



## 2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: Please read this document carefully and provide the information requested below. Some questions may request that a separate narrative be completed. If additional space is needed, attach a word document with your entire answer.

### Governmental Entity Information

Name of Governmental Entity: City of Monticello

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

Primary Contact Name: Steve Wingate

Title: Interim City Manager

Mailing Address: 245 S. Mulberry Street

Monticello, FL (Jefferson County)

Phone Number: 850.342.2393

Email: swingate53@gmail.com

Secondary Contact Name: Emily Anderson

Title: City Clerk/Treasurer

Phone Number: 850.342.0153

### 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 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.**

See Attachment "Page 2., 1-A. Project Narrative

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

The public infrastructure will run along the rights-of-way of Old Lloyd Road and State Road 59 in Jefferson County as depicted on the attached map labeled Page 2., 1-B. The public infrastructure project will support economic development at the I-10/State Road 59 Interchange.

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**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?

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**D. Provide current property owner.**

The State of Florida, Jefferson County and the City of Monticello share ownership of the public rights-of-way along these publicly-owned roads.

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**E. Is this infrastructure for public use or does it predominately benefit the public?**  Yes  No

Although the focus of extending wastewater collection lines is to facilitate economic development at the I-10/SR 59 interchange, the City-owned wastewater system will be available for area residents in this environmentally sensitive Wacissa Springs Basin which is considered an Impaired Outstanding Florida Spring.

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

Yes  No

Based on the Business-Commercial Zoning at interchange I-10/SR 59, it will provide for numerous kinds of industry and commercial businesses to locate there which will create diverse employment opportunities for Jefferson County residents. There are currently approximately 13 businesses planning development on the north and south side of I-10 most of which will be located in a Federal Qualified Opportunity Zone funded by two existing Opportunity Funds, LP.

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## CITY OF MONTICELLO

### Florida Jobs Growth Grant Page 2. Section 1.-A: Detailed description of public infrastructure improvements.

The City of Monticello (City) proposes to construct a master lift station at the I-10/SR 59 interchange and construct a force main for approximately 11.8 miles to tie into the City's advanced wastewater treatment plant. The master lift station would serve all four (4) quadrants of the I-10/SR59 exchange. Local lift stations will be included along the route to facilitate additional tie-in by residential customers over time. Jefferson County authorized a route study, and the preferred route has been determined and is shown on Exhibit A which follows this narrative. The total cost for this project is estimated at \$5.96 million. A detailed cost estimate is included as Exhibit B which follows Exhibit A.

The City of Monticello has an Advanced Wastewater Treatment plant with a permitted capacity of 800,000 gallons per day. The current flow is 300,000 gallons per day. There is ample permitted capacity for growth in support of additional development at the I-10/SR 59 exchange which is currently served by an aging package plant using rapid infiltration basins in the southwest quadrant. The other quadrants have no wastewater infrastructure available. A major commercial developer recently purchased 449 acres of the northwest quadrant, which is a Federal Qualified Opportunity Zone, and is in the process of designing the acreage for mixed use commercial/light industrial and some residential. A second developer who has built an economy-level hotel in the southwest quadrant of the interchange, has reached capacity on the wastewater package plant that supports this hotel. He currently has plans to build a mega-Travel Center and a 100-room upscale hotel but cannot move forward without greater wastewater capacity.

The potential job creation and CAPEX investment impacts for the entire Interstate/Highway interchange are extremely significant to Jefferson County. The developers are planning for a minimum of 8-10 new businesses/companies in the targeted industries within 3-4 years generating an estimated \$32 million in CAPEX and a minimum of 450 new jobs. Using an average annual wage for manufacturing, logistics and last-mile distribution businesses (we have included relevant NAICS Codes), the developer's Administration office facilities alone estimates an ANNUAL employment impact of \$2,280,000 at startup based on a conservative average of \$57,000 and 40 jobs, and \$3,510,000 by year 3. The combined anticipated private investment (\$32m) from all the planned development projects plus the communities' (city and county) and public investment comes to a total of \$39,587,750. Given the requested FJGGF investment of \$5,960,000, the projected total ROI is anticipated to be extremely significant. Moreover, the critical job diversification and increase in the local tax base for the county would be extremely beneficial to all sectors of the population.

The proposed businesses and industries are consistent with Enterprise Florida and the State of Florida's Key Targeted Industries including Financial Investments (NAICS 523), Funds, Trusts and Other Financial Vehicles (NAICS 525), Transportation and Warehousing (NAICS 48-49), Miscellaneous Manufacturing (NAICS 339), Transportation and Warehousing (NAICS 48-49), Corporate Management of Companies and Enterprises (NAICS 55), and Administrative & Support Services (NAICS 611710) all within the Opportunity Zone northside of I-10. The planned businesses on the southwest quadrant of the I-10/SR 59

interchange include a 100-room nationally known chain hotel (NAICS 72110), and a Mega Travel Center (NAICS 447190; 445120; 722513).

The proposed public infrastructure expansion detailed in this grant application will provide a catalyst for economic development at an Interstate 10 interchange serving one of Florida's most economically challenged rural counties—Jefferson County. The proposed expansion of the City of Monticello's wastewater collection system (WW System) to this interchange will enable four quadrants of the interchange (Northeast, Northwest, Southeast and Southwest) to be served by the wastewater system, which has excess capacity, to recruit business and industry. The landowners have plans to both develop portions of their property and to market other portions of their property to other commercial developers, and as stated earlier the northwest quadrant is in a designated Federal Qualified Opportunity Zone. The sites/properties the wastewater collection lines will serve are all zoned "Interchange Business" of which all the industries would be allowed/consistent with this current zoning.

