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: Hardee County Industrial Development Authority

Government Federal Employer Identification Number: ________________

Contact Information:

Primary Contact Name: Sarah Pelham
Title: Economic Development Coordinator
Mailing Address: 107 East Main Street
Wauchula, FL 33873
Phone Number: (863)773-3030
Email: sarah.pelham@hardeemail.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.
   Hardee County Commerce Park Infrastructure Expansion. Providing water and sewer infrastructure for the development of an additional 20 lots within the footprint of the commerce park.

B. Is this infrastructure owned by the public?
   ☑ Yes   ☐ No

C. Is this infrastructure for public use or does it predominantly 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.

The expansion of water and sewer infrastructure through the commerce park, will allow for the recruitment of business to Hardee County. With 20 additional lots that will have the necessary water and sewer in place, the lead time will be significantly reduced when recruiting and or moving a new business into the park. Hardee county has focused on manufacturing type jobs, as the skills involved in those types of business are complimentary to our current work force. Allowing us to provide shovel ready sites, gives Hardee county an upper hand in recruitment. As the county diversifies their economy, going from an agriculture based economy, to a more diverse economy of manufacturing centers, we will see an overall economic boost to our county. The butcher, the baker and the candlestick maker, or as better known, our local shops, will reap the benefits of this growth. Employees begin to spend their money locally, buy homes, place their children in our school system. We grow an ecosystem by providing higher wage full time employment. All sectors of the community see a positive result.
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.)

  o 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.

  o Further, include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.

Hardee county’s economy has relied on an agriculture based income since its birth. With the decline of citrus, our economy is facing a time when diversification in the marketplace is critical. The economic development efforts have focused on recruiting manufacturing based companies to the area. The skills necessary for light manufacturing are quite complimentary to our current work force. Companies that fall within the NAICS codes 31-33 with an average hourly rate of $21.00 are ideal for Hardee county’s labor force. Providing water and sewer infrastructure to the commerce park expansion, will allow Hardee county to provide additional shovel ready sites to companies who are looking to relocate to Hardee county.

As those industries begin to relocate, Hardee county will see a shift from a predominantly agriculture related economy, to a more diverse well rounded economy. The park expansion will provide an additional 20 lots. With the ability to recruit 20 additional companies to Hardee County, the job growth would be significant. Companies with between 50-100 employees are ideal for Hardee county, and will have the best chance of securing the necessary work force. The Hardee County Industrial Development Authority partnered with USF's Institute of Government to provide an economic analysis of the industries recruited and the jobs produced from 2011-2015 in Hardee County. There study showed the multiplier over a 10 year period to be 1.36. For every 2-3 direct jobs created, 1 additional indirect job is created. It was estimated that through that time period, 521 direct and indirect jobs have been created, as a result of the economic development efforts. We fully expect to see those numbers and multiplier rise with the infrastructure development in the park.
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.
   - 365 days. Commencement date to follow immediately after grant award notice.

C. What is the location of the public infrastructure? (Provide the road number, if applicable.)
   - Hardee County Commerce Park. Commerce Court, Bowling Green, Florida

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?
   - SWFWMD, Hardee County, FDEP (Water, Sanitary & NPDES)

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?
   - SWFWMD permit received 08/05/2015, expires 08/05/2020. All other permits are locally processed and can be obtained within 45-days of submittal. Remaining local permits will have a 1-year expiration and will not be submitted until closer to the expected construction commencement date.

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?
   - FLU: Highway Mixed Use
   - Zoning: C/IBC & F-R
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.

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

☑ Yes  ☐ No

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

J. Does this project have a local match amount?

☑ Yes  ☐ No

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

Hardee IDA, will be providing match funding for this project. The IDA has budgeted $2MM in FY17-18 with $1,607,500 invested to date .

