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2018 - 2019 Florida Job Growth Grant Fund

PUBLIC INFRASTRUCTURE
GRANT PROPOSAL

**ST. LUCIE
COUNTY**
FLORIDA





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1. Program Requirements

A. Provide a detailed description of the public infrastructure improvements.

The grant will assist the County in purchasing a 100 meter, 4500-5000 ton drydock capable of lifting ships up to 350 feet in length for maintenance and repair services on the dry dock and potentially up to 200-250 feet in length for movement onto land to provide for increase capacity of large marine vessels needing service at the Port of Fort Pierce.

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

The Port of Fort Pierce is located in St. Lucie County at 1001 Harbor Street, Fort Pierce, FL 34950.

C. Is this infrastructure currently owned by the public?

The Port of Fort Pierce is publicly owned by the St. Lucie County Board of County Commissioners, who serves as the Port Authority.

D. Provide current property owner.

St. Lucie County Board of County Commissioners, St. Lucie County, FL.



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

Yes, the Port of Fort Pierce is under public ownership, and is available for public use with permission/concurrence from the Port Operator.

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

No.

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**

The Port of Fort Pierce is centrally located on the east coast in the state of Florida, near access to other international ports such as Palm Beach, Canaveral, and Everglades. More importantly, the port is within close proximity and unrestricted navigation to the Fort Pierce Inlet and the Intracoastal Waterway.

The County is striving to refresh the port's vision and direction and has set strategies for revitalization, as well as tackle high county unemployment. It is realigning strategic plans and goals. The recent acquisition at the Port of Fort Pierce and the resulting contracts with the new port operator will provide dramatic support to the County and its economy.

Between 2000 and 2010, St. Lucie County was one of the fastest-growing counties in the United States with a total population increase of more than 80,000 during those years. While the housing crisis and economic downturn have had a severe impact on its economy, St. Lucie County has maintained a strong focus on economic development. The St. Lucie County Board of County Commissioners works hard to recruit new businesses and assist existing businesses to expand their operations.

St. Lucie County's growth rate in wages has been among the slowest in the nation. The population keeps rising, yet the average wage continues to decline compared to the national average. In an independent economic study by Policom Corporation (February 2016), the County's major city, Port St. Lucie, ranked 164th largest in population as a Metropolitan Area and 372nd in Annual Wages. However, the city was at 319 among 381 areas for economic strength. Reasons for this is believed to stem from the area's boom-and-bust of the last 15 years, a rapid growth then a rapid decline in the economy. The County's workforce is abundant with most living within the Treasure Coast region. Unemployment has been historically high, when compared to the rest of the country and the state of Florida.

This investment is key to moving forward with a business strategy that will have been in discussion for more than a decade that will create jobs and move the Port from dormant to facilitating expansion of commercial marine services in Florida focusing on large marine vessel maintenance and refurbishing.

It is widely understood that jobs relating to the maintenance and retrofitting of large marine vessels are typically higher paying with an average wage of \$53,700 (Florida Tax Watch, July 2014). According to the

National Marine Manufacturers Association, for Congressional District 18, the total annual economic impact of Marine MRO is \$619.9 million.

Recently, the County performed an economic impact study for the acquisition of the property and business model. According to the economic impact projections reflect utilization of the upland property to supplement the Terminal's in-water capacity. The study assumes demolition of the south warehouse and a ship lift/dry dock system in place by the second year under the new port operator. It anticipated that these two improvements alone could double or even triple the capacity of the Terminal. The Florida Department of Transportation through the Florida Seaport, Transportation and Economy Development (FSTED) has allocated \$313,177 to complete the demolition of the south warehouse and the rehabilitation of the dock apron. However, the County still needs the installation of a drydock to complete the overall economic impact.

Assuming the Terminal uplands could be utilized, the study projected 879 jobs and \$105,309,905 in economic output. The economic impact of the four large marine vessel berths themselves for in-water services is approximately 200 jobs and \$35 million in economic output. Therefore, the economic impact of a drydock system to lift vessels onto the facility is 679 jobs and \$70,309,905 in economic impact.

The Port of Fort Pierce is one of 15 deep-water ports in Florida and St. Lucie County is an active member in the Florida Ports Council. Stan Payne, director of the Port & Seaport for St. Lucie County, currently serves as chair of the Florida Ocean Alliance. The Alliance is a nonpartisan organization dedicated to bringing together the private sector, academia, and nonprofit research organizations in Florida to protect and enhance Florida's coastal and ocean resources for continued social and economic benefits.

2. Additional Information:

A. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

Upon receipt of the grant award, the County will issue the bid process for the selection of the lowest most responsible vendor to purchase the drydock equipped with the needed specifications.

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

A permit from the United States Army Corp of Engineers is needed to install this infrastructure.

