



## 2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: Please read this document carefully and provide the information requested below. Some questions may request that a separate narrative be completed. If additional space is needed, attach a word document with your entire answer.

### Governmental Entity Information

Name of Governmental Entity: Marion County Board of County Commissioners

Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Angel Roussel, P.E.

Title: Assistant County Administrator - Public and Environmental Services

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Ocala, Florida 34471

Phone Number: 352-438-2300

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Secondary Contact Name: Tracy Straub, P.E. tracy.straub@marionfl.org

Title: Assistant County Administrator Public Works and Growth Services

Phone Number: 352-438-2300

### 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.**

Final phase of Florida Crossroads Commerce Park (FCCP) infrastructure improvements - description attached.

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

County Road 484, extension of SW 49th Ave, and proposed road connections within Florida Crossroads Commerce Park approx. 3 miles west of the I-75/CR 484 interchange in southern Marion County.

**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?

CR 484 is an existing public road; SW 49th Ave is a public road to be extended; Florida Crossroads Commerce Park internal roads to be dedicated to Marion County.

**D. Provide current property owner.**

Marion County Board of County Commissioners; the commerce park (owned by McGinley Family Land Company, LLC) is arranging for dedications/transfers to Marion County; Dollar Tree International (DTI).

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

Yes  No

Public use/benefit - See Attachment

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

Yes  No

No, with over 50,000 local residents in a 5-mile radius, I-75 commuters and interstate travelers, as well as multiple companies in the area to include FCCP, these improvements will have a lasting impact on the County. The remaining ±700 acres of the FCCP will support multiple facilities ranging from 250,000 to 3,500,000 square feet distribution/warehouse/manufacturing/industrial space and is estimated to create an additional 2,000 jobs. The improved water, sewer and roadway infrastructure, some of which is already in construction, provide needed connectivity and reliability for the existing 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.](#))
  - 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.

Economic recovery/diversification/enhancement with a broader vision for the community and benefit to current and future business - See Attachment

## 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.

Various preliminary work is underway; design commencement within 180 days of funding award; construction complete within 36 - 48 months for water, sewer and roads.

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

FDEP water and sewer permits, SWFWMD Environmental Resource Permits for road infrastructure. Local development orders for site development (such as plats, improvement plans and/or major site plans).

- 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?

Additional permits need to be secured - See Attachment

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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?

Future land use - See Attachment

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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

A comp plan amendment is not necessary; local development orders for site development (such as major site plans) are. Marion County promotes an expedited permitting process of less than 30 days.

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

Yes       No

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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.

Marion County Board of County Commissioners, the state and the McGinley Family have made significant investments to make this park a reality. Please refer to the attachment for specific information on investments and match.

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

Attachment (additional space needed to answer application questions);

Exhibit A - Master Plan; Exhibit B - Road Improvements Summary; Exhibit C - Road Improvements Map; Exhibit D - Utilities Summary; Exhibit E - Utilities Water Map; Exhibit F - Utilities Sewer Map; Exhibit G - Board of County Commissioners 2021 Schedule of Meetings; Exhibit H - Economic Impact Analysis; Exhibit I - Signature Authority Ordinance granting County Administrator signature delegation

### 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**      \$ 9,956,535.00  
 Florida Job Growth Grant Fund

**A. Other Public Infrastructure Project Funding Sources:**

City/County                      \$ 18,571,416.00

Private Sources                      \$ 450,000.00

Other (grants, etc.)                      \$ 0.00

**Total Other Funding**                      \$ 19,021,416.00

N/A  
 Please Specify: \_\_\_\_\_

**B. Public Infrastructure Project Costs:**

Construction                      \$ 15,415,492.00

Reconstruction                      \$ \_\_\_\_\_

Design & Engineering                      \$ 3,681,550.00

Land Acquisition                      \$ 9,880,909.00

Land Improvement                      \$ \_\_\_\_\_

Other                      \$ \_\_\_\_\_

**Total Project Costs**                      \$ 28,977,951.00

N/A  
 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.

Marion County Board of County Commissioners has invested over \$25,000,000 from Utility Rate payers, gas tax and sales tax. In addition we have reserved over \$15,000,000 through the normal budgeting process using a combination of sales tax and gas tax revenues. The funding needs for infrastructure improvements have been previously identified and are earmarked in the budget. By leveraging these funds with grant funds for this project, we hope to expedite our efforts while serving this economic opportunity.

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#### 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)?

Approval by the Marion County Board of County Commissioners.

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

N/A

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- 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.

i. Exhibit G - Board of County Commissioners 2021 Schedule of Meetings

ii. Yes, special meetings require 5 business days notice

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- 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.

N/A

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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: Marion County Board of County Commissioners

Name and Title of Authorized Representative: Mounir Bouyounes, P.E., County Administrator

Representative Signature: 

Signature Date: 9.27.21

**2021-2022 Florida Job Growth Grant Fund**  
**Additional Information for Public Infrastructure Grant Proposal**

**ATTACHMENT** (additional space need to answer application questions)

**Name of Government Entity:** Marion County Board of County Commissioners

**Project:** Florida Crossroads Commerce Park

**1. Program Requirements:**

- A. Public-private partnerships are creating the ±900 acre Florida Crossroads Commerce Park (FCCP) with public roads, water, and sewer infrastructure around and throughout the commerce park. The FCCP is being developed as home to multiple distribution/warehouse/manufacturing/industrial facilities. This grant proposal is requested to complete the next and final phase of infrastructure improvements that commenced with a DEO grant awarded June 2018, grant number G0037.

