



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: City of Tampa

Government Federal Employer Identification Number: 288.075, F.S.

Contact Information:

Primary Contact Name: Catherine Hayes

Title: Grants Specialist

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Tampa, Florida

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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.

Funds provided through the Florida Job Growth Infrastructure Program will be used to support the development of the West River Waterfront Park Project.
See Attached Description "Response to Question 1A"

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.

See Attached Description "Response to Question 1E"

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.

See Attached Description "Response to Question 1F"

If additional space is needed, attach a word document with your entire answer.



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.

Project Start: July 1, 2018 Duration: 30 months

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

1125 W Spruce St, Tampa, FL 33607 at Latitude: 27.960635 Longitude -82.470619

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

Federal State County City Other Sch. District

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

Only local permits are envisioned for this project.

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?

The City will coordinate with the School District and the Tampa Housing Authority to expedite any permits to complete the project within the planned schedule.

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 future land use designation is 'Neighborhood Mixed Use'. The existing zoning is "Neighborhood Mixed Use (NMU) – 35". The proposed improvements conform to existing land use and zoning regulations.

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

If additional space is needed, attach a word document with your entire answer.

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

Yes No

If additional space is needed, attach a word document with your entire answer.

J. Does this project have a local match amount?

Yes No

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

See Attached Description "Response to Question 2J"

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

See Attached Description "Response to Question 2K"

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	<u>\$ 5,500,000</u>	
Reconstruction	<u>\$</u>	
Design & Engineering	<u>\$ 1,200,000</u>	
Land Acquisition	<u>\$ 627,000</u>	
Land Improvement	<u>\$</u>	
Other	<u>\$</u>	Please Specify: _____
Total Project Costs	<u><u>\$ 7,327,000</u></u>	

B. Other Public Infrastructure Project Funding Sources:

City/County	<u>\$ 627,000</u>	
Private Sources	<u>\$ 0</u>	
Other (grants, etc.)	<u>\$ 0</u>	Please Specify: _____
Total Other Funding	<u><u>\$ 627,000</u></u>	
Total Amount Requested	<u><u>\$ 6,700,000</u></u>	

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.

See Attached Description "Response to Question 3C"



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)?

The City of Tampa Council approves all grant agreements. The City Council meets every 2 weeks.

- 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.

If additional space is needed, attach a word document with your entire answer.

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

If additional space is needed, attach a word document with your entire answer.

- 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.



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: City of Tampa

Name and Title of Authorized Representative: Mayor Bob Buckhorn

Representative Signature: *Bob Buckhorn*

Signature Date: 4/16/18

Response to Question 1A

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

In 2014, the City of Tampa and the Tampa Housing Authority began a joint redevelopment of the West River Community in West Tampa to transform 821 public housing units with exceedingly high levels of poverty into a 2,400 mixed-income, mixed-use community. The area is comprised of 160 acres, of which 139 acres is held in public ownership by the City of Tampa, Tampa Housing Authority, Hillsborough County School District and Hillsborough County. Most prominent is the amount of land along the river devoted to school facilities and the sizeable holdings that are owned by the City of Tampa that was used as an operations center. These uses create an inefficient land use pattern, limit redevelopment and prevent residents and businesses from gaining access to and along the river. Funds provided through the Florida Job Growth Grant Fund will be used to support the development of the West River Waterfront Park Project, an important step to continue investments into the West River area. The project calls for relocating existing school athletic facilities to a different site to allow for the construction of a 3 acre Waterfront Park and to enable public use of the waterfront, which is currently not available.

The West River Waterfront Park Project is located in the West River community, adjacent to the Tampa Central Business District along the Hillsborough River (Figure 1). The project area includes 22.4 acres owned by the City of Tampa (3.88 acres), the Tampa Housing Authority (10.07 acres) and the Hillsborough County School District (8.48 acres).

The West River Waterfront Park Project calls for the Tampa Housing Authority and the Hillsborough County School District to exchange land of equal value so that the school athletic fields can be constructed on a parcel south of Spruce Street. Approximately 3 acres of land along the river will be provided to the City to create a waterfront park integrated into a riverwalk. When the project is finished, the School District will own the new athletic fields and the land on which they are located. The City of Tampa will own the waterfront park. (Figure 5).

The City of Tampa will be responsible for the maintenance and upkeep of the Waterfront Park and the school district will be responsible for the maintenance and upkeep of the relocated athletic facilities.

Response to Question 1E

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.