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?

The previous owner of the terminal had secured a permit from the United States Army Corp of Engineers (USACE) to install a shiplift at the same location being slated for the drydock. The County was successful in acquiring this permit in our purchase and have confirmation from the USACE to edit the permit for a drydock system.

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?

The current future land use and zoning designation is Industrial. This designation does conform to any future improvements or entity use.

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.

No.

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

Yes.

G. Does this project have a local match?

Yes, the St. Lucie County Board of County Commissioners will be posting their \$25 million purchase of the property as a match for the infrastructure project.

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



3. Program Budget

A. Total amount requested:

\$6,000,000

B. St. Lucie County Matching:

\$25,000,000

C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

The County is requesting a 24% match towards their purchase of a drydock system to be constructed and installed at the Port of Fort Pierce. The total cost of the infrastructure is estimated at \$6 million, and the County will be posting their \$25 million purchase of the property as a match.

Upon receipt of the grant award, the County will begin the bid process, which typically can take 30-60 days, once the bid is closed, the Board will select the lowest most responsible bidder to purchase the drydock system. The drydock system is scheduled to be installed and functioning no later than the second quarter of 2019.

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 St. Lucie County Board of County Commissioners will have to approve the agreement as an agenda item at a formal 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:

- **Provide the schedule of upcoming meetings for the group for a period of at least six months.**

October 16 and 23, November 20 and 27, December 4 and 18, January 8 and 15, February 5 and 19, March 5 and 19.

- **State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.**

Yes, the Board will need to notify the public at least 3 days prior to the Special Meeting.

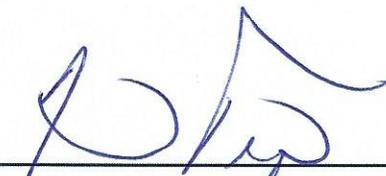
C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

Section 16.1 of the County's Procurement Procedures for State or Federally Funded Grant Programs, authorizes the County Administrator to approve all applications for state, federal and other grants.

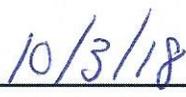
I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

St. Lucie County
Board of County Commissioners
NAME OF GOVERNMENTAL ENTITY

Howard Tipton
County Administrator
AUTHORIZED REPRESENTATIVE



REPRESENTATIVE SIGNATURE



SIGNATURE DATE

**ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS**

Federal Identification: 59-6000835

Primary Contact

NICOLE FOGARTY

LEGISLATIVE AFFAIRS DIRECTOR



2300 VIRGINIA AVENUE
FORT PIERCE, FL 34982



(772) 462-6406



FOGARTYN@STLUCIECO.ORG

Secondary Contact

HOWARD TIPTON

COUNTY ADMINISTRATOR



2300 VIRGINIA AVENUE
FORT PIERCE, FL 34982



(772) 462-1156



TIPTONH@STLUCIECO.ORG



2018-2019 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. If additional space is needed, attach a word document with your entire answer.

Governmental Entity Information

Name of Governmental Entity: St. Lucie County Board of County Commissioners

Government Federal Employer Identification Number [REDACTED]

Primary Contact Name: Nicole Fogarty

Title: Legislative Affairs Director

Mailing Address: 2300 Virginia Avenue

Fort Pierce, FL 34982-5632

Phone Number: (772) 462-6706

Email: fogartyn@stlucieco.org

Secondary Contact Name: Howard Tipton

Title: County Administrator

Phone Number: (772) 462-1156

Public Infrastructure Grant Eligibility

Pursuant to section 228.101, 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.

The grant will assist the County in purchasing a 100 meter, 4500-5000 ton drydock capable of lifting ship up to 350 feet in length for service on the dry dock and potentially up to 200-250 feet in length for

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

The Port of Fort Pierce is located in St. Lucie County at 1001 Harbor Street, Fort Pierce, FL 34950.

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?

D. Provide current property owner.

The Port of Fort Pierce is publicly owned by the St. Lucie County Board of County Commissioners, who serves as the Port Authority.

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

Yes No

Yes, the Port of Fort Pierce is under public ownership, and is available for public use with permission/concurrence from the Port Operator.

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

Yes No

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.

The Port of Fort Pierce is centrally located on the east coast in the state of Florida, near access to other international ports such as Palm Beach, Canaveral, and Everglades. More importantly, the port is within close proximity and unrestricted navigation to the Fort Pierce Inlet and the Intracoastal Waterway.

The County is striving to refresh the port's vision and direction and has set strategies for revitalization, as well as tackle high county unemployment. It is realigning strategic plans and goals. The recent acq

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.

Upon receipt of the grant award, the County will issue the bid process for the selection of the lowest most responsible vendor to purchase the drydock equipped with the needed specifications.

