppliers for its goods and services.

SECTION 4: ANNUAL FILING. Pursuant to Section 196.1995, Florida Statutes, the Company shall:

- A. Notify the County and the Economic Development Council of Okaloosa County (the “EDC”, dba One Okaloosa EDC), in writing within ten business (10) days as to any changes in ownership of the Company.
- B. Submit an annual report and certification statement (the “Annual Report”) to the Economic Development Council of Okaloosa County and Okaloosa County (dba One Okaloosa EDC) on or before February 15 of each Tax Year of the Exemption Period, which shall be defined as ten (10) tax years commencing with Tax Year 2023 through Tax Year 2033.
 - 1. The Annual Report shall verify that (1) the information provided in the Application has not changed, or (2) in the event the information has changed, that the Annual Report shall set forth the changes in detail and any supporting documentation that may be necessary. The Business Maintenance and Continuing Performance Conditions contained in Section 3 may not be altered by the Annual Report.
 - 2. The Annual Report shall certify and provide documentation that demonstrates the Company’s compliance with the Business Maintenance and Continuing Performance Conditions as set forth in Section 3 of this Agreement. The Annual Report shall contain a certification that the information contained therein is true and correct to the best of the certifier’s knowledge and belief. The certification statement shall be signed by an individual with authority to execute the Annual Report on behalf of the Company and shall be sworn to before a Notary Public of the State of Florida. The documentation provided shall demonstrate compliance with each of the requirements of this Agreement. Documentation establishing compliance with any job creation requirements shall set forth the number of jobs created and the average annual wages for these positions. The documentation shall also establish that the required number of jobs created were in existence as of January 1 of each Tax Year within the Exemption Period, all in accordance the Application.

3. The County and EDC shall review the submitted Annual Report and upon determination that all applicable submittals have been included, will then forward a copy to the Office of Property Appraiser (the "Property Appraiser") for their review and processing. The Submittal to the Property Appraiser shall be accomplished by March 1 of each Tax Year during the Exemption Period, unless special circumstances exist.
4. The County and the EDC shall have the authority to make on-site inspections, as they deemed necessary, however, they shall be under no obligation to do so. Further, the representatives of the Property Appraiser shall be given access to the site as they deem necessary for the performance of their functions.
5. The parties acknowledge and agree that nothing contained in this Agreement shall require the Company to provide the County or the EDC with any confidential, personal or otherwise sensitive employee information.
6. No EDATE Exemption shall be granted for any Tax Year within the Exemption Period unless it is determined that the Company is in full compliance with the Business Maintenance and Continuing Performance Conditions as set forth in Section 3 of this Agreement.

SECTION 5: COMPLIANCE WITH EDATE EXEMPTION ORDINANCE.

In conjunction with the execution of this Agreement, the County will adopt an Exemption Ordinance. The Company shall comply with all terms and conditions set forth in the Exemption Ordinance, as well as any policies, procedures and guidelines adopted by the County related to the EDATE Exemption. The Company shall be provided copies of any such policy, procedures and guidelines.

SECTION 6: ADMINISTRATION OF PERFORMANCE

REQUIREMENTS. The Company's compliance with this Agreement shall be annually reviewed to determine that it has satisfied the Business Maintenance and Continuing Performance Conditions set forth in Section 3 of this Agreement.

- A. In the event the Company fails to satisfy the Business Maintenance and Continuing Performance Conditions set forth in Section 3 of this Agreement or fails to comply with the Exemption Ordinance, then it shall not be entitled for an EDATE Exemption for that Tax Year. The failure to satisfy the Business Maintenance and Continuing Performance Conditions for a Tax Year within the Exemption Period shall not preclude the Company from qualifying for an EDATE Exemption under this Agreement for a subsequent Tax Year. However, the Company must continue to be in full compliance with all of the requirements of the Business Maintenance and Continuing Performance Conditions set forth in Section 3 of this Agreement for that particular Tax Year.
- B. If it is determined that for any Tax Year within the Exemption Period, that the Company was not entitled to receive such Exemption, then the County shall be entitled to seek payment of the taxes for that Tax Year along with attorney's fees, costs and interest at the maximum rate allowed by law.
- C. This section shall survive termination of this Agreement.

SECTION 7: ASSIGNMENT. The rights and privileges granted pursuant to the Exemption and this Agreement are not assignable or transferable in any manner without the written consent of the County and the amendment of the Ordinance.

SECTION 8: BINDING EFFECT, REPRESENTATIONS AND WARRANTIES.

- A. This Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties and their respective successors, notwithstanding changes in corporate or other governance.
- B. The Company represents and warrants to the County that as of the date hereof and throughout the term of this Agreement:
 - 1. The Company is a for profit corporation, authorized to do business in the State of Florida, maintains a place of business

within the State of Florida, and is validly existing and is doing business in the State of Florida as Gulf Group Air, Inc..

2. The Company has the power and authority to own its properties and assets and to carry on its business as now being conducted and has the power and authority to execute and perform this Agreement.
3. This Agreement: (a) is the lawful, valid and binding agreement of the Company in its corporate name enforceable against the Company in accordance with its terms; (b) does not violate any order of any court or other agency of government binding on the Company, the charter documents of the Company or any provision of any indenture, agreement or other instrument to which the Company is a party; and (c) does not conflict with, result in a breach of, or constitute an event of default, or an event which, with notice or lapse of time, or both, would constitute an event of default, under any material indenture, agreement or other instrument to which the Company in its corporate name is a party;
4. The Company has not received written notice of any action having been filed against the Company that challenges the validity of this Agreement or the Company's right and power to enter into and perform this Agreement; and
5. The signatory hereto has the authority to execute this Agreement and to bind the Company to the terms and conditions set forth herein.