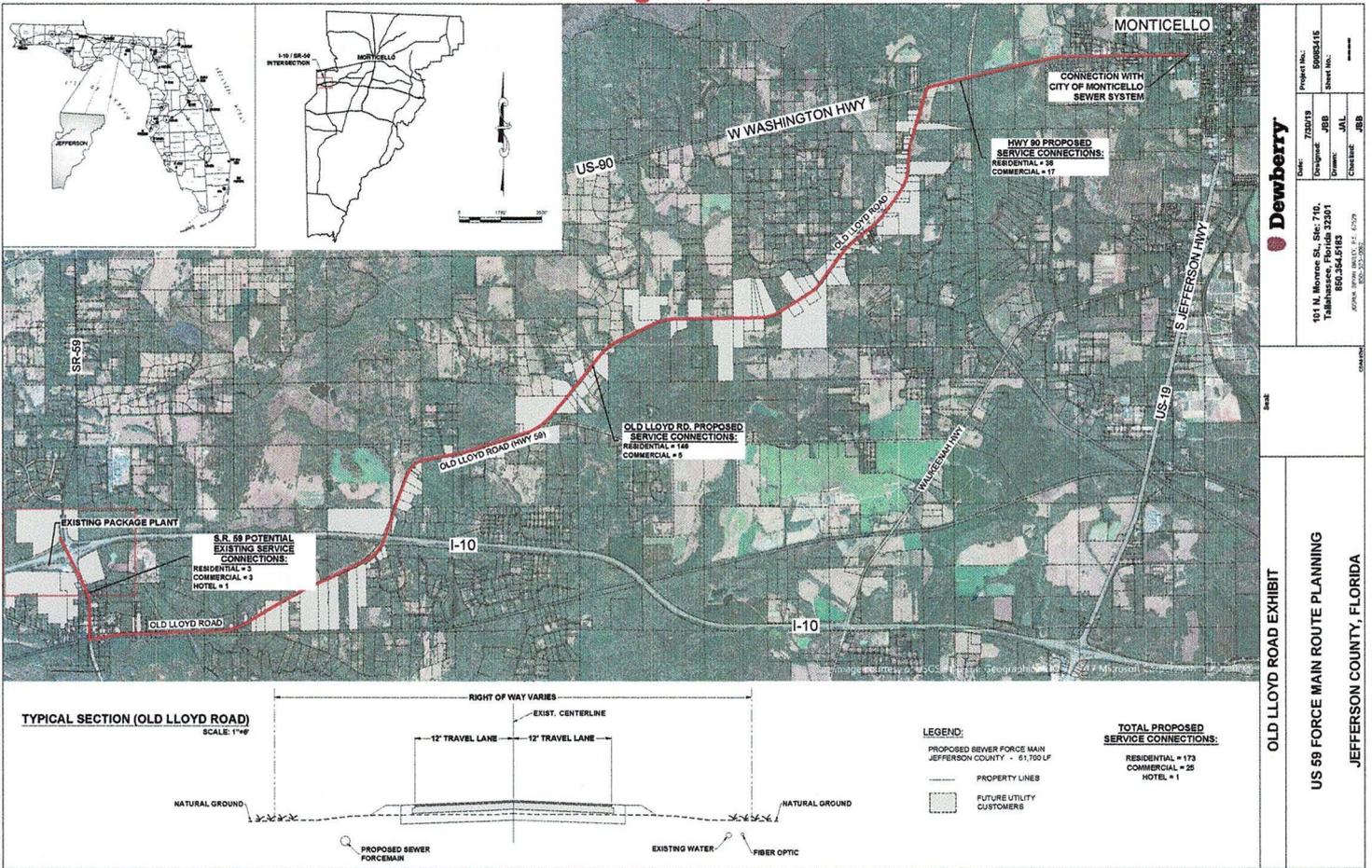
In addition to the economic development catalyst effect, the wastewater collection extension lines will provide a direct benefit to the environment and residents located along the 11.8-mile route. Old Lloyd Road is located within the Wacissa River Basin, which has been deemed an **Impaired** Outstanding Florida Spring (OFS) by the Florida Department of Environmental Protection (FDEP) due to substantial amounts of nitrogen loading into the groundwater system. Also, Old Lloyd Road is also located within the Wacissa Springs Group Basin Management Action Plan Area (BMAP) and is further identified as a Priority Focus Area (PFA) within the basin. A PFA is identified as the area most vulnerable to pollutants and where there is a known connectivity between groundwater pathways and an OFS. As part of the Wacissa BMAP, remediation of "Onsite Sewage Treatment and Disposal System" (OSTDS) is identified as one of the Springs restoration approaches. The construction of a centralized sewer system will allow many of the residents to discontinue use of septic tank systems, which will greatly contribute to the OSTDS remediation effort by eliminating a major source of nutrient loading to the Springs Basin. Once in place, the proposed sanitary sewer infrastructure will enable Jefferson County to utilize \$3,275,000 of its Restore Act 2021 Septic to Sewer Allocation to assist Lloyd area residents to move from septic tank to public sanitary sewer. If needed, this project is eligible for grant assistance through both the SRWMD and NFWWMD to aid to reduce nutrient loading into the Springs. Moreover, the current travel related commercial activities are currently being served through an aging "package plant" to service their sewer needs. The new wastewater infrastructure will enable more intensive water and sewer disposition uses through a highly robust sewer system. Water capacity and facilities are already in place through the Jefferson County Community Water System and can service the potable water capacity needs.

