



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: Manatee County Port Authority

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

Contact Information:

Primary Contact Name: Denise C. Stufflebeam

Title: Senior Director Business Administration/Finance

Mailing Address: 300 Tampa Bay Way
Palmetto, FL 34221

Phone Number: 941-722-6621

Email: denise@portmanatee.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.

Cold Storage Warehouse - Design and construction of a state-of-the-art cold storage warehouse with 13,000 pallet positions.

- 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.

1. Provide a detailed description of the project. Include location, size/dimensions and purpose of construction or facility, any required mitigation, and all other information needed to gain a comprehensive understanding of the project. The project description must correspond to the current year funding request; that is, if the funding request is part of a larger project, the project description must identify the specific element to be funded in the current year.

Port Manatee is one of the largest importers of fresh fruits and vegetables in the southeastern United States. Currently, Port Manatee has five (5) warehouses totaling 207,000 square feet of chilled warehouse space. Port Manatee's storage capacity is 10,500 pallets. The chilled warehouses are aged and in need of major improvements. To facilitate the anticipated growth of perishable products for existing and future customers, Port Manatee will absolutely need additional warehouse space to accommodate growth. The construction of a state-of-the-art cold storage facility will help retain current business



as well as afford Port Manatee the ability to entice new business. During certain seasons, Port Manatee's existing chilled warehouses are at capacity.

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.

Port Manatee's cold storage facilities are often at capacity. Marketing for new perishable business is not realistic due to the inability to accommodate additional perishables. This project will give Port Manatee the opportunity for growth resulting in the new economic activity. Port Manatee's existing chilled warehouse throughput is at a rate of 199,751 tons per year. Jobs related to the port business are estimated at 0.87 jobs per 100 tons of throughput. As such, this throughput represents an estimated 1,738 jobs.

Economic diversification will be realized with this project as the result employment, taxation revenue and the expansion of the market opportunity.



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.

As soon as funding is received. One year.

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

To the immediate east of Port Manatee's berth 11.

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

Federal State County City Other Port Manatee

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

Storm Water Environmental Resource Permit (ERP). County site plan and building permit. NPDES construction permit may be required.

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?

No permit have been secured. The ERP will take approximately 6 months. County permitting may take 4 months. Local permits will be prioritized. Port Manatee qualifies for Rapid Response.

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?

Port Manatee Planned Development (PDPM) land use and heavy industrial zoning which will conform to those uses.



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

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

Yes No

J. Does this project have a local match amount?

Yes No

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

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

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	\$	_____	
6,600,000			
Reconstruction	\$ 0	_____	
Design & Engineering	\$ 1,800,000	_____	
Land Acquisition	\$ 0	_____	
Land Improvement	\$ 0	_____	
Other	\$ 6,600,000	_____	Please Specify: _____
Total Project Costs	\$ 15,000,000	_____	Equipment _____

B. Other Public Infrastructure Project Funding Sources:

City/County	\$	_____	
Private Sources	\$ 15,000,000	_____	
Other (grants, etc.)	\$	_____	Please Specify: _____
Total Other Funding	\$	_____	
15,000,000			

Total Amount Requested \$ 15,000,000

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.

Port Manatee has been actively pursuing partnerships for a cold storage facility for over five years. For various reasons, the partnerships have not come to fruition. Receiving grant monies will permit Port Manatee to finally realize the goal of a much-needed cold storage warehouse eliminating the hurdles encountered with a third-party partnership.



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)?

Approval of Port Authority.

- 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 third Thursday of every month. Or every other Tuesday for BCC meetings.

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



I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described governmental entity.

Manatee County Port
Authority

Name of Governmental Entity: _____

Name and Title of Authorized Representative: Carlos Buqueras, Executive Director

Representative Signature: Carlos Buqueras

Signature Date: August 11, 2017