

OFFICE OF THE COUNTY ADMINISTRATOR
Citrus County Board of County Commissioners
Executive Offices

3600 W. Sovereign Path, Lecanto, FL 34461
Phone: (352) 527-5205 Fax: (352) 527-5204

"We will be a user-friendly and common sense organization dedicated to responsive citizen services."

EOL 18-35

September 9, 2018

Ms. Ryan Fierst
Division of Strategic Business Development
Department of Economic Opportunity
107 East Madison St.
Caldwell Building, MSC 160
Tallahassee, FL 32399

Re: Florida Job Growth Grant Fund program

Dear Ms. Fierst:

Citrus County is requesting \$5,061,101 under the Department of Economic Opportunity's Job Growth Grant Fund program to develop the infrastructure for an industrial park property the County owns adjacent to the Inverness Airport. The vision is for a business park with permit ready land to assist the County economic development efforts toward a future for Citrus citizens with a more diverse and vibrant economy.

A rural county in the Tampa Bay Area without direct interstate access, Citrus County is characterized by persistently high levels of unemployment, (currently 4th highest in the State), flattening population growth and low wages. The growth in labor force is weak and proportionately small due to the large population of retired citizens. While Citrus County is famously known as the Nature Coast, an international tourist destination, the community is also challenged by a shortage of industrial land with access to central water and sewer infrastructure. Stewardship of the environment is important to Citrus citizens, and managed efforts to protect our pristine waterways are critical, including eliminating individual traditional septic systems for new development.

Recently, the Citrus County Board of County Commissioners moved forward to hire an economic development director, develop and initiated implementing an economic development strategic planning process as first steps forward for addressing the community's challenges. As part of that economic development strategic planning process, a citizen driven SWOT analysis has identified that the County remains at risk due to the Duke nuclear facility closing (major employer loss) and a slow recovery from the national recession. In addition, the Policy Division of DEO has identified Citrus as one of 12 Florida counties with persistent economic development challenges. The Florida Job Growth Grant Fund is a very rare but realistic opportunity to implement a vision for future economic development successes in Citrus County

that is consistent with citizen objectives of environmental sustainability and achieving robust economic growth in a community. These citizen objectives have been confirmed by recent citizen input of two public workshops for establishing a refreshed economic development strategic plan for Citrus County.

The County Administrator or his designee will manage the grant if awarded, and all expenditures will be strictly contracted services and material purchases, no County staff or in house expense reimbursement will be sought.

The award of this grant will help Citrus County meet the economic and environmental challenges that the County faces in today competitive climate. We appreciate the opportunity to submit this proposal, and will be glad to respond to any questions or concerns.

Sincerely,



Charles R. Oliver
County Administrator
CRO/ds



2018-2019 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. If additional space is needed, attach a word document with your entire answer.

Governmental Entity Information

Name of Governmental Entity: Citrus County, Florida; Political Subdivision of State of Florida

Government Federal Employer Identification Number [REDACTED]

Primary Contact Name: Bruce Register

Title: Economic Development Director

Mailing Address: 3600 W. Sovereign Path Suite 267
Lecanto, Florida 34461

Phone Number: 352-527-5537

Email: bruce.register@citrusbocc.com

Secondary Contact Name: Randy Oliver

Title: County Administrator

Phone Number: 352-527-5467

Public Infrastructure Grant Eligibility

Pursuant to section 228.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible 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:

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

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

A. Provide a detailed description of the public infrastructure improvements.

Upgrade and improvement of existing access road to Inverness Airport, design and new construction of internal roadways, water and wastewater, stormwater drainage, telecom fiber and electric utilities.

B. Provide location of public infrastructure, including physical address and county of project.

Inverness Airport, 7140 E. Watson St., Inverness, Florida.

C. Is this infrastructure currently owned by the public?

Yes

No

If no, is there a current option to purchase or right of way provided to the County?

D. Provide current property owner.

Citrus County BOCC

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

Yes

No

Roadway and utility infrastructure will enable commercial activity within a County owned aviation and industrial park of approximately 75 acres.

