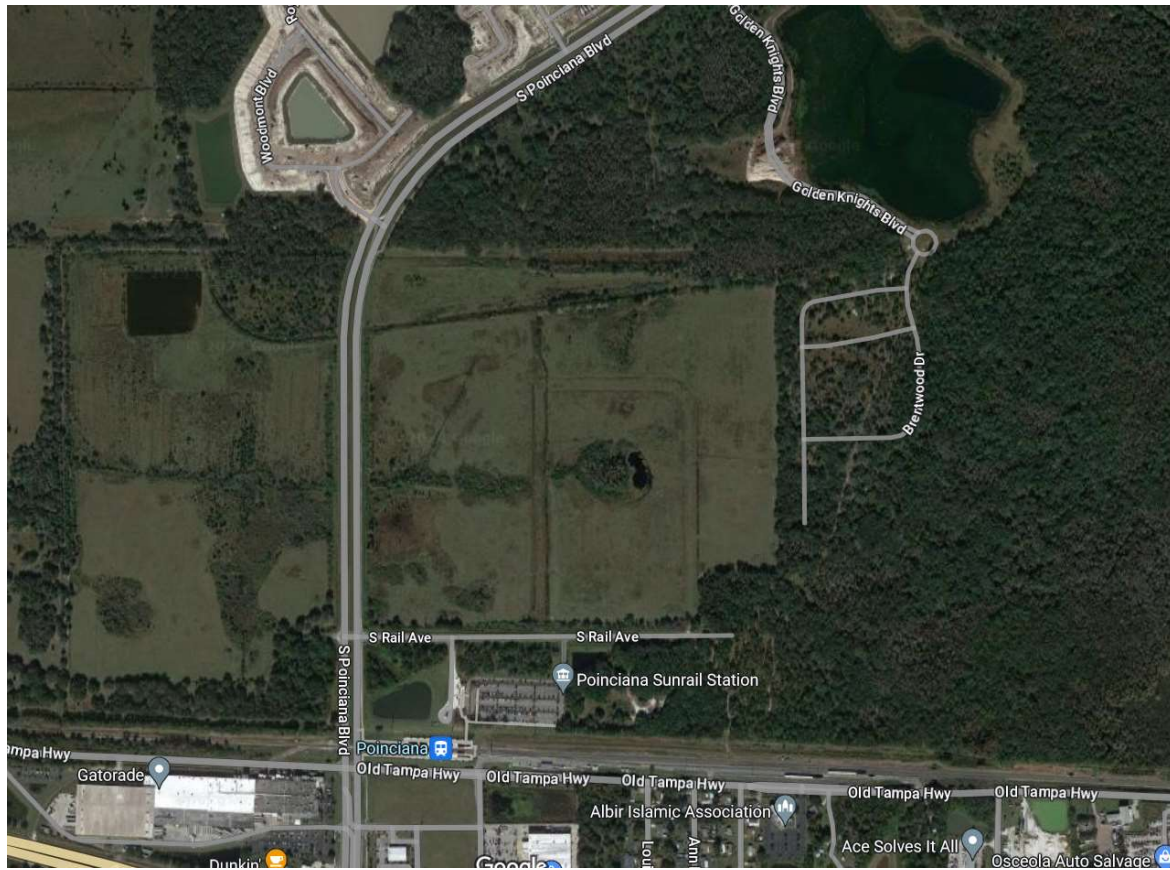


Acquisition and Development
Agreement with Panacea Global Energy
Incorporated

The good the bad the ugly.



The Property in
question. North of the
SunRail Station
3525284731000100A0

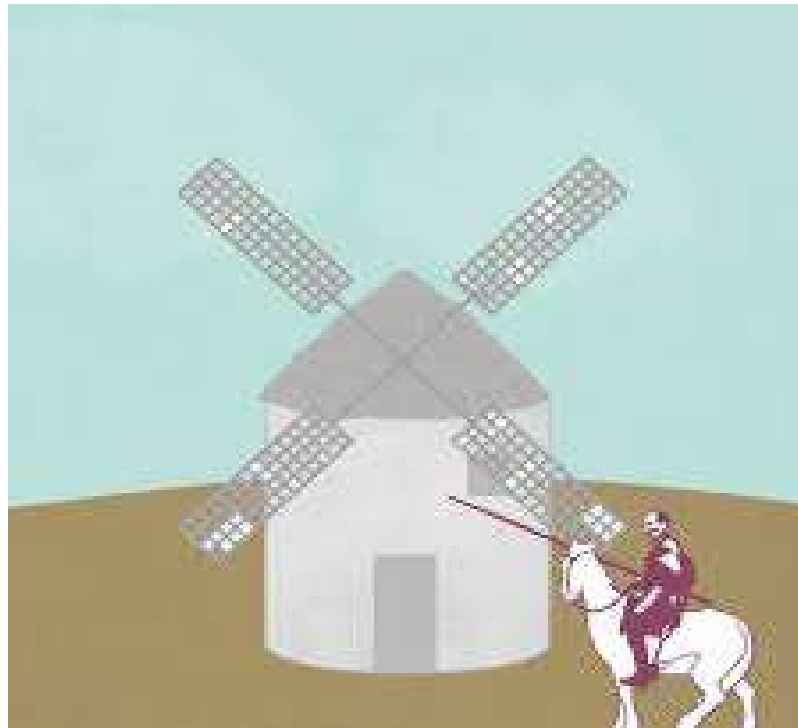


Areal View. Note the Proximity to the Old Tampa Highway intersection.



