



Celebrating Small Town Life

City of St. Cloud

Florida Department of Economic Opportunity

Public Infrastructure Grant Proposal

Presented to:



Florida Job Growth Grant Fund

Public Infrastructure Grant Proposal

City of St. Cloud
Florida Department of Economic Opportunity
Public Infrastructure Grant Proposal

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Attachments:

- A St. Cloud Main Street Letter of Support**
- B GrowthSpotter, Jan. 4, 2018 Article**



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 St. Cloud Florida

Government Federal Employer Identification Number: [REDACTED]

Contact Information:

Primary Contact Name: William Sturgeon

Title: City Manager

Mailing Address: 1300 9th Street

St. Cloud, FL

Phone Number: 407-957-7305

Email: wsturgeon@stcloud.org

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.

Downtown Revitalization Phase I; 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.

May 1: 180 days

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

New York Avenue, St. Cloud, FL

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?

FDEP water and FDOT drainage connection permits will be required

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?

Both permit documents have been submitted and the permitting processes are underway for Phase I.

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?

We do not assign a future land use (FLU) or zoning to streets. The downtown properties along New York Avenue have a FLU of Commercial and a Zoning of CBD-1 Central Business District 1



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.

City's General fund, City's Community Redevelopment Association (CRA) and a Community Development Block Grant (CDBG).

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

Letter of support attached.



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	\$ 3,550,000		
Reconstruction	\$		
Design & Engineering	\$ 81,000		
Land Acquisition	\$		
Land Improvement	\$		
Other	\$	Please Specify:	_____
Total Project Costs	\$ 5,800,000		

B. Other Public Infrastructure Project Funding Sources:

City/County	\$ 1,350,000		
Private Sources	\$		
Other (grants, etc.)	\$ 175,000	Please Specify:	<u>CDBG</u>
Total Other Funding	\$ 3,600,000		
Total Amount Requested	\$ 2,200,000		

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)?

The St. Cloud City Council must approve the agreement during a City Council Meeting.

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

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

The 2nd and 4th Thursday of every month January - June; see attached.

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

Special meetings may be held upon no less than a 24 hr. notice.

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



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

Name of Governmental Entity: City of St. Cloud

Name and Title of Authorized Representative: William Sturgeon

Representative Signature. William E Sturgeon

Signature Date: 1/11/17

City of St. Cloud
Florida Department of Economic Opportunity
Public Infrastructure Grant Proposal
Program Requirements

1A - Title and detailed description of the public infrastructure improvements

Title: Downtown Revitalization Phase I

Description:

New York Avenue is the main street in historic downtown and is the first phase of our downtown revitalization efforts. City revitalization improvements will involve street reconstruction, reinstalling historic bricks, new sidewalks, street lighting and landscaping. All existing 2" water pipes will be replaced with 8" water pipes to improve service delivery and improve fire fighting capabilities. In addition, a functioning storm water system will be installed to alleviate flooding and the erosion of road and sidewalk infrastructure.

City of St. Cloud
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Program Requirements

1E - Economic Development Vision

1E: 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 business.

The City of St. Cloud's Downtown Revitalization is an important objective in the economic growth, enhancement and preservation of the City's history. The focus will be to retain the real sense of community, foster a 24/7 downtown environment, capitalize on the changing retail/technology environment through preservation of character, infrastructure improvements and community engagement.

The improvements on New York Ave are Phase I of the larger Downtown Revitalization project of the 'historic district' encompassing five phases. The Phase I improvements include New York Avenue from 13th Street (Hwy. 192) to 10th Street. Renovations will include brick roadway improvements on streets and alleyways as well as sidewalk, utility and streetscape upgrades that combined will actualize a vibrant downtown.

These revitalization efforts are designed to expand economic activity through job creation and increased tourism as well as improved physical health of residents and a greater cultural experience for community and visitors alike. These will be measured through the increased economic growth of the downtown area through mixed-use development, escalation in pedestrian travel, stakeholder involvement, transactional volume, attracting employment and growing jobs.

The planned design will incorporate numerous features that have already proven to be successful in other communities including the improved physical features that will provide increased pedestrian comfort such as wider sidewalks, consistent walking surfaces and better wayfinding

signs. The plan will also integrate a flush curb design for more open space to accommodate events, narrowed street design and parklets that are proven traffic calming devices. Parking will be better distributed throughout, clearly marked crosswalks, clear and effective wayfinding signs, improved lighting and removable bollards will aid in the safety of both pedestrian and vehicular traffic. Other aesthetic improvements incorporate more trees for natural shade, benches, garbage receptacles and planters as well as improved technological features. The increased capacity for the water and sewer lines will provide greater fire protection and stormwater improvements will facilitate better management and maintenance by the City.

