



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: Tohopekaliga Water Authority (TWA)

Government Federal Employer Identification Number: ██████████

Contact Information:

Primary Contact Name: George H. Eversole Jr., P.E.

Title: Project Manager

Mailing Address: 951 Martin Luther King Blvd.
Kissimmee, FL 34741

Phone Number: 407-944-5025

Email: geversole@tohowater.com

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.

NeoCity-TWA Utilities Project. All improvements includes approximately 11,300 LF of water mains, 7,850 LF of force mains, 8,600 LF of reuse water mains, 3,400 LF of sewer, and lift station improvements over 3-phases. (See attached for continuation)

- 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.

Please see attached.

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.

TWA's proposed infrastructure project is a critical element to support the needs of the NeoCity development. The planned utilities will provide all the drinking water, fire protection, irrigation, and needed wastewater removal requirements. Based on the NeoCity Master Plan the targeted industries include the following: Life Science, Infotech and Cleantech. For additional information on the NeoCity District development refer to <http://www.osceola.org/neocity>.

Please see attached for continuation.



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.

Phase 1 construction start date 9/2018 (270 days construction).

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

500-acre site off of CR 525.

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

Federal State County City Other TWA

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

FDEP water and waste water system permits and Osceola County ROW permit

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?

FDEP and County permits can be secured once final design plans are finalized and take 30 days or less to obtain.

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 property is zoned as commercial in the current Osceola County future land use map and the NeoCity District conforms to the County's land use and zoning designation for this area.



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.

Please see attached.

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

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



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>\$ 5,412,000</u>
Reconstruction	<u>\$ 0</u>
Design & Engineering	<u>\$ 578,000</u>
Land Acquisition	<u>\$ 0</u>
Land Improvement	<u>\$ 0</u>
Other	<u>\$ _____</u>
Total Project Costs	<u>\$ 5,990,000</u>

Please Specify: _____

B. Other Public Infrastructure Project Funding Sources:

Toho Water Authority	<u>\$ 1,610,000</u>
Private Sources	<u>\$ _____</u>
Other (grants, etc.)	<u>\$ 1,380,000</u>
Total Other Funding	<u>\$ 2,990,000</u>

Please Specify: Previously encumbered

Total Amount Requested **\$ 3,000,000**

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.

TWA currently has spent or encumbered \$1.38 million on the design and construction of the initial Phase 0 infrastructure and design of the Phase 1 infrastructure. TWA has submitted a draft budget requesting FY2019 funding for Phases 1 and 2.



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)?

Toho Water Authority Board approval.

- 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.

The Board meets the second and fourth Wednesday of the month.

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

Special meetings can be held with 7-days of public 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.



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: Tohopekaliga Water Authority

Name and Title of Authorized Representative: Brian L. Wheeler

Representative Signature: *Brian L. Wheeler*

Signature Date: 07/09/2018

1.A (continued)

TWA's proposed utilities are necessary to support the water, wastewater and reuse water needs of the new district. TWA has the project broken into three phases which includes the initial infrastructure to facilitate the next two phases referred to as Phase 0, the central North-South Road and NeoCity Way East of N-S Road referred to as Phase 1, and the NeoCity Way West of N-S Road referred to as Phase 2. Phase 0 has been fully designed and constructed and is ready to facilitate the next two phases. The cost for each phase is as follows:

Phase 0: \$974,000 for construction, \$86,000 for design, permitting, and survey. Both cost have already been encumbered by TWA.

Phase 1: \$3.87M for construction, \$320,000 has already been encumbered by TWA for design, permitting, and survey.

Phase 2: \$568,000 for construction, \$172,000 for design, permitting, and survey.

Currently, TWA has design plans nearly completed for Phase 1 with a planned bid date of September 2018. The project is planned to be under construction in October 2018. Phase 2 will begin design in fiscal year 2019 and will be ready for bidding at the end of the fiscal year.

1.E

A vacant 500-acre property located in Osceola County adjacent to Neptune Road (CR 525) is proposed to be developed into a master-planned technology district referred to as NeoCity. The NeoCity project is a multi-use community that will focus on industry-based development for emerging technologies. The implementation of this vision/program which consists of industrial research and development (R&D) spaces, office, retail, and residential uses will contribute to the economic well-being of the local community and promote regional development opportunities.

The proposed program includes: 8.5M sf of Office /R&D, 691K sf of Industrial, and 1,700 multi-family residential units.

The investment in public infrastructure improvements/expansions to serve the project will facilitate the building of construction of new industry and supporting uses resulting the creation of 34,300 permanent jobs in Osceola County (at full build out-50 year horizon) with a labor income projected at \$4.7 billion and at a total economic output of \$15.5 billion. The proposed development will lead to increased workforce opportunities by the creation of an estimated 26,900 direct jobs and 40,700 indirect jobs.