SECTION 9: TERM AND TERMINATION. This Agreement shall be effective upon its full execution. Unless terminated for cause in accordance with applicable law, this Agreement shall terminate upon expiration of the Exemption Period.

SECTION 10: ADDITIONAL PROVISIONS.

- A. **VALIDITY.** After consultation with their respective legal counsel, the County and the Company each represents and warrants to the

other its respective authority and power under Florida law to enter into this Agreement, acknowledges the validity and enforceability of this Agreement, and waives any future right of defense based on claim of illegality, invalidity or unenforceability of any nature.

- B. **AMENDMENTS.** This Agreement may be amended, in writing, by the mutual consent of the parties.
- C. **INDEMNIFICATION.** To the fullest extent permitted by law, the Company shall indemnify and hold harmless the County and the EDC, its officers and employees from liabilities, damages, losses, and costs including but not limited to reasonable attorney fees, to the extent caused by the negligence, recklessness, or intentional wrongful conduct of the Company and other persons employed or utilized by the Company in the performance of this Agreement.

ENTIRE AGREEMENT. This Agreement constitutes the entire understanding between the parties with respect to the transaction contemplated herein and supersedes all prior written or oral negotiations, commitments or writings. All future modifications to this agreement shall be in writing signed by both parties.

- D. **ATTORNEYS FEES.** If any legal action is brought by either party relating to this Agreement, the prevailing party will be entitled to reimbursement by the other party of its reasonable attorneys' fees and costs.
- E. **GOVERNING LAW AND VENUE.** This Agreement shall be interpreted in accordance with the laws of the State of Florida without regard to its principles of conflicts of laws. Venue for any legal proceedings arising out of this Agreement shall be in Okaloosa County, Florida.
- F. **NOTICES.** Any notices required under this Agreement shall be in writing and be addressed to the parties as shown below. Notices shall be delivered by certified or registered first class mail or by commercial courier service and shall be deemed to have been given or made as of the date received.

NOTICES:

AS TO THE COUNTY:

John Hofstad
County Administrator
1250 N. Eglin Parkway, Suite 102
Shalimar, FL 32579

AS TO ONE OKALOOSA ECONOMIC DEVELOPMENT COUNCIL:

Nathan Sparks, Executive Director
One Okaloosa EDC
1170 Martin Luther King Jr. Blvd, Bldg 7, Suite 717
Fort Walton Beach, FL 32547

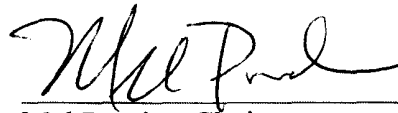
AS TO COMPANY:

Gulf Air Group, Inc.
Tim Rhyne, President
5489 Fairchild Road, Hangar # 7
Crestview, FL 32539

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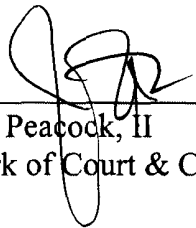
IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year first hereinabove written.

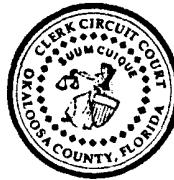
OKALOOSA COUNTY
BOARD OF COUNTY COMMISSIONERS



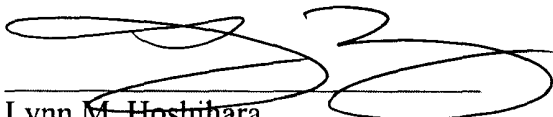
Mel Ponder, Chairman

ATTEST:



J.D. Peacock, II
Clerk of Court & Comptroller

APPROVED AS TO FORM:



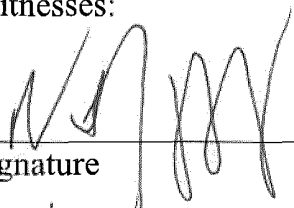
Lynn M. Hoshinara
County Attorney

GULF AIR GROUP, INC.

Michelle Wathery for Tim Rhyne
Tim Rhyne, President

Date: 8/25/2022

Witnesses:


Signature

Nestor Jose Cruz
Print Name


Signature

Cathy L. Weaver
Print Name

Exhibit “A”
Supplemental Application and DR 418
Gulf Group Air, Inc.

Economic Development Ad Valorem Tax Exemption Supplemental Application

NOTICE: This supplement application is to be used by the Applicant to provide additional information for review by the governing bodies in Okaloosa County and the entities involved with the process. The Department of Revenue DR-418 form must accompany this application for formal review by the Okaloosa County Property Appraiser's office. Access the DR-418 at <http://dor.myflorida.com/dor/property/forms/current/dr418.pdf>

1. BUSINESS INFORMATION

- A. Legal name of the Applicant: Gulf Air Group, Inc.
- B. Confidentiality Request in place: Yes ☒ No ☐
If yes, project name? Zeus
- C. Business Address: 5486 Fairchild Road
City Crestview State/Province FL Zip Code 32539
- D. Type of Business Aviation

2. PROJECT OVERVIEW

- A. Which of the following best describes the Applicant:
☐ New business to Florida ☒ Existing Florida business creating and/or retaining jobs
- B. What is the decision making timeframe of the Project? 3 months
- C. Please provide the address of the proposed permanent location of the project: Part of 11-3N-23-0000-0010-0000; Fairchild Rd
City Crestview State/Province FL Zip Code 32539
- D. Within city or town limits? Yes ☐ No ☒ If yes, which city/town?
- E. Number of existing full-time employees? 102 Average wage of existing employees? \$89,000

3. JOB AND WAGE OVERVIEW

- A. How many, new to Okaloosa, Full-Time Equivalent Jobs are projected to be created as part of 55 this Project?
- B. What is the projected annualized average wage (excluding benefits) of the new Full-Time Equivalent jobs created as part of this Project? \$89,000
- C. What is the projected annualized average cost to the Applicant of benefits for each new job created as part of this Project? \$45,000

Provide the job creation schedule to which you commit. If your job creation schedule extends past 3 years, please feel free to add additional rows.

