

FLORIDA JOB GROWTH GRANT FUND



**CITY OF PORT ST. LUCIE
PUBLIC INFRASTRUCTURE GRANT PROPOSAL
TRADITION COMMERCE PARK**



Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to be completed.

Governmental Entity Information

Name of Governmental Entity: City of Port St Lucie, FL

Government Federal Employer Identification Number: [REDACTED]

Contact Information:

Primary Contact Name: Elijah Wooten

Title: Business Navigator

Mailing Address: 121 S.W. Port St Lucie Boulevard, Building B
Port St Lucie, FL 34984

Phone Number: 772-873-6374

Email: EWooten@cityofpsl.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.

Road and utility improvements for Tradition Commerce Park. A copy of the proposed cost for the road and utility improvements are included as exhibits.

B. Is this infrastructure owned by the public?

Yes No

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

Yes No

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

Yes No

E. Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

The City of Port St. Lucie is requesting funding assistance for a roadway improvement project to provide access to 100 acres of undeveloped land within an industrial park known as Tradition Commerce Park. Tradition Commerce Park is located along Interstate 95 in an area of the city designated as the Jobs Corridor. The Jobs Corridor is approximately 1,400 acres of largely undeveloped land with five miles of frontage along I-95. A number of infrastructure improvements have been constructed to attract investment in the jobs corridor including two interchanges with Interstate 95, construction of a four lane north south arterial roadway and the extension of water and sewer lines. The new roadway will open up 100 acres of fully entitled land to new development with the potential to provide over 1,000 jobs.

(Please see attached addendum for further details)

F. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry (View Florida's [Targeted Industries here.](#))
 - As part of this response, describe how the project will promote specific job growth. Include a description of the number of jobs that will be retained or created, the average wages of such jobs, and in which industry(ies) the jobs will be created using the North American Industry Classification System (NAICS) codes. Where applicable, you may list specific businesses that will retain or grow jobs or make capital investment.
 - Further, include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.

The proposed roadway will provide direct access to 100 acres of vacant land that can accommodate an estimated 1,121,234 square feet of commercial development, generate up to 1,000 new jobs, and promote economy recovery in the City of Port St. Lucie. The City of Port St Lucie was one of the hardest hit areas in Florida as a result of the Great Recession. From 2002 to 2006, Port St. Lucie was one of the fastest growing area's in the country. The tax base dropped by over 51% from 2007 to 2012. Property values fell from a high of \$13 billion in 2007 to a low of \$6.3 billion in 2012. The current value is at \$8.8 billion. Unemployment peaked in 2010 with a high of 14.8 percent compared to 11.5 percent for the state of Florida.

To weather the Great Recession, the City had to cut operating expenses, capital expenses and draw down on reserve funds. Consequently, the City is limited in its ability to fund capital projects needed to recruit new businesses and private investment to the area. The grant funding will promote job growth in targeted industries in manufacturing, research and development, medical industries, and pharmaceuticals by ensuring that there is adequately sized industrial land available in Port St. Lucie to accommodate existing businesses looking to expand and to attract new businesses to the jobs corridor.

(Please see attached addendum for additional information)



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.

Please see attached addendum for additional information.

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

The access road is located in Tradition Commerce Park. (see attached addendum)

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?

Please see attached addendum for additional information.

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?

- South Florida Water Management District (SFWMD) Environmental Resource Permit
- SFWMD Consumptive Water Use Permit
- City of Port St Lucie Construction Permit

The estimated timeline to obtain the above referenced permits is six months. City projects receive priority and the estimated approval time frame is three months.

G. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

The future land use for Tradition Commerce Park is New Community Development District (NCD). The zoning is master planned unit development (MPUD). The proposed improvements will conform to the uses referenced in the application.



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.

The City of Port St Lucie will provide \$1 million for utility infrastructure improvements from the Tradition Economic Development Fund.

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

The addendum provides detailed responses to the application. The proposed budgets for road and utility improvements are included in the exhibits.



3. Program Budget

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

A. Public Infrastructure Project Costs:

Construction	<u>\$ 2,616,603.24</u>		
Reconstruction	<u>\$</u>		
Design & Engineering	<u>\$ 719,436.61</u>		
Land Acquisition	<u>\$</u>		
Land Improvement	<u>\$</u>		
Other	<u>\$ 667,207.98</u>	Please Specify:	<u>Contingencies</u>
Total Project Costs	<u><u>\$ 4,003,247.83</u></u>		

B. Other Public Infrastructure Project Funding Sources:

City/County	<u>\$ 1,000,000</u>		
Private Sources	<u>\$ 0</u>		
Other (grants, etc.)	<u>\$ 0</u>	Please Specify:	<u>N/A</u>
Total Other Funding	<u><u>\$ 1,000,000</u></u>		
Total Amount Requested	<u><u>\$ 3,003,247.83</u></u>		

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 matching grant funds will be provided by the City of Port St Lucie through the Tradition Economic Development Fund. The funding is currently available for qualified economic development projects. A budget amendment ordinance approved by the City Council will be required to use funds from the Tradition Economic Development Fund if the project is approved. Tradition Land Company, LLC, has agreed to donate the 31 acres of land needed for the road right-of-way and associated drainage.



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 grant agreement would need to be presented and approved by the City Council. Pursuant to City Charter Sec. 4.04, the City Manager is authorized to sign contracts on behalf of the City.

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

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

The City Council meeting schedule is included in exhibits.

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

The Mayor can call a Special Meeting, notices are published 5 days prior.

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



I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described governmental entity.

Name of Governmental Entity: City of Port St Lucie

Name and Title of Authorized Representative: Russ Blackburn, City Manager

Representative Signature: *Russ Blackburn*

Signature Date: 9-21-17