The initial phase included construction portions of the roads and utilities to make the site immediately available. The County in partnership with the land owner secured the first tenant to the Park, Dollar Tree International (DTI). DTI purchased 200 acres of the park, built its initial phase of a 500,000 square feet logistics facility and is currently designing an additional 1,000,000 square feet. The DTI facility opened in August of 2020 with over 250 employees.

The park continues to gain attention and interest from other national companies; the County and Ocala/Marion County Chamber and Economic Partnership (CEP) are fielding inquiries on a weekly basis.

The second and final phase of the commerce park includes the completion of the internal park road, additional extension of utilities and completion of the north portion of SW 49<sup>th</sup> Avenue, which will provide relief to I-75 traffic and a more direct connection for area residents and commerce park access to the City of Ocala.



E. Water, sewer, and roadway infrastructure improvements are necessary for the existing Marion Oaks community, an area experiencing growth and development. The initial phase of FCCP and the supporting water, sewer and roadway infrastructure provided immediate connectivity and improved fire flow coverage. This second phase will close gaps and serve both the surrounding community and commerce park while having **the potential of creating thousands of jobs** in an area of the County that benefits tremendously.

See Exhibit A for the Florida Crossroads Commerce Park Master Plan. See Exhibits B, C, D, E and F for details on the road, water and sewer improvements.

G. Marion County's recovery out of the Great Recession has been led by the attraction and expansion of targeted industries with companies such as FedEx, AutoZone, Chewy, Mestizo Foods, eResources, Amazon, Green Thumb Industries and most recently DTI among others locating new facilities in the community. These new companies have invested more than \$400 million and created more than 4,500 new jobs with wages which met or exceeded the area's targeted wages. Within the last five years, most of these companies have all located in the Ocala/Marion County Commerce Park (OMCCP) which is nearing capacity with only one 15.4 acre parcel available. Following the success of the OMCCP, the FCCP already has one tenant, DTI, and has been receiving interest from national companies to locate there. We are confident that with the final buildout, FCCP will replicate the same success as the OMCCP in an area of the county which has not experienced the same level of job creation.

The Marion Oaks community is located in Southwest Marion County. FCCP is located nearly in the middle of this community. According to data from ESRI, there are more than 50,000 residents within a five-mile radius of this site but only 4,000 jobs. As a result, many of the residents must commute 30 minutes or more on already congested I-75 to reach employment opportunities (*FDOT I-75 Task Force*). Additionally, the average income in this area is lower than the Marion County average (*ESRI data*). The development of this site will increase

employment opportunities close to home for thousands of residents, raising the wages available, and decreasing commuter congestion on the interstate.

Based on the site's successful review by JM Mullis, Inc., the following industries will be targeted for recruitment: Food Distribution, Consumer Product Distribution, E-Commerce Distribution, Food Manufacturing, and Aviation/Aerospace Manufacturing. The average wage for these industries is \$48,000, which exceeds the Marion County Targeted Wage.

FCCP represents one of the largest, strategically located and truly shovel-ready parks in Florida. FCCP offers 200+ acre parcels which are in demand for the one million square feet and larger facilities. These infrastructure improvements inside the FCCP, located off of I-75 in the heart of north central Florida, provide the resources required for larger facilities. The ability to quickly get a project permitted and under construction has been a key to the success of the OMCCP and it will be the key to this park. We anticipate at buildout to see the creation of more than 2,600 jobs with over three million square feet of new construction.

DTI has completed construction of the initial phase of its 500,000 SF facility on 200 acres and a buildout over 1,500,000 SF. This facility is committed to create more than 600 jobs.

An Economic Impact Analysis, prepared by Younger & Associates is attached as Exhibit H.

## **2. Additional Information:**

- C. Permits need to be secured. Some preliminary work has been completed or is underway. 90 days for FDEP water and sewer permits; 90 days for SWFWMD permits; 90 days for Local development orders for site development (such as plats, improvement plans and/or major site plans). Local permits are issued by Marion County which has an expedited permitting process that promotes plan approvals in less than 30 days.

- D. The land use designation is "Commerce District" which allows for intense manufacturing and distribution operations. The zoning designation is Planned Unit Development (PUD) for Commerce Park. All infrastructure improvements will conform.
- G. With phase one, which include the widening of a portion of 484, the construction of two road segments within the FCCP and the extension of water and sewer utilities. The County has committed over \$25 Million dollars in addition to the \$5.5 Million grant from the state and the donation of land by the McGinley family valued at close to one million dollars. The overall investment would total over \$31 Million to date. So far, this investment facilitated the construction of one of the largest buildings in the County (DTI). DTI's new facility is anticipated to cost over \$200 Million dollars in private investment and generate more than 600 jobs. More than 75% of the park remains available subject to additional improvements. The second phase would complete the internal road, the backbone utilities and make the entire site available immediately. The County is prepared to make an additional investment of \$10.8 Million dollars with an additional investment by the McGinley Family of \$1.3 Million dollars in land donations.



### Road Improvements Florida Crossroads Commerce Park (McGinley Property)

The Florida Crossroads Commerce Park (FCCP) sits in the middle of the existing Marion Oaks development, approximately 3 miles west of I-75 along existing CR 484 and a new road called SW 49<sup>th</sup> Avenue Road. Based on existing growth and development, the County has planned and partially implemented improvements to both of these road corridors to better serve the surrounding area. Partnerships with FCCP and partial funding from a previously awarded DEO grant in June 2018 have supported this effort as well.

