



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: City of Jacksonville (Duval County)

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

Primary Contact Name: Ed Randolph

Title: Director of Business Development

Mailing Address: 117 West Duval St
Jacksonville, FL 32202

Phone Number: (904) 630-1185

Email: edr@coj.net

Secondary Contact Name: Kirk Wendland

Title: Executive Director of Economic Development

Phone Number: (904) 630-2455

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.
PLEASE SEE ATTACHED.

B. Provide location of public infrastructure, including physical address and county of project.
The site is located on the Southbank of the St. Johns River, in the center of downtown Jacksonville.
The address is 0 Museum Circle, Jacksonville FL, 32207. Please see attached aerial map.

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.
City of Jacksonville.

E. Is this infrastructure for public use or does it predominately benefit the public? Yes No

F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity? Yes No

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](#)).
 - 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.
 - 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.

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.

The project is expected to commence in 2019 and be completed by the end of 2021.

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

General building permits from the applicable city and state regulatory bodies.

- 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?

No permits have been obtained yet for the project. The City will be sure to prioritize the applicable permits, when needed.

- 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?

The future land use and zoning designations are CBD (Land Use) and CCG-1/PBF-1 (Zoning). Yes, improvements will conform to those uses.

- 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

- G. 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.

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

PLEASE SEE ATTACHED MAP.

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** \$ 18,000,000
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 0

Private Sources \$

Other (grants, etc.) \$

Please Specify: _____

Total Other Funding \$

B. Public Infrastructure Project Costs:

Construction \$ 15,500,000

Reconstruction \$ 1,250,000

Design & Engineering \$ 1,250,000

Land Acquisition \$

Land Improvement \$

Other \$

Please Specify: _____

Total Project Costs \$ 18,000,000

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.

PLEASE SEE ATTACHED.

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)?

PLEASE SEE ATTACHED.

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.

PLEASE SEE ATTACHED.

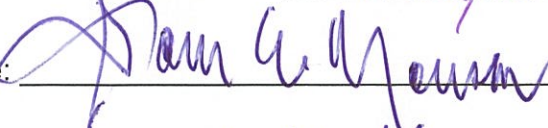
- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

PLEASE SEE ATTACHED.

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: City of Jacksonville

Name and Title of Authorized Representative: Mayor Lenny Curry

Representative Signature: 

Signature Date: 02/20/19

Sam E. Mousa
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of:
Executive Order No. 2015-05

Question 1.A.

There have been numerous Fortune 1000 companies that have discussed the feasibility of locating a major headquarters operation along riverfront property in downtown Jacksonville, in recent years. The lack of public infrastructure and development-ready sites along the riverfront have been the primary reason why most of those proposed projects never came to fruition. The City of Jacksonville believes that a city-owned parcel on the Southbank of the St. John River, which currently includes a restaurant, marina, and surface parking lot, would be a great site for a corporate headquarters operation, as well as multifamily housing, which is needed in that area. The restaurant, marina facilities and large surface parking lot currently on the site haven't been upgraded or renovated in many years. The City believes a 600-car parking garage, addition of a riverfront boardwalk, and improvements to the existing bulkhead, would greatly enhance the value and appeal of the site for future commercial development. The proposed parking garage would replace the existing surface parking lot, which is in a state of disrepair. The parking garage will have an immediate impact on the critical shortage of parking needs being generated by the growth of the healthcare cluster close to the site.

Question 1.G.

The parking garage, boardwalk and bulkhead infrastructure the City proposes to construct with the grant funds will benefit downtown Jacksonville, the northeast Florida region and the State of Florida, in multiple ways. It is anticipated that in the near future the subject development site will include a mixed-use development, with Class A office space, retail, multi-family units, public marina, boardwalk and parkland.

The development site is located immediately adjacent to the Museum of Science and History (MOSH), a waterfront restaurant, marina, and close to a growing cluster of world-class medical facilities, including the recently completed \$180 million Baptist MD Anderson's Cancer Center. Wolfson and Nemours Children's hospitals are two other medical facilities located within blocks of the site. Because of the increase in activity around the site, the City has just moved forward on \$6.3 million in road improvement work, and believes the proposed parking garage will help with future development opportunities on the site, and with the growing demand of parking from the adjacent medical facilities. The project site is also next to the Main Street Bridge, which is heavily used by pedestrian and vehicle traffic to travel between the Northbank and Southbank of downtown Jacksonville.

The City believes the proposed project will help generate a minimum of 2,000 new jobs within 1 mile of the project site. The City has already committed to spend over \$30 million in public funds on other infrastructure projects, in close proximity to the site. Those improvements include an extension to the existing Southbank Riverwalk, new riverfront greenspace, roadway improvements, and miscellaneous bulkhead improvements.

Based on the proposed mixed-use development that will take place on the project site, and the existing commercial activity in the surrounding area, the City estimates that the 2,000 projected new jobs will be within the following categories:

NAICS CODES

522110 Commercial Banking (275 jobs)

523110 Investment Banking (100 jobs)

524114 Direct Health and Medical Insurance Carriers (150 jobs)

524127 Direct Title Insurance Carriers (300 jobs)

511210 Software Publishers (125 jobs)

518210 Data Processing, Hosting and Related Services (100 jobs)

541511 Custom Computer Programming Services (100 jobs)

551114 Corporate, Subsidiary and Regional Managing Offices (750 jobs)

561110 Administrative Management Services (100 jobs)

Question 2.G.

