



2019-2020 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 West Melbourne

Government Federal Employer Identification Number:

Primary Contact Name: Scott Morgan

Title: City Manager

Mailing Address: 2240 Minton Road

West Melbourne, FL 32904

Phone Number: 321-837-7771

Email: SMorgan@WESTMELBOURNE.ORG

Secondary Contact Name: Hal Rose

Title: Mayor

Phone Number: 321-837-7771

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 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.

Improvements are to US 192 from west of I-95 to east of I-95, including the interchange with I-95. Currently US 192 traffic counts indicate an 7,700 daily trips west of I-95 and 34,500 trips east of I-95. Future increase in capacity of I-95/US192 interchange is needed to support economic development in this area of Brevard Co.

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

The US 192 improvements would be from St Johns Heritage Pkwy to Coastal Lane, plus the I-95 interchange.

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.

FHWA/FDOT

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

Yes No

Both US 192 and I-95 are public roadways and increasing the capacity of both benefits the traveling public.

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

Yes No

No. The infrastructure improvements will benefit the entire area served by the I-95/US192 interchange. This area is targeted for growth in aerospace/defense industries and the area will provide facilities, commercial, and housing. In addition, there are expressions of strong interest from members of the entertainment community.

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.

Economic Enhancement - Provide traffic capacity for aerospace/defense employers and employees. See attached Economic Analysis

Economic Diversification - See attached Economic Analysis

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.

PD & E and Design - January thru December of 2020

Construction - January 2021 through December 2023

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

SJRWMD Environmental Resource Permit, USACOE Permit, FDEP and likely FDOT access permits, County/City Public Works 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?

Project requires local, State, and federal permits for environmental, building, and site infrastructure development. These requirements generally take 18 months. Construction period is two years thereafter for the improvements

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- 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?

See Economic Analysis and Zoning Maps.

Yes, the improvements will conform to the uses specified in the attached zoning and land-use maps.

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- 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

2,000 acre walkable community partially approved and approvals for balance to be secured in 2020

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

Yes No

See schedule.

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

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

Cities and County are able to assist with economic incentives to help insure development of new primary jobs. Aerospace/Defense/Hi-tech or entertainment employer could receive assistance by reducing the incremental property taxes to zero, with the reduction decreased in year 2 at the rate of 10%/yr over the next 10 years.

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

see attached

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** \$7,500,000
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$to be determined
 Private Sources \$balance

Other (grants, etc.) \$
Total Other Funding \$90,000,000

Please Specify: _____

B. Public Infrastructure Project Costs:

Construction \$90,000,000
 Reconstruction \$
 Design & Engineering \$7,500,000
 Land Acquisition \$
 Land Improvement \$

Other \$
Total Project Costs \$97,500,000

Please Specify: _____

Note: The total amount requested must be calculated by subtracting the total other 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.

The infrastructure project will require several phases, i.e. a Study phase, a Design Phase and a Construction Phase. The Study phase and the funding necessary for it are the building blocks and must start immediately. Without completion and approval of the Study Phase no other Phase can occur.

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)?

Space Coast Transportation Planning Organization approval is required. Additionally, FDOT and FHWA approvals are required.

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

Not Applicable.

- 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.

Space Coast TPO Board meetings are held on the second Thursday of the 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.

To be signed by City of West Melbourne

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 West Melbourne

Name and Title of Authorized Representative: Hal Rose, Mayor

Representative Signature: Hal Rose

Signature Date: 11/6/2019

State and Local Government Revenue Generation Analysis

Space Coast Town Center Proposed Mixed-Use Development & Increase in Economic Activity To Surrounding Area

City of West Melbourne, City of Melbourne, and Brevard County, Florida

September 20, 2019



Report Commission

RMGA commissioned this initial report in support a request for a grant from the Florida Job Growth Grant Fund – Public Infrastructure for the construction of infrastructure needed in the establishment of the proposed growth of the area in West Melbourne directly west of the US192/I-95 interchange. These improvements will be the catalyst for the development of a community totaling over 2,000 acres in the cities of West Melbourne and Melbourne, in the Space Coast of Brevard County, Florida. Currently, the following facilities are proposed:

1. Anticipated 125,000 square foot entertainment attraction (expecting 2,500 visitors per day). The attraction is expected to a major international attraction complementing the Space Coast.
2. 250,000 square feet of corporate exhibit space where the major high-tech and aerospace employers will tell their story in spectacular fashion of how their technology, expertise, and experience will bring the reality of space exploration to the world. It is envisioned that 25 such companies would participate and use the opportunity to tell their story to the public and to visiting dignitaries.
3. 125,000 of internal support retail and restaurant.
4. 500-room hotel providing on site accommodations for travelers, groups, and serve the surrounding industry for conventions and training.
5. 5,000 single-family housing units expected to be built on adjacent land.
6. 4,000 multi-family housing units.
7. 1,250,000 additional square feet of retail, 250,000 sf of which would be developed in conjunction with the attraction, but external to it.
8. 2,500,000 additional square feet of office, 500,000 s. of which would be developed in conjunction with the attraction.

The total development occurs on 2,000 acres, of which 1,750 acres are in the City of Melbourne and 250 acres are in the City of West Melbourne.



