



January 6, 2023

Mr. Frank Abbate  
County Manager  
Brevard County  
2725 Judge Fran Jamieson Way, Building C  
Viera, FL 32940 USA

RECEIVED

JAN - 9 2023

County Manager's  
Office

Dear Mr. Abbate,

The Ad Valorem Tax Abatement Council convened on January 5, 2023, to review an application submitted by Rogue Valley Microdevices, Inc.

The following Council members were in attendance: Raul Aviles, Jr., BRPH; Courtney Barker, City of Satellite Beach; Kat Butler, North American Properties; Daniel Ciuro, Edward Jones Investments; Doug Dombroski, City of Melbourne; Chuck Fortier, First Horizon Bank; Neal Johnson, US Bank; Robert Jordan, Genesis VII Inc; Thomas LaFlore, CareerSource Brevard; Scott Larese, City of Titusville; Robert Salonen, Florida Institute of Technology; Katherine Wall, Brevard County; Bradley White, WhiteBird, PLLC; Michael Williams, Sr., M.H. Williams Construction Group, Inc.

Guest(s): Dave Berman, Florida Today; Karen Conde, Brevard County

EDC staff members in attendance included: Edgar Campa-Palafox, Vice President, Business Development; Cammie Goode, Project Manager; Robert McKinzie, Business Development Specialist

Rogue Valley Microdevices, Inc. plans to create 30 new jobs over 3 years, with an average wage of \$59,900 and a total capital investment of approximately \$25,000,000.

# of New Jobs	Date jobs will be created
10	Year 1
10	Year 2
10	Year 3

**TOTAL 30**

The Ad Valorem Tax Abatement Council made the recommendation of 70 percent abatement for 7 years for Rogue Valley Microdevices, Inc.

Mr. Frank Abbate

Page 2

January 6, 2023

The Council consulted the EDC's Economic Impact Analysis and the guidelines attached to Brevard County Ordinance No. 96-41.

Should you have any questions, please feel free to contact me.

Sincerely,



Edgar Campa-Palafox

Vice President, Business Development




BOARD OF COUNTY COMMISSIONERS



**County Manager's Office**  
2725 Judge Fran Jamieson Way  
Building C, Room 301  
Viera, Florida 32940

TO: Lynda Weatherman, President  
Space Coast Economic Development Commission

FROM: Frank Abbate, County Manager 

SUBJ: Tax Abatement Report for Rogue Valley Microdevices, Inc.

DATE: December 22, 2022

The Board of County Commissioners on December 20, 2022, adopted a Resolution qualifying Rogue Valley Microdevices, Inc., as an eligible business under the County's Tax Abatement Program.

Rogue Valley Microdevices, Inc., a semiconductor and related devices manufacturing company, is considering purchasing and refurbishing an existing facility located at 2301 Commerce Park Drive NE, Palm Bay, Florida. The company plans to create 30 new jobs over the next 3 years with an average wage of \$59,900 and invest approximately \$25,000,000 in new capital expenditures.

The Board requests that the Economic Development Commission of Florida's Space Coast conduct an economic impact analysis of the company and provide it with its recommendation as to the extent and length of tax abatement. A copy of the application is attached for your analysis and signature.

It is planned that the Board will hold a public hearing to consider adopting an ordinance exempting select County ad valorem taxes on behalf of Rogue Valley Microdevices, Inc. at its January 24, 2023 regularly scheduled meeting.

If you should have any questions, please contact me at (321) 633-2001.

Thank you.

Attachments: Application



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32791-0999

Telephone: (321) 837-2001  
Fax: (321) 264-6972  
Kimberly.Powell@brevardclerk.us

December 21, 2022

**MEMORANDUM**

**TO:** Frank Abbate, County Manager

**RE:** Item F.24., Resolution to Consider an Ad Valorem Tax Abatement – Rogue Valley Microdevices, Inc.

The Board of County Commissioners, in regular session on December 20, 2022, approved and adopted Resolution No. 22-169, qualifying Rogue Valley Microdevices, Inc. as an eligible business under the County's Tax Abatement Program; and authorized a public hearing to consider adopting an exemption ordinance. Enclosed is a fully-executed Resolution.