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

See attached "Exhibit A" Site Plan of commerce park, "Exhibit B" draft GMP for construction, "Exhibit C" IDA board minutes approving application.
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:

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<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Construction</td>
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<tr>
<td>Reconstruction</td>
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<td>Design &amp; Engineering</td>
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<td>Land Acquisition</td>
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<td>Land Improvement</td>
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Other $ Please Specify: ________________________________

Total Project Costs $ 5,967,500.00

B. Other Public Infrastructure Project Funding Sources:

<table>
<thead>
<tr>
<th>Description</th>
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<tr>
<td>City/County</td>
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<tr>
<td>Private Sources</td>
<td>$ 3,607,500.00</td>
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Other (grants, etc.) $ Please Specify: ________________________________

Total Other Funding $ 3,607,500.00

Total Amount Requested $ 2,360,000.00

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.

The Hardee County Industrial Development Authority (IDA) has appropriated $2,000,000.00 in the FY17-18 budget for Commerce Park Expansion project. The IDA owns the property and design/engineering are near complete. Staff will manage the budget appropriation and be responsible for expending monies related to the expansion. Staff will monitor the project, both from a financial and construction project management position. Any budget amendments that may be needed will be presented to the IDA board for approval. Additional funding through the IDA may be approved by the IDA board if necessary for project completion.
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 by the Hardee County Economic Development and Industrial Development Authority board at a regular monthly board meeting.

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.
      All meetings begin at 8:30 am. 2018 meetings: 1/9, 2/13, 3/13, 4/10, 5/8, 6/12

   ii. State whether that group can hold special meetings, and if so, upon how many days’ notice.
       Yes, special meetings are acceptable with a reasonable amount of notice.

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: Hardee County Economic Development

Name and Title of Authorized Representative: Sarah Pelham

Representative Signature: Print, sign, scan and attach with form submission.

Signature Date: Sarah Pelham 12/16/17
SITE DEVELOPMENT AND SITE CONSTRUCTION PLANS

FOR

Hardee County Commerce Park

Extension

Hardee County, Florida
Sections 20 & 29, Township 33 S., Range 25 E.

Prepared For

HARDEE COUNTY EDC / IDA

107 East Main Street
Wachula, FL 33873
Telephone: 863-773-2020
Facsimile: 863-773-4915

Engineer of Record:

HUNTER ENGINEERING, INC.

Engineer: Bryan A. Hanle, P.E.
P.E. No.: 01405
210 E. PARK AVENUE
LAKE WALES, FLORIDA 33853
PHONE (863) 573-7770
FAX (863) 573-7771
CERTIFICATE OF AUTHORIZATION 80284

Location Map

Location Map

Sheet Title
Sheet No.
Cover C100
General Notes & Specifications C310
Boundary & Topographic Survey C312
Overall Project Development Plan C315
Demolition Plan C314
Bioswale Plan C315
Stormwater Management Plan C316
Sanitary Sewer System Plan C317
- Stormwater System Plan C318
- Floodplain Plan C319
- Public Utilities Plan C320
- Construction Details C321
- Utility Vaults C322
- Stormwater Pollution Prevention Plan C324
### Hardee County IDA - HCCP Expansion

#### PRELIMINARY BUDGET

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<td>CM Fee (5%)</td>
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<td><strong>TOTAL PROJECT GMP</strong></td>
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3. Approval of Minutes

Item 3.1. October 2017 EDC/IDA minutes

RESULT: APPROVED [UNANIMOUS]
MOVER: Vanessa Hernandez, Board Member
SECONDER: Lory Durance, Board Member
AYES: Davis, Watkins, Green, Durance, Ward, Hernandez
ABSENT: Reas, Conerly

4. Agenda Items

Item 4.1. Olive Grant update

Lindsay Lynch with South Florida State College came today to update everyone on the grant. Kyndall Carson is the ag specialist with SFSC. We have been awarded through the USDA a $150,000 grant. We will have 2 plots. One on the ridge at SFSC and the other is the IDA plot. This grant will give us an opportunity to advance our research that we are trying to do. Right now the money will be going to the college as they are the subcontractor and the contract is with them. We do need to hire a caretaker since Dillard as left. New cultivar's that have not been grown in Florida will be grown through this project.