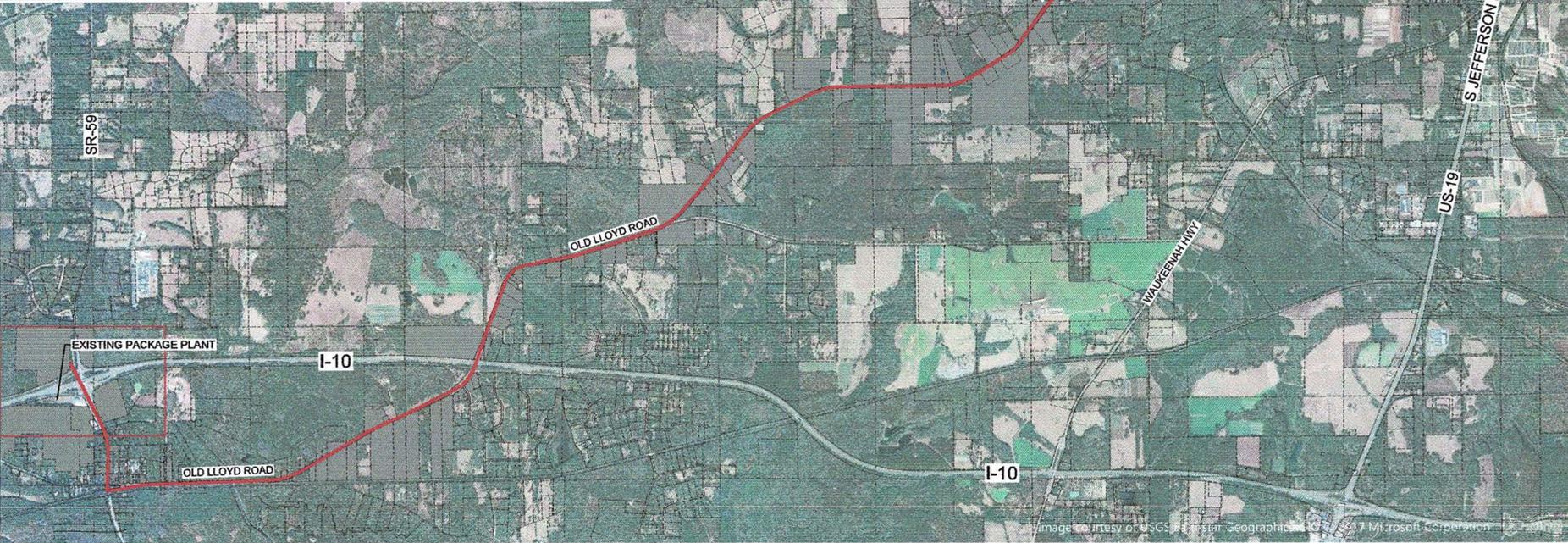
An important aspect to this proposal is the expressed support from both the City of Monticello and Jefferson County governments to move forward on this grant proposal. Also, the substantial investments that have already been made by the City, County and private interests (these are detailed later in the proposal) are significant. The fact that this wastewater collection expansion will address a critical gap in the shovel-readiness of the sites that were identified in the Strategic Sites Inventory (SSI) project and its analysis is specific documentation as to the prospective value of this investment. In addition, the public and environmental benefits to the project are extremely significant. We believe this project is ideally suited to fulfill the purpose and mission of the Florida Jobs Growth Grant program.

# City of Monticello Wastewater Treatment Facility

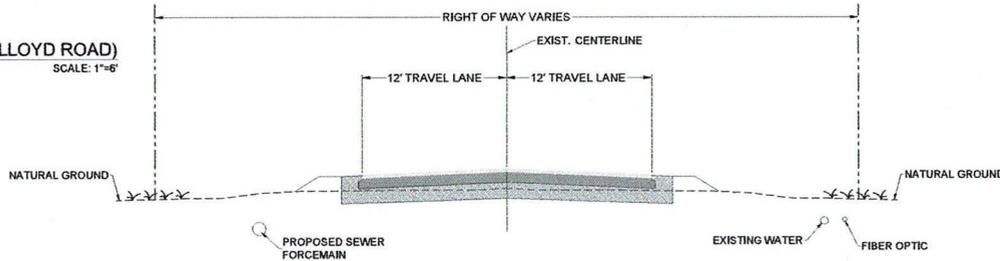


Page 2., Section 1.-B Public Infrastructure Location





**TYPICAL SECTION (OLD LLOYD ROAD)**  
SCALE: 1"=4'



- LEGEND:**
- PROPOSED SEWER FORCE MAIN  
JEFFERSON COUNTY - 61,700 LF
  - PROPERTY LINES
  - FUTURE UTILITY CUSTOMERS



**Dewberry**

**PREBLE-RISH**

Sheet:

