



Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to be completed.

Governmental Entity Information

Name of Governmental Entity: Hillsborough County

Government Federal Employer Identification Number: [REDACTED]

Contact Information:

Primary Contact Name: John Lyons

Title: Director, Public Works

Mailing Address: P. O. Box 1110

Tampa FL 33601

Phone Number: 813-307-4754

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Public Infrastructure Grant Eligibility

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible governmental entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry. (View Florida's [Targeted Industries here.](#))
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the public.

1. Program Requirements:

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

- A. Provide the title and a detailed description of the public infrastructure improvements.

The title of this project is the Big Bend Office Employment Center. The public infrastructure improvements being proposed include interchange improvements to Big

- B. Is this infrastructure owned by the public?

Yes No

- C. Is this infrastructure for public use or does it predominately benefit the public?

Yes No

- D. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?

Yes No

- E. Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

As the primary job center for the Tampa Bay region, Hillsborough County has led Florida in job creation and in targeted industry business recruitment. Continuing to provide appropriate infrastructure to new development sites is the life blood of job creation and business attraction. Hillsborough County, as one of only a few urban counties in Florida, has to work harder and invest more to maintain its job generation competitive position relative to our national competitors.

The Big Bend Office Employment Center is located along the I-75 Job Corridor in the southwest quadrant of Interstate 75 and Big Bend Road. This strategically located office park contains 150 acres directly serving the fastest growing portion of Hillsborough County. This area which will only grow in importance as a job center is already contains 27.7% of the County population, and as a sub-market within Hillsborough County it already is bigger (in total population) than nearly 80% of the counties in Florida.

The proposed project is to provide the public roadway infrastructure necessary to advance this location as a primary competitive office park for the recruitment of new businesses and the expansion of existing companies. The improvements to Big Bend

BIG BEND OFFICE EMPLOYMENT CENTER

1. A. The title of this project is the Big Bend Office Employment Center. The public infrastructure improvements being proposed include interchange improvements to Big Bend Rd at I-75, including turn lane additions, ramp extension, signalization and widening of Big Bend Rd.

1. E. As the primary job center for the Tampa Bay region, Hillsborough County has led Florida in job creation and in targeted industry business recruitment. Continuing to provide appropriate infrastructure to new development sites is the life blood of job creation and business attraction. Hillsborough County, as one of only a few urban counties in Florida, has to work harder and invest more to maintain its job generation competitive position relative to our national competitors.

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The proposed project is to provide the public roadway infrastructure necessary to advance this location as a primary competitive office park for the recruitment of new businesses and the expansion of existing companies. The improvements to Big Bend Road are critical to marketing the site and repurposing it for significant office development.

It is anticipated that the project will deliver more than 1.5 million square feet of office development fueling the needs of an anticipated 300,000 new jobs to be created in Hillsborough County over the next 25 years. This project alone will house approximately 8,000 targeted industry jobs.

Examples of this project are the two new USAA regional service centers built on the I-75 Job Corridor totaling 500,000 square feet of office and housing over 6,000 company employees. Hillsborough County is very effective and successful in attracting these type of companies but we need to continue to identify and provide infrastructure to open up and achieve the next strategic location for our next USAA-type, targeted-industry "wins".

F. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry (View Florida's [Targeted Industries here.](#))
 - As part of this response, describe how the project will promote specific job growth. Include a description of the number of jobs that will be retained or created, the average wages of such jobs, and in which industry(ies) the jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or grow jobs or make capital investment.
 - Further, include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.

Hillsborough County has a 40-year track record of offering a competitive alternative to the nation's traditional financial centers in the northeast. Today, the community is a proven leader and strategic center of growth for the financial and shared service operations of prominent institutions around the globe. Companies like USAA, Progressive, Chase, Citi, Depository Trust & Clearing Corporation (DTCC), PwC, Ernst & Young, Morgan Stanley, Humana, MetLife, and State Farm validate our region's reputation as "Wall Street of the South." Hillsborough County leads the state in the size of its financial services employment (with nearly 54,000 employees) and the percentage of financial services establishments (nearly six percent.) Ten percent of the nation's ~~Fortune 500 and nine percent of the Fortune 400 companies' shared services operations.~~⁺

BIG BEND OFFICE EMPLOYMENT CENTER CONTINUED

1. F. Hillsborough County has a 40-year track record of offering a competitive alternative to the nation's traditional financial centers in the northeast. Today, the community is a proven leader and strategic center of growth for the financial and shared service operations of prominent institutions around the globe. Companies like USAA, Progressive, Chase, Citi, Depository Trust & Clearing Corporation (DTCC), PwC, Ernst & Young, Morgan Stanley, Humana, MetLife, and State Farm validate our region's reputation as "Wall Street of the South." Hillsborough County leads the state in the size of its financial services employment (with nearly 54,000 employees) and the percentage of financial services establishments (nearly six percent.) Ten percent of the nation's Fortune 50 and nine percent of the Fortune 100 companies' shared services operations are located here. As the fastest growing industry segment in the Tampa metro area, professional and business services have year-over-year employment gains of 3.38 percent and a total workforce of more than 207,000.