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

Yes

No

The improvements will provide benefits that will accrue to the many current tenants and future tenants of the Inverness Airport and be instrumental in realization of the broader economic development vision for the community to diversify the economy.

G. 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](#)).

o Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.

o 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.

Improvements to the 75 acre Inverness Airport Industrial Business Park will promote the diversification of Citrus County's economy by adding up to 650,000 square feet of infrastructure ready industrial space with four lane highway access (US 41 & 44) within 16 miles to an interstate in a County with little suitable sites with both water utilities and adequate transportation infrastructure. Equipped with the improved park and prime business location, Citrus County is anticipating attracting over 350 new jobs in the first phase of 200,000 square feet of industrial space in the park occupied by Florida targeted industries including Aviation #48, Manufacturing #31-33 and Wholesale #42, Admin #56, Prof Svc #54.

2. Additional Information:

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

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

June 2019, 365 days

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

SWFWMD for stormwater attenuation, FDEP for water and wastewater, FDOT for roadway connection permits.

- C. 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?

Stormwater, 6 months; Water Utilities, 9 months; Roadway access 18 months.

- D. 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?

Park is zoned industrial with future land use defined as compatible for a industrial business park in a planned urban development authorized in 2015.

- E. 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

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

Yes No

Beyond permits from listed agencies, marginal additional right of way for the access roadway widening will be acquired from the local publicly owned Fair Authority, with expectations of a very cooperative and smooth transaction.

- G. Does this project have a local match amount? Yes No

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

Existing project improvements include tree clearing and partial distance of access roadway widening completed in 2016 equal to \$1.5 mm, County in kind labor match for Water & Sewer system \$1 mm

- H. Provide any additional information or attachments to be considered for this proposal. Maps and other supporting documents are encouraged.

Exhibit A: Proposed layout of access roadway improvements to Airport Road

Exhibit B: Park schematic depiction or Internal roadways, stormwater attenuation, taxiway extension, water wastewater connections and network distribution.

Exhibit C: Infrastructure Project Cost Estimates

3. Program Budget

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

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

1.) **Total Amount Requested** \$ 5,061,101
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 2,566,671
 Private Sources \$ 00

Other (grants, etc.) \$ 00
Total Other Funding \$ 00

Please Specify: _____

B. Public Infrastructure Project Costs:

Construction \$ 7,527,772
 Reconstruction \$ 00
 Design & Engineering \$ 100,000
 Land Acquisition \$ 00
 Land Improvement \$ 00

Other \$ _____
Total Project Costs \$ 7,627,772

Please Specify: _____

Note: The total amount requested must be calculated by subtracting the total Public Infrastructure Project Funding Sources in A. from the total Public Infrastructure Project Costs in B.

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

Citrus Water Utilities and Public Works department will commence planing and programming sufficient funding to begin in house design & engineering and proceed with any procurement of materials and contracting required for construction within 30 days of grant execution.

4. Approvals and Authority

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

- 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)?

BOCC Chairman signature approval authorized by the Citrus County Board of County Commission.

If board authorization is not required, who is authorized to sign?

- 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.
- ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

The Citrus County Board of County Commissioners meets on the second and fourth Tuesday of each month.

- 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, am authorized to sign this proposal on behalf of the above described governmental entity.