Your continued cooperation is always appreciated.

Sincerely,

**BOARD OF COUNTY COMMISSIONERS**  
**RACHEL M. SADOFF, CLERK**

  
Kimberly Powell, Clerk to the Board

/tr

Encl. (1)

**cc:** Economic Development Commission  
Finance  
Budget

RESOLUTION 2022- 169

WHEREAS, economic development and the creation and retention of value-added jobs is a priority of the Brevard County Board of County Commissioners; and

WHEREAS, the citizens of Brevard County, Florida voted in the November 2014 general election to provide ad valorem tax exemptions for the purpose of promoting economic development to attract new business and expansions to existing businesses; and

WHEREAS, Rogue Valley Microdevices, Inc., an Oregon corporation, (hereinafter RVM) has requested that the Brevard County Board Commissioners exempt ad valorem taxes for real and tangible personal property added to the Brevard County tax rolls, once it or a Florida limited liability company formed by it, acquires 2301 Commerce Park Drive NE, Palm Bay, FL 32905, Brevard County Property Appraiser Parcel Identification Number 28-37-14-00-289, more particularly described in Exhibit "A" (the "Property"); and

WHEREAS, RVM is considering the Property as an expansion site in Florida, and its application meets the requirements of Section 196.012, Florida Statutes as a new business in Brevard County, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS, FLORIDA as follows:

1. The Brevard County Board of County Commissioners requests that the Brevard County Property Appraiser conduct the required analysis and provide the Brevard County Board of County Commissioners with a report as required by Section 196.1995(9), Florida Statutes.
2. The Brevard County Board of County Commissioners requests that the Economic Development Commission of Florida's Space Coast conduct an economic impact analysis of Rogue Valley Microdevices, Inc.'s Supplemental Application for the County's Ad Valorem Tax Exemption Program and provide the Brevard County Board of County Commissioners its recommendation as to extent and length of an ad valorem tax exemption on the tangible personal property added to the Brevard County tax rolls.
3. The Brevard County Board of County Commissioners intends to hold a public hearing to consider adopting an Ordinance exempting Rogue Valley Microdevices, Inc. from select Brevard County ad valorem taxes as reflected in Rogue Valley Microdevices, Inc.'s Supplemental Application.

DONE, ORDERED AND ADOPTED in Regular Session this 20 day of December, 2022.

ATTEST:

  
Rachel Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

  
Rita Pritchett, Chair

As approved by the Board on 12/20/2022

Exhibit "A"

LEGAL DESCRIPTION -- (PARCEL 2B): For a Point of Commencement, begin at the West one-quarter corner of Section 14, Township 28 South, Range 37 East, Brevard County, Florida; thence run S 89 degrees 32 minutes 47 seconds E a distance of 48.00 feet to a point on the Easterly right of way line of Lipscomb Street; thence run N 00 degrees 03 minutes 58 seconds E along said right of way line a distance of 691.12 feet to the Point of Beginning of the following described parcel; thence continue N 00 degrees 03 minutes 58 seconds E a distance of 611.12 feet to a point on the Southerly right of way line of Pacific Street; thence run S 89 degrees 29 minutes 29 seconds E along said right of way line a distance of 325.20 feet; thence run S 00 degrees 03 minutes 58 seconds W a distance of 610.81 feet to the Northerly right of way line of Commerce Park Drive; thence run N 89 degrees 32 minutes 47 seconds W along said Northerly right of way line a distance of 325.20 feet to the Point of Beginning. Containing 4.56 acres of land, more or less.

**ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION**  
Chapter 196, Florida Statutes

To be filed with the Board of County Commissioners, the governing board of the municipality, or both, no later than March 1 of the year the exemption is desired to take effect.

