

**FINAL AGENDA AND MINUTES  
TOWN OF JUPITER  
TOWN COUNCIL MEETING**

**COUNCIL CHAMBERS**

**TUESDAY, JANUARY 7, 2020**

Mayor Wodraska called the meeting to order at 7:00 P.M.

Roll Call: Mayor Todd R. Wodraska; Vice-Mayor Jim Kuretski; Councilor Ron Delaney; Councilor Ilan G. Kaufer; Councilor Wayne R. Posner; Town Manager Matt Benoit; Town Attorney Thomas J. Baird and Town Clerk Sally M. Boylan.

**MINUTES**

1. December 17, 2019 Town Council Meeting Minutes.

Councilor Delaney moved to approve the December 17, 2019 Town Council Meeting Minutes; seconded by Councilor Kaufer; motion passed.

Wodraska	Kuretski	Delaney	Kaufer	Posner
Yes	Yes	Yes	Yes	Yes

**CONSENT AGENDA**

All items listed in this portion of the agenda are considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilor or citizen so requests; in which event, the item will be removed and considered at the beginning of the regular agenda.

Councilor Delaney moved to approve the Consent Agenda; seconded by Councilor Posner; motion passed.

Wodraska	Kuretski	Delaney	Kaufer	Posner
Yes	Yes	Yes	Yes	Yes

**PUBLIC BUSINESS**

2. **Resolution 4-20**, Approving the South Jupiter Dune Restoration Project Access Easement with Palm Beach County.

**REGULAR AGENDA**

**PUBLIC BUSINESS**

3. Approving the Ground Lease between the Town of Jupiter and Beacon Pharmaceutical Jupiter, LLC.

Town Manager Benoit introduced Mr. Mike Villella, Director of Finance to make the presentation.

**REGULAR AGENDA**

**PUBLIC BUSINESS**

3. Approving the Ground Lease between the Town of Jupiter and Beacon Pharmaceutical Jupiter, LLC.

Mr. Villella stated there were three incentive items in the Memorandum of Understanding (MOU) including a loan guarantee to help offset some of the cost related to the development effort for Beacon Pharma facility and the 30-year ground lease. He mentioned the ground lease was for the 9 acres of Town owned land adjacent to the Lakewood Community and the Florida Turnpike on Indiantown Road.

Councilor Posner asked about the appraised and fair market value of the property.

Mr. Villella stated once the lease was signed the Town would get two appraisals and take the average to determine the fair market value of the land and amortize the purchase over the 30-year lease term.

Councilor Posner moved to approve the Ground Lease between the Town of Jupiter and Beacon Pharmaceutical Jupiter, LLC; seconded by Councilor Delaney; motion passed.

Wodraska	Kuretski	Delaney	Kaufer	Posner
Yes	Yes	Yes	Yes	Yes

4. **Resolution 5-20**, Authorizing the Mayor to execute an Economic Development

Incentive agreement between the Town of Jupiter and Beacon Pharmaceutical Jupiter, LLC.

Mr. Benoit stated the third incentive involved two items including a payment for new jobs created and a Certificate of Occupancy incentive to be paid to Beacon Pharmaceutical at the time when they have a fully executed Certificate of Occupancy. He explained at that point the Town would be able to start collecting ground lease and would be fully tax assessed.

Mr. Benoit stated in the agreement, Beacon would have to invest 70 million dollars for the property and improvements. He also stated they would have to create and retain 70 jobs at the facility annually that qualified for the job creation incentive which included jobs paying greater than \$70,000 annually. Councilor Posner asked how the Town would be able to check what they were paying their employees.

Mr. Villella stated the State of Florida required a UTC6 form to be filled out quarterly which included the number and salary of the employees, so the Town would be able to verify with those records.

### **REGULAR AGENDA**

## **PUBLIC BUSINESS**

4. **Resolution 5-20**, Authorizing the Mayor to execute an Economic Development Incentive agreement between the Town of Jupiter and Beacon Pharmaceutical Jupiter, LLC.

Councilor Delaney asked about the decrease from 76 million dollars to 70 million dollars for the Minimum Capital Investments.

Mr. Benoit explained he wanted to ensure that the Capital Investment would result in value on the property and felt it was appropriate to concede to a reduction.

Vice-Mayor Kuretski stated it was a significant investment and was thrilled to have them.

Mr. Villella stated the Economic Development fund has helped start up and expand about 16 Bioscience companies in Jupiter which started from the Mayor and Council's efforts.

Mayor Wodraska asked when the estimated grand opening would occur.

A representative of Beacon Pharmaceutical stated they expected the building to be opened in 12-14 months.

Councilor Posner moved to approve the Mayor to execute an Economic Development Incentive agreement between the Town of Jupiter and Beacon Pharmaceutical Jupiter, LLC; seconded by Councilor Delaney; motion passed.

Wodraska	Kuretski	Delaney	Kaufer	Posner
Yes	Yes	Yes	Yes	Yes

## **REPORTS**

### **TOWN ATTORNEY**

- Soccer Club – Mr. Baird announced the Town of Jupiter was served a third party complaint related to a Soccer Club’s legal issue with JTAA. He explained it was alleged the Town had conspired with JTAA to prevent the use of Town of Jupiter facilities. Mr. Baird felt the complaint did not appear to have merit.

## **REPORTS**

### **TOWN COUNCIL**

#### **COUNCILOR POSNER**

- Indoor Recreation Space Needs Discussion – Councilor Posner mentioned he had received a couple emails and he wanted to comment, especially for the public viewing, that the land value cost for the most desired option was estimated at \$2.8 million.
- Uber Ride Safe Jupiter Program – Councilor Posner complimented Councilor Kaufer on the successful program initiated by Councilor Kaufer. Councilor Posner pointed out there were not any driving under the influence accidents during the holiday program.

Councilor Kaufer thanked Staff for their support and hard work.

### **MAYOR WODRASKA**

- CRA Meeting January 15, 2020- Mayor Wodraska reminded Council of the upcoming meetings. Mr. Benoit recommended the CRA Special Meeting begin at 6:00 P.M. followed by a Strategic Planning Workshop at 6:30 P.M.

Council unanimously agreed.

**ADJOURNMENT- 7:22 P.M.**

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Sally M. Boylan, Town Clerk

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Todd R. Wodraska, Mayor