CR 484 is a significant east-west corridor in Marion County connecting US 41 in Dunnellon to SR 200 to I-75 to US 441 in Belleview. The County recently widened 1.5 miles of CR 484 from a two-lane to a four-lane road, completing the four-lane section from I-75 to just west of FCCP. This project, solely funded by the County, had a construction cost of \$7.3 million.

The County has also identified the expansion and extension of the SW 49<sup>th</sup> Avenue Road alignment from the south end of Marion County to the City of Ocala, located in central Marion County. There is tremendous need for the community, as well as the state, to provide relief to I-75 with an alternative north-south road corridor parallel to I-75. The new SW 49<sup>th</sup> Avenue Road is to be a four-lane corridor. The County has completed construction for portions of the corridor north of the Marion Oaks area and has long range plans to continue the road south of the Marion Oaks area and to the east, across I-75, eventually connecting with CR 42. Recognizing the vital importance this corridor plays in the State's and the County's overall transportation network, the County has worked closely with the FCCP property owner to place the new four-lane road through the subject site, allowing for substantial roadway improvements with the least amount of impact to existing residential neighborhoods. The County has constructed a portion of this new four-lane corridor from CR 484 to 0.7 miles south within the FCCP, with construction costing approximately \$3.06 million. The County is funded to construct 0.8 miles of this road from CR 484 to the north, tying into an existing portion of SW 49<sup>th</sup> Avenue. This portion of SW 49<sup>th</sup> Avenue Road is to be constructed in 2021/2022 with a total project estimated cost of \$8.2 million for design, construction, right-of-way and environmental work.

Further, the Florida Department of Transportation will be providing additional lanes and ramps at the I-75/CR 484 interchange in 2022/2023. Construction is estimated at \$12.8 million and is not included in this grant application.

With additional funding, Marion County can further these investments and provide additional connectivity and cross access for the FCCP and the overall community.

#### An Additional FCCP Internal Road:

Marion County has constructed the north-south road into the FCCP (Segment C), which was funded by the previous DEO grant. There is a desire to extend this road with an east-west leg creating a circular route through the FCCP, connecting to both CR 484 and SW 49<sup>th</sup> Avenue Road. The developer donated the +18 acre right-of-way valued at \$928,500 and will also donate the right-of-way for the desired east-west route, approximately 9 acres valued at \$450,000.

The Phase 2 DEO matching funds for road improvements include:




- **Segment A** – SW 49<sup>th</sup> Avenue Road from CR 484 to Marion Oaks Trail. **Estimated Total Cost \$8,180,507.**
- **Segment F** – SW 49<sup>th</sup> Avenue Road from Marion Oaks Boulevard, north to the planned intersection of Segment D, which is the east-west FCCP road. **Estimated Total Cost \$10,050,000.**

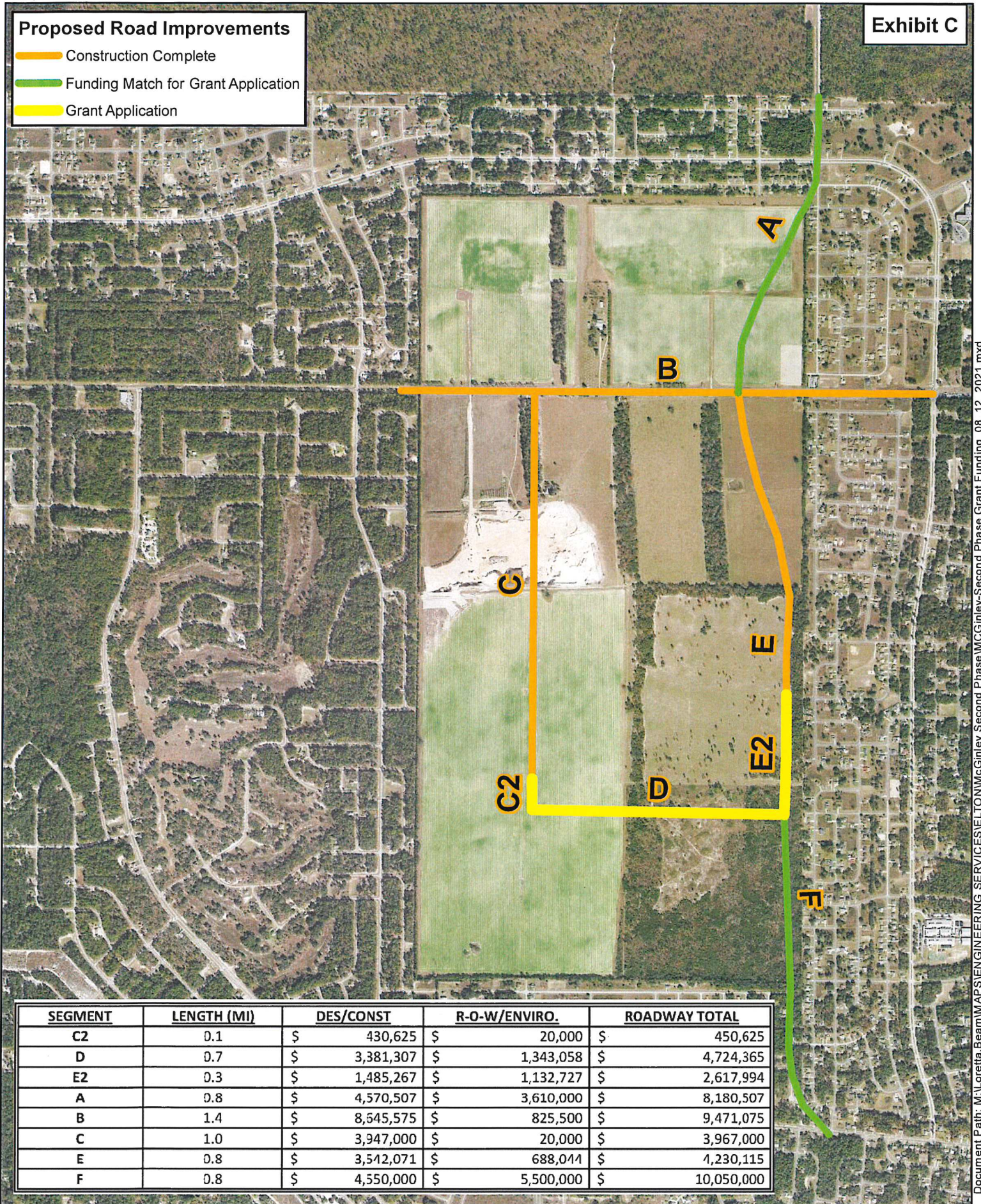
The Phase 2 DEO grant request for road improvements include:

- **Segment C2** – design and construction of roadway segment and intersection at the southern terminus of the north-south FCCP Road. **Estimated Total Cost \$450,625.**
- **Segment D** – design and construction of a new east-west road from the existing north-south FCCP road (and the intersection improvements proposed as Segment C2) to the intersection of SW 49th Avenue Road. **Estimated Total Cost \$4,724,365.**
- **Segment E2** – construction of a segment of SW 49<sup>th</sup> Avenue Road connecting proposed Segment D to the current terminus of the recently constructed SW 49th Avenue Road. **Estimated Total Cost \$2,617,994.**

Design, acquisition, permitting and construction would be completed within 30 months.

**Proposed Road Improvements**

-  Construction Complete
-  Funding Match for Grant Application
-  Grant Application



SEGMENT	LENGTH (MI)	DES/CONST	R-O-W/ENVIRO.	ROADWAY TOTAL
C2	0.1	\$ 430,625	\$ 20,000	\$ 450,625
D	0.7	\$ 3,381,307	\$ 1,343,058	\$ 4,724,365
E2	0.3	\$ 1,485,267	\$ 1,132,727	\$ 2,617,994
A	0.8	\$ 4,570,507	\$ 3,610,000	\$ 8,180,507
B	1.4	\$ 8,545,575	\$ 825,500	\$ 9,471,075
C	1.0	\$ 3,947,000	\$ 20,000	\$ 3,967,000
E	0.8	\$ 3,512,071	\$ 688,041	\$ 4,230,115
F	0.8	\$ 4,550,000	\$ 5,500,000	\$ 10,050,000

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Utility Improvements Florida Crossroads Commerce Park (McGinley Property)

Building off the first phase of the DEO Grant to provide service to the Florida Crossroads Commerce Park (FCCP) which is a property contained within the Marion County Utilities service territory where the County intends to serve the development with both central water and wastewater service. Within the first phase of the DEO Grant, central water and sewer infrastructure was extended to portions of the property and the County extended both water and wastewater infrastructure along CR 484 which can now serve as a match for the second phase of the DEO Grant.

Phase 2 of the DEO Grant will require on-site and off-site water main and force main extensions to continue to develop the infrastructure for the utility system to provide service. Below is a summary of the existing systems and the additional infrastructure that are needed to support the Phase 2 DEO Grant.

Potable Water:

Phase 1 of the DEO Grant provided extension of both the central water system and the wastewater system on FCCP Road within the Florida Crossroads Commerce Park and Marion County installed infrastructure on CR 484 to support the Phase I DEO Grant Project. The Phase 2 DEO Grant will include the following water system improvements:

- **Segment A - 4,255 LF of 16" water main** to connect the existing water main on CR 484 and will run north to the extent of the proposed 49<sup>th</sup> Avenue improvement project which will provide interconnects to the existing water distribution system to the north. **Estimated \$775,474.**
- **Segment C2 - 430 LF of 12" water main** from the existing water main installed on FCCP Road under Phase 1 of the DEO Grant, south along FCCP Road to the intersection of Segment D. **Estimated \$60,469.**
- **Segment D - 3,460 LF of 12" water main** from the FCCP Road (Segment C2) east to 49<sup>th</sup> Avenue. **Estimated \$486,563.**
- **Segment F - 4,515 LF of 12" water main** from Segment D, south along 49<sup>th</sup> Avenue to Marion Oaks Manor. **Estimated \$634,922.**

**Total Water Improvements including Design, Permitting and Construction \$1,957,428.**

Sanitary Sewer:

Phase 1 of the DEO Grant provided extension of both the central water system and the wastewater system on FCCP Road within the Florida Crossroads Commerce Park and Marion County installed infrastructure on CR 484 to support the Phase I DEO Grant Project. There are no "downstream" lift stations that would be impacted by this project. However, a connection from this development will require a pumping station to be constructed by future development in the Park. The Phase 2 DEO Grant will include wastewater system improvements:

- **Segment B - 2,860 LF of 12" forcemain** extension of the force main system on CR 484 east to the eastern edge of the FCCP property. **Estimated \$402,188.**
- **Segment C2 - 430 LF of 12" forcemain** to connect the southern end FCCP Road and will run to the intersection of Segment D. **Estimated \$60,469.**
- **Segment D - 3,460 LF of 12" forcemain** to connect the southern portion of FCCP Road (Segment C2) and will be extended east to 49<sup>th</sup> Avenue. **Estimated \$486,563.**

**Total Sewer Improvements including Design, Permitting and Construction \$949,220**

**Total Utility Project Cost \$2,906,648**

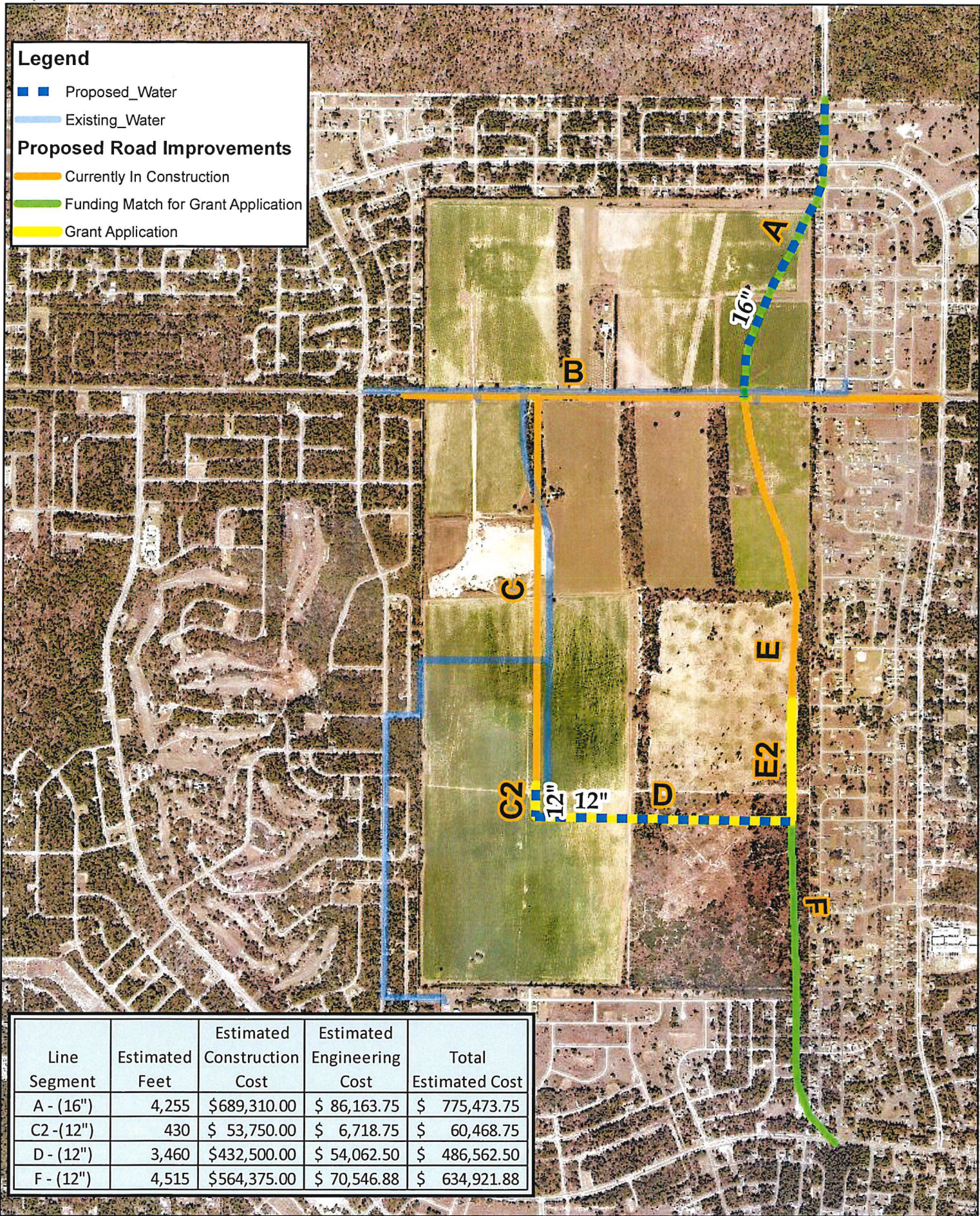


**Legend**

- Proposed\_Water
- Existing\_Water

**Proposed Road Improvements**

- Currently In Construction
- Funding Match for Grant Application
- Grant Application



Line Segment	Estimated Feet	Estimated Construction Cost	Estimated Engineering Cost	Total Estimated Cost
A - (16")	4,255	\$689,310.00	\$ 86,163.75	\$ 775,473.75
C2 - (12")	430	\$ 53,750.00	\$ 6,718.75	\$ 60,468.75
D - (12")	3,460	\$432,500.00	\$ 54,062.50	\$ 486,562.50
F - (12")	4,515	\$564,375.00	\$ 70,546.88	\$ 634,921.88

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DEO Grant Fund (Utilities)  
Florida Crossroads Commerce Park

