



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: City of Homestead

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

Contact Information:

Primary Contact Name: Gemma Torcivia

Title: Executive Director

Mailing Address: 212 NW 1st Avenue
Homestead, Florida 33030

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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.

Project Title : Homestead Station

Detailed Project Description Attached

- 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.

Please see detailed explanation attached.



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.

Please see detailed explanation attached

Please see detailed explanation attached

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.

The infrastructure project is anticipated to commence in November 2017. The project will take 10-12 months to complete. project will take 10-12 months to complete.

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

West Mowry Drive and Krome Ave (SR 997), Homestead, FL 33030

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

Federal State County City Other_____

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

The project will require City of Homestead Building Permits (Electrical, Fire, Utility), Miami Dade County Environmental Resource Permit.

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?

The City and County permits have already been initiated along with the design of the project. There are no anticipated issues with receiving the permits. The City permits will be expedited as needed to ensure construction starts as soon as possible. 100% plans will be completed in August and permitting will be completed by November 2017.

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?

The FLU designation for the site is Planned Unit Development (PUD). The project will conform to the future land use designation.



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

The project is anticipated to commence in November 2017.

J. Does this project have a local match amount?

Yes No

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

The City of Homestead has already expended \$5,000,000 on land acquisition of the project site. The City and County will provide match of \$46,280,357 for the construction of the site. The project will also include \$3,865,000 in CBDG funds. The City's private partner on the site will provide at least \$6,000,000.

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

The proposal contains the following attachments:

1. Detailed Project Description/Additional Narrative
2. Project Location Maps
3. Design Characteristics
4. Project Schedule
5. Project Press
6. Governing / Sig. Authority Documentation



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 | <u>\$ 60,645,357</u> |
| Reconstruction | <u>\$</u> |
| Design & Engineering | <u>\$</u> |
| Land Acquisition | <u>\$</u> |
| Land Improvement | <u>\$</u> |
| Other | <u>\$</u> |
| Total Project Costs | <u>\$ 60,645,357</u> |

Please Specify: _____

B. Other Public Infrastructure Project Funding Sources:

| | |
|----------------------------|-----------------------------|
| City/County | <u>\$ 46,280,357</u> |
| Private Sources | <u>\$ 6,000,000</u> |
| Other (grants, etc.) | <u>\$ 3,865,000</u> |
| Total Other Funding | <u>\$ 56,145,357</u> |

Please Specify: CDBG 108 Loan

Total Amount Requested \$ 4,500,000

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.

Please see detailed budget narrative attached.



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)?

The only approval needed to execute the grant agreement would be the approval of the Homestead City Council. This would occur no more than a month after the grant agreement was provided to the City or a special meeting of the Council should a quicker response be requested.

- 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.

A schedule of the City Council meetings is included as part of this proposal. The Council meets once a month on every second Tuesday.

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

The City Council can hold special meetings is necessary. The City requires that 48 hours notice be provided to hold a special meeting.

- 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.

Name of Governmental Entity: City of Homestead

Name and Title of Authorized Representative: George Gretsas

Representative Signature: _____

Signature Date: _____