Reclaiming the West River waterfront for public use is critical to the long term economic transformation of the community. The waterfront park will provide a public space for residents to use and enjoy, as well as provide an amenity to promote residential and commercial development. The riverwalk will connect residents to Julian B. Lane Riverfront Park, downtown Tampa and to Bayshore Boulevard and greater South Tampa. The construction of the 2,400 housing units and associated commercial development will create jobs; stimulate demand for

new services, retail and restaurants, and reverse years of disinvestment, high crime and pervasive poverty.

The transformation is already underway. The Tampa Housing Authority has relocated all residents of the public housing units, and has begun demolition and clearing of the land for new housing. Residents that have been relocated will have the first right of opportunity to return to the neighborhood. The Tampa Housing Authority has secured funding to construct a 160-unit senior building, a 118-unit multi-family building and renovate the existing 150-unit for senior housing. The City has relocated its operations center to 40th Street and in May, the \$35.6 million renovation to Julian B. Lane Riverfront Park will be completed. The construction of the West River Waterfront Park represents the next critical step of the City's ongoing strategy to transform the area into a vibrant mixed-income community.

Response to Question 1F

Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote economic recovery, diversification or enhancement of targeted industries.

The West River community has been plagued by a myriad of socio-economic issues. Only 52.8% of the adult population has a high school diploma, far below the city average of 85.5%. Also, 68.3% of the households earn less than \$15,000 per year. The community has historically had one of the highest crime rates in the downtown area, 114.0 violent crimes per capita (cpc), compared to 34.2 cpc citywide as well as highest poverty rate of 98%. In addition, the historical land use and public ownership patterns have prevented any new private investment into the area, thereby limiting job creation and business development. As a result, the West River Community had been characterized as an area of pervasive poverty, high crime and severe economic disinvestment.

Over the past 20 years, West Tampa lost many local businesses, which left abandoned buildings, empty industrial sites, and few jobs for area residents. The West River area is plagued with high unemployment, particularly for youth, and there are no jobs or industry in the immediate area. There are empty commercial spaces and properties and there is a lack of grocery stores, restaurants, shopping centers, and banks. With the revitalization of the West River, there is an opportunity to provide economic recovery through return of businesses, access to jobs and services, and opportunity for a better quality of life.

The West River Waterfront Park Project will act as a catalyst for an estimated \$700 million of new investment, creating jobs and stimulating business formation in the community. The anticipated results are based on and modeled after the successful investments in waterfront parks in downtown Tampa. For example:

- **Curtis Hixon Waterfront Park** - In 2011, the City of Tampa finished a massive upgrade and expansion of Curtis Hixon Waterfront Park, which now serves as the front yard for residents from two 30-story apartment towers built across the street and hosts near weekly community events, art shows and concerts.

- **Waterworks Park** - In 2014, at a cost of \$7.4 million, the City of Tampa opened the new Water Works Park, turning a vacant lot into a busy park with a splash play area, dog park and outdoor stage. Plans for the park stimulated a \$6 million private investment in an old pump house which was converted to Ulele Restaurant, one of the City's landmark waterfront dining establishments. Together, the park and restaurant attract 1,500 to 2,000 people a day. In 2018, along the Hillsborough River nearly adjacent to Water Works Park, the \$16.5 million renovation of the Armature Works historic building was completed creating a 21,000 square-foot market hall with multiple event spaces. Just north of the Armature Works building is The Pearl, a 314-unit apartment building under construction.
- **Encore and Perry Harvey Park** - Additionally, in 2011, The Tampa Housing Authority broke ground on the Encore mixed income project in downtown Tampa. According to records submitted to the U.S. Housing and Urban Development, from January 2010 – December 2016, the construction activity at Encore employed 2,134 people with 304 being new jobs. The renovation of Perry Harvey Park employed 296 persons.

Based on the successful results outlined above, similar interest in retail, restaurant, and mixed-use residential development is expected to occur in the West River community. The West River Waterfront Park Project will generate similar employment numbers as seen with Perry Harvey Park (200 +/-). Since the West River community is nearly three times larger than the Encore project, the redevelopment of the entire area is expected to result in far more construction and service jobs than seen at Encore (more than 2,000 over the life of the project).

Response to Question 2J

Does the project have a local match amount?

The City of Tampa and the Tampa Housing authority will provide a match of \$627,000 in the form of the estimated value of the land that will be used for the Waterfront Park. This estimate is based on 3 acres with a recent appraisal by the Tampa Housing Authority which set an estimated value of \$209,000 per acre.