Phase	Number of net new full-time equivalent jobs created	Date by which jobs will be created
I	10	12/31/2025
II	15	12/31/2026
III	10	12/31/2027
IV	10	12/31/2028
V	10	12/31/2029
Total	55	

4. CAPITAL INVESTMENT OVERVIEW

- A. Describe the capital investment in connection with the Project in real and personal property (Examples: construction of new facility; remodeling of facility; upgrading, replacing, or buying new equipment.): \$9.1M Hangar Constructed on county leased parcel 11-3N-23-0000-0010-0000: over \$5M furniture & equipment transferred from Alabama or newly procured between 2022-2026.
- B. Identify whether the Project will be located in a/an:
☐ Leased space with renovations or build out
☐ Newly constructed building(s) on newly acquired land
☐ Newly constructed building(s) on previously acquired land
☐ Newly acquired existing building(s) with renovations
☐ Addition to previously acquired existing building(s)
☒ Other (please describe in 4A above)
- C. New construction value: \$9.1M
- D. What year will renovations or construction for this project end? 2024

Please contact One Okaloosa EDC prior to completing this application. One Okaloosa EDC must formally present these documents to the respective governing bodies with a completed/signed DR-418 and exemption schedule from the Property Appraiser.

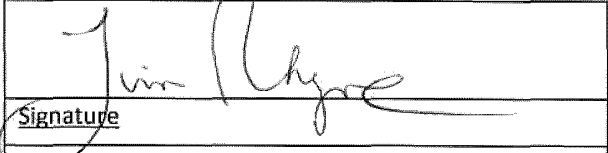
Economic Development Ad Valorem Tax Exemption Supplemental Application

E. Value of new equipment or machinery: \$300,000 office and various tools/equipment between 2024-2026

F. What year will the last piece of equipment be purchased? 2026

SIGNATURES

The undersigned person hereby affirms that he or she has been duly authorized and empowered to verify, execute and deliver this Application, that he or she has read this Application (including all attachments hereto) and he or she has knowledge of all of the facts stated herein, and that this Application, and all information submitted in connection herewith, is complete and accurate and contains no misstatements, misrepresentations, or omissions of material facts, to the best of his or her knowledge and belief.

	4/1/2022
<u>Signature</u>	<u>Date</u>
Tim Rhyne	President
<u>Name</u>	<u>Title</u>
<u>Title</u>	<u>E-mail Address</u>
Gulf Air Group, Inc.	Tim.Rhyne@gulfairgroup.com
<u>Company</u>	

ANNUAL RENEWAL PROCESS CONTACT INFORMATION

Please identify the contact information for the EDATE Annual Renewal Process (individual responsible for renewal process)

Tim Rhyne	President
<u>Name</u>	<u>Title</u>
850-682-8411	Tim.Rhyne@gulfairgroup.com
<u>Phone Number</u>	<u>E-Mail Address</u>
5486 Fairchild Road, Hangar #7; Crestview, FL 32539	
<u>Mailing Address</u>	

Please be sure to attach the proper incentive attachment sheet (DR-418)

Please contact One Okaloosa EDC prior to completing this application. One Okaloosa EDC must formally present these documents to the respective governing bodies with a completed/signed DR-418 and exemption schedule from the Property Appraiser.

Economic Development Ad Valorem Tax Exemption Supplemental Application

FOR DEFERRAL OF PAYMENT OF CAPACITY EXPANSION CHARGES – COUNTY

A. Will there be multiple phases to this project? Yes ☐ No ☒ If yes, how many?

B. Please list the utility requirements for **WATER** in the chart below.

Average Consumption	Information	Units
Daily (average)	Based on Sanford, AL	1167
Daily (peak)		
Monthly (average)		35450
Annually (average)		425600

C. Please list the utility requirements for **SEWER** in the chart below.

Average Consumption	Information	Units
Daily (average)	Based on Andalusia, AL	1345
Daily (peak)		
Monthly (average)		40830
Annually (average)		489950

D. What year will construction for this project begin? 2022

EDC Certification for Capacity Expansion Charges Deferral Program

The undersigned person hereby affirms that he or she has been duly authorized and empowered to verify and certify on behalf of the Economic Development Council of Okaloosa County that this project is a high-impact project within a target industry business as established under the provisions of section 288.106, Florida Statutes based on the information provided above in addition to other state applications (if applicable). It has been verified that this is a non-residential business, creating a minimum of 100 new high impact jobs and/or will provide a capital investment at least ten million dollars (\$10,000,000).

EDC Certification does not serve as a contract or formal approval of the incentives applied for in this application. The County is authorized, but not obligated to enter into an agreement for a deferral.

<u>Signature</u>		<u>Date</u>
<u>Name</u>		<u>Title</u>

Please contact One Okaloosa EDC prior to completing this application. One Okaloosa EDC must formally present these documents to the respective governing bodies with a completed/signed DR-418 and exemption schedule from the Property Appraiser.