Marion County Office of Environmental Services




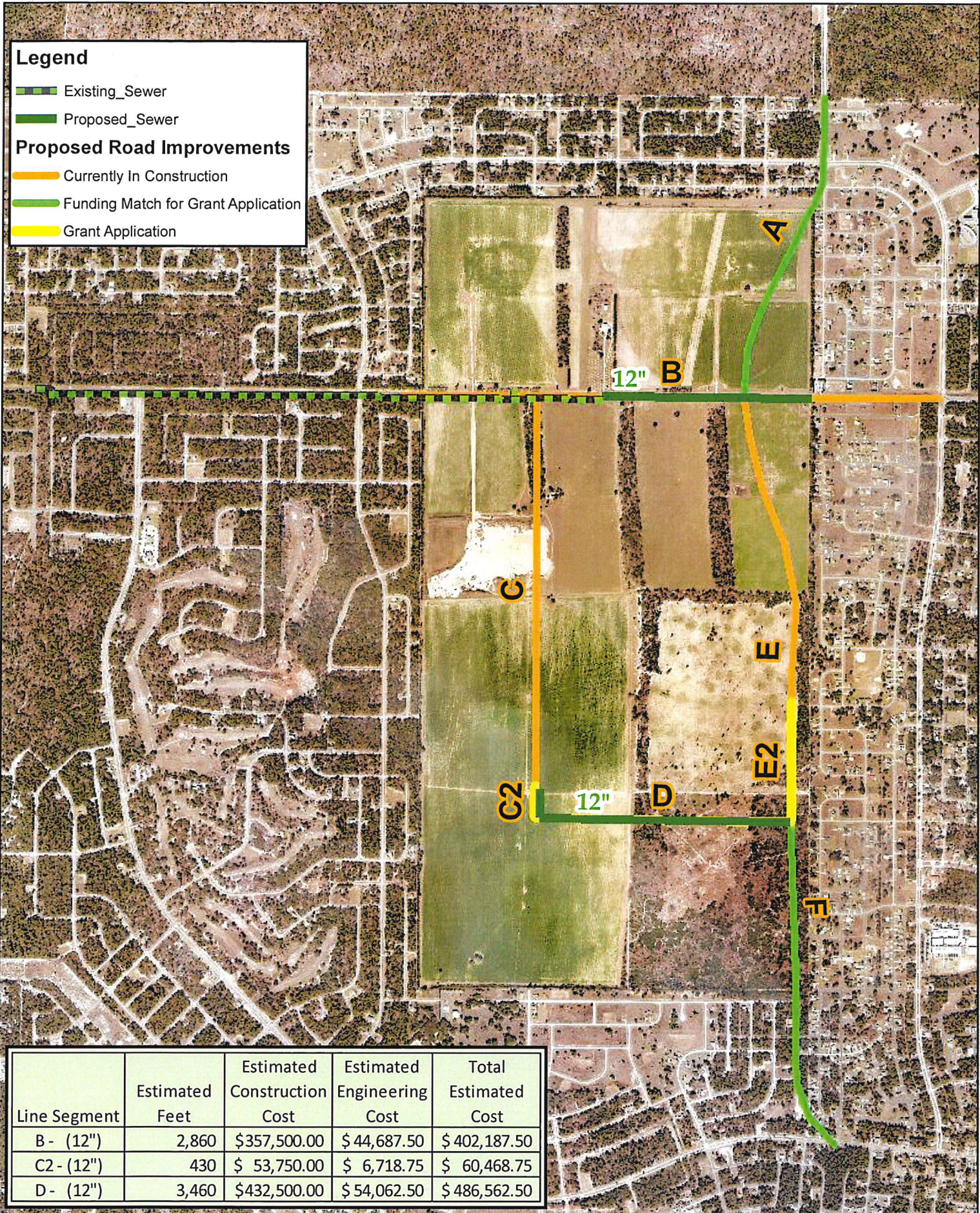
1" = 1,667'

**Legend**

-  Existing\_Sewer
-  Proposed\_Sewer

**Proposed Road Improvements**

-  Currently In Construction
-  Funding Match for Grant Application
-  Grant Application



Line Segment	Estimated Feet	Estimated Construction Cost	Estimated Engineering Cost	Total Estimated Cost
B - (12")	2,860	\$357,500.00	\$ 44,687.50	\$ 402,187.50
C2 - (12")	430	\$ 53,750.00	\$ 6,718.75	\$ 60,468.75
D - (12")	3,460	\$432,500.00	\$ 54,062.50	\$ 486,562.50

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DEO Grant Fund (Utilities)  
Florida Crossroads Commerce Park

Marion County Office of Environmental Services



1" = 1,667'



# MARION COUNTY BOARD OF COUNTY COMMISSIONERS

## 2021 SCHEDULE OF MEETINGS

Regular Commission meetings are typically scheduled for the first and third Tuesday of each month, while Commission Zoning meetings are scheduled for the third Tuesday of each month. In addition, public hearings, workshops and special meetings can be scheduled and approved by the board as needed throughout the year. All meetings are open to the public.

