



OFFICE OF ECONOMIC DEVELOPMENT
CITY OF JACKSONVILLE
NORTHWEST JACKSONVILLE ECONOMIC DEVELOPMENT FUND

PROJECT SUMMARY

September 25, 2019

Applicant Contact Information: DPC Jax, LLC
Dba Driver Performance Center
11250 Old St. Augustine Road, Suite 15-331
Jacksonville, FL 32257

Project Background: DPC JAX, LLC (DPC) is a Florida Limited Liability Company established on January 10, 2019. The principal of the company is Philip S. May, Managing Member, who resides in Jacksonville Florida. DPC was formed to develop an automotive training, handling and testing center in North Jacksonville.

Project Description: The facility will consist of two major components 1) a 300 linear foot polished concrete skidpad, used primarily for skid control training and drifting and 2) a 1.5 mile road course to provide dry conditions braking, handling and accident avoidance training. This would be the only facility of its kind within a 200 mile radius of Jacksonville not affiliated with a racetrack. The facility is being developed to assist drivers to improve their driving skills in a safe environment.

Project Site: The facility is to be constructed on an undeveloped 16 acre parcel located at the intersection of Interstate Center Drive, Broward Road and Zoo Parkway adjacent to I-95 in North Jacksonville immediately North of the Trout River.

Project Cost: The cost to acquire the site and construct the facility is \$4.1 million. DPC JAX, LLC. Sources and Uses of Funds Summary are as follows:

Sources		Uses	
1 st Mortgage	\$ 3,372,000	Site Acquisition	\$1,120,000
NW BIG Grant	\$ 80,000	Bldg. Construction	\$ 600,000
Principals Equity	\$ 635,000	Site Improvements	\$ 882,000
		Course Construction	\$1,025,000
		Engineering	\$ 80,000
		FF&E	\$ 50,000
		Finance Costs	\$ 330,000
Total	\$ 4,087,000	Total	\$ 4,087,000

Employment Goals: The project will result in the creation of not less than 10 new full-time jobs at an average wage of \$35,000, plus benefits. The jobs to be created include general manager, operations manager, customer service representatives, driving instructors and auto maintenance technicians.

City Assistance: To assist DPC JAX, LLC the following assistance from the Northwest Economic Development Fund is recommended:

- Northwest Business Infrastructure Grant (BIG) in the amount of \$80,000 to offset a portion of the storm water retention and drainage improvement costs. These overall costs are estimated to total \$480,000.
- Overall the Northwest Fund Assistance proposed of \$80,000 represents 2% of the remaining \$4 million of the project cost.
- NW BIG Grant proposed is \$8,000 per new full-time job created.
- The project has a positive Return on Investment for the City of Jacksonville.

Security/Guarantees for City Obligation: Security interest in the tangible personal property located at the project site subordinate to the lien interests of the primary lender throughout the term of the Economic Development Agreement. There shall also be a corporate guaranty by DPC JAX, LLC and personal guarantees of the principal owners of the LLC.

Project Implementation Timeline: The infrastructure work and installation of the proposed construction improvements shall be completed within 30 months after the Economic Development Agreement (EDA) is executed by the parties.

Clawback Provisions: In the event of sale or transfer of the property by the Applicant within five years of the grant disbursement, the City is to be reimbursed upon a declining scale of 20% per year, the remaining grant balance and shall become due and payable upon the date of sale or transfer of the property.

Job Requirement: In the event the Applicant fails to create 10 new full-time jobs 36 months after the disbursement of the \$80,000 grant, the Applicant will repay the grant back to the city on the basis of \$8,000 per job, below the 10-person new job creation target.

Public Purpose: The project supports the following public purpose objectives:

- Leverages new private capital investment within Census Tract 104.02, a Level I Distress Area within the Northwest Jacksonville; and
- Stimulates \$4 million of new private capital investment within the target area; and
- Supports the creation of 10 new full-time permanent jobs within the first 36 months after the site improvements are completed and the facility is in operation;
- Supports the creation of a new business within NW Jacksonville.