

CHARLOTTE COUNTY ECONOMIC INCENTIVE DEVELOPMENT PROGRAM



CHARLOTTE COUNTY

ECONOMIC DEVELOPMENT

Your Business. Cleared for Takeoff.

APPLICATION FORM

APPLICANT: Darzac Modular, Inc.

APPLICATION NO.: 2020 -

The Charlotte County incentives summarized in this application are not intended to be a binding contract of final statement. The final incentive package will be determined when all qualifications and requirements have been identified and factored into the financial calculations. All incentives are subject to approval by the administrative agency or elected body responsible for the allocations of funds.

Applicants are encouraged to review the summary of incentives and related Ordinances. Applicants are welcome to engage legal representation to review the Application, Contracts and/or Agreements related to the Charlotte County Economic Development Incentive Programs.

Revision April 12, 2019

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Part I -- Applicant Information.

Application completed by: Steven L. Darby/ Vice President

(Name/Title)

(Signature)

(Date)

Contact Person, if different from above: _____

Mailing Address: 2638 Stonyhill Court, Cape Coral, Florida 33991

Phone Number: (239) 560-9986 Fax Number (239) 772-0141

Email Address: steve@dei-fla.com

Company Website: _____

Applicant's Actual Name
(if fictitious name is utilized): Darzac Modular, Inc.

Form of Enterprise: corporation
(e.g. sole proprietorship, general partnership, corporation, limited partnership or limited liability company)

Parent Company: _____

Applicant's EID Number: 85-2625885

State of Formation and Charter Number if Applicant is a corporation, limited partnership or a limited liability company:
Florida

State and County of Domicile if Applicant is a sole proprietorship or a general partnership:

Major Standard Industrial Classification (SIC): 20-39

Describe primary business activities currently performed at the Applicant's Charlotte County location (if any):

☐ None _____

Will this be: ☐ Existing Business – Expansion at Current Site in Charlotte County

☐ Existing Business – Expansion at New Site in Charlotte County

☐ Business Relocation to Charlotte County FROM _____

☐ New Business – New Facility for Existing Company

☒ Startup – New Company

☐ Other (Please Describe)

Type of Business:

Check as many as apply below. Identify industry cluster (if applicable):

☐ Wholesale/distribution ☒ Manufacturing ☐ Professional

☐ Services ☐ Construction ☐ Agricultural

☐ Other (explain) _____

Are you looking at areas other than Charlotte County: ☐ Yes ☒ No

What role will the Program play in the Applicant's decision to locate or expand in Charlotte County?

☐ The growing need for quality, affordable housing to fill the need for Charlotte County's Workforce, veteran's and retirees.

Part II -- Anticipated Program Benefits.

A. Anticipated commencement date of Applicant's Program Participation:

____ March 2021 _____

B. Anticipated completion date of Applicant's Program Participation, if any:

____ None _____

C. Describe the Applicant's primary business activities that will be performed in Charlotte County during the Program period, including any expansion activities. Include a full description of the Applicant's operations that will be impacted by Program funds. Please state how the Program will enhance the Applicant's operations. (Attached additional sheets as necessary.)

____ Manufacturer of affordable modular homes and development of County sites to accommodate such. This program will allow Darzac Modular to expand and fill the growing need for affordable housing in County of Charlotte.

Part III -- Anticipated Program Impact.

Please provide the following information *for each anticipated program year*:

A. The number of full-time or full-time equivalent new jobs to be created in Charlotte County.

Job Description	Number of Employees	Hire Date (mm/yy)	Total Payroll/year
Administration	4	01/21	\$ 332,800
Superintendent	1	03/21	\$ 72,800
Skilled carpenters	8	03/21	\$ 400,000
Finish personal	6	03/21	\$ 240,000
Labors	11	03/21	\$ 330,000

Total Employees: 30

Average Annual Salary: \$44,600

Annualized payroll that will be created by these positions: \$ 1,375,600

B. The number of full-time or full-time equivalent currently existing in Charlotte County.

Job Description	Number of Employees	Hire Date (mm/yy)	Total Payroll
None			

Total Employees: 0

Average Annual Salary:

C. The number of current full-time or full-time equivalent to be transferred to Charlotte County.

Job Description	Number of Employees	Hire Date (mm/yy)	Total Payroll

Total Employees: _____

Average Annual Salary: _____

F. Estimated sales at Applicant's Charlotte County location. \$__13,000,000/Year_____

G. Estimated sales derived from outside Charlotte County. ____55____%

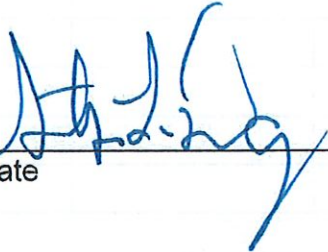
H. Estimated value of the buildings, fixtures and improvements to land, building and fixtures to be developed.

1. Value of land to be purchased	\$ 700,000
2. Value of building to be purchased	\$ 150,000
3. Value of building or addition to be constructed	\$ 500,000
4. Value of new capital equipment to be purchased	\$ 250,000
5. Value of capital equipment being transferred to County	\$
6. Value of land improvements	\$ 350,000
TOTAL Capital Investment as will be reflected on property tax rolls (real & personal)	\$ 1,950,000

Part IV -- Authorizations and Attachments.

Applicant hereby authorizes Charlotte County to contact credit reporting agencies, and other sources for the purpose of verifying information set forth herein or at any time furnished to County by Applicant. By execution hereof, Applicant represents to County that the information in this Application is true and accurate to the best of Applicant's knowledge and belief.

Signature/Date

 9/15/2020

Please include the following documents as attachments to this form:

- Financial statements and tax returns for the past three years and the company's most recent interim period financial statement.
- Bank references.
- Business plan.