Economic Development Ad Valorem Tax Exemption Supplemental Application

Please contact One Okaloosa EDC prior to completing this application. One Okaloosa EDC must formally present these documents to the respective governing bodies with a completed/signed DR-418 and exemption schedule from the Property Appraiser.

General Information

Ad Valorem property tax exemptions can be granted to new and expanding businesses only after the voters of a city and/or county vote in a referendum to allow that city or county to grant exemptions. Section 196.1995, Florida Statutes, requires that a referendum be held if: (1) The Board of County Commissioners or governing authority of a municipality (city or county commission) votes to hold such a referendum, or (2) If the county or city commission receives a petition signed by ten percent of the registered voters of the county or city. This referendum question can then be placed before the voters of a city or county at any regular election or special election called for voting on the tax incentive referendum or for any other purpose.

If the voters authorize exemptions, a company must first meet the definitions of a new or expanding business as stated in s. 196.012 (15) and (16), F.S.

The expansion must be on the same or a collocated site of the business current operations.

If a business meets one of the above definitions as a new or expanding business, it must then file this application with the county or city commission or both.

After the city or county commission receives this application, it must submit the application to the county property appraiser for review. After the property appraiser makes the report as to the fiscal impact of granting the exemption, the county or city commission shall then adopt an ordinance in the usual manner-granting the exemption, if it chooses to do so.

A business cannot receive exemption from school taxes or water management district taxes. Also a business must pay taxes that were voted by the voters of a city or county to pay for bond issues and other special tax levies authorized by the voters of a city or county.

The exemption can only be for the improvements to the real property and for tangible personal property. The land on which the new or expanding business is to be located will still be taxed and taxes must be paid on it.

The action taken by a city or county commission can only exempt the taxes paid to that governmental body. A city can only exempt its taxes; a county can only exempt its taxes. All other taxes must be paid.

Statutory Definitions

Section 196.011 Annual application required for exemption .—

(1)(a) Every person or organization who, on January 1, has the legal title to real or personal property, except inventory, which is entitled by law to exemption from taxation as a result of its ownership and use shall, on or before March 1 of each year, file an application for exemption with the county property appraiser, listing and describing the property for which exemption is claimed and certifying its ownership and use. The Department of Revenue shall prescribe the forms upon which the application is made. Failure to make application, when required, on or before March 1 of any year shall constitute a waiver of the exemption privilege for that year, except as provided in subsection (7) or subsection (8).

Section 196.012(15) and (16), Florida Statutes (15) "New business" means:

(a)1. A business establishing 10 or more jobs to employ 10 or more full-time employees in this state, which manufactures, processes, compounds, fabricates, or produces for sale items of tangible personal property at a fixed location and which comprises an industrial or manufacturing plant;

2. A business establishing 25 or more jobs to employ 25 or more full-time employees in this state, the sales factor of which, as defined by s.220.15(5), for the facility with respect to which it requests an economic development ad valorem tax exemption is less than 0.50 for each year the exemption is claimed; or

3. An office space in this state owned and used by a corporation newly domiciled in this state; provided such office space houses 50 or more full-time employees of such corporation; provided that such business or office first begins operation on a site clearly separate from any other commercial or industrial operation owned by the same business.

(b) Any business located in an enterprise zone that first begins operation on a site clearly separate from any other commercial or industrial operation owned by the same business.

(c) A new business that is situated on property annexed into a municipality and that, at the time of annexation, is receiving an economic development ad valorem tax exemption from the county under s. 196.1995.

(16) "Expansion of an existing business" means:

(a)1. A business establishing 10 or more jobs to employ 10 or more full-time employees in this state, which manufactures, processes, compounds, fabricates, or produces for sale items of tangible

personal property at a fixed location and which comprises an industrial or manufacturing plant; or

2. A business establishing 25 or more jobs to employ 25 or more full-time employees in this state, the sales factor of which, as defined by s. 220.15(5), for the facility with respect to which it requests an economic development ad valorem tax exemption is less than 0.50 for each year the exemption is claimed; provided that such business increases operation on a site collocated with a commercial or industrial operation owned by the same business, resulting in a net increase in employment of not less than 10 percent or an increase in productive output of not less than 10 percent.

(b) Any business located in an enterprise zone that increases operations on a site collocated with a commercial or industrial operation owned by the same business.

Section 196.1995 Economic development ad valorem tax exemption.—

(6) With respect to a new business as defined by s. 196.012(15)(c), the municipality annexing the property on which the business is situated may grant an economic development ad valorem tax exemption under this section to that business for a period that will expire upon the expiration of the exemption granted by the county. If the county renews the exemption under subsection (7), the municipality may also extend its exemption. A municipal economic development ad valorem tax exemption granted under this subsection may not extend beyond the duration of the county exemption.

Section 220.15(5), Florida Statutes.

(5) The sales factor is a fraction the numerator of which is the total sales of the taxpayer in this state during the taxable year or period and the denominator of which is the total sales of the taxpayer everywhere during the taxable year or period.

(a) As used in this subsection, the term "sales" means all gross receipts of the taxpayer except interest, dividends, rents, royalties, and gross receipts from the sale, exchange, maturity, redemption, or other disposition of securities. However:

1. Rental income is included in the term if a significant portion of the taxpayer's business consists of leasing or renting real or tangible personal property; and

2. Royalty income is included in the term if a significant portion of the taxpayer's business consists of dealing in or with the production, exploration, or development of minerals.

(b)1. Sales of tangible personal property occur in this state if the property is delivered or shipped to a purchaser within this state, regardless of the f.o.b. point, other conditions of the sale, or ultimate destination of the property, unless shipment is made via a common or contract carrier.