Yes, the City has recently started on a \$6.3 million road improvement project, which will help with vehicle and pedestrian traffic flow to and around the subject development site. The City is also obligated to construct boardwalk improvements and riverfront park space on property donated to the City by a private developer, just to the east of the subject site. Those improvements are projected to cost approximately \$26.4 million.

Question 3.C.

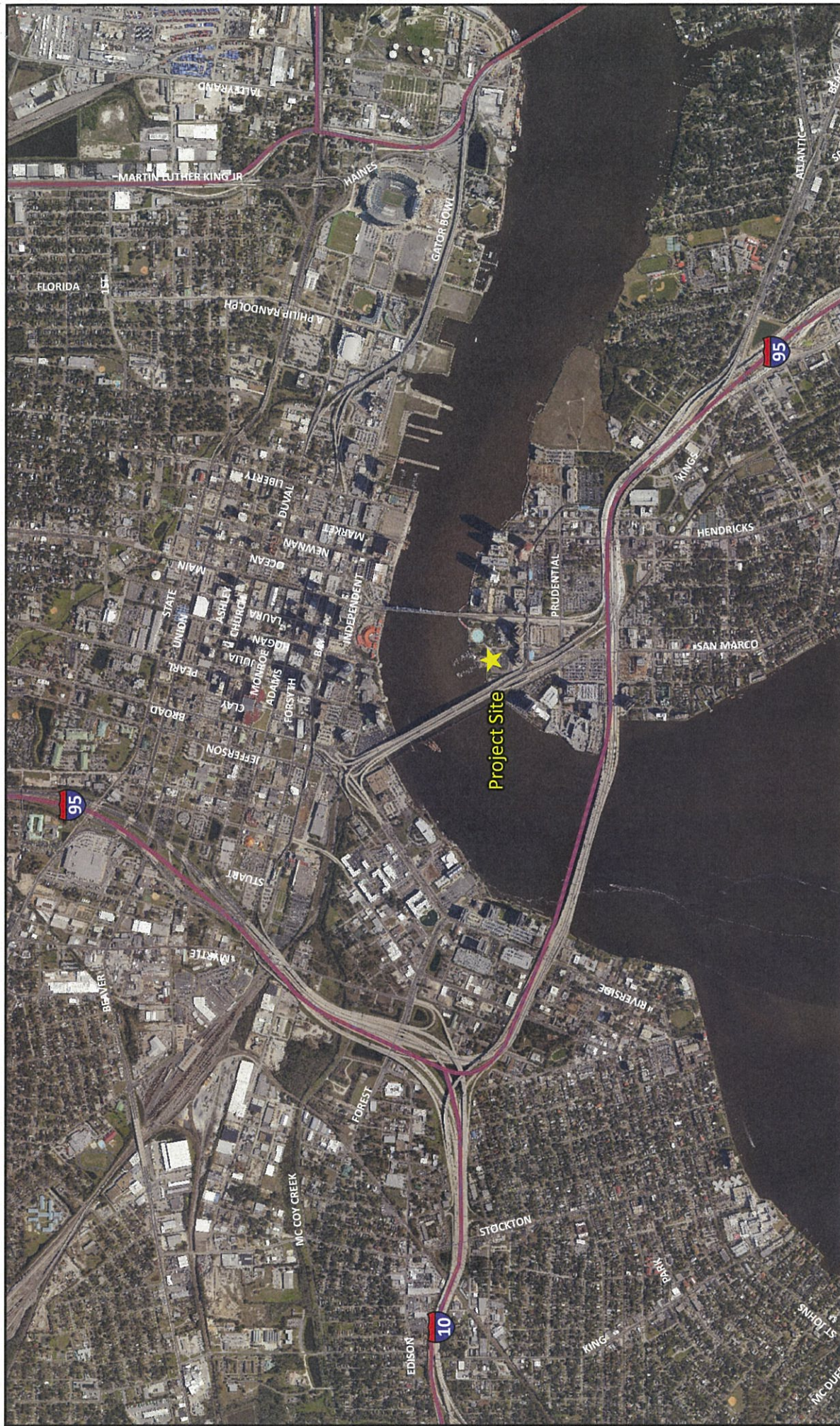
The \$6.3 million road improvement project and the \$26.4 million in riverfront infrastructure improvements to a nearby development site, that the City has committed to funding, will greatly enhance the traffic and pedestrian connectivity to the proposed project site, as well as the site's overall future development viability.

Question 4.A.

Before the City would be able to execute the grant agreement it would need to get approval from two bodies. First, the City's Downtown Investment Authority (DIA) Board of Directors would need to approve it, and then the Jacksonville City Council.

Question 4.B.

The City's Downtown Investment Authority (DIA) Board of Directors meets at least once a month, but there could be a special meeting scheduled to discuss the proposed grant, if needed. A special meeting of the DIA would only require a 24-hour notice. The Jacksonville City Council meets every two weeks, which would allow for the approval of the proposed legislation to be completed in a timely manner.



EFI/DEO Grant Application
Figure 1