**PUBLIC INFRASTRUCTURE LOCATION MAP**

**US 59 FORCE MAIN ROUTE PLANNING**

**JEFFERSON COUNTY, FLORIDA**

Date: 8/8/17  
Designed: RDAVIS  
Drawn: BDD  
Checked: RDAVIS

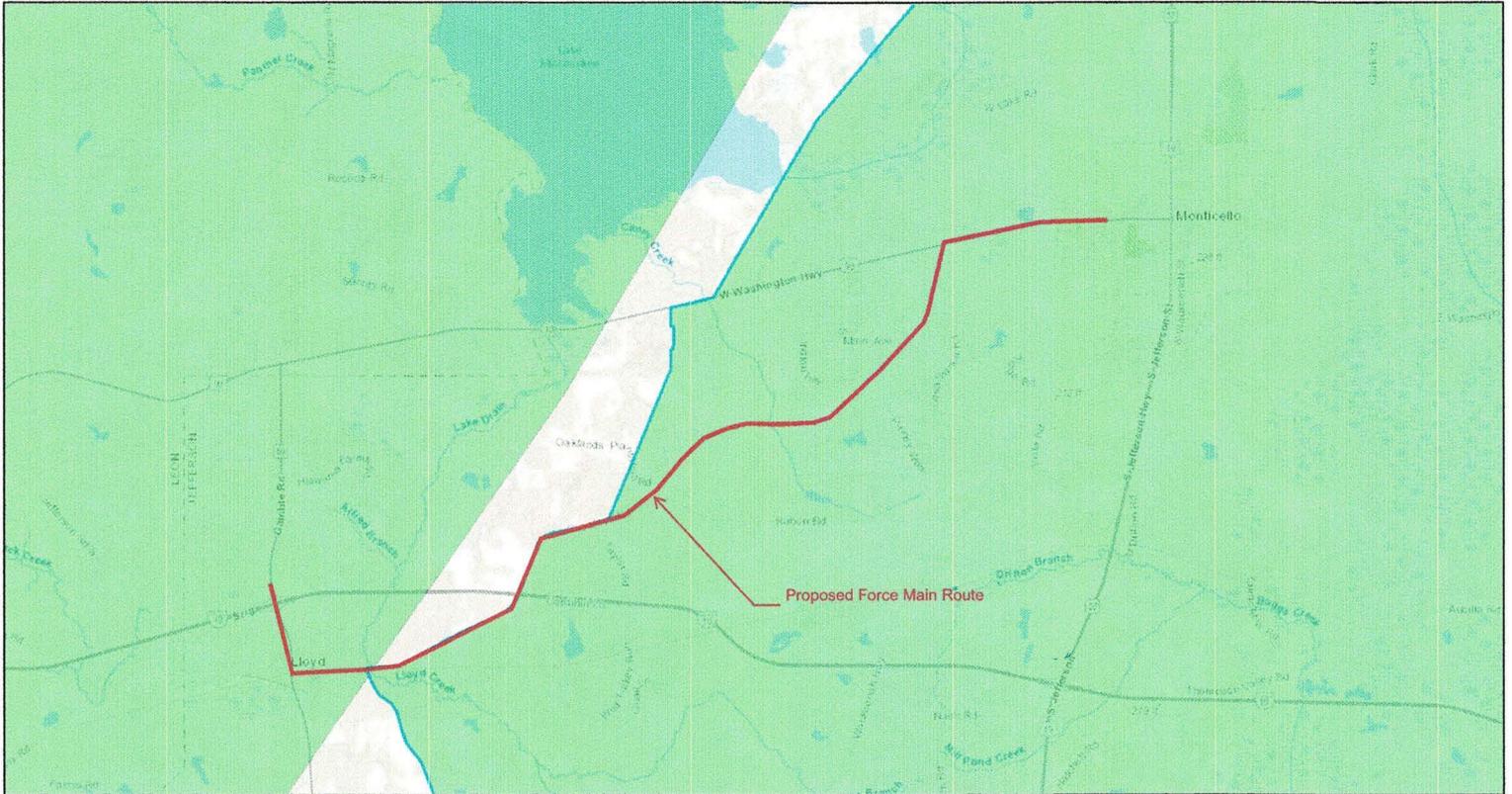
Project No.: 50083415  
Sheet No.: 1 of 1

502 East Park Ave.  
Tallahassee, Florida 32301  
850.354.5183

ROBERT PARKER & ASSOCIATES  
200 S. GAY ST., SUITE 100  
TALLAHASSEE, FL 32301

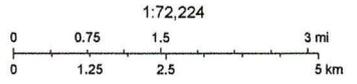
Standard Map

BMAP



July 25, 2019  
Statewide BMAP General Areas

- Adopted BMAPs
- Pending BMAPs



FDEP/DEAR Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Map created by Map Direct, powered by ESRI.  
Florida Department of Environmental Protection makes no warranty, expressed or implied, or assumes any legal liability or responsibility for the accuracy, completeness, or usefulness of any information, apparatus, product, or process disclosed, or represents that its use would not infringe privately owned rights.

**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.

Currently there an existing hotel supported by a wastewater package plant with very limited capacity. The owner has plans to build a new large 100-room hotel, a mega travel center containing 3 fast-food restaurants at the Lloyd exit and another developer is tentatively identified 7 projects to be located within the newly purchased Federally Qualified Opportunity Zone land which is also a state designated Opportunity Zone. The combined estimate of CAPEX is \$32 million and an estimated 538 jobs. Without the wastewater infrastructure, these economic development projects CANNOT move forward. Please see attachment: Page 3., G.

## 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.

Please see attachment labeled Page 3., 2-A. - Project Schedule

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

1. Florida Department of Environmental Protection Utility Permit which can be obtained in one month.
2. Florida Department of Transportation Right-Of-Way (ROW) Construction Permit which can be obtained within three months.

CITY OF MONTICELLO

Florida Jobs Growth Grant Fund

Page 3 – Section 2-A: Project Schedule

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

The project will commencement within 30 days of date of the award.

| <b>Task Number</b> | <b>Task</b>                                       | <b>Time Frames</b>        |
|--------------------|---|---------------------------|
| 1                  | Contract Award                                    | Month 1 (30 days)         |
| 2                  | Consultant Fee Negotiations and Notice to Proceed | Month 2 (30 days)         |
| 3                  | Collection of Survey and other Design Data        | Months 3 and 4 (100 days) |
| 4                  | Lift Station and Force main Design                | Months 5 and 6 (120 days) |
| 5                  | Permitting and Easements                          | Months 6-9 (120 days)     |
| 6                  | Preparation of Construction and Bid Documents     | Months 7-11 (90 days)     |
| 7                  | Bidding   | Months 12-13 (60 days)    |
| 8                  | Contract Award and Notice to Proceed              | Month 14 (30 days)        |
| 9                  | Construction                                      | Months 15-23 (300 days)   |
| 10                 | Project, Permit, and Grant Close-out              | Months 24 (30 days)       |

## CITY OF MONTICELLO

### Florida Jobs Growth Grant Fund

#### Application Page 3., 2-B: Required Permits

The required permits have not yet been secured. It will cost Jefferson County approximately \$2,500 in application fees for the two permits that will be required. Therefore, until Jefferson County receives notice of the intent to award the grant, the county will not submit the permits. The following are the two (2) required permits:

1. Florida Department of Environmental Protection Utility Permit which can be obtained in one month.
2. Florida Department of Transportation Right-Of-Way (ROW) Construction Permit which can be obtained within three months.