2. When citrus fruit is delivered by a cooperative for a grower-member, by a grower-member to a cooperative, or by a grower-participant to a Florida processor, the sales factor for the growers for such citrus fruit delivered to such processor shall be the same as the sales factor for the most recent taxable year of that processor. That sales factor, expressed only as a percentage and not in terms of the dollar volume of sales, so as to protect the confidentiality of the sales of the processor, shall be furnished on the request of such a grower promptly after it has been determined for that taxable year.

3. Reimbursement of expenses under an agency contract between a cooperative, a grower-member of a cooperative, or a grower and a processor is not a sale within this state.

(c) Sales of a financial organization, including, but not limited to, banking and savings institutions, investment companies, real estate investment trust, and brokerage companies, occur in this state if derived from:

1. Fees, commissions, or other compensation for financial services rendered within this state;

2. Gross profits from trading in stocks, bonds, or other securities managed within this state;

3. Interest received within this state, other than interest from loans secured by mortgages, deeds of trust, or other liens upon real or tangible personal property located in this state, and dividends received within this state;

4. Interest charged to customers at places of business maintained within this state for carrying debit balances of margin accounts, without deduction of any costs incurred in carrying such accounts;

5. Interest, fees, commissions, or other charges or gains from loans secured by mortgages, deeds of trust or other liens upon real or tangible personal property located in this state or from installment sale agreements originally executed by a taxpayer or the taxpayer's agent to sell real or tangible personal property located in this state;

6. Rents from real or tangible personal property located in this state; or

7. Any other gross income, including other interest, resulting from the operation as a financial organization within this state.

In computing the amounts under this paragraph, any amount received by a member of an affiliated group (determined under s. 1504(a) of the Internal Revenue code, but without reference to whether any such corporation is an "includable corporation" under s. 1504(b) of the Internal Revenue code) from another member of such group shall be included only to the extent such amount exceeds expenses of the recipient directly related thereto.

ESTIMATED TPP Effective 12/31/2024

TANGIBLE PERSONAL PROPERTY TAX RETURN

CONFIDENTIAL

DR-405, R. 01/18
Rule 12D-16.002, F.A.C.
Eff. 01/18

Return to property appraiser by April 1 to avoid penalty.

Okaloosa County Tax year Select Year

Business name (DBA-Doing Business As) and mailing address:

Enter your account number, name, and address below. Mail this form to your County Property Appraiser.

Account number

Name and address

DBA: Crestview Maintenance Center
Gulf Air Group, Inc
5486 Fairchild Rd Hangar #7
Crestview, FL 32539Federal Employer
Identification Number

59-2821261

NAICS 481000

If name and address is incorrect, please make needed corrections.

1. Owner or person in charge Business/corporate name	Tim Rhyme CMC - Gulf Air Group, Inc	Phone (850) 682-8411
2. Physical location (no PO Boxes)	Bob Sikes Airport - Crestview FL Parcel #11-3N-23-0000-0010-0000	
3. Do you file a TPP tax return under any other name?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Name on most recent return or tax bill Gulf Air Group, Inc	
4. Date you began business in this county	07/02/1987	
5. Fiscal year end date	If before 12/31 last year, does this return reflect additions/deletions through Dec 31? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
6. Type or nature of your business	Aviation - Maintenance Trade levels (check all that apply) <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input type="checkbox"/> Manufacturing <input type="checkbox"/> Professional <input type="checkbox"/> Service <input type="checkbox"/> Agricultural <input type="checkbox"/> Leasing/rental <input type="checkbox"/> Other, specify:	
7. Did you file a TPP return in this county last year?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Name and location Gulf Air Group, Inc 5486 Fairchild Rd Crestview FL	
8. Former owner of business		
9. If sold, to whom?	Date sold	

Personal Property Summary Schedule - Enter totals from page 2 or from an attached Itemized list or depreciation schedule with original cost and date of acquisition.

	Taxpayer's Estimate of Fair Market Value	Original Installed Cost	For Property Appraiser Use Only
10 Office furniture, office machines, and library		\$ 231,468.08	
11 EDP equipment, computers, and word processors		\$ 55,429.25	
12 Store, bar and lounge, and restaurant furniture, equipment, etc.			
13 Machinery and manufacturing equipment		\$ 1,461,688.05	
14 Farm, grove, and dairy equipment			
15 Professional, medical, dental, and laboratory equipment			
16 Hotel, motel, and apartment complex			
16a Rental units (stove, refrigerator, furniture, drapes, and appliances)			
17 Mobile home attachments (carport, utility building, cabana, porch, etc.)			
18 Service station and bulk plant equipment (underground tanks, lifts, tools)			
19 Signs (billboard, pole, wall, portable, directional, etc.)			
20 Leasehold improvements - grouped by type, year of installation, and description		\$ 9,500,000.00	
21 Pollution control equipment			
22 Equipment owned by you but rented, leased or held by others			
23 Supplies not held for resale		\$ 6,000.00	
24 Renewable energy source devices			
25 Other, specify:		\$ 3,600,000.00	
TOTAL PERSONAL PROPERTY		\$ 0.00	\$ 14,854,585.38

I declare I have read this tax return and the accompanying schedules and statements. The facts in them are true. If prepared by someone other than the taxpayer, the preparer signing this return certifies that this declaration is based on all information he or she has knowledge of.