Response to Question 2K

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

The maps and illustrations beginning on Page 6 show the project location, concept and details in support of this application for funding.

Response to Question 3C

Provide a detailed budget narrative including the timing and steps necessary to complete the project.

The West River Waterfront Park Project will be completed in two key phases. The total duration of the project is estimated at 18 months.

1. **Phase 1. School Athletic Fields** – The relocation and construction of the school baseball and track facilities is ready for preliminary design. The project will be ready to proceed

in September 2018. Final design, construction and permitting would be completed in 12 months. Total estimated cost: \$2,000,000.

2. **Phase 2. Waterfront Park** – The construction of the Waterfront Park can begin after the school athletic fields have been constructed. Design, permitting and construction would be completed in 18 months after completing the school athletic fields. Total estimated cost: \$4,700,000

Response to Question 4B

Please find below the City of Tampa Regular Council meeting schedule for the next 6 months.

- April 19, 2018
- May 3, 2018
- May 17, 2018
- June 7, 2018
- June 28, 2018
- July 19, 2018
- August 2, 2018
- August 23, 2018
- September 6, 2018
- September 20, 2018
- October 4, 2018
- October 18, 2018

Figure 1 – Project Location

The Project is found in the West River Community, adjacent to the Tampa Central Business District along the Hillsborough River.