**Both of these can be obtained without adding any additional time to the schedule.**

- 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 required permits have not yet been secured due to the \$2,500 application fees for the 2 permits listed. Once the City of Monticello receives notice of the intent to award the grant, it will immediately prioritize the applications for the two permits which can be obtained without adding any additional time to the project schedule.

- 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?

Please see Attachment: Page 4-D.

- 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

No, there will be no comprehensive plan amendment or development order required.

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

Yes  No

Both the City of Monticello and Jefferson County are in support of the extension of the wastewater collection lines from the City to the I-10/SR 59 interchange. The City is ready to move forward immediately within 30 days of receiving a fully executed grant agreement.

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

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

There has been a great deal of public and private investment over the last 4-5 years. Please see attachment: Page 4 G: Local Match

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

Please see the following attachments: Page 4-H: City of Monticello Resolution of Support and Delegation of Signature Authority; and Letters of Support from Developers and Land Owners.

CITY OF MONTICELLO  
Florida Jobs Growth Grant Fund

Page 4-D: Land Use & Zoning Designation

The property encompassing this interchange is zoned "Interchange Business" under the Jefferson County Land Development Code (LDC) and Future Land Use Map (FLUM) adopted on October 20, 2015 by the Jefferson County Board of County Commissioners. Both the LDC and FLUM can be found at <http://www.jeffersoncountyfl.gov/p/county-departments/planning>. The following types of uses are allowed under this category: Institutional, Professional Service and Office, General Commercial, High Intensity Commercial, Local Public Service Activities, and Industrial.

# CITY OF MONTICELLO

## Florida Jobs Growth Grant Fund

### Application Page 4-G: Local Match

Although there are no specific match requirements by the Florida Jobs Growth Grant Fund, both the City of Monticello (owns the wastewater collection utility), and Jefferson County recognize the potential for both commercial and residential growth at the I-10/ SR 59 Interchange. For that reason, there have been ongoing investment by the City, County and Private Investors which listed below.

#### **FJGGF Proposed Project:**

Construction (including utility easements costs): **\$5,305,000**

Survey, Design, Engineering, Permitting, and Construction Inspection: **\$655,000**

**Total Amount of FJGGF Request: \$5,960,000**

#### **Ongoing Investment by Local Government and Private Sector at the Interchange**

- City of Monticello Wastewater Treatment Plant upgrades \$6.1 million (\$4,715 million bonded and the rest grant funded by State Revolving Fund)
- City of Monticello - Duke Energy Foundation grant \$15,000 for Site Investigation (Summer 2019)
- Jefferson County
  - \$20,000 Force Main Route Study - complete
  - \$15,000 Ripken Study on Feasibility of Sports Complex at I-10/SR 59 interchange - complete
  - \$70,000 Feasibility Study- complete
  - \$147,000 Engineering for Roadway and Stormwater Improvements in the SW quadrant of I-10/SR59 interchange – CDBG Award (2017)
  - \$24,999 Enterprise FL Site Preparedness Grant (Summer 2021)
- Jefferson County EDC
  - Jefferson County Economic Development Council - \$10,000
- Petroleum Clean-up at SW quadrant \$1.2 million (Completed & funded by DEP Grant)
- Private Investors
  - \$15,000 Ripken Study on Feasibility of Sports Complex at I-10/SR 59 interchange - complete
  - \$16,500 Red Hills, LLC Study on Feasibility of Sports Complex at I-10/SR 59 interchange - complete
  - Hotel, Travel Center, and Storage Warehouse Market Feasibility Studies \$20,000- completed
  - Travel Center - \$11.7 million- committed (estimated completion 2023)
  - New Hotel \$8.5 million – planned 2023
  - Opportunity Zone Projects Estimate of Investment \$11,750,000

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**Total Amount of Ongoing Investment: \$39,441,000**

It is easy to see the importance of the enhancement of utility services at the I-10 / SR 59 Interchange based on the public and private sectors investments already made. The city and the county have worked hard to develop the interchange to recruit business and industry to Jefferson County. However, until the Florida Jobs Growth Grant Fund's inception, all other grant programs require a written commitment by a company to create a minimum number of jobs to qualify for grant funds for infrastructure. The city has diligently applied for many grants which do not require job creation to accomplish as much of the preliminary feasibility studies and design and engineering as possible for the wastewater collection system improvements. The City and County desperately need funding from the FJGGF to bring economic development projects to diversify their economies.

It is very important to note Jefferson County has been **unable** to recruit a significant economic development project in the last 14 years. They have three interstate interchanges along I-10 of which two have no significant development. Once utilities were available at the I-10 / U.S. 19 interchange, it stimulated recruitment of three restaurants, three gas stations and several small businesses.

**Page 4-G Local Match: Public & Private Investment Spreadsheet**

| <b>PUBLIC</b>         |  |                        | <b>PRIVATE</b>          |  |                         |
|-----------------------|--|------------------------|-------------------------|--|-------------------------|
| City DEP              |  | \$ 6,100,000.00        | Ripken                  |  | \$ 15,000.00            |
| Duke                  |  | \$ 15,000.00           | Red Hills               |  | \$ 16,500.00            |
| Route Study           |  | \$ 20,000.00           |                         |  |                         |
| County FS             |  | \$ 70,000.00           | Hotel Developer         |  | \$ 20,000.00            |
| County Engineering    |  | \$ 147,000.00          | Travel Center           |  | \$ 11,700,000.00        |
| EFI Site Preparedness |  | \$ 24,250.00           | New Hotel               |  | \$ 8,500,000.00         |
| JCDC                  |  | \$ 10,000.00           | OZ Projects             |  | \$ 11,750,000.00        |
| Petroleum - DEP       |  | \$ 1,200,000.00        |                         |  |                         |
|                       |  |                        |                         |  | <b>\$ 32,001,500.00</b> |
|                       |  | <b>\$ 7,586,250.00</b> |                         |  |                         |
|                       |  |                        |                         |  |                         |
|                       |  |                        | <b>\$ 39,587,750.00</b> |  |                         |
|                       |  |                        |                         |  |                         |
|                       |  |                        |                         |  |                         |