Signature taxpayer	Print name	Title	Date
Signature preparer	Print name	Preparer ID	Date
Address		Phone	

<input checked="" type="checkbox"/> \$25,000 <input type="checkbox"/> Widowed <input type="checkbox"/> Blind <input type="checkbox"/> Total disability <input type="checkbox"/> Other, specify	Less Exemptions Taxable Value Penalties	
Signature, deputy		Date

Sign and date your return, send the original to the county property appraiser's office by April 1. Unsigned returns cannot be accepted by the appraiser's office. If you are entitled to a widow's, widower's, or disability exemption on personal property (not already claimed on real estate), consult your appraiser.

TANGIBLE PERSONAL PROPERTY

DR-405, R. 01/18, Page 2

Report all property owned by you including fully depreciated items still in use.

ASSETS PHYSICALLY REMOVED DURING THE LAST YEAR									
Description	Age	Year Acquired	Taxpayer's Estimate of Fair Market Value	Original Installed Cost	Disposed, sold, or traded and to whom?				
LEASED, LOANED, OR RENTED EQUIPMENT			Complete if you hold equipment belonging to others.			Lease Purchase Option			
Name and Address of Owner or Lessor	Description		Year Acquired	Year of Manufacture	Monthly Rent	Original Installed Cost			
Pallas Aviation 13600 Heritage Pkwy Ft Worth TX 76177	Various Maintenance Equipment		2021	2020		\$ 3,600,000.00			
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
						Yes <input type="checkbox"/> No <input type="checkbox"/>			
						Yes <input type="checkbox"/> No <input type="checkbox"/>			
SCHEDULE FOR LINE 22, PAGE 1			Equipment owned by you but rented, leased, or held by others. Enter total on page 1.						
Lease Number	Name/address of lessee Actual physical location	Description	Age	Year Acquired	Monthly Rent	Term	Taxpayer's Estimate of Fair Market Value	Cond*	Original Installed Cost New
SCHEDULES FOR PAGE 1, LINES 10 - 21 and 23 - 25							APPRAISER'S USE ONLY		
10	Enter line number from page 1. Description	Age	Year Acquired	Taxpayer's Estimate of Fair Market Value	Cond*	Original Installed Cost	Cond*	Value	
	see attached schedule (transfer in)				good	\$ 181,468.08			
	Misc Furniture/Office Equipment for new site		2022-24			\$ 50,000.00			
Enter totals on page 1.		TOTAL		\$ 0.00	TOTAL	\$ 231,468.08	TOTAL		
11	Enter line number from page 1. Description	Age	Year Acquired	Taxpayer's Estimate of Fair Market Value	Cond*	Original Installed Cost	Cond*	Value	
	Camera, Digital		02/04/21		good	\$ 405.53			
	4 computers, @ 1,255.93 ea, V OptiPlex 500		11/05/20		good	\$ 5,023.72			
	Various new EDP for new site		2022-24		good	\$ 50,000.00			
Enter totals on page 1.		TOTAL			TOTAL	\$ 55,429.25	TOTAL		
13	Enter line number from page 1. Description	Age	Year Acquired	Taxpayer's Estimate of Fair Market Value	Cond*	Original Installed Cost	Cond*	Value	
	see attached schedule (transfer in)				good	\$ 361,688.05			
	new Maintenance Platform (not yet complete)		2022		good	\$ 900,000.00			
	Misc Equipment/Tools		2022-26		good	\$ 200,000.00			
Enter totals on page 1.		TOTAL			TOTAL	\$ 1,461,688.05	TOTAL		

*Condition: enter good, avg (average), or poor.

Add pages, if needed.

See instructions on pages 3 and 4.