1. Business name: **Rogue Valley Microdevices, Inc.**  
Mailing address: **943 Automation Way Ste F, Medford, OR 97504**
2. Name of person in charge of business: **Jessica Gomez**  
Telephone No.: **(541) 774-1900** FAX No.: **(541) 774-1904**
3. Location of business (legal description and street address) of property for which this report is filed:  
See attachment for legal description  
Address: **2301 Commerce Dr NE, Palm Bay, FL 32905**
4. Date business opened at this facility: **TBD, estimated Q1, 2023**
5. a. Description of the improvements to real property for which this exemption is requested:  
**HVAC, Power upgrades, Clean Room Installation, wiring and plumbing.**
- b. Date of commencement of construction of improvements: **TBD; anticipated Q1, 2023**
6. a. Description of the tangible personal property for which this exemption is requested and date when property was purchased:

Class or Item	Age	Date of Purchase	Original Cost	Taxpayer's	Taxpayer's	APPRAISER USE ONLY
				Estimate of Condition <small>Good Avg. Poor</small>	Estimate of Fair Market Value	
Clean Room	new	TBD- Q2/23	\$3,500,000	Good	\$3,500,000	
Clean Room Equipment - Various	10	TBD- Q2/23	\$21,400,000	Good	\$21,400,000	
Servers, computer equipment	1	TBD- Q2/23	\$100,000	Good	\$100,000	
			\$			
			\$			
			\$			
<b>TOTAL</b>			<b>\$25,000,000</b>		<b>\$25,000,000</b>	

- b. Average value of inventory on hand: **\$200,000**
- c. Any additional personal property not listed above for which an exemption is claimed must be returned on form DR-405 (Tangible Personal Property Tax Return) and a copy attached to this form.
7. Do you desire exemption as a "New Business"  or as an "Expansion of an Existing Business"
8. Describe the type or nature of your business  
**Micro-electromechanical systems device fabrication and production**
9. Trade level (check as many as apply):  
Wholesale  Manufacturing  Professional  Service  Office  Other
10. a. Number of full-time employees employed in Florida: **0**

- b. If an expansion of an existing business:
- (1) Net increase in employment or %
- (2) Increase in productive output resulting from this expansion %

11. Sales factor for the facility requesting exemption:

Total sales in Florida from this facility - one (1) location only \$300,000 divided by  
 Total sales everywhere from this facility - one (1) location only \$15,000,000 = 2%

12. For office space owned and used by a corporation newly domiciled in Florida:

- a. Date of incorporation in Florida: TBD-Q1/23
- b. Number of full-time employees at this location: 0

13. If requesting an exemption due to location in a slum or blighted area, please furnish such additional information as required by the County Commission, City Commission, or Property Appraiser.

I hereby request the adoption of an ordinance granting an exemption from ad valorem taxation on the above property pursuant to Section 196.1985, Florida Statutes. I agree to furnish such other reasonable information as the Board of County Commissioners, the governing authority of the municipality, or the Property Appraiser may request in regard to the exemption requested herein. I hereby certify that the information and valuation stated above by me is true, correct, and complete to the best of my knowledge and belief. (If prepared by someone other than the taxpayer, his declaration is based on all information of which he has any knowledge.)

DATE: 12/06/2022

Signed: \_\_\_\_\_  
 (Preparer)

SIGNED: Jason Gomez  
 (Taxpayer)

(Preparer's Address)

TITLE: Founder & CEO

(Preparer's Telephone Number)

PROPERTY APPRAISER'S USE ONLY

- I. Total revenue available to the County or municipality for the current fiscal year from ad valorem tax sources: 268,952,660.92
- II. Revenue lost to the County or municipality for the current fiscal year by virtue of exemptions previously granted under this section: 1,075,694.86
- III. Estimate of the revenue which will be lost to the County during the current fiscal year if the exemption applied for were granted had the property for which the exemption is requested otherwise been subject to taxation: 160,102.75
- IV. Estimate of the taxable value lost to the County or municipality if the exemption applied for were granted:  
 Improvements to real property - 2,975,000 - Personal Property - 21,500,000
- V. I have determined that the property listed above meets the definition, as defined by Section 196.012(15) or (16), Florida Statutes, as a New Business , an Expansion of an Existing Business , or Neither .
- VI. Last year for which exemption may be applied: Dependent upon the number of years granted by BOCC.
- DATE: 1/9/23 SIGNED: [Signature]  
 (Property Appraiser)