| <b>Grants</b>   |  |                  | <b>City/County</b> |  |                  |
|-----------------|--|------------------|--------------------|--|------------------|
| DEP WWT         |  | \$ 6,100,000.00  | Route Study        |  | \$ 20,000.00     |
| DEP Clean-up    |  | \$ 1,200,000.00  | County FS          |  | \$ 70,000.00     |
| Duke            |  | \$ 15,000.00     | County Engineering |  | \$ 147,000.00    |
| EFI             |  | \$ 24,250.00     | JCDC               |  | \$ 10,000.00     |
|                 |  |                  |                    |  |                  |
|                 |  | \$ 7,339,250.00  |                    |  | \$ 247,000.00    |
|                 |  |                  |                    |  |                  |
|                 |  |                  |                    |  |                  |
| <b>Private</b>  |  |                  |                    |  |                  |
| Ripkin          |  | \$ 15,000.00     | <b>Grants</b>      |  | \$ 7,339,250.00  |
| Red Hills       |  | \$ 16,500.00     | <b>City/County</b> |  | \$ 247,000.00    |
| Hotel Developer |  | \$ 20,000.00     | <b>Private</b>     |  | \$ 32,001,500.00 |
| Travel Center   |  | \$ 11,750,000.00 |                    |  |                  |
| OZ Projects     |  | \$ 11,700,000.00 | <b>Subtotal</b>    |  | \$ 39,587,750.00 |
| New Hotel       |  | \$ 8,500,000.00  | <b>FJGGF Req</b>   |  | \$ 5,960,000.00  |
|                 |  |                  |                    |  | \$ 45,547,750.00 |
|                 |  | \$ 32,001,500.00 |                    |  |                  |
|                 |  |                  |                    |  |                  |

CITY OF MONTICELLO

Florida Jobs Growth Grant Funds

Application Page 4-H: Additional Support Information

RESOLUTIONS AND LETTERS OF SUPPORT

RESOLUTION 2021 - 08

A RESOLUTION OF MONTICELLO, FL CITY COUNCIL SUPPORTING THE FLORIDA JOB GROWTH GRANT FUND APPLICATION FOR THE I-10/SR 59 INFRASTRUCTURE IMPROVEMENTS

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WHEREAS, the City Council of the City of Monticello has been advised of an infrastructure grant opportunity offered by the Department of Economic Opportunity; and

WHEREAS, the City of Monticello's Advanced Wastewater Treatment Plant has additional capacity of 500,000 gallons per day; and

WHEREAS, Development is occurring and expected to continue at the I-10/SR59 interchange; and

WHEREAS, an increase in the number of customers served by the City's AWTP will reduce the costs for residents of the City;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTICELLO THAT:

Section 1. The City of Monticello will make application to the Department of Economic Opportunity for infrastructure grant funds to fund the construction of a lift station at the I-10/SR 59 interchange and a force main to connect the collected wastewater to the City of Monticello's AWTP. The City Manager or Acting City Manager is delegated the authority to sign this grant application on behalf of the City Council. If grant funds are awarded, the grant agreement will be presented to the City Council for approval.

Section 2. This Resolution becomes effective immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Monticello,  
Florida, this 29<sup>th</sup> day of June, 2021.

CITY COUNCIL  
CITY OF MONTICELLO

ATTEST:

Emily Anderson  
Emily Anderson  
City Clerk/Treasurer

By: Julie Conley  
Julie Conley  
Mayor

RESOLUTION 2021-081921-01

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS SUPPORTING THE FLORIDA JOB GROWTH GRANT FUND APPLICATION BY THE CITY OF MONTICELLO FOR THE I-10/SR-59 INFRASTRUCTURE IMPROVEMENTS**

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WHEREAS, the City Council of the City of Monticello has been advised of an infrastructure grant opportunity offered by the Department of Economic Opportunity; and

WHEREAS, the City of Monticello's Advanced Wastewater Treatment Plant has additional capacity of 500,000 gallons per day; and

WHEREAS, investment is occurring and expected to continue at the I-10/SR-59 interchange; and

WHEREAS, an increase in the number of customers served by the City's AWTP will reduce the costs for residents of the City, spur needed development at the westernmost Interchange in the County, and result in increased tax base and economic opportunities for the people of Jefferson County;

NOW THEREFORE, BE IT RESOLVED BY THE JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS;

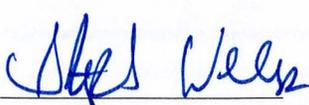
Section 1. The Jefferson County Board of County Commissioners supports the City of Monticello's application to the Department of Economic Opportunity for infrastructure grant funds to fund the construction of a lift station at the I-19/SR-59 interchange and a force main to connect the collected wastewater to the City of Monticello's AWTP.

Section 2. This Resolution becomes effective immediately upon its adoption.

PASSED AND APPROVED by the Jefferson County Board of County Commissioners this 19th day of August, 2021.

ATTEST

  
Kirk Reams, Clerk



Stephen Walker, Chair

SMITH THOMPSON SHAW  
COLÓN & POWER, P.A.

