



**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: Baker County Board of Commissioners

Government Federal Employer Identification Number: [REDACTED]

**Contact Information:**

Primary Contact Name: Mrs. Kennie Downing

Title: County Manager

Mailing Address: 55 North 3rd Street  
Macclenny, FL 32063

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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.

Title - Entrance Road for Woodstock Industrial Park

\*\*\*\*See Supplemental Information\*\*\*\*

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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.

This investment in infrastructure for the Woodstock Industrial Park will help Baker County to market this asset as a premier site for industrial development in the northeast Florida region.

This property is located at the intersection of Interstate 10 (exit #324), US Hwy 90 and the CSX rail mainline in western Baker County. It has over 12,000 feet of frontage on Interstate 10 and 1.5 miles of frontage on the CSX mainline.

The property has had extensive due diligence already performed such as: land use, zoning, wetland delineation, endangered species and archaeological studies with concerns identified.

\*\*\*\*See Supplemental Information\*\*\*\*

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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.

Because of its location, Woodstock Industrial Park is already a marquee site for large industrial projects looking for a location in the southeast. Because of its size, Woodstock Industrial Park is ideal for large advanced manufacturing and distribution projects considering the southeast.

A Wal-Mart Distribution Facility located in Baker County in 2001. This facility consist of 890,000 square feet and has 800 employees. Based on the development of similar facilities at the Woodstock property, 6000 - 10,000 jobs could conceivably be created there.

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Because of the assets of Woodstock Industrial Park there are many options for the type of businesses that could locate there. Many types of manufacturing (NAICS 31-33), warehousing (NAICS 493), transportation by truck (NAICS 484) and transportation by rail (NAICS 482) are all viable options. The development of the Woodstock Industrial Park will most likely include a mix of industries that will provide many different types of high wage jobs for the region.



**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.

\*\*\*\*See Supplemental Information\*\*\*\*

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

Projected is located on US Hwy 90, one west of the Interstate 10 interchange (exit #324)

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?

Permits will be required from FDOT, CSX, SJRWMD & Baker County.

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?

While an agreement with CSX and FDOT for the at-grade crossing is in place, the permits have not been secured. The required permits needed and the estimated time to secure them are:

FDOT - 12 months; CSX - 12 months (obtained simultaneously with FDOT); SJRWMD - 6 months; Baker County - 60 days (expedited)

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?

Land use and zoning of the property is industrial so no changes are required.



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

If additional space is needed, attach a word document with your entire answer.

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

Yes  No

Pending permit approvals.

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J. Does this project have a local match amount?

Yes  No

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

\*\*\*\*See Supplemental Information\*\*\*\*

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

\*\*\*\*See Supplemental Information\*\*\*\*

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#### 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 Board of County Commissioners must approve the grant agreement before contract is executed.

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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.

The Board of Commissioners meet on the first and third Tuesday of each month

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

\*\*\*\*See Supplemental Information\*\*\*\*

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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.

Name of Governmental Entity: Baker County Board of Commissioners

Name and Title of Authorized Representative: Oliver Anderson, Chairman

Representative Signature: 

Signature Date: August 15, 2017