I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

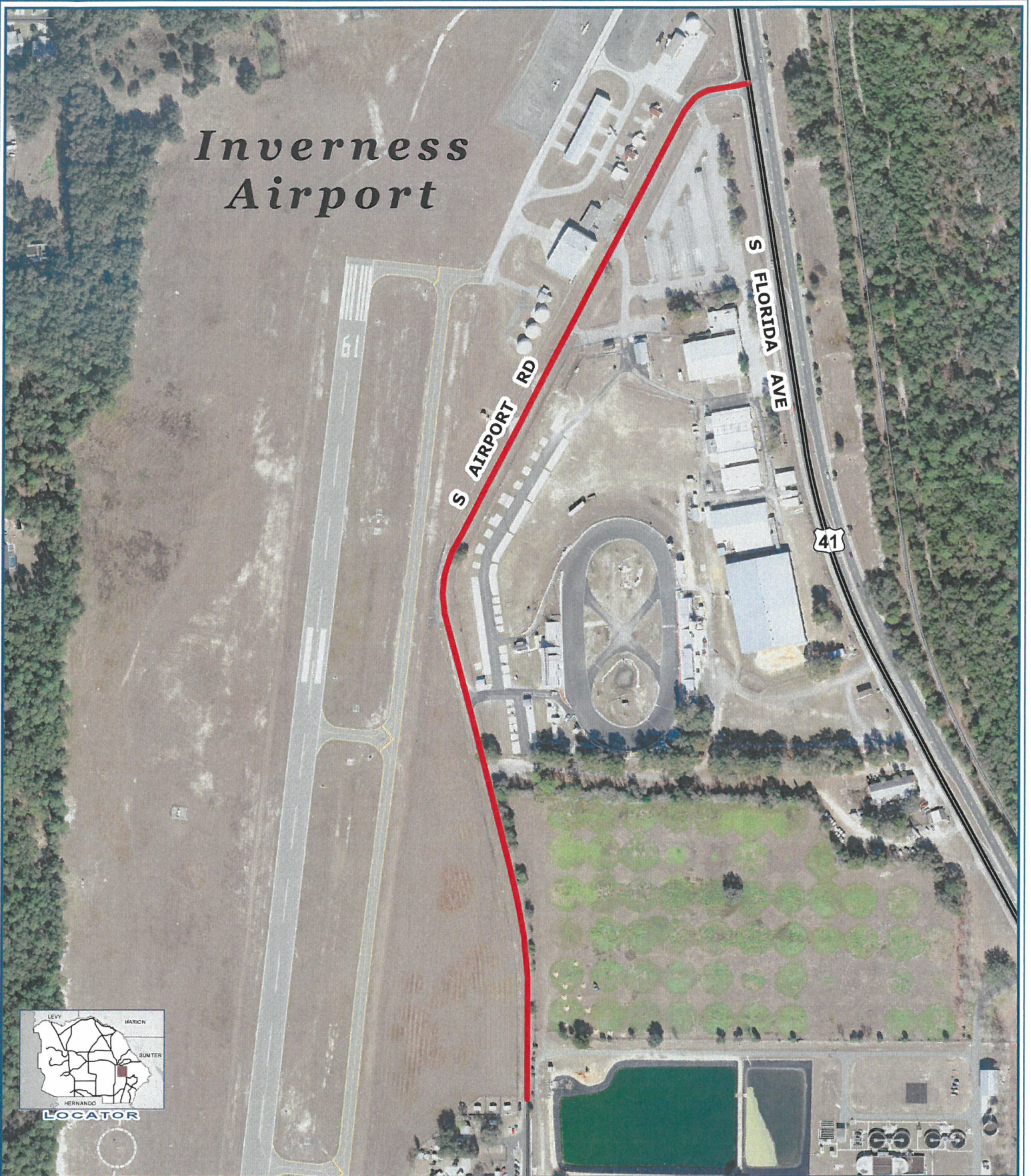
Name of Governmental Entity: Citrus County Board of County Commission

Name and Title of Authorized Representative: Charles R. Oliver, County Administrator

Representative Signature: Charles R. Oliver

Signature Date: 9/25/2018

Inverness Airport



Legend



Exhibit "A" S. Airport Rd. Improvements

Geographic Information Systems

Prepared By: R W Voak
Date: September 25, 2018
Source: Enterprise Geodatabase
Map Number: BV000676

Jim Faulkner
Director



This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide content that is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user.
Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of the information and the viewing, copying, or distributing of these materials.