Historically, downtowns are the heart and soul of a community; they embody the true heritage and identity of community life. The goal of the revitalization effort adheres to its definition ‘to give new life to’ while keeping within the already established character of the community and ultimately aiding in increased economic development through business attraction and retention which parlays into increased employment. This revitalization responds to the changing economic environment, evolving demographics and market condition of the community while restoring an integral part of the City of St. Cloud and creating a sense of ‘place’ to live, work and play.

City of St. Cloud
Florida Department of Economic Opportunity
Public Infrastructure Grant Proposal
Program Requirements
1F - Economic Diversification

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

Economic Diversification

As a municipality, the City of St. Cloud, resides in Osceola County, the smaller of the two municipalities within the county which has often been viewed as economically depressed. The downtown district has been dominated by personal care/service and resale shops for many years, and faces major issues that keep this corridor from rising to its full potential.

These major downtown revitalization improvements to the streetscapes, sidewalks, landscaping, water and drainage will make the downtown core a more viable location that will allow for construction of new buildings and redevelopment of existing structures. Increasing the capacity of the water and sewer lines as well as the drainage improvements will provide increased fire protection and serve higher-density mixed use developments.

The revitalization is designed to expand economic activity through job creation via new and expanded commercial/residential development and increased tourism while aiding in improved physical health of residents and a greater cultural experience for community and visitors alike.

These will be measured through the increased economic growth of the downtown area including escalation in pedestrian travel, diversification of business (mixed-use development), expanded stakeholder involvement, increased transactional volume, augmented employment opportunities as well as the added benefit of declination of pedestrian and vehicular accidents, injuries and property loss.

The shared space design is pedestrian focused allowing the city to create a “Central Social District” that encompasses living spaces, restaurants, retail and gathering areas. This revitalization will restore an integral part of the City of St. Cloud, its vital downtown core; ultimately aid in retaining and recruiting business, creating jobs and establishing a flourishing downtown, healthy local economy and stronger tax base

City of St. Cloud
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3C - Budget Narrative

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

The Public Services Department will act as project manager and oversee the implementation of the project. The Procurement Services Division will oversee the procurement and request for bid/request for proposal process for the contracting of services. The Grants Division and Finance Department will oversee the administration of legislative appropriations.

Timeline:

- November – Approval to apply by City Council Resolution #2017-230R
- January – Finalize Bid Package/Advertise Bid
- February – Bidding
- March (end) - Award Bid
- May – Notice to Proceed/Construction to begin
- October 2018 – Anticipated Completion

Engineering design and permitting is underway for this revitalization project. This project will be ready to commence construction upon execution of the \$2.2 million grant agreement and completion of the required public procurement process for competitively selecting a construction contractor. The contractor selection and subsequent award of a construction contract will adhere to the City of St. Cloud's procurement process and will be based on the lowest responsive and responsible bid submitted. The \$3,691,000 local match is currently available with no further action required.

Project costs and funding sources include:

NY: 10th -13th		
Line Items	Cost	Possible Funding Source
Streetscape*	\$3,000,000	CRA, General Fund, or Grants
Street Lights	\$100,000	CRA, General Fund, or Grants
Utilities	\$250,000	Water Impact Fees, CRA, General Fund, or Grants
Drainage	\$200,000	Stormwater Utility, CRA, General Fund, or Grants
Engineering	\$81,000	Water Impact Fees, Stormwater Utility, CRA, General Funds, or Grants
Sound System	\$60,000	CRA, General Fund, or Grants
TOTAL NY AVE	\$3,691,000	

Current Funding Sources	
Water Impact Fee	\$250,000
Stormwater Fee	\$200,000
OUC Tariff	\$100,000
CRA Funding	\$1,900,000
CDBG Grant	\$175,000
Bond Proceeds	\$1,066,000
Total Funding	\$3,691,000

Alleyways		
Line Items	Cost	Possible Funding Source
Streetscape	N/A	CRA, General Fund, or Grants
Street Lights	N/A	CRA, General Fund, or Grants
Utilities	\$500,000	Water Impact Fees, CRA, General Fund, or