This study is designed to estimate the annual revenues that will accrue to the various taxing authorities once the improvements are complete. The report provides a broad estimate of the revenues produced to local government. The attraction, which will be the catalyst of the area's growth, is in its initial stages and the final development plan would likely provide more detailed information that would produce a more detailed estimate.

Study Conclusions

The proposed improvements, once complete, would provide the following annual revenues to the State of Florida and various local taxing authorities:

State of Florida

- The State of Florida can expect to receive approximately \$57,128,340 annually from sales taxes and gross receipt taxes.
- The improvements will generate \$35,256,832 in documentary stamp taxes.
- The improvements will generate corporate income taxes. The State's corporate income tax rate is 5% of taxable income over \$50,000 annually. We have not projected this source of revenue because the project is not fully developed and owners may be "pass through" entities whose incomes are generally not taxed in Florida.

Local Government Financial Impacts

- The improvements would add \$3,985,486,113 in additional taxable value to the tax base of the taxing jurisdictions and \$73,019,544 in total annual revenue from all sources.
- The attraction element alone would produce 800 permanent jobs, many of them very high paid engineers and artisans, with an estimated direct payroll of \$96,800,000.

Employment Impacts

- During construction, it is estimated that the improvements from the attraction element alone would generate 2,400 jobs with an estimated direct payroll of \$205,200,000.
- During all construction, the estimated number of jobs created in the area would be 45,600



Annual Sales and Gross Receipts Taxes Paid To the State of Florida

The State of Florida receives sales tax revenues on the sales of goods and services, including commercial leases and rents. It also receives Gross Receipts taxes on utilities and telecommunications. Table A summarizes the annual tax revenue from these sources:

Table A
Annual Tax Revenue To the State of Florida By Source

Source of Tax	Estimated Annual Amount
Sales Taxes, Retail Sales, State Portion	\$ 47,406,481
Sales Taxes, Rentals of Property, State Portion	8,617,532
Gross Receipts Tax on Utilities	641,680
Gross Receipts Tax on Telecommunications	462,647
Total Recurring Annual Revenue	\$ 57,128,340

Table B summarized the taxes that will be received on the real estate transaction that will initially occur:

Table B
Transaction Taxes on Property Sales and Recorded Mortgages

Source of Tax	Estimated Initial Amount
Documentary Stamp Taxes, Sales of Property	28,205,465
Documentary Stamp Taxes, Mortgages	7,051,367



Fiscal Impact To Political Subdivisions

While property taxes are the main source of revenue for local governments, they do generate revenue from other sources.

Tables C, D, and E summarizes the various annual revenue streams that the proposed development will directly contribute the various taxing authorities:

Table C
Summary of Annual Revenues
Various Taxing Authorities In
City of West Melbourne

Taxing Authority	Property Taxes	Franchise and Utility Taxes	Tourism Tax	Intergovernmental	Local Option Sales Tax	Totals
Brevard County (including Library and Mosquito Control)	2,687,080	-	1,085,000	-	2,060,975	5,833,055
Brevard County Schools	2,972,174	-	-	-	-	2,972,174
City of West Melbourne	2,257,704	484,756	-	240,625	-	2,983,085
St. Johns River Water Management District	120,888	-	-	-	-	120,888
Florida Inland Navigation District	15,100	-	-	-	-	15,100
Sebastian Inlet District	41,382	-	-	-	-	41,382
Totals	8,094,327	484,756	1,085,000	240,625	2,060,975	11,965,683



Table D
Summary of Annual Revenues
Various Taxing Authorities In
City of Melbourne

Taxing Authority	Property Taxes	Franchise and Utility Taxes	Tourism Tax	Intergovernmental	Local Option Sales Tax	Totals
Brevard County (including Library and Mosquito Control)	17,917,955	-	837,000	-	7,386,525	26,141,480
Brevard County Schools	18,797,082	-	-	-	-	18,797,082
City of Melbourne	7,763,831	4,657,855	-	3,196,875	-	15,618,561
St. Johns River Water Management District	764,536	-	-	-	-	764,536
Florida Inland Navigation District	95,492	-	-	-	-	95,492
Sebastian Inlet District	261,709	-	-	-	-	261,709
Totals	45,600,605	4,657,855	837,000	3,196,875	7,386,525	61,678,860

Table E
Summary of Annual Revenues
Various Taxing Authorities In
Both West Melbourne and Melbourne

Taxing Authority	Property Taxes	Franchise and Utility Taxes	Tourism Tax	Intergovernmental	Local Option Sales Tax	Totals
Brevard County (including Library and Mosquito Control)	20,605,035	-	1,922,000	-	9,447,500	31,974,535
Brevard County Schools	21,769,256	-	-	-	-	21,769,256
Melbourne and West Melbourne	10,021,535	5,142,611	-	2,812,500	-	17,976,646
St. Johns River Water Management District	885,424	-	-	-	-	885,424
Florida Inland Navigation District	110,592	-	-	-	-	110,592
Sebastian Inlet District	303,091	-	-	-	-	303,091
Totals	53,694,933	5,142,611	1,922,000	2,812,500	9,447,500	73,019,544