Not only do business and financial services firms choose Tampa for relocation or expansion, they have confirmed these decisions with further expansion and growth in the area. DTCC originally selected Tampa as the site of a redundant operations with 300 jobs, but now the site stands as a fully-integrated business operations unit with 530 employees with plans to add an additional 255. USAA's southeast home office location announced expansion plans with 1,400 jobs and the largest build-to-suit office project in Hillsborough County since 2001. Tampa-based HealthPlan Services picked our area for further expansion, planning to add to its existing 650 local employees with an additional 1,000 new jobs by 2018. These ongoing expansions cement Tampa and Hillsborough County's role as one of the nation's leading financial services and professional services centers.

The future economic enhancement of the financial and shared services industry is dependent on a ready supply of sites that can accommodate our next big relocation or expansion. The infrastructure proposed in this application is critical to unlock the full development potential of this 150-acre site. The development will result in 8,000 new jobs in the following NAICS code areas: Financial Services industry – NAICS 52, Management of Companies and Enterprises (Headquarter Operations) – NAICS 55, Professional, Scientific, and Technical Services – NAICS 54. The average wage of these jobs is estimated to be at least 150 percent of the County's average wage or \$74,661, which is 164 percent of the statewide average wage.

In addition to the 8,000 new direct jobs, the infrastructure will provide for 12,522 indirect and induced jobs; an additional \$307,735,681 in federal, state and local taxes on production and imports; and an overall earnings impact of \$1.35 billion to the economy. The project will result in more than \$300 million of private capital investment on construction of new office product and \$60 equipment and fixtures. The metrics for success for this project include the number of new jobs created, the average wage of those jobs, amount of new private capital investment made as a result of the improvements to public infrastructure, and the amount of new ad valorem revenue.



2. Additional Information:

A. Is this project an expansion of an existing infrastructure project?

Yes No

B. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

FY21 for construction, requiring approximately 500 days

C. What is the location of the public infrastructure? (Provide the road number, if applicable.)

Big Bend Rd (10680000) at I-75 (10075000) interchange

D. Who is responsible for maintenance and upkeep? (Indicate if more than one are applicable.)

Federal State County City Other _____

E. What permits are necessary for the public infrastructure project?

SWFWMD, EPC, FDOT

F. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

Permits will be prioritized. Permits would be secured during the design phase of the project.

G. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

The infrastructure improvements are planned for existing ROW owned by the County and conform to the future land use and zoning. The site that the infrastructure is adjacent to where the conforming office development is planned is a Planned Development (PD) with a Future Land Use category of Community Mixed Use-12 (CMU-12) and Urban Mixed Use-20 (UMU-20).

H. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes No

I. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes No

J. Does this project have a local match amount?

Yes No

If yes, please describe the entity providing the match and the amount.

FDOT: \$3M, County \$10M

K. Provide any additional information or attachments to be considered for this proposal.

Cost estimate attached

3. Program Budget

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

A. Public Infrastructure Project Costs:

| | |
|----------------------|---------------|
| Construction | \$ 15,500,000 |
| Reconstruction | \$ NA |
| Design & Engineering | \$ 3,950,000 |
| Land Acquisition | \$ 3,000,000 |
| Land Improvement | \$ NA |

| | | |
|----------------------------|----------------------|-----------------------|
| Other | \$ _____ | Please Specify: _____ |
| Total Project Costs | \$ 22,450,000 | |

B. Other Public Infrastructure Project Funding Sources:

| | |
|-----------------|---------------|
| City/County | \$ 10,000,000 |
| Private Sources | \$ 0 |

| | | |
|----------------------------|--------------|-----------------------|
| Other (grants, etc.) | \$ 3,000,000 | Please Specify: _____ |
| Total Other Funding | \$ 0 | |

| | |
|-------------------------------|---------------------|
| Total Amount Requested | \$ 9,450,000 |
|-------------------------------|---------------------|

Note: The total amount requested must equal the difference between the public infrastructure project costs in 3.A. and the other public infrastructure project funding sources in 3.B.

C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

Costs based on FDOT LRE estimates. Exact alignment to be determined during PD&E process, therefore land acquisition/ROW estimate subject to change.
County to conduct PD&E and design in current fiscal year.
Funding for construction needed by FY 21



4. Approvals and Authority

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

Expedited approval by the Hillsborough County Board of County Commissioners at the next meeting.

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.

September 7, 2017, September 20, 2017, October 4, 2017; October 18, 2017;
~~November 1, 2017; November 15, 2017; December 6, 2017; January 4, 2018;~~

- ii. State whether that group can hold special meetings, and if so, upon how many days' notice.

Yes, preference is seven calendar days notice.

- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

BIG BEND OFFICE EMPLOYMENT CENTER CONTINUED

4. B. i. September 7, 2017, September 20, 2017, October 4, 2017; October 18, 2017; November 1, 2017; November 15, 2017; December 6, 2017; January 4, 2018; January 17, 2018; February 7, 2018; February 21, 2018



I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described governmental entity.

Name of Governmental Entity: Hillsborough County

Name and Title of Authorized Representative: Michael S. Merrill, County Administrator

Representative Signature: *M. Merrill*

Signature Date: 8/25/17