	Regular Commission Meeting 9:00 AM	Reasonable Accommodations and DRC Waivers 2:00 PM	Commission Zoning Meeting 2:00 PM
January	05   19	05	19
February	02   16	02	16
March	02   16	02	16
April	06   20	06	20
May	04   18	04	18
June	01   15	01	15
July	06   20	06	20
August	03   17	03	17
September	07   21	07	21
October	05   19	05	19
November	02   16	02	16
December	07   21	07	21

The following dates are being reserved:

Date	Event
January 26	Strategic Planning Workshop
July 12 - 16   22, 23	Budget Workshops
September 9   23	Budget Public Hearings

**Marion County, FL  
Crossroads Commerce Park  
Economic Impact Analysis**

<b>Annual Impact of Operations</b>	<b>At Full Operation</b>	<b>15-Year Project Life</b>
Employment, Direct (New full-time equivalent)	3,000	3,000
Wages & Benefits, Direct	\$ 138,311,250	\$ 2,074,668,750
Employment Multiplier <sup>1</sup>	1.6748	
Total Employment	5,024	5,024
Employment, Indirect	2,024	2,024
Annual Average Wage Marion County - 2017 Projection <sup>2</sup>	\$ 36,883	
Wages, Indirect	\$ 74,666,118	\$ 1,119,991,766
Total Wages	\$ 212,977,368	\$ 3,194,660,516
State and Local Taxes Generated From Wages (8.9%) <sup>3</sup>	\$ 18,954,986	\$ 284,324,786

**Marion County, FL  
Crossroads Commerce Park  
Economic Impact Analysis**

One Time Expansion Impact	
Total Capital Investment	\$ 400,000,000
Building & Site Work (70%)	\$ 280,000,000
Final Demand Multiplier-Construction <sup>4</sup>	1.5601
Economic Impact	\$ 436,828,000
Equipment Purchase/Set-up (30%)	\$ 120,000,000
Final Demand Output Multiplier - Wholesale <sup>5</sup>	1.3698
Economic Impact	\$ 164,376,000
Total Economic Impact	\$ 601,204,000
Final Demand Employment Multiplier - Construction <sup>6</sup>	10.8085
Jobs (Direct & Indirect) Supported During the Construction and Set-up Period*	3,026
Annual Average Wage Marion County - 2017 Projection <sup>2</sup>	\$ 36,883
Total Wages Paid to Jobs Supported by Construction/Set-up	\$ 111,622,231
State and Local Taxes Generated From Wages (8.9%) <sup>3</sup>	\$ 9,934,379
Sales Tax on Non-Exempt Purchases (7%)	\$ 11,200,000
Total State and Local Taxes from Wages & Purchases	\$ 21,134,379

\*This represents the total number of direct and indirect jobs supported during the construction and set-up period. (For example, if the construction period was 3 years, the average number of jobs supported each year is 1,009). These jobs are non-recurring. In theory, these jobs would disappear after the construction and set-up period is complete.

**Marion County, FL Tax Schedule  
Crossroads Commerce Park**

Local Tax Rate for Project Location: \$16.3637	Real Property				Personal Property				
	Full Taxes *	% of taxes paid	Taxes Paid	Taxes Abated	Full Taxes on Full Value	Depreciation Rate	% of taxes paid	Taxes Paid	Taxes Abated
	<b>\$ 280,000,000</b>				<b>\$ 120,000,000</b>				
Year 1	\$ 4,581,836	100%	\$ 4,581,836	\$ -	\$ 1,728,007	0.88	100%	\$ 1,728,007	\$ -
Year 2	\$ 4,581,836	100%	\$ 4,581,836	\$ -	\$ 1,472,733	0.75	100%	\$ 1,472,733	\$ -
Year 3	\$ 4,581,836	100%	\$ 4,581,836	\$ -	\$ 1,237,096	0.63	100%	\$ 1,237,096	\$ -
Year 4	\$ 4,581,836	100%	\$ 4,581,836	\$ -	\$ 981,822	0.50	100%	\$ 981,822	\$ -
Year 5	\$ 4,581,836	100%	\$ 4,581,836	\$ -	\$ 746,185	0.38	100%	\$ 746,185	\$ -
Year 6	\$ 4,581,836	100%	\$ 4,581,836	\$ -	\$ 490,911	0.25	100%	\$ 490,911	\$ -
Year 7	\$ 4,581,836	100%	\$ 4,581,836	\$ -	\$ 392,729	0.20	100%	\$ 392,729	\$ -
Year 8	\$ 4,581,836	100%	\$ 4,581,836	\$ -	\$ 392,729	0.20	100%	\$ 392,729	\$ -
Year 9	\$ 4,581,836	100%	\$ 4,581,836	\$ -	\$ 392,729	0.20	100%	\$ 392,729	\$ -
Year 10	\$ 4,581,836	100%	\$ 4,581,836	\$ -	\$ 392,729	0.20	100%	\$ 392,729	\$ -
Year 11	\$ 4,581,836	100%	\$ 4,581,836	\$ -	\$ 392,729	0.20	100%	\$ 392,729	\$ -
Year 12	\$ 4,581,836	100%	\$ 4,581,836	\$ -	\$ 392,729	0.20	100%	\$ 392,729	\$ -
Year 13	\$ 4,581,836	100%	\$ 4,581,836	\$ -	\$ 392,729	0.20	100%	\$ 392,729	\$ -
Year 14	\$ 4,581,836	100%	\$ 4,581,836	\$ -	\$ 392,729	0.20	100%	\$ 392,729	\$ -
Year 15	\$ 4,581,836	100%	\$ 4,581,836	\$ -	\$ 392,729	0.20	100%	\$ 392,729	\$ -
<b>Total</b>	<b>\$ 68,727,540</b>		<b>\$ 68,727,540</b>	<b>\$ -</b>	<b>\$ 10,191,312</b>			<b>\$ 10,191,312</b>	<b>\$ -</b>

**Total Taxes Paid During 15-Year Project Life:           \$ 78,918,852**  
**Total Taxes Abated During 15-Year Project Life:           \$ -**