FL TPP Line	Asset Description *	Age	Year Acquired	Taxpayer's Estimate of FMV	Condition	Cost	Asset ID	Appr Cond	Appr Value
	10 Shelving System		11/1/2020		Good		\$73,821.00 001753		
	10 Shelving System		11/1/2020		Good		\$56,930.30 001754		
	10 Dehumidifier		8/24/2021		Good		\$2,672.99 001802		
	10 Copier, Cannon ImageRunner w Feeding Unit AK1		2/1/2021		Good		\$3,856.45 001764		
	10 Ice machine		10/1/2020		Good		\$1,276.94 FFE61		
	10 CABINET FLAMMABLE STORAGE		10/4/2020		Good		\$799.52 FFE63		
	10 Table, Mobile Machine		10/6/2020		Good		\$319.54 FFE64		
	10 CABINET		10/15/2020		Good		\$936.24 FFE65		
	10 3 Shredders 231.09 ea		11/1/2020		Good		\$693.28 FFE66		
	10 Tables Steel Mobile		1/1/2021		Good		\$605.31 FFE73		
	10 2 Cart Steel @ 558.75 ea		1/1/2021		Good		\$1,117.49 FFE74		
	10 3 Stools Work @ 313.13 ea		1/1/2021		Good		\$939.39 FFE75		
	10 2 Dolly / Poly Spill Drum / @ 222.78 ea		1/12/2021		Good		\$445.55 FFE78		
	10 WORKBENCH, KIT: 3505 SERIES		2/4/2021		Good		\$808.15 FFE83		
	10 Cabinet, Storage with shelves / 1291.73 ea / ULINE		2/5/2021		Good		\$1,291.73 FFE84		
	10 Board, Dry Erase		2/18/2021		Good		\$283.85 FFE89		
	10 Rack, Pallet with 2 shelves		2/18/2021		Good		\$439.09 FFE90		
	10 Table, Office		2/18/2021		Good		\$357.99 FFE91		
	10 Cabinet, Poly Corrosive		2/25/2021		Good		\$290.93 FFE92		
	10 Unit, 4 drawer		6/22/2021		Good		\$1,685.82 FFE93		
	10 Cabinet, 36x24x78 102 bins		8/2/2021		Good		\$1,367.70 FFE94		
	10 Cabinet, slimline, flammable, yellow		8/2/2021		Good		\$618.49 FFE95		
	10 Desk, cabinet shop w/ lower panel		8/2/2021		Good		\$490.91 FFE96		
	10 2 Cabinet, 36x24x78, 90 bins @ 1242.12		8/2/2021		Good		\$2,484.24 FFE97		
	10 2 Mat, 3x5 black @ 263.72		8/2/2021		Good		\$527.44 FFE98		
	10 Table, Packing 60x30		8/31/2021		Good		\$629.78 FFE99		
	10 3 Fans / Pedestal @ 445.71 ea		9/22/2021		Good		\$1,337.13 FFE101		
	10 3 Ladders / Folding Step @ 208.38 ea		9/22/2021		Good		\$625.15 FFE102		
	10 3 Tables manual lift @ 1148.31 ea		9/23/2021		Good		\$3,444.92 FFE103		
	10 18 lockers, storage @ 592.19 each		9/30/2021		Good		\$10,639.48 FFE104		
	10 3 speakers outdoor @ 465.05 ea		10/1/2020		Good		\$1,392.88 COM07		
	10 Workbench, Mobile 5000 lb capacity		11/23/2020		Good		\$1,208.03 MAC45		
	10 Misc purchases		7/16/1905		Good		\$50,000.00 not yet purchased		
	10 5 WORKBENCH MOBILE 72 x 36 x 13/4 MAPLE TOP / \$1383.68 ea		3/4/2021		Good		\$7,112.39 MAC51		
10 Total							\$231,488.08		
	11 Camera, Digital		2/4/2021		Good		\$405.53 FFE82		
	11 Misc Purchases		7/16/1905		Good		\$50,000.00 not yet purchased		
	11 4 computers, @ 1,255.93 ea, V OptiPlex 5080 SFF BTX System		11/5/2020		Good		\$5,023.72 COM08		
11 Total							\$55,429.25		
	13 Building, Chemical Storage		12/16/2020		Good		\$42,172.00 001752		
	13 2 Shoring, Wing (sys# 1756&1757)		11/10/2020		Good		\$16,480.00 001756		
	13 Puller, Rotot Alternator		11/23/2020		Good		\$8,376.23 001758		
	13 Test Set, TD AMP		12/21/2020		Good		\$29,960.00 001759		
	13 Pump, Oil Portable with Gun, 30 ft Hose		1/13/2021		Good		\$2,593.27 001760		
	13 7 Cradle (sys# 1765-1771)		1/26/2021		Good		\$86,599.03 001765		
	13 Booth, Paint portable		1/1/2021		Good		\$7,328.03 001773		
	13 2 Workbench, Kit: 4000 Series (sys# 1774&1775)		2/4/2021		Good		\$8,221.70 001774		
	13 Tank, Gasoline Storage, 500 gallon		3/23/2021		Good		\$8,292.76 001780		
	13 Ground Power Unit, 4400 90KVA trailer		3/12/2021		Good		\$70,107.46 001783		
	13 Rack, Extrusion		1/1/2021		Good		\$4,341.80 001784		
	13 2 Cradle (sys# 1792&1793)		5/25/2021		Good		\$27,130.00 001792		
	13 Cradle		5/25/2021		Good		\$19,569.00 001793		
	13 DRUM DUMPER, FORKLIFT TILTING		10/1/2020		Good		\$2,138.40 FFE80		
	13 LEG EXTENSION, 2 HOLE		10/1/2020		Good		\$4,524.00 FFE62		
	13 5 BLANKS, OVERWING A.B.C.D / 227.37 ea		12/21/2020		Good		\$1,136.88 FFE67		
	13 JACKING STATION, AIRCRAFT		12/21/2020		Good		\$1,136.88 FFE68		
	13 JIG, ELEVATOR TORQUE TUBE FITTING		12/21/2020		Good		\$1,136.88 FFE69		
	13 TESTER, SCALE & LOADCELL / BP		12/21/2020		Good		\$1,136.88 FFE70		
	13 Floor Rack		1/1/2021		Good		\$459.62 FFE71		
	13 Sheet Metal Rack		1/1/2021		Good		\$459.63 FFE72		
	13 Engine Change Kit		1/5/2021		Good		\$1,189.31 FFE76		
	13 Deck / Poly Drip		1/12/2021		Good		\$365.49 FFE77		
	13 2 Lid Latching for Drum Draining / @ 482.68 ea		1/12/2021		Good		\$965.37 FFE79		
	13 Hopper, Metal dumping		1/13/2021		Good		\$1,382.39 FFE80		
	13 Hopper, Metal Dumping		1/20/2021		Good		\$1,631.53 FFE81		
	13 Funnel, Steel Drum		2/6/2021		Good		\$363.43 FFE85		
	13 2 Lid, Latching Drum 30 gallon 475.42 ea		2/6/2021		Good		\$950.84 FFE86		
	13 Truck, Drum for 30 & 55 gallons		2/12/2021		Good		\$593.94 FFE87		
	13 Lid, Latching Drum 55 gallon		2/13/2021		Good		\$397.30 FFE88		
	13 Supports, Aircraft Tail / 656.58 ea		9/21/2021		Good		\$1,313.16 FFE100		
	13 Heat Gun		10/3/2020		Good		\$243.69 MAC37		
	13 meter Micor Ohm		10/3/2020		Good		\$1,022.54 MAC38		
	13 Meter Fluke 971		10/6/2020		Good		\$307.79 MAC39		
	13 Meter Fluke		10/20/2020		Good		\$587.24 MAC40		