ATTORNEYS AT LAW

W. CRIT SMITH  
SUSAN S. THOMPSON\*  
FRANK S. SHAW, III  
MARY W. COLÓN\*  
ANDREW J. POWER  
JAMES C. THOMPSON  
FRANK S. SHAW, IV

\*ALSO ADMITTED IN GEORGIA

July 27, 2021

The Honorable Ron DeSantis  
The Capitol  
400 South Monroe Street  
Tallahassee, Florida 32399-0001

Dear Governor DeSantis:

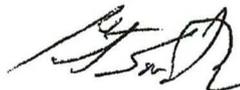
This letter is written in support of the Florida Job Growth Grant Fund application for the I-10 / SR 59 Interchange Infrastructure Improvement Project located in Jefferson County, Florida. My family owns the property located in the northeast and northwest quadrants of the interchange.

It is my understanding the grant will extend the wastewater collection lines to the interchange. This will not only spur commercial development to the area but will provide sewer services to many of the residents along the expansion route. The impact both economically and environmentally will be a major improvement to Jefferson County which is one of the most economically challenged counties in our state. Additional jobs and a broader tax base are critical to the citizens of the county in their efforts to provide needed improvement of the educational system and overall economy.

My family has owned property in Jefferson County for many years and the ability to develop the interchange has been severely hampered over the years, due in part, to a lack of an adequate sewer system. It is our intention to develop the property or in the alternative, to sell the property to persons committed to bringing jobs and improving the economy of Jefferson County. We will fully cooperate with the state in this regard.

It is my hope that you can support and approve the proposed grant for the I-10 / SR 59 Interchange Project.

Sincerely,



W. Crit Smith

WCS/ss

Eshden Partners, LLC  
2716 Gamble Road  
Monticello, Florida 32344  
Phone: 850.997.3538  
Email: [akkundra@gmail.com](mailto:akkundra@gmail.com)

July 23, 2021

The Honorable Ron DeSantis  
The Capitol  
400 South Monroe Street  
Tallahassee, Florida 32399-0001

Dear Governor DeSantis:

Please accept this letter of support for the City of Monticello's Florida Job Growth Grant Fund application for the Interstate 10/State Road 59 Interchange Infrastructure Improvements Project which will have a significant positive impact on the business holdings of Eshden Partners, LLC as well as many future commercial/light industrial developments. The funding request will be used to extend wastewater collection lines from the City of Monticello's recently constructed wastewater treatment plant to the interchange which has no public collection system. The collection lines will provide a public wastewater collection system in support of commercial, light industrial development as well as for residential users in an area filled with natural springs. Jefferson County is one of Florida's most economically challenged counties with limited areas to recruit light industry, commercial growth in hospitality, or logistic companies.

Eshden Partners, LLC, dba Eshden Company, has a longtime presence as a successful entrepreneur in Jefferson County and our utility services have grown as our company's footprint has expanded. Our hotel, restaurant and truck plaza are close to capacity for our wastewater package plant which has limited our ability to add additional businesses and services to existing and potential customers. We have plans to construct a nationally recognized chain 100-room hotel, a fast-food chain restaurant, a travel center, and other economically viable businesses. Our phase I development includes a \$ 12million construction of a state of the art travel plaza with 50 gas pumps and 50 EV charging stations. It will create 100 well paying jobs providing much needed economic boost to the area. However, without the City of Monticello constructing additional wastewater collection lines, the economic development plans cannot be implemented.

Please give every consideration to the I-10/SR 59 Interchange Infrastructure Improvement Project to provide greater wastewater collection capacity for business and industry at this underutilized interchange.

Sincerely,

*arun kundra*

Arun Kundra

# Westchester Magnolia, LLC

2810 Remington Green Circle . Tallahassee, FL 32317

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July 26, 2021

The Honorable Ron DeSantis  
State of Florida  
The Capitol  
400 South Monroe St.  
Tallahassee, FL 32399-0001

Dear Governor DeSantis,

Westchester Magnolia, LLC recently acquired properties in the Jefferson County Opportunity Zone located near the intersections of State Highway 59 and I-10. The entire acquisition included 172 acres in Western Jefferson County along with 277 acres in Eastern Leon County. In all honesty we purchased the Leon County parcel as a necessary condition of purchasing the Jefferson County Opportunity Zone parcels. While the Leon County property may serve to enhance economic activities of the Jefferson County property, it is the Jefferson County property that will be the focus of our business plan in that area.

Westchester Magnolia, LLC is a subsidiary of Greenwood Collection Opportunity Fund I, LP and Greenwood Collection Opportunity Fund II, LLC. Both Funds are Federal Qualified Opportunity Zone Funds. We purchased the properties to advance our Opportunity Zone business platform's job creation plans, and in so doing added a Florida component to the Fund's existing Georgia, and New Jersey Fund properties. Fund activities to date have included commercial, residential, and industrial project creation.

We expect to acquire additional properties in Jefferson County with an eye to continuing expansion of our commercial, industrial, and residential business development. You should recognize that Opportunity Zone Business development only makes sense where there is the possibility of 10-to-26-year successful investment through business creation leading to improving economic conditions of the opportunity zones in which we invest.

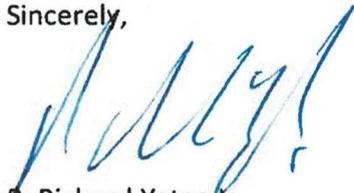
To be specific, our initial conceptual business platform will include site contracting, road building, and training facilities for equipment operators. We will follow with a logistics center planned to local distributions. Administrative office facilities will also employ staff to support business activities in business operations located within a geographic range from Orlando, Florida to Charleston, South Carolina to Newark, New Jersey. Beginning employee counts will range from 40 to 60 jobs. The median wage of our first stage staff should be \$57,000/year. Internally we plan to grow to 130 employees over the next three years. Job creation through

the logistics facilities should be in the range from 250 to 450 jobs depending on the requirements of the tenant business model.