**WHAT WE'VE
GOT HERE
IS FAILURE TO
COMMUNICATE.**

Sometimes I feel like Don Quixote

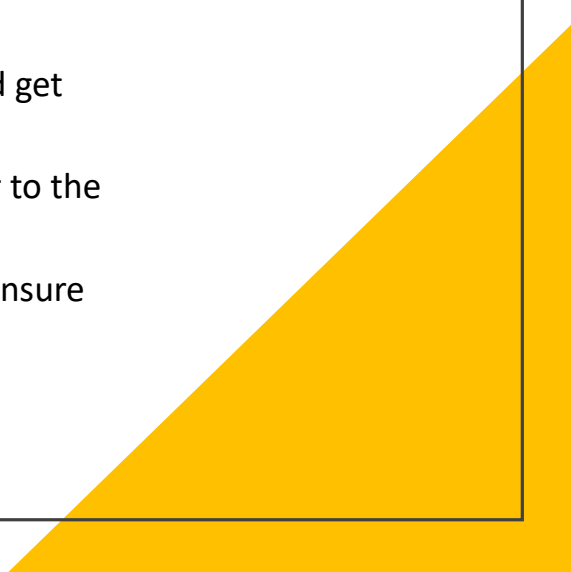


Government Incentives for Corporations

I am philosophically opposed to government incentives going businesses to encourage development or job growth.

- Ineffective promise never matches sales pitch
- Cost per job is high or unmeasurable
- Takes funding out of government services including the incremental funding needed to support the new project.
- The elected officials that approve the deal are rarely still in office when it is determined how successful the project was and what the ROI is.

General Process concerns with this project

- Was there a point in the process for public input before the final contract is up for approval?
 - It is in the consent section of the agenda with apparently no plan to discuss and get input from all board members on record.
 - Many others have raised safety and environmental impact concerns. I will defer to the advocates on those issues.
 - When this project moves forward the expectation is that the county staff will ensure all setbacks and safety requirements are met before occupancy is permitted.
- 
- A large yellow triangle is positioned in the bottom right corner of the slide, pointing towards the top right. It is partially cut off by the right edge of the slide.

Issues with section 4.03 Tax Credit

- The relief on Ad Valorem taxes pushes the cost of incremental services to the existing tax base.
- If the tax rate is held steady other programs and departments will have a smaller pie to get funds from. Also are impact fees going to be waived?
- Are all the Ad Valorem taxes being waved?

Ad Valorem Taxes

TAXING AUTHORITY

OSCEOLA CO

SAVE OSC MAN

EMER MED SRV

SCH STATE LW

SCH LOCAL BD

CAPITAL OUT'

DISCF'

SF'

Issues with Section 4.04 Equipment Credit

- Does this section bump the incentive per company from the 50k max in the app to 100k?
- Just for Panacea or for any company that establishes a plant at the site?



Issues Section 4.05 Job Creation

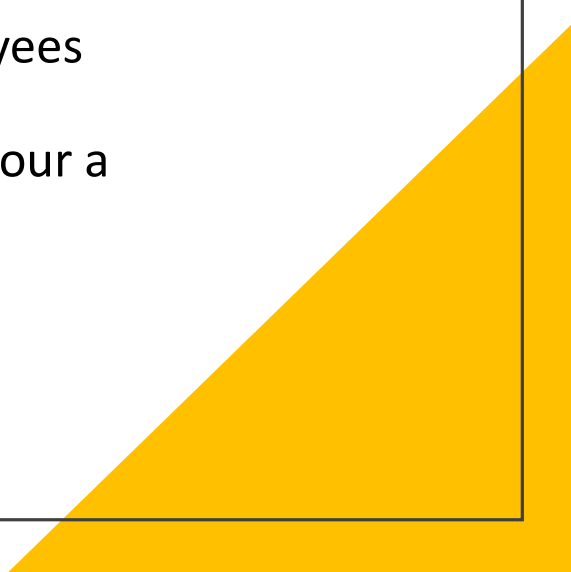
The job incentive scale should be bumped in section 4.05

- The current county median income is about 60,000 and full incentive should require 100,000 base not the current under 80,000. It should be clear that only monetary compensation counts toward the number
- No requirement for county residency
No incentives should be awarded unless 30% of work force is local and at least 20% of high paying jobs are local. If legally permissible should be included.

Section 3.05 Concern

- Some of the county Conveyance Milestones time frames appear very short.
 - Change to business days from calendar days if under 10 days.
 - Make 2 days the minimum
 - Make all 5-day intervals 6 days

Requirement for local community support should be added

- Sponsor Tutor Programs
 - Paid volunteer day and additional PTO to allow employees to volunteer at local nonprofits
 - Provide time for employees to tutor at local schools (hour a week)
 - Fund a new bus route
 - Provide mass transit incentives to employees
- 
- A yellow triangular graphic is located in the bottom right corner of the slide, pointing towards the top right.