Item 4.2. Department of Economic Opportunity Grants

DEO is responsible for the $85 M appropriated this session. It has been set up as the Florida Job Growth Grant Fund. $25M is for infrastructure and the remaining is for infrastructure and workforce training. The applications do not have a deadline. The applications get submitted to DEO, reviewed and decided by them which ones reach the Governor. It is on a first come first serve basis. We would like submit for our water sewer for the Commerce Park expansion project. The project budget is for $3.2 million. This is a preliminary budget. We plan on doing a match. We are working on getting actual numbers. It could be between $1M and $1.2M that we would request. Our matching amount is already in our budget. These dollars can not benefit a single entity but a public purpose as a whole.

The motion needs to authorize staff to submit to DEO and allow Sarah Pelham to sign the application. Proof has to be submitted showing that the authorization has been given for Sarah to sign. Tommy Watkins would like to wait until we see the map before voting. Sarah would like to submit in the next couple of weeks. Tommy Watkins made a motion to table and was seconded by Vanessa Hernandez.

The map was brought up and Director Lambert showed where the water/sewer would be. A gravity lift station will pump into the commerce park system by the creek to another lift station then to the sewer plant. Once this is complete, it would be the county’s water and sewer and we would turn the road over to the county as well.

Vanessa Hernandez made a motion and was seconded by Courtney Green to allow staff to prepare, sign and submit the grant application subject to BOCC approval. If time permits, staff can take this to the BOCC to present.
Item 4.3.  Steel Equine Sub Grant Agreement

Liz came today and thanked the board. It has been such a long process. Her equine facility was established in 2008. It has since grown into a full veterinary hospital. They have outgrown what they have and have a demand for a larger facility. They will have a bunkhouse, water treadmill and other specialized equipment. The Ida is managing the grant on behalf of the EDA. There are no operational costs in this grant. She does not have any job creation requirements. Liz filled out the economic development grant application. She will have 4 jobs but there is no timeline for these to be created. It is a deliverable in the agreement. The IDA will take a second behind her bank. The EDA approved this yesterday pending IDA approval. The term of the agreement is 5 years.

Motion to approve the subgrant agreement between the IDA and Steel Equine. This agreement will be incorporated into the EDA grant award agreement.

RESULT:  ADOPTED [UNANIMOUS]
MOVER:  Vanessa Hernandez, Board Member
SECONDER:  Courtney Green, Board Member
AYES:  Davis, Watkins, Green, Durrance, Ward, Hernandez
ABSENT:  Reas, Conely


This is our engagement letter for the 2017 audit year. We normally have these each year and bring them to the board for approval. Their rate this year is $22,600 and is substantially lower than what we were paying with CLA. We were paying around $40,000 and wanted to increase significantly if we were to engage them again.

RESULT:  ADOPTED [UNANIMOUS]
MOVER:  Tommy Watkins, Vice-Chairman
SECONDER:  Vanessa Hernandez, Board Member
AYES:  Davis, Watkins, Green, Durrance, Ward, Hernandez
ABSENT:  Reas, Conely

Item 4.5.  CliftonLarsonAllen letter- discussion

We received a letter a couple of weeks ago from CLA requesting us to pay the outstanding invoice along with 3 other options related to the Caresync examination report. One was to issue a report without receiving the letters of representation. This would require CLA to disclaim an opinion due to a scope limitation. The second was to wait until the lawsuit ends, sign the letters of representation and issue an unmodified report and the third option is to disengage CLA. The representation letter that was sent to be signed conveyed things that we would not sign. This was then broken out into two letters and not all of the items that we asked to be removed, were not. CLA does not recommend choosing the first or second option. They believe option 3 makes the most sense as there is additional cost to finish the engagement with no benefit to the IDA. Attorney Evers recommends taking up discussion regarding the paying of the outstanding invoice for $8100 and not disengaging them. The lawsuit is currently on appeal. No attorney would recommend altering the relationship between the parties while a lawsuit is pending. Ken has discussed this matter with Burt Harris, who is representing the IDA in the lawsuit, and agrees with this position. Vanessa Hernandez and Director Lambert gave some background information on