



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 Jacksonville

Government Federal Employer Identification Number: [REDACTED]

Contact Information:

Primary Contact Name: Ed Randolph

Title: Director of Business Development

Mailing Address: 117 West Duval Street
Jacksonville, FL 32202

Phone Number: (904) 630-1185

Email: edr@coj.net

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.

PLEASE SEE ATTACHED.

- 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.

PLEASE SEE ATTACHED.



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.

PLEASE SEE ATTACHED.

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



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.

12 months.

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

PLEASE SEE ATTACHED.

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?

All of the various City and State permits have been obtained.

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?

All of the required City and State permits have been secured.

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 is Multi-use and the local zoning designation is PUD, both of which allow for the proposed Industrial development envisioned for the property that the new road will allow the city to gain access to.



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.

PLEASE SEE ATTACHED.

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

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



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>\$ 3,500,000</u>		
Reconstruction	<u>\$</u>		
Design & Engineering	<u>\$ 900,000</u>		
Land Acquisition	<u>\$</u>		
Land Improvement	<u>\$ 3,200,000</u>		
Other	<u>\$ 600,000</u>	Please Specify:	<u>See Attached</u>
Total Project Costs	<u><u>\$ 8,200,000</u></u>		

B. Other Public Infrastructure Project Funding Sources:

City/County	<u>\$ 2,200,000</u>		
Private Sources	<u>\$</u>		
Other (grants, etc.)	<u>\$</u>	Please Specify:	<u>_____</u>
Total Other Funding	<u><u>\$</u></u>		
Total Amount Requested	<u><u>\$ 6,000,000</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.

PLEASE SEE ATTACHED.



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)?

PLEASE SEE ATTACHED.

- 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.

PLEASE SEE ATTACHED.

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

PLEASE SEE ATTACHED.

- 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 Jacksonville

Name and Title of Authorized Representative: Mayor Lenny Curry

Representative Signature: *Sam E. Mousa*

Signature Date: 10/23/17

Sam E. Mousa
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of:
Executive Order No. 2015-05

Florida Job Growth Fund Application Attachment (10/23/17)

1A

Cecil Commerce Center Mega Site Access Roadway

Construction of a new, 1.5 mile, access roadway for the 600-acre City-owned Mega Site, at Cecil Commerce Center. Cecil Commerce Center is a master planned 6000-acre industrial park owned by the City of Jacksonville. The Cecil Commerce Center is located in a City-designated Distressed Area and Federal Empowerment Zone.

The proposed roadway is already fully designed and permitted. The project would include clearing of vegetation and installation of roadway drainage infrastructure. The road right-of-way is all owned by the City of Jacksonville. The bidding of the project will begin immediately, if the grant is approved, and the construction phase is estimated to take approximately a year to complete.

1E

The construction of the new roadway will allow the City to better market a prime 600-acre tract of land, located at Cecil Commerce Center. The 600-acre tract of land, which has been valued at approximately \$60 million, is landlocked and very difficult to access with a vehicle. The subject parcel has been certified as a "Mega Site" by McCallum Sweeney, an industry leader in industrial development assessments. The Mega Site also has a 3+ mile old railroad bed, which the City plans on collaborating with CSX on the finding funding options to bring it back online, at some point in the future. CSX has added the Cecil Mega Site to their "Select Site" list, which helps with marketing the site to large industrial users that need rail access to a Class 1 rail line. Overall, the Cecil Commerce Center has been successful attracting companies such as Bridgestone, GE, Fed Ex and Amazon, all of which have established manufacturing and distribution facilities just south of the Mega Site.

Florida State College at Jacksonville (FSCJ) has been a key partner throughout over the past decade that the city has been developing the park. In addition to its general education class offerings, The FSCJ campus at Cecil has state-of-the art programs and facilities for its schools of aerospace and logistics, which include flight simulators and a truck driver training course. FSCJ's on site facilities and programs have been credited with helping attract such a wide array of great companies to the park.

1F

In recent years, the City has been approached by multiple site selectors, representing large manufacturing companies, who expressed interest in the Cecil Mega Site. The City has been informed by those various site selectors and other real estate professionals that not having a formal access road to the Mega Site was one of the primary reasons for Cecil not being the final site chosen for some very large industrial manufacturing projects, some with an estimated capital investment exceeding \$1 billion. Developing the subject 600-acre mega site could generate substantial new tax revenue and attract one or multiple end-users, that would help attract thousands of jobs to an economically distressed part of Jacksonville, and the abutting counties.

2C

The proposed roadway will be in the northern portion of the Cecil Commerce Center, in close proximity to a high speed, I-10 interchange.

2J

The City has just completed the design, permitting and wetland impact credit allocation phases of the project, which total approximately \$1.5 million. The City will also contribute an additional \$700,000 to help complete the \$8.2 million project.

3A & B

In total, the City of Jacksonville will invest \$2,200,000 of the overall \$8,200,000 road project, if the State grant request for \$6,000,000 is fulfilled. The City has already spent \$900,000 on design and permitting of the proposed roadway, and is prepared to utilize \$600,000 worth of wetland credits, owned by the City, to offset the proposed wetland impacts. The City is also prepared to match the grant with an additional \$700,000 of City funds, to help cover the projects overall construction costs.

3C

If the \$6,000,000 grant is approved, the City's Office of Economic Development would file legislation immediately with City Council to obtain their approval for the acceptance of the State grant. If City Council approves the grant request, then the City will immediately prepare a bid package to be advertised for the project . Road construction is expected to take approximately 12 months.

4A

If the \$6,000,000 in State grant funds are awarded to the City of Jacksonville, the City's Office of Economic Development will prepare legislation related to the proposed grant, and bring it for approval the Jacksonville City Council. City Council will need to approve the legislation before the City can execute the grant agreement.

4Bi

The Jacksonville City Council meets every two weeks, which should allow for the approval of the proposed legislation to be completed in a timely manner.

4Bii

Based on the City Council's bi-weekly meeting schedule, we feel as if there won't be a need to request a special meeting.