One essential component of the growth that may be achieved rests in the availability of infrastructure needed to support the more intense land use that must accompany the creation jobs. This is especially true in opportunity zones where a lack of good paying jobs rests at the heart of Qualified Opportunity Zone designation. The Western portion of Jefferson County may benefit from residential expansion resulting from economic development in neighboring Leon County, but residential expansion alone will not lead to the job creation and tax base needed to dramatically improve economic conditions in Jefferson County. Simply becoming a bedroom community for Leon County will not be the driver that is needed to improve the lives of those currently living and trying to make a living in Jefferson County.

We urgently request that consideration be given to the extension of services effort that is underway in Jefferson County. We stand ready to assist in any way possible and hope to present plans for the first phase of our Fund's activities in the immediate future.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Yates Jr.", is written over the word "Sincerely,".

R. Richard Yates Jr.  
Westchester Magnolia, LLC  
Managing Member

## Board of Directors

Glenn Hunter, Chair  
*Columbia County Economic  
Development Department*

Jimmy Norris, Vice Chair  
*Suwannee County  
Economic Development Director*

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North Florida*

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*Dixie County Chamber of Commerce*

Darryl Register – Past President  
*Executive Director  
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*Duke Energy*

James Bush, External Affairs Manager  
*Florida Power and Light*

Lauren Yeatter, Senior Planner  
*NCF Regional Planning Council*

Patrick Wnek, Executive Director  
*NEFEC*

Derick Thomas, Chief Public Relations Officer  
*Clay Electric Cooperative*

Jeff Hendry, Executive Director  
*NFEDP*



# NORTH FLORIDA

ECONOMIC DEVELOPMENT PARTNERSHIP

August 17, 2021

The Honorable Ron DeSantis  
Governor, State of Florida  
The Capitol  
400 South Monroe Street  
Tallahassee, Florida 32399-0001

Dear Governor DeSantis,

On behalf of the North Florida Economic Development Partnership (NFEDP), I am pleased and excited to provide this Letter of Support for the Florida Jobs Growth Grant application being submitted by the City of Monticello. The application is seeking funding support for vital infrastructure that will enable the City to construct a master lift station and force main to extend and integrate its advanced wastewater treatment plant capacity to serve the I-10/Highway 59 interchange.

The project has joint support from both the City and Jefferson County. The potential job creation and CAPEX investment impacts for the entire interchange's four quadrants is extremely significant. A major commercial developer recently purchased 449 acres of the northwest quadrant which is in a Federal Qualified Opportunity Zone and multiple businesses have expressed great interest in locating on the site. The project forecasts 8-10 new businesses/companies, with up to 538 new, high quality wage jobs, generating a minimum of \$32 million in CAPEX. This is a tremendous investment opportunity for one of Florida's most economically constrained counties.

There has also been almost \$40 million dollars in funds invested in this interchange over the years including feasibility studies, engineering studies, Opportunity Zone investments, and construction improvements of existing facilities at the Interchange. Given the anticipated CAPEX and job projections, the prospective Return on Investment (ROI) will be extremely significant.

I cannot express in words stronger support for this application and the potential impact it will have on these communities. If you have questions or need additional information, please email me at [jhendry@fsu.edu](mailto:jhendry@fsu.edu) or call my cell phone at (850) 443-7103.

With Gratitude,

Jeff Hendry  
Executive Director  
North Florida Economic Development Partnership (NFEDP)

- 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 Attachment: Page 6, 3-C. Budget Narrative

#### 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 City of Monticello has delegated the authority to execute the FJGGF agreement on behalf of the City to the City Manager or the Acting City Manager by Resolution 2021-08 which is attached under Section 4-H, Additional Information-Resolutions and Letters of Support.

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

- 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.

The City of Monticello City Council has authorized the City Manager or Acting City Manager to execute the FJGGF agreement. The schedule of upcoming City Council meetings is as follows: Sep 7, 2021; Oct 5, 2021; Nov 2, 2021; Dec 7, 2021; Jan 4, 2022; and Feb 1, 2022.

- 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.

The City of Monticello City Council delegated the execution authority to the City Manager or Acting City Manager by Resolution 2021-08. A copy of Resolution 2021-08 is Attachment Page 6, 4-C.

RESOLUTION 2021 - 08

A RESOLUTION OF MONTICELLO, FL CITY COUNCIL SUPPORTING THE FLORIDA JOB GROWTH GRANT FUND APPLICATION FOR THE I-10/SR 59 INFRASTRUCTURE IMPROVEMENTS

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WHEREAS, the City Council of the City of Monticello has been advised of an infrastructure grant opportunity offered by the Department of Economic Opportunity; and

WHEREAS, the City of Monticello's Advanced Wastewater Treatment Plant has additional capacity of 500,000 gallons per day; and

WHEREAS, Development is occurring and expected to continue at the I-10/SR59 interchange; and

WHEREAS, an increase in the number of customers served by the City's AWTP will reduce the costs for residents of the City;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTICELLO THAT:

Section 1. The City of Monticello will make application to the Department of Economic Opportunity for infrastructure grant funds to fund the construction of a lift station at the I-10/SR 59 interchange and a force main to connect the collected wastewater to the City of Monticello's AWTP. The City Manager or Acting City Manager is delegated the authority to sign this grant application on behalf of the City Council. If grant funds are awarded, the grant agreement will be presented to the City Council for approval.

Section 2. This Resolution becomes effective immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Monticello,  
Florida, this 21<sup>st</sup> day of June, 2021.

CITY COUNCIL  
CITY OF MONTICELLO

ATTEST:

Emily Anderson  
Emily Anderson  
City Clerk/Treasurer

By: Julie Conley  
Julie Conley  
Mayor

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: City of Monticello

Name and Title of Authorized Representative: Steve Wingate - Acting City Manager

Representative Signature: *Steve Wingate*

Signature Date: 8-17-2021