

**INDIAN RIVER COUNTY
ECONOMIC DEVELOPMENT AD VALOREM
TAX ABATEMENT APPLICATION**



To be filed in the Community Development Department no later than March 1 of the year the exemption is desired to take effect.

I. APPLICANT INFORMATION:			
MOD UNITS LLC.		George Robb	
1914 Juno Landing Lane	North Palm Beach	Florida	33408
Address	City	State	Zip Code
Phone Number 561 -222-7908			
GeorgeRobb@Yahoo.com		Title President	
<ul style="list-style-type: none"> Letter of authorization from corporate officer if applicant is other than corporate officer (if applicable, attach to completed application) 			
Business Unit's Federal Employer Identification Number:		93-3172263	
Business Unit's Unemployment Compensation Number:		Exempt	
Which of the following best describes this business:			
<input checked="" type="checkbox"/> New business to Indian River County			
<input type="checkbox"/> Existing business in Indian River County creating new jobs			
If an expansion, how many jobs are currently in the business? _____			

II. PROJECT SITE LOCATION:			
7756 130 th St Sebastian FL 32958			
Address	City	State	Zip Code
Property Parcel Number			
30382100006005000001.1			
7756 130 th St Sebastian FL 32958			
Property Parcel Number(s)			
<ul style="list-style-type: none"> Legal description and survey sketch of real property (attach to completed application) Verified statement (separate letter) naming every individual or entity having legal or equitable ownership interest in the real property (attach to completed application) 			

1801 27th Street, Vero Beach FL 32960



III. BUSINESS DESCRIPTION:

- Business category [check one]
 - Manufacturing (minimum 10 new jobs)
 - New corporate office (minimum 50 new jobs)
 - Business with qualifying sales factor (see Appendix F; minimum 25 new jobs)

- Give a full description of the primary business activities/functions:

Manufacturing Affordable Modular Housing Facility

- If qualifying as a new corporate office, provide date of incorporation in Florida: _____

- If qualifying as a sales factor business, provide sales factor data and calculation (**attach to completed application**)

List the NAICS Code(s) for the business:

Note: NAICS Codes for business types can be found at the following website:

www.census.gov/epcd/naics/

236116

Will the site be a dedicated headquarters office (regional, national, or international)?

Has the State of Florida ad valorem tax exemption form been filed? (see Appendix B) Yes No

If yes, please attach completed state form. If no, please attach DRAFT of completed state form.

IV. JOB CREATION INFORMATION:

Anticipated number of new full-time jobs that will be created by the business in Indian River County:

24

Salary range of new full-time jobs identified in the previous question: \$55k - \$100k

(PLEASE LIST ALL NEW POSITIONS AND SALARIES ON APPENDIX A OF APPLICATION)



Phase	Number of net new full-time equivalent jobs created in the business	Date by which jobs will be created	Average Annual Wages (\$)
I	20	9/2/25	\$55,000
II	4	9/2/25	\$100,000
III			
Total			

V. TANGIBLE PERSONAL PROPERTY (to be acquired after tax abatement is granted):

Itemization and description of tangible personal property (see Appendix D for definition) of the business for which abatement is sought, including estimated value and date of personal property acquisition:

FACTORY TOOLING WITH FOUR HYDRAULIC DYNAMIC JIGS ALONG WITH EIGHT WELDING ROBOTS

• Total value of tangible personal property investment: \$ _____

VI. IMPROVEMENTS TO REAL PROPERTY (to be made after tax abatement is granted):

Itemization and description of improvements to real property (see Appendix E for definition) for which abatement is sought, including estimated value and date of completion of improvements:

ADDITION OF 40000 SQFT WAREHOUSE TO EXISTING PROPERTY WITH 35,000 SQFT WHICH IS BEING RENOVATED ALONG WITH ADDITION OF WATCHMENS CLOSETTERS

• Total value of real property improvement investment: \$ 2,500,000



VII. CONFIDENTIALITY:

Under Florida Statutes 288.075 (see Appendix C), is the applicant requesting that any information provided as part of this application be treated as confidential? Yes No

If yes, indicate the specific information to be treated as confidential: _____

VIII. CRIMINAL/CIVIL FINES OR PENALTIES:

List and explain any criminal or civil fines or penalties or ongoing investigations that have been imposed upon the company, its executives, or its affiliates and any recent bankruptcy proceedings of the applicant or its parent company: _____

N/A

PLEASE FIND ATTACHED THE APPLICATION SCORING GUIDELINES USED BY THE COUNTY

To the best of my knowledge, the information included in this application is accurate.

Signature of Corporate Officer or Authorized Representative

9/2/23
Date

GEORGE ROBB

Printed Name

- **Indian River County Contact for Assistance**
Andrew Sobczak, (Interim) Community Development Director
772-226-1253
asobczak@ircgov.com

INDIAN RIVER COUNTY AD VALOREM TAX ABATEMENT APPLICATION SCORING GUIDELINES

Scoring Matrix

NUMBER OF NEW FULL TIME JOBS CREATED Maximum Number of Points: 30	
1. 10 – 19 jobs (manufacturing) or 25 – 49 jobs (sales factor) or 50 – 99 jobs (corporate office) or	POINTS 10
2. 20 – 29 jobs (manufacturing) or 50 – 74 jobs (sales factor) 100 – 149 jobs (corporate office) or	18
3. 30 – 49 jobs (manufacturing) or 75 – 99 jobs (sales factor) 150 – 199 jobs (corporate office) or	25
4. 50 or more jobs (manufacturing) or 100 or more jobs (sales factor) 200 or more jobs (corporate office) or	30

LEVEL OF AVERAGE WAGES Maximum Number of Points: 30	
1. More than 75% but less than 100% county average wage	POINTS 10
2. 100% or more but less than 115% county average wage	18
3. 115% or more but less than 150% county average wage	25
4. 150% or more	30

LEVEL OF LOCAL CAPITAL INVESTMENT Maximum Number of Points: 20	
1. More than \$100,000 but less than \$500,000	POINTS 20
2. \$500,000 or more but less than \$1,000,000	20
3. \$1,000,000 or more but less than \$5,000,000	20
4. \$5,000,000 or more	20

PROJECT EXCELLENCE Maximum Number of Points: 20		POINTS 0 - 20
<ul style="list-style-type: none"> Special project attributes that advance county economic development goals, objectives, and policies 		

Award Categories

Abatement Percentage by Year



Total Points	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
1. 40-60	100%	100%	80%	60%	40%	20%	10%	0%	0%	0%
2. 61-80	100%	100%	90%	80%	60%	40%	20%	10%	0%	0%
3. 81 or more	100%	100%	100%	90%	80%	70%	60%	50%	40%	30%

APPENDIX A

Please list all net new full time job positions that will be created by the project. Please make additional copies of this form as needed.

Job Title	# of Positions	Anticipated Date of Hire	Annual Salary Per Job	Annualized Average Value of Benefits Per Job	Benefits Included
Example 1: Widget Operator	10	12/15/10	\$40,000	\$15,000	Health insurance, 401(k) contributions, vacation, and sick leave
Example 2: Engineer	5	12/15/10	\$53,000	\$20,000	Health insurance, 401(k) contributions, vacation, and sick leave
ASSEMBLY	20	9/2/25	55,000	.	
EXECUTIVE	4	9/2/25	100,000		