RETURN TO BE FILED NOT LATER THAN MARCH 1



**SUPPLEMENTAL APPLICATION**

**BREVARD COUNTY ECONOMIC DEVELOPMENT  
AD VALOREM TAX EXEMPTION PROGRAM**

**APPLICANT NAME:** Rogue Valley Microdevices, Inc.

**NOTICE:** This supplement is to be used by the applicant to provide additional information required by Economic Development Ad Valorem Tax Abatement Ordinance, Chapter 102, Division 3, Sections 181-191, Brevard County Code; and to provide other information requested by the Board of County Commissioners and the entities who will review the application.

Any business seeking an exemption shall file an application with the County before the business has made the decision to locate a new business in the County or before the business has made the decision to expand an existing business in the County. Any business decisions, such as announcements, leasing of space or hiring of employees, made prior to final County Economic Development Tax Abatement approval (and not made contingent upon County approval) may constitute grounds for disapproval. Projects, which clearly do not require inducement, will not be approved.

1. Length of exemption requested is total of 10 years (length of exemption approved is sole discretion of County Commission and commences on the adoption date of the ordinance granting the exemption).

2. Proposed Property Address (legal description & street address):

See attachment for legal description  
Address: 2301 Commerce Dr NE, Palm Bay, FL 32905

3. Property Owner Name: TBD (an LLC will be formed to purchase the building)

Address:

Telephone Number: \_\_\_\_\_ FAX No.: \_\_\_\_\_

4. Authorized Agent: Jessica Gomez

Address: 943 Automation Way Ste F, Medford, OR 97504

Telephone Number: 541-774-1900 FAX No.: \_\_\_\_\_

5. Type of industry or business: Fabrication and production

6. NAICS Code(s): 334413

7. Brief description of product and expansion plans (The applicant is to provide an executive summary of its business plan):  
HVAC, Power upgrades, Clean Room Installation and wiring and plumbing.

8. Anticipated number of new employees (The applicant is to provide a breakdown of jobs to be created by category and planned salary to be paid by position):

Project Year	Number of net new full-time equivalent Brevard County jobs created in the business unit
I	10
II	10
III	10
Total	30

9. As of the date of this application, what is your total current Brevard County Employment? 0

10. Expected number of new employees who will reside in Brevard County: 30

11. Percentage of existing employees who have resided in the County for more than two years: n/a

12. Anticipated average wage of employees (excluding employee benefits, but including overtime): \$59,800

13. Estimated new capital investment as a result of expansion or relocation of business: \$25,000,000

Estimated new construction value: \$3,500,000

Estimated new personal property value: \$21,500,000

14. Environmental impact of business. (Identify the number and type of environmental permits required as a result of this project: e.g. air, soil and water pollution, water and sewer, dredge and fill, storm water, industrial wastewater; provide a brief narrative statement of the company's environmental impacts):

The site being considered for this project is an existing building. Therefore, the environmental impacts of this projects will be minimal and on par with similar industrial operations.

15. Anticipated volume of business or production (estimated gross revenue): \$38,000,000

16. Would the relocation or expansion occur without the exemption: Yes  No

17. Estimated source of supplies (local or otherwise):

Estimated % source of supplies County 05

Estimated % source of supplies Florida 15

Estimated % source of supplies out-of-state: 80

18. Business is/will be located in a community redevelopment area: Yes  No

Name of area:

19. Do you desire exemption as a


"Relocation"  "Expansion of Existing Business Function"  or as an "Expansion of New Business Function"

**SIGNATURES:**

I hereby confirm the information provided by Rogue Valley Microdevices, Inc. to the Economic Development Commission of Florida's Space Coast and the Board of County Commissioners for the purpose of calculating the economic impact and benefit of the proposed tax abatement is true, accurate and complete. I further confirm that Rogue Valley Microdevices, Inc. is not in violation of any federal, state or local law, or regulation governing environmental matters. I hereby acknowledge and agree upon approval of the Economic Development Ad Valorem Tax Abatement Ordinance by the Brevard County Board of County Commissioners that will provide the CareerSource Brevard its job openings to be posted on [www.emplyflorida.com](http://www.emplyflorida.com) and agrees to consider for employment candidates referred by Brevard Workforce.