1.F

The NeoCity Project is a master planned multi-use community that will create the most significant and comprehensive global center for smart sensor, photonics, and nano-technology research and development. NeoCity will bring job creation and talent development to Osceola County that will have local, regional, national and international impacts. The economic opportunity created will have tremendous benefits to the community. NeoCity has a 50-year build-out/horizon with substantial job

creation, diversified employment base, increased incomes, and local tax revenues. It is anticipated that the project will have the following economic impact at build-out:

- Total Employment of 127,700 jobs:
 - 34,300 jobs in Osceola County
 - 93,400 jobs in the Orlando East Central Florida Metropolitan Area (OECFMA)
- Jobs created include (with NAICS Code):
 - 31-34 - Research Development
 - 54 - Product Design
 - 23 - Construction
 - 71 - Food and Beverages
 - 55 - Management Consulting
- Projected Labor Income in Osceola County of \$4.7B
- Projected Labor Income in OECFMA of \$4.5B
- Projected Economic output in Osceola County of \$15.5B
- Projected Economic output in OECFMA of \$13.3B

NeoCity's mission and development program will focus to attract industry/businesses that are part of Florida's Targeted Industries (per Enterprise-Florida) to include:

- Emerging Technologies
 - Nano-technology
 - Materials Science
 - Cloud IT
- InfoTech
 - Optics and Photonics
 - Electronics
- CleanTech
 - Photovoltaic
 - Energy Storage Technologies
- Estimated Osceola County Tax Revenue (at full build-out): \$831.1M

2.J

TWA has already encumbered \$1,380,000 into the design and construction of Phase 0 and into the design of Phase I. TWA will be providing additional local funding in the amount of \$1.61 million.



951 Martin Luther King Boulevard, Kissimmee, FL
www.tohowater.com 407.944.5000

AGENDA
WEDNESDAY, JUNE 27, 2018
5:00 PM

Thomas White
 Chair, Ex-officio

Clarence L. Thacker
 Secretary

LeRue "Skip" Stellfox
 Supervisor #6

Domingo Sanchez
 Supervisor #1

John A. Lambert
 Supervisor #4

Brian L. Wheeler
 Executive Director

Michael W. Sweeney
 Deputy Executive Director

VACANT
 General Counsel

Nilsa C. Diaz
 Executive Assistant

1. Meeting called to order
2. A. Moment of Silent Reflection
 B. Pledge of Allegiance
3. Approval of the Agenda (**Approved 3 to 0**)
4. Awards and Presentations
5. Public Hearing
6. Hear the Audience
7. **Consent Agenda (Approved 3 to 0)**

The Consent Agenda is a technique designed to expedite handling of routine and miscellaneous business of the Board of Supervisors. The Board of Supervisors in one motion may adopt the entire Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any individual member, any item may be removed from the Consent Agenda and placed upon the Regular Agenda for debate.

- 7A. REQUEST APPROVAL OF THE TWA BOARD OF SUPERVISORS REGULAR MEETING OF JUNE 13, 2018 (DIAZ/WHEELER)
- 7B. REQUEST APPROVAL OF AMENDMENT #1 TO AGREEMENT WITH MOORE STEPHENS LOVELACE, PA FOR AUDITING SERVICES (RFP-15-056) (HOLMES)
- 7C. REQUEST APPROVAL TO AWARD SIDEWALK, CURB, PAVEMENT AND GUTTER REPAIR SERVICES TO CM ENGINEERING SERVICES FLORIDA PLLC, PRIMARY, AND WW DANIELS COMPANY, ALTERNATE (IFB-18-080) (HOLMES)

- 7D. REQUEST APPROVAL OF THE REMAINING FY2018 SPONSORSHIP REQUESTS (COX)
- 7E. REQUEST APPROVAL OF THE AGREEMENTS WITH NORTH AMERICAN CRANE & RIGGING, LLC AS THE PRIMARY CONTRACTOR AND SIMS CRANE & EQUIPMENT COMPANY AS THE SECONDARY CONTRACTOR FOR MOBILE CRANE AND OPERATOR RENTAL (IFB-18-074) (HOLMES)
- 7F. REQUEST APPROVAL OF THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY GRANT APPLICATION SIGNATURE AUTHORIZATION (EVERSOLE)

8. Informational Presentations

9. Unfinished Business

10. New Business

11. Staff Report:

11A. OPERATIONS LEVEL OF SERVICES QUARTERLY PRESENTATION 2FQ18 (NIPPER)

11B. ENGINEERING LEVEL OF SERVICES QUARTERLY PRESENTATION 2FQ18 (PELHAM)

11C. FINANCIAL REPORT FOR MAY 2018 (FIGUEROA)

Board Meeting Date: 6/27/2018

Category: Consent Agenda

Agenda Item: 7F

Department: Engineering Services



Attachments: Location Map

Title:

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY GRANT APPLICATION SIGNATURE AUTHORIZATION

Summary:

The Board of Supervisors is requested to authorize the Executive Director or the Deputy Executive Directors to execute Florida Department of Economic Opportunity (DEO) Grant applications on behalf of the Authority for the NeoCity project and any future projects.

The DEO, in partnership with Enterprise Florida®, has developed the Florida Job Growth Grant Fund (F.S. 288.101) to provide public infrastructure grants to 'promote economic activity by improving public infrastructure and enhanced workforce training.'