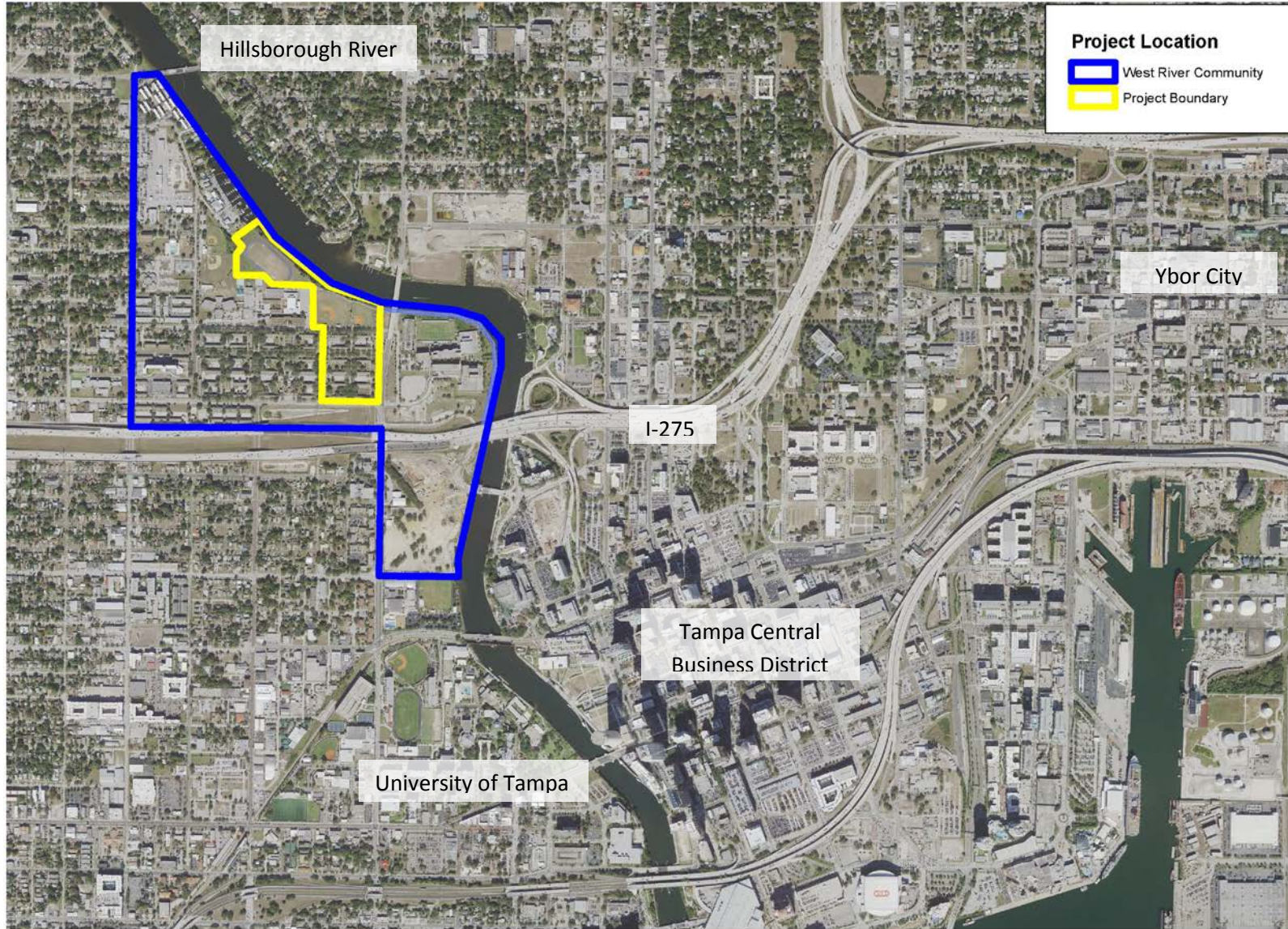
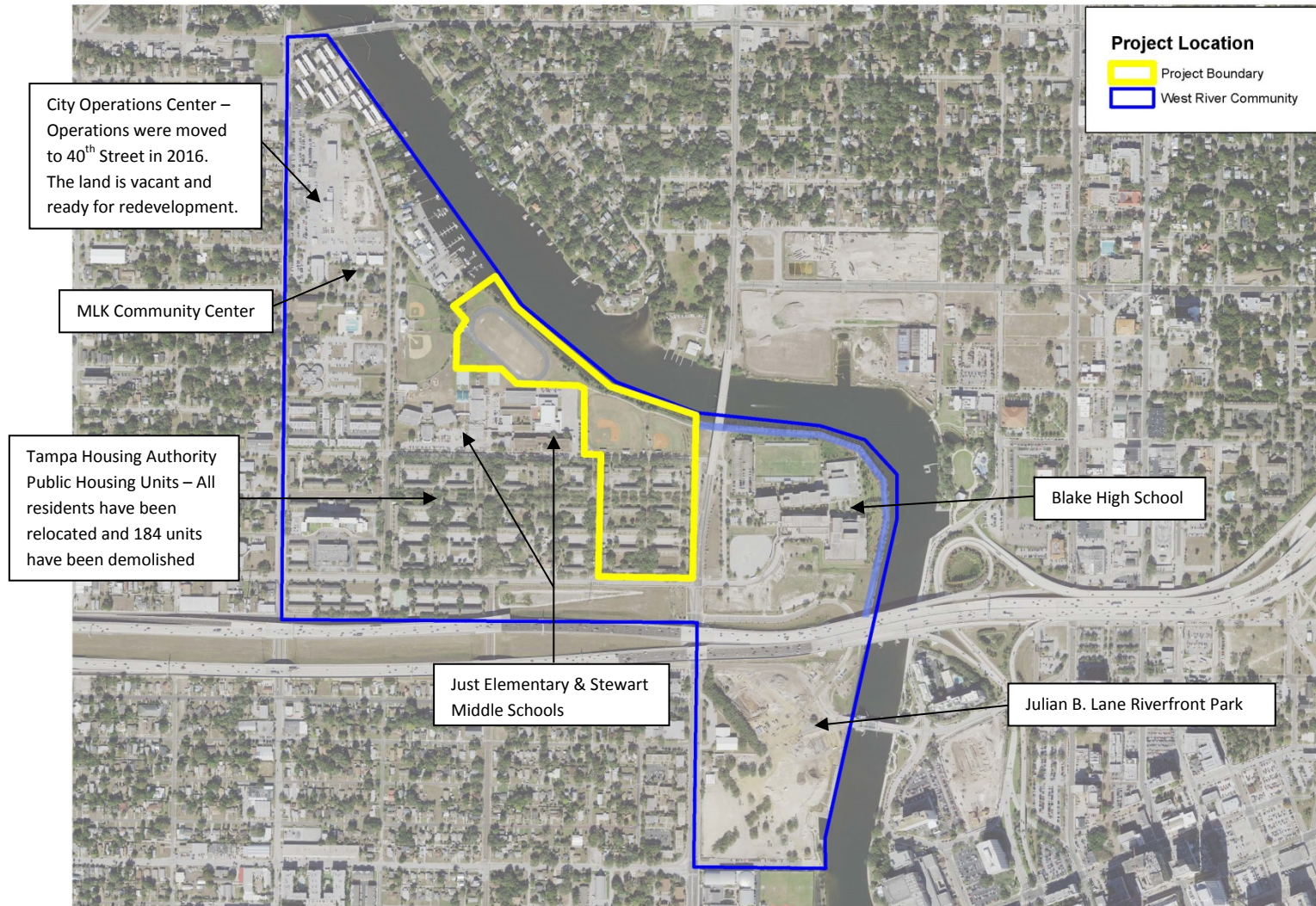


Figure 2 - West River Community Details

This map of the project area in the West River Community shows the schools, city assets and Tampa Housing Authority public housing units.