DATE: 12/06/2022

SIGNED:

SIGNED:  (Applicant)

(Preparer)

TITLE: Founder & CEO

(Preparer's Address)

(Preparer's Telephone Number)

**ECONOMIC DEVELOPMENT COMMISSION (EDC) USE ONLY**

**EDC Economic Impact Analysis:**

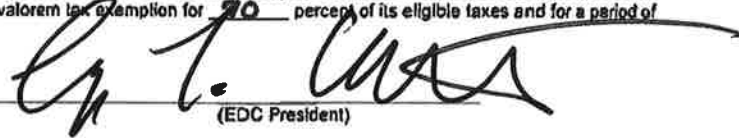
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EDC's Recommendation:**

The Economic Development Commission of Florida's Space Coast hereby certifies that it has proof, to the satisfaction of the EDC, that the applicant meets the criteria of a new business or for an expansion of an existing business as defined in Section 184, Chapter 102, Brevard County Code. Furthermore, the EDC has conducted an economic impact analysis, applying acceptable multipliers as defined by the State Department of Commerce, which concludes that the applicant does hereby meet the economic benefit test; and, therefore, the EDC recommends to the Brevard County Commission that the applicant receive an ad valorem tax exemption for 70 percent of its eligible taxes and for a period of 7 years.

DATE: 1/6/23

SIGNED:

  
(EDC President)

**COUNTY USE ONLY**

**County Manager's Recommendation:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

(County Manager)

EXHIBIT "A"



DFN 2005198402

DR Book/Page: 5478 / 1515

LEGAL DESCRIPTION - (PARCEL 2B): For a Point of Commencement, begin at the West one-quarter corner of Section 14, Township 28 South, Range 37 East, Brevard County, Florida; thence run S 89 degrees 32 minutes 47 seconds E a distance of 48.00 feet to a point on the Easterly right of way line of Lipscomb Street; thence run N 00 degrees 03 minutes 58 seconds E along said right of way line a distance of 691.12 feet to the Point of Beginning of the following described parcel; thence continue N 00 degrees 03 minutes 58 seconds E a distance of 611.12 feet to a point on the Southerly right of way line of Pacific Street; thence run S 89 degrees 29 minutes 29 seconds E along said right of way line a distance of 325.20 feet; thence run S 00 degrees 03 minutes 58 seconds W a distance of 610.81 feet to the Northerly right of way line of Commerce Park Drive; thence run N 89 degrees 32 minutes 47 seconds W along said Northerly right of way line a distance of 325.20 feet to the Point of Beginning. Containing 4.56 acres of land, more or less.



## **Rogue Valley Microdevices, Inc. Ad Valorem Tax Abatement Executive Summary**

Founded in 2003, Rogue Valley Microdevices is an Oregon based microchip manufacturing company specializing in MEMS, Sensor, and Biomedical Device fabrication. The company serves as a manufacturing partner to over 150 technology companies supporting the development and commercialization of a wide range of critical technology including:

- Metallization for wafer level packaging
- Small footprint reduced cost LIDAR for autonomous vehicles
- Continuous glucose monitoring device
- Detection of airborne toxins using nanotechnology for wearables
- Realtime chip-based radiation dosimetry
- High accuracy next generation cancer screening
- Graphene-based biosensor for drug discovery
- High accuracy gas flow sensor
- Photoacoustic Imaging Technology for medical applications

Due to growing customer demand, Rogue Valley Microdevices has decided to expand its production capacity by building a second manufacturing facility. The ideal facility will have 50,000sqft of space to support significant growth in capacity and allow the company to more than double in size. The company expects to make an initial investment of \$25 million in new equipment and leasehold improvements. Beyond this initial investment, we expect to continue building capacity and capability, reaching a minimum of 30 employees at the new facility.