The Osceola County NeoCity project is developing a 500 acre property adjacent to Neptune Road as a master-planned technology district providing significant regional economic activity. The NeoCity TWA Utilities Project will install approximately 11,300 LF of water mains, 7,850 LF of force mains, 8,600 LF of reclaimed water mains, 3,400 LF of gravity sewer, and lift station improvements over three phases to directly support the NeoCity development.

An application for approximately \$7,150,000 in DEO grant funding has been prepared. As part of the application package, the Board is required to provide authorization to execute the grant application. Staff is requesting the Board to authorize the Executive Director or Deputy Executive Director to execute the DEO grant application for the NeoCity project and future DEO grants if any become available.

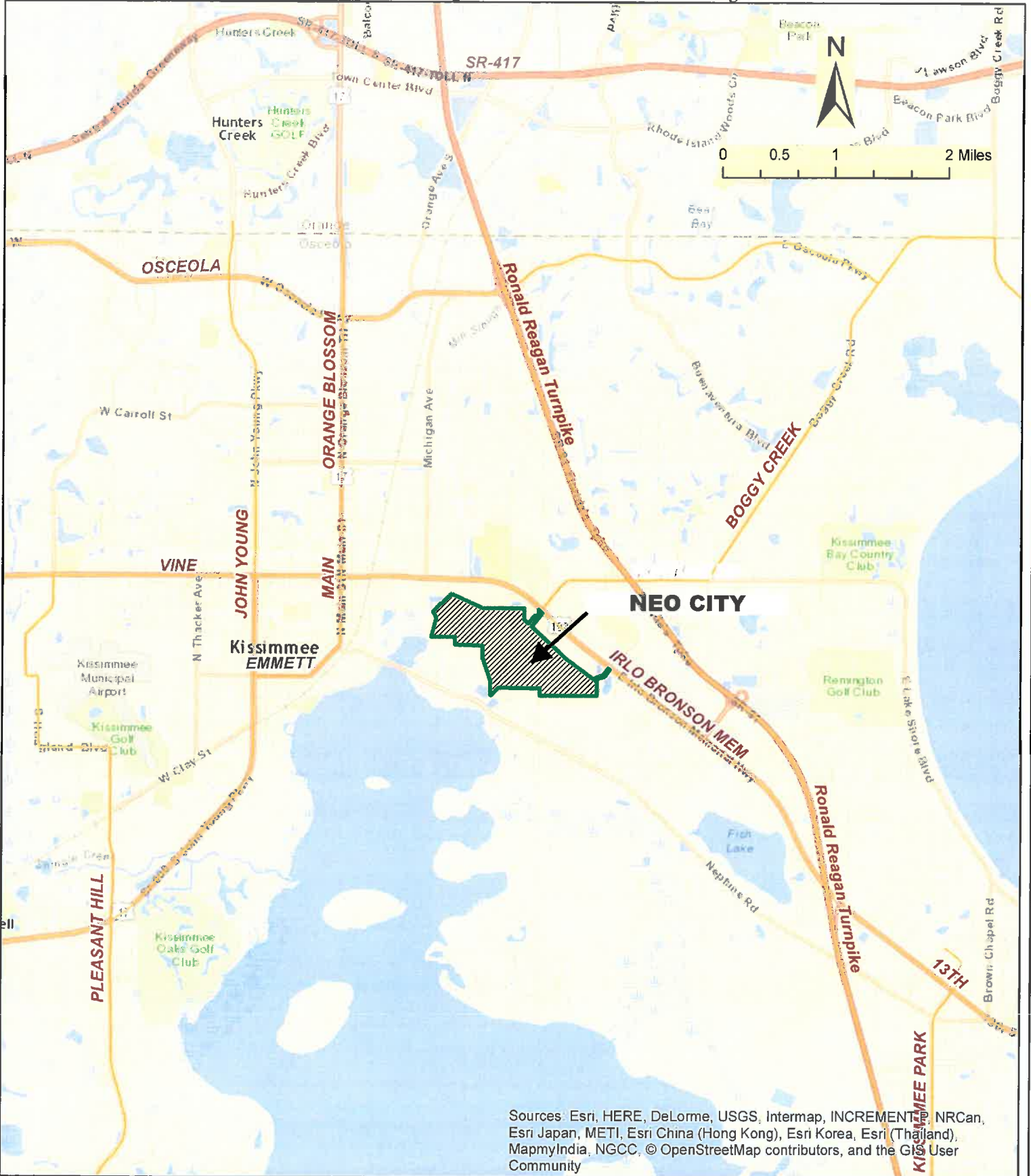
Total Costs: None

Recommended Action:

Staff recommends the Board authorize the Executive Director or the Deputy Executive Director to execute Florida Department of Economic Opportunity (DEO) Grant applications on behalf of the Authority for the NeoCity project and other future projects.

Initials: ghe

Location Map
Florida Department of Economic Opportunity Grant
Application Signature Authorization.06.27.18.ge



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENTAL, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community