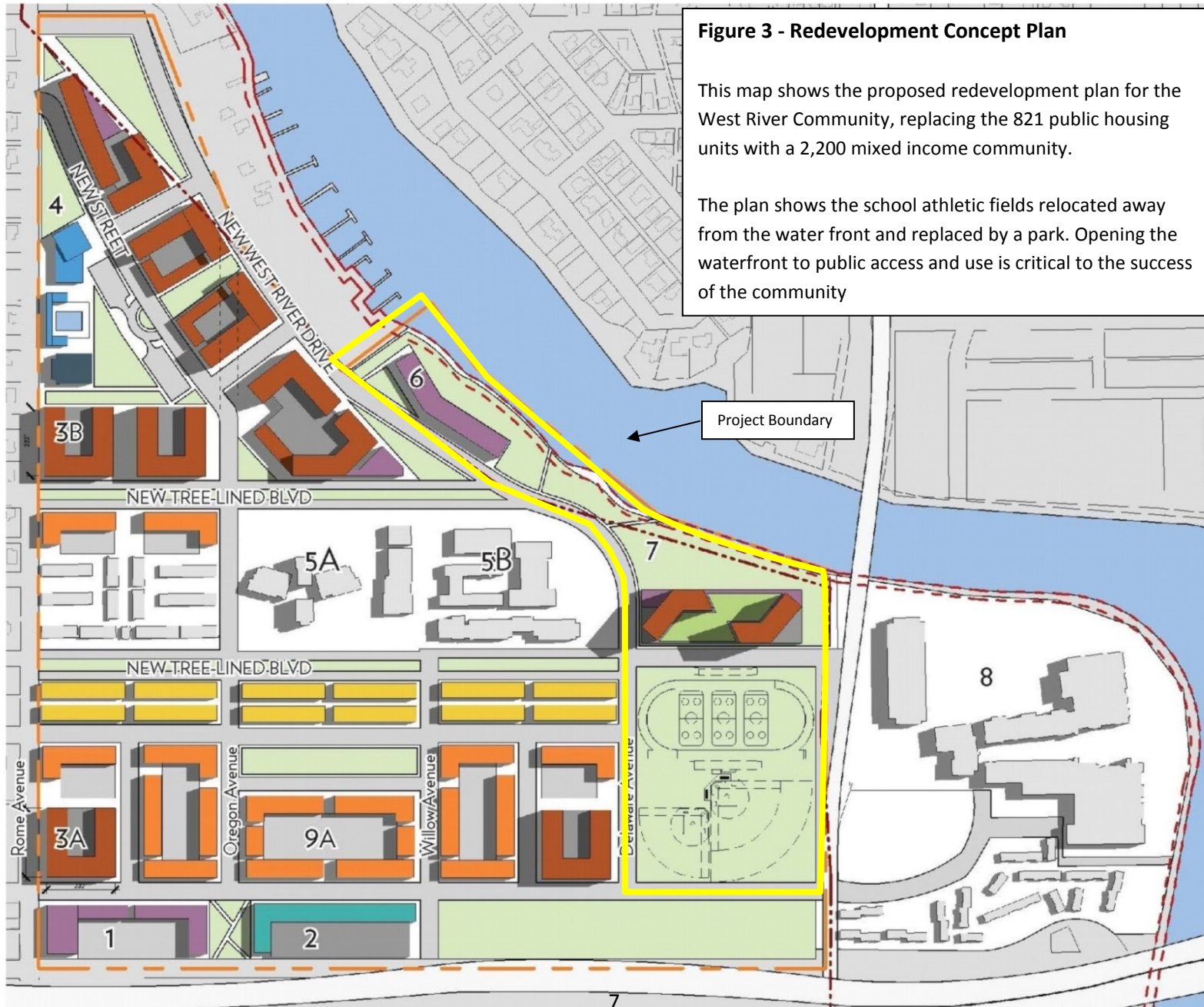


Figure 3 - Redevelopment Concept Plan

This map shows the proposed redevelopment plan for the West River Community, replacing the 821 public housing units with a 2,200 mixed income community.