After a national site search, the company is considering sites in Arizona, Texas, and Palm Bay, Florida. The Ad Valorem Tax Abatement program would be of great benefit to our growth and expansion efforts by allowing the company to better leverage its capital to increase efficiency and raise competitiveness. It will enable us to move forward with an expansion in Florida. We appreciate the consideration of our request and hope to have the Commission's assistance with our expansion efforts through the approval of Rogue Valley Microdevices for the Ad Valorem Tax Abatement Program.



# AD VALOREM TAX ABATEMENT

## Job Creation Distribution Worksheet

JOB TITLE / DESCRIPTION	NUMBER OF JOBS	WAGE	ANTICIPATED HIRE TIMELINE (BY YEAR)
Operations Manager	1	\$120,000	Year 1 (~2023)
Site Manager	1	\$100,000	Year 1 (~2023)
Engineer	1	\$80,000	Year 1 (~2023)
Equipment Engineer	1	\$80,000	Year 1 (~2023)
CTO	1	\$100,000	Year 1 (~2023)
Lab Technician	2	\$40,000	Year 1 (~2023)
Assembly Manager	1	\$42,000	Year 1 (~2023)
Shipping / Receiving	1	\$42,000	Year 1 (~2023)
Purchasing Assistant	1	\$32,000	Year 1 (~2023)
Equipment Engineer	1	\$75,000	Year 2 (~2024)
Engineer	1	\$75,000	Year 2 (~2024)
Accounting Associate	2	\$31,000	Year 2 (~2024)
Purchasing Manager	1	\$60,000	Year 2 (~2024)
Lab Technician	4	\$41,000	Year 2 (~2024)
Safety Manager	1	\$65,000	Year 2 (~2024)
Lab Technician	4	\$42,000	Year 3 (~2025)
Outside Sales	1	\$120,000	Year 3 (~2025)
IT / Systems	1	\$90,000	Year 3 (~2025)
Engineer	2	\$75,000	Year 3 (~2025)
CFO	1	\$100,000	Year 3 (~2025)
Bookkeeper+	1	\$42,000	Year 3 (~2025)
<b>Total:</b>	30	\$59,900	~2023 through 2025

**Rogue Valley Microdevices, Inc.**

Brevard County

12/06/22

**Overview:**

New Job Commitment:	30	Capital Investment:	\$25,000,000
Average Annual Wage:	\$59,900		

**Economic impact from job creation:**

<u>Jobs</u>	<u>Net New Wage</u>	<u>Contribution to GDP</u>
30 (Direct)	\$1,797,000 (Direct)	\$2,794,797 (Direct)
11 (Indirect)	\$756,481 (Indirect)	\$1,073,844 (Indirect)
9 (Induced)	\$435,382 (Induced)	\$851,474 (Induced)
<b>50 TOTAL</b>	<b>\$2,988,864 TOTAL</b>	<b>\$4,720,115 TOTAL</b>

- For every employment position created by ROGUE VALLEY MICRODEVICES, INC. Approximately 0.66 additional jobs will be developed to support the operation of the facility.
- For every payroll dollar paid to ROGUE VALLEY MICRODEVICES, INC. approximately \$0.66 will be generated for consumer spending.

**County Tax Impact**

**Years 1-10**

	<u>Annual Taxes on Construction</u>	
Projected Tax Assessed	\$	27,925.24
Potential Abatement (at 100%)	\$	11,452.00
Net New Revenue to County	\$	16,473.24
	<u>Annual Taxes on Personal Property</u>	
Projected Tax Assessed	\$	171,540.76
Potential Abatement (at 100%)	\$	70,348.00
Net New Revenue to County	\$	101,192.76
<b>Total New Revenue to County</b>	<b>\$</b>	<b>117,666.00</b>

**Years 11+ :** Company will be assessed for 100% of tax liability

Tax Millage Code – 34U0      NAICS – 334413      IMPLAN Sector – 307

Analysis based on information supplied by ROGUE VALLEY MICRODEVICES, INC. - December 2022

Economic impact calculations furnished by EDC Research Office, using IMPLAN version 6.3 (www.IMPLAN.com).

Abatement & millage numbers are estimates; all final numbers determined solely by the Brevard County Property Appraiser's Office.