- NOTES:
1. THIS PLAN IS CONCEPTUAL AND MAY CHANGE.
 2. THIS PROJECT WILL BE DESIGNED ACCORDING TO THE CONDITIONS OF APPROVAL STATED IN ORDINANCE 2015 A-17 (EXHIBIT B)
 3. PROPERTY IS ZONED IND/PUD
 4. ROADS WILL BE DESIGNED WITH 50' RIGHT-OF-WAYS, 24' WIDE PAVEMENT, CURB & GUTTER
 5. RIGHT-OF-WAYS WILL BE 80' DIAMETER PAVEMENT AND 100' DIAMETER
 6. THIS PROJECT WILL BE SERVED BY CENTRAL WATER
 7. THIS PROJECT WILL BE SERVED BY CENTRAL SEWER
 8. THIS PROJECT WILL BE SERVED BY CENTRAL WASTEWATER TREATMENT PLANT
 9. SITE LIGHTING WILL MEET FAA REQUIREMENTS AND NOT INTERFERE WITH AIRPORT OPERATIONS

PLAN NO. 2024-0001 P. NO. 1 OF 2 DESIGN: MFS CHECKED: MFS DATE: 12/20/24	PROJECT NO. 2024-0001 DATE: 12/20/24 PLAN NO.: CHECKED: MFS DATE: 12/20/24 SHEET 1 OF 2
CITRUS COUNTY DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING	INVERNESS BUSINESS PARK Watson St., Inverness, FL
APP'D. BY: _____ REVISION: _____ DATE: _____ REVISION: _____ DATE: _____	CONCEPT PLAN PRIMARY INFRASTRUCTURE
3608 SIVERLOW PATH LEONARDO, FLORIDA 34461 (352) 507-5446	LAURA BORGESI, PE, PSM, MPA CITRUS COUNTY ENGINEER FLORIDA P.E. LIC. NO. 74596

EXHIBIT 'C'

ELEMENT	ITEM	Quantity	Units	Unit Cost	Value	
Roads	36' wide taxi-way extension	4,400	SY	\$ 45	\$ 198,000	
	24' circulation roads	13,000	SY	\$ 45	\$ 585,000	
	Curbing	9,000	LF	\$ 17	\$ 148,500	
	Markings	2	GM	\$ 3,200	\$ 6,400	
	Signs	20	EA	\$ 350	\$ 7,000	
	Collection System 8" Gravity with Manholes	3,700	LF	\$ 40	\$ 148,000	
	Reconstruction of Airport Rd	3,115	LF	\$ 190	\$ 591,850	
					\$ 1,684,750	
	Stormwater	Inlets	30	EA	\$ 6,000	\$ 180,000
		Pipe 30"	7,000	LF	\$ 120	\$ 840,000
	DRA	100,000	CY	\$ 8	\$ 800,000	
	Mitered Ends	2	EA	\$ 2,600	\$ 5,200	
					\$ 1,825,200	
Water (Materials Only)	Connections	2	EA	\$ 1,667	\$ 3,333	
	Booster Pumps	2	EA	\$ 5,000	\$ 9,999	
	Interconnection	1	EA	\$ 9,999	\$ 9,999	
	Extension - 10" Floral City	7,000	LF	\$ 20	\$ 139,986	
	Extension - 8" Inverness	2,500	LF	\$ 20	\$ 49,995	
	Distribution System 10" w/Hydrant every 500'	6,000	LF	\$ 20	\$ 119,988	
					\$ 333,300	
Sanitary Sewer (Materials Only)	Lift Station	1	EA	\$ 166,668	\$ 166,668	
	Force Main 6"	3,500	LF	\$ 19	\$ 67,667	
					\$ 234,335	
Utilities	Underground Electric	4,000	LF	\$ 15	\$ 60,000	
	Fiber Optic Communications	4,000	LF	\$ 20	\$ 80,000	
					\$ 140,000	
					\$ 4,217,585	
Contingency	20% Contingency on \$ 4,217,585				\$ 843,517	
					\$ 5,061,101	
County In-Kind	Water System (Labor Only)				\$ 800,000	
	Sanitary Sewer (Labor Only)				\$ 140,600	
	Design and Engineering				\$ 100,000	
					\$ 1,040,600	