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

A permit from the United States Army Corp of Engineers is needed to install this infrastructure.

- 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?

The previous owner of the terminal had secured a permit from the United States Army Corp of Engineers (USACE) to install a shiplift at the same location being slated for the drydock. The County

- 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?

The current future land use and zoning designation is Industrial. This designation does conform to any future improvements or entity use.

- 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

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

Yes No

- G. Does this project have a local match amount? Yes No

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

Yes, the St. Lucie County Board of County Commissioners will be posting their \$25 million purchase of the property as a match for the infrastructure project.

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

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** \$ 6,000,000 _____
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

 City/County \$ 25,000,000 _____

 Private Sources \$ _____

 Other (grants, etc.) \$ _____

 Please Specify: _____

Total Other Funding \$ _____

B. Public Infrastructure Project Costs:

 Construction \$ 6,000,000 _____

 Reconstruction \$ _____

 Design & Engineering \$ _____

 Land Acquisition \$ _____

 Land Improvement \$ _____

 Other \$ _____

 Please Specify: _____

Total Project Costs \$ 6,000,000 _____

Note: The total amount requested must be calculated by subtracting the total 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.

The County is requesting a 24% match towards their purchase of a drydock system to be constructed and installed at the Port of Fort Pierce. The total cost of the infrastructure is estimated at \$6 million, and the County will be posting their \$25 million purchase of the property as a match.

Upon receipt of the grant award, the County will begin the bid process, which typically can take 30-60 days, once the bid is closed, the Board will select the lowest most responsible bidder to purchase the d

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)?

The St. Lucie County Board of County Commissioners will have to approve the agreement as an agenda item at a formal Board meeting.

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

Board approval will be needed to authorize this agreement.

- 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.

October 16 and 23, November 20 and 27, December 4 and 18, January 8 and 15, February 5 and 19, March 5 and 19.

Yes, the Board will need to notify the public at least 3 days prior to the Special Meeting.

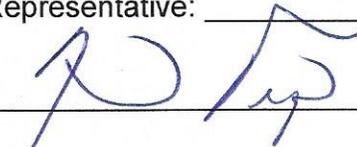
- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

Section 16.1 of the County's Procurement Procedures for State or Federally Funded Grant Programs, authorizes the County Administrator to approve all applications for state, federal and other grants. Please see attached.

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: St. Lucie County Board of County Commissioners

Name and Title of Authorized Representative: Howard Tipton, County Administrator

Representative Signature: 

Signature Date: October 3, 2018

SECTION 16 - PROCUREMENT PROCEDURES FOR STATE OR FEDERALLY FUNDED GRANT PROGRAMS

16.1 APPLICATIONS

The County Administrator shall approve all applications for state, federal and other grants after confirming that matching funds, if required, are available and reserved. The County's ability to fund any ongoing costs of a potential grant, including personnel, operating and maintenance, shall be considered as early as possible in the application process but no later than prior to acceptance of an award.

16.2 ACCEPTANCE

Upon notice of grant award, the County Administrator or designee shall submit the grant to the Board for acceptance and for approval of the associated budget resolution if required. Confirmation of the availability of matching funds and the County's ability to fund maintenance, operational and other ongoing costs (if any) shall be provided to the Board.

16.3 PROCUREMENT

The Board recognizes that certain procurement requirements for state or federally funded grant programs may, from time to time, conflict with standard St. Lucie County policies. The County Administrator, therefore, is authorized to modify County procurement policies in order to comply with procurement requirements for state or federally funded grant programs.

All procurement funded by Community Development Block Grants shall follow the Procurement Policies and Procedures for Community Development Block Grant Programs and Projects included as Attachment A of the St. Lucie County Purchasing Manual.

All procurement funded by Federal Transit Administration ("FTA") Grants shall follow the FTA Purchasing Guidelines included as Attachment B of the St. Lucie County Purchasing Manual.

All procurements funded by the Federal Emergency Management Administration ("FEMA") shall be subject to 2 C.F.R. Section 200.236 and 2 C.R. R Part 200, Appendix II, Required Contract Clauses included as Attachment C of the St. Lucie County Purchasing Manual.

Procedure - Applications

1. Complete the [New Grant Request Form and memo](http://intranet.stlucieco.org/budget/default.aspx) located under the approval request grant memo tab on the Office of Management and Budget (OMB) intranet site:
<http://intranet.stlucieco.org/budget/default.aspx>
2. Obtain Department Director's signature. Attach backup material related to the grant application.
3. Submit signed form to OMB for approval by the Management and Budget Director.
4. OMB Director will review request, sign if recommending approval and submit to the County Administrator for approval.

Procedure - Acceptance

The Department will submit an agenda item including a copy of the grant award along with a budget resolution (if required) to the board for acceptance.