**ORDINANCE NO. 21-      -10**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AUTHORIZING DESIGNATED SENIOR COUNTY PERSONNEL TO SIGN GRANT APPLICATIONS, OPERATIONAL PERMITS, BINGO LICENSES, EVENT CONTRACTS, MORTGAGE SATISFACTIONS, ENVIRONMENTAL REVIEWS, HEALTH DEPARTMENT SERVICE AGREEMENTS, DEPOSIT COLLECTION SERVICE AGREEMENTS, MAINTENANCE AGREEMENTS, RISK MANAGEMENT CLAIM SETTLEMENTS AND AS CUSTODIAN FOR COUNTY FACILITIES; UNDER ENUMERATED CIRCUMSTANCES HEREIN; PROVIDING FOR REPEAL OF COMMISSION POLICY 97-02; PROVIDING FOR RESOLUTION OF CONFLICTS; and PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, there are occasions where County professional staff learn of a grant application filing deadline for an advantageous grant program when there is insufficient time to place the matter on a Board agenda before such deadline; and

**WHEREAS**, the Board desires to adopt the following protocols for signature authority with respect to such grant applications, in a way that balances the goals of enhancing efficiency and ensuring that the County will not miss out on beneficial opportunities, while maintaining appropriate Board oversight over decisions that can result in financial obligations or commitments to the County; and

**WHEREAS**, the Board also desires to streamline the approval of events, permits, mortgage satisfactions, environmental reviews, agreements under \$50,000, estoppel certificates verifying compliance and satisfaction with contractual obligations and risk management claim settlements.

**NOW THEREFORE, BE IT ORDAINED**, by the Board of County Commissioners of Marion County, Florida, that:

**SECTION 1. AUTHORITY OF COUNTY ADMINISTRATOR OR HIS OR HER DESIGNEE.** The County Administrator or his designee, which may include an Assistant County Administrator, the Fire Chief, an Executive Director or a Director is hereby authorized to enter into and execute documents (i.e. agreements, permits, purchase orders and contracts) including County obligations not to exceed \$50,000, which may consist of event contracts, health

department service agreements, maintenance agreements, risk management claim settlements as limited by the County Code of Ordinances, operational permits, bingo licenses, mortgage satisfactions, environmental reviews, deposit collection service agreements and as custodian for county facilities documents. Any such agreements and documents, when fully executed, shall be kept as Public Record per State Statutes.

**SECTION 2. SIGNATURE AUTHORITY OF THE COUNTY ADMINISTRATOR OR HIS OR HER DESIGNEE, FOR SPECIFICED GRANT APPLICATIONS.** The County Administrator or Assistant County Administrator or Fire Chief or Executive Director or Director as designated by the County Administrator and in consultation with the Marion County Board of County Commissioners Chairman may only execute and submit grant applications to federal or state agencies, or not-for-profit organizations meeting one of the following criteria:

- a) Florida Department of Environmental Protection (FDEP), Florida Department of Transportation (FDOT), Federal Aviation Administration (FAA), Federal Highway Administration (FHWA), Florida Department of Economic Opportunity (DEO), United States Department of Agriculture (USDA) and Water Management District (WMD) Grant applications for projects in the County Capital Improvement Program (CIP) up to \$10,000,000.
- b) Withlacoochee Regional Water Supply Authority (WRWSA) Grant applications for water conservation initiatives up to \$100,000.
- c) Federal Emergency Management Agency (FEMA) and Hazard Mitigation Grant Program (HMGP) applications up to \$10,000,000.
- d) Grant applications where there is no requirement or obligation for either matching funds or in-kind services from the County. However, an exception to this requirement is where the Board has set aside an appropriation for funds available for such matching funds in the current fiscal year budget, in which case, the grant may be applied for with a commitment for matching funds up to the budgeted amount.
- e) Grant applications where the matching amount is less than \$50,000 in any fiscal year.
- f) Grant applications where a one-time matching amount is less than \$100,000.

All executed applications shall be provided on a future Board agenda as a notation for the record.



**SECTION 3.** Notwithstanding that the above referenced documents meets one of the foregoing criteria of Sections 1 and 2, above, the documents shall not be submitted without advance Board approval, if it requires an assumption of unknown levels of liability (such as a contractual indemnification agreement) or undefined levels of long term service commitments on the part of the County.

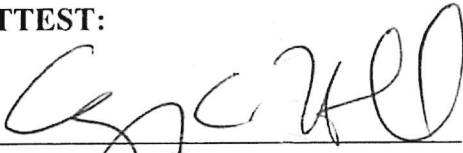
**SECTION 4.** Commission Policy No. 97-02 is hereby repealed. However, the requirement in that Policy that pertains to procurement contracts, that all original contracts and agreements shall be forwarded to the Clerk for recording and payment purposes, shall continue as part of the Procurement Code. The provisions of this ordinance shall supersede any conflicting provision of any section of the County Code of Ordinances, any resolution or County policy.

**SECTION 5.** It is the intention of the Board of County Commissioners of Marion County, Florida, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Marion County Code of Ordinances. The sections of this ordinance may be re-numbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

**SECTION 6.** A certified copy of this ordinance shall be filed with the Secretary of State by the Clerk within ten days after enactment by the Board of County Commissioners, and this Ordinance shall take effect upon such filing as provided in F.S. Section 125.66(2)(b).

**DULY ADOPTED** this 18<sup>th</sup> day of May, 2021.

**ATTEST:**

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**

  
\_\_\_\_\_  
JEFF GOLD, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY  
OF STATE ON MAY 21, 2021  
ADVISING ORDINANCE WAS FILED  
ON MAY 21, 2021.