The plan shows the school athletic fields relocated away from the waterfront and replaced by a park. Opening the waterfront to public access and use is critical to the success of the community

Figure 4 - Existing Property Ownership

The existing ownership patterns of the parcels in the study area (including the Blake Trail parcel).

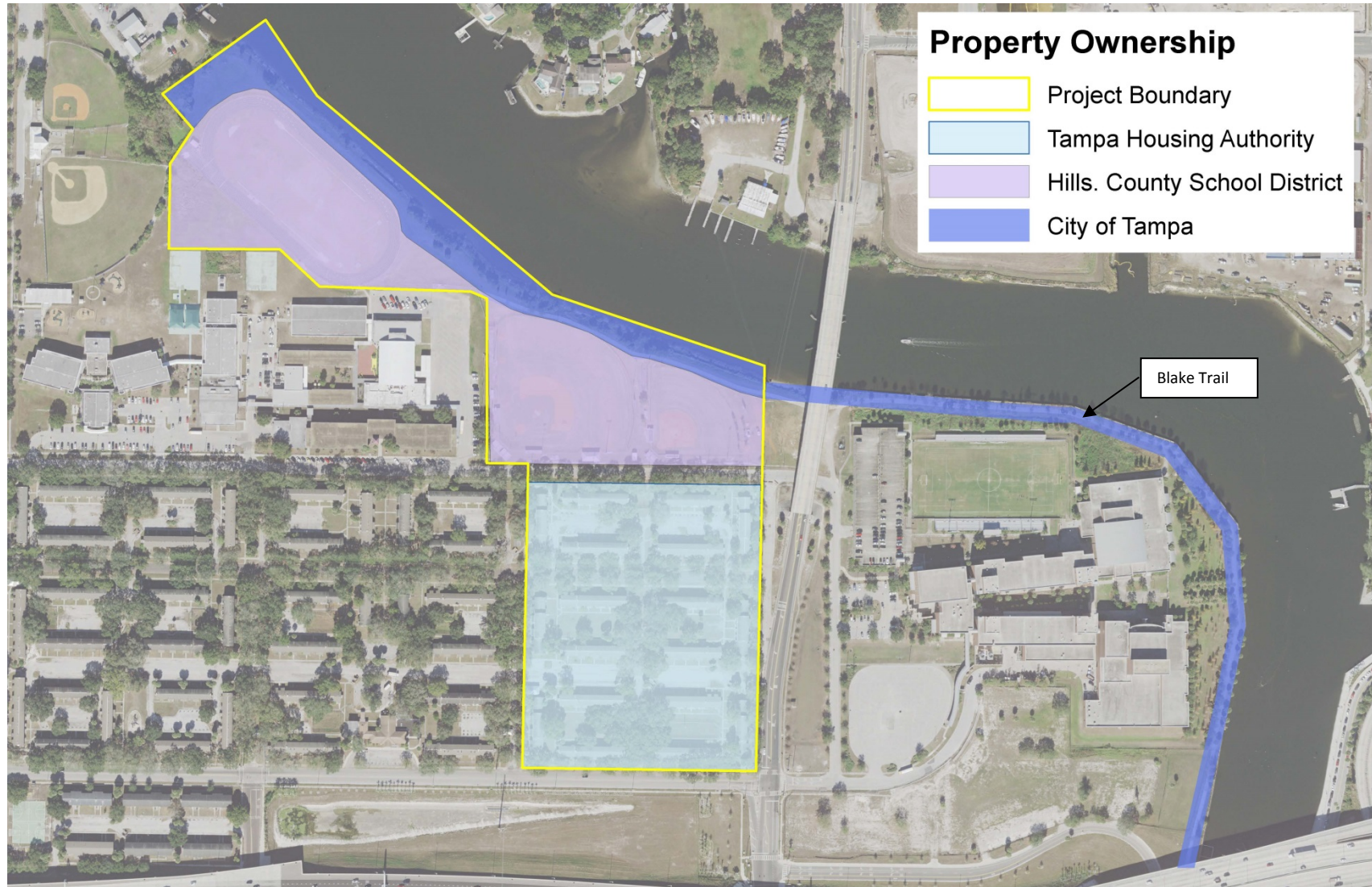


Figure 5 - Future Parcel Ownership

This map shows the location of the proposed park and recreation fields at the conclusion of the project. The Park will be owned by the City of Tampa, while the Recreation Fields will be owned by the School District.