13	Meter Fluke	10/20/2020	Good	\$806.70	MAC41
13	Protractor digital	10/20/2020	Good	\$262.78	MAC42
13	Fan, Exhaust	11/5/2020	Good	\$871.74	MAC43
13	spray gun kit	11/18/2020	Good	\$861.96	MAC44
13	Socket Set, 1/4 IN DR 10 PC 12 PT	12/1/2020	Good	\$886.06	MAC45
13	Partition, Wire	12/8/2020	Good	\$1,846.21	MAC47
13	AIRPLANE CHOCK, 6 IN H, URETHANE, YELLOW @ 271.49 ea	2/9/2021	Good	\$542.98	MAC48
13	PACKER, WHEEL BEARING	3/3/2021	Good	\$311.91	MAC49
13	2 HAMMER PULLER SLIDE, 5 LB WT @ 237.16 ea	3/3/2021	Good	\$474.32	MAC50
13	Ratchet, Air with fittings	3/25/2021	Good	\$619.56	MAC52
13	ADAPTER	4/13/2021	Good	\$880.00	MAC53
13	HOLDER	4/13/2021	Good	\$550.00	MAC54
13	1, THROTTLE, YOKE SPREADER	4/13/2021	Good	\$550.00	MAC55
13	Jack, GARAGE 3T 1 EA CQT w/ warranty	5/7/2021	Good	\$211.18	MAC56
13	2 Posts, Jack with Locking Pin / 353.16 ea	6/1/2021	Good	\$706.33	MAC57
13	20 FLOOD LIGHT ORANGE @ 211.603 each	7/2/2021	Good	\$4,232.06	MAC58
13	Drill	7/16/2021	Good	\$266.94	MAC59
13	Maintenance Platform	12/31/2022	Good	\$900,000.00	not yet installed
13	Misc purchases	2024-2026	Good	\$200,000.00	not yet purchased
13	Tool, Insertion, Helical P/N 535	9/1/2021	Good	\$223.46	MAC60
13	Total			\$1,461,688.05	
				\$1,748,585.38	
15	Land will be leased from Okaloosa County and any structures revert to the county at the end of the lease: Leashold improvement 8.1M Hanger + misc improvements to support maintenance platforms or exterior improvements up to 400k through 2026. Total 9.5M			\$9,500,000.00	
23	NOTE: Supplies average about \$72,000 a year			\$6,000.00	
Leased	Maintenance Equipment: whatever taxes are due will be passed to us to pay			\$3,600,000.00	
Grand Total				\$14,854,585.38	

Exhibit “B”

Property Appraisers Findings Gulf Air Group, Inc.

Project Zeus County Abatements (10-Year Duration)
2023 Tax Start Year

	Abatable Tax Amounts by Year										Total
	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10	
Tangible Personal Property Taxes-County	1,895	5,270	5,010	5,176	4,683	4,106	3,517	2,843	2,282	1,795	36,577
Real Property Taxes-County	29,114	29,114	29,114	29,114	29,114	29,114	29,114	29,114	29,114	29,114	291,141
	31,009	34,384	34,124	34,290	33,797	33,220	32,631	31,957	31,396	30,909	327,718

Tangible Property

Total Cost Estimate \$1,748,585	Total Asmt Per Year	Abatable Tax Amount/Year	Cumulative Tax Amounts									
			Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
2023 Taxable Value	494,621	1,895	1,895									
2024 Taxable Value	1,375,701	5,270		7,165								
2025 Taxable Value	1,307,742	5,010			12,175							
2026 Taxable Value	1,351,231	5,176				17,351						
2027 Taxable Value	1,222,335	4,683					22,033					
2028 Taxable Value	1,071,948	4,106						26,140				
2029 Taxable Value	918,050	3,517							29,657			
2030 Taxable Value	742,216	2,843								32,500		
2031 Taxable Value	595,745	2,282									34,782	
2032 Taxable Value	468,574	1,795										36,577
		36,577	1,895	7,165	12,175	17,351	22,033	26,140	29,657	32,500	34,782	36,577
Cumulative Tax Amounts												

Real Property

Total Cost Estimate \$9,500,000	Total Asmt Per Year*	Abatable Tax Amount/Year	Cumulative Tax Amounts									
			Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
2023 Taxable Value	7,600,000	29,114	29,114									
2024 Taxable Value	7,600,000	29,114		58,228								
2025 Taxable Value	7,600,000	29,114			87,342							
2026 Taxable Value	7,600,000	29,114				116,456						
2027 Taxable Value	7,600,000	29,114					145,570					
2028 Taxable Value	7,600,000	29,114						174,684				
2029 Taxable Value	7,600,000	29,114							203,799			
2030 Taxable Value	7,600,000	29,114								232,913		
2031 Taxable Value	7,600,000	29,114									262,027	
2032 Taxable Value	7,600,000	29,114										291,141
		291,141	29,114	58,228	87,342	116,456	145,570	174,684	203,799	232,913	262,027	291,141
Cumulative Tax Amounts												

2021 Millage Rates Applied (County Portion: 3.8308)

Assumes No Change to Millage Rate or TPP Index Rates.

Estimate assumes Real property improvements are assessed at 80% of quoted cost to build

Assumes Market Value is Consistent for 10 Years

Quoted Assessments are subject to change as more details are provided



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 23, 2022

Honorable J. D. Peacock II
Clerk of the Circuit Court
Okaloosa County
101 East James Lee Boulevard
Crestview, Florida 32536-1359

Dear Honorable J.D. Peacock:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Okaloosa County Ordinance No. 22-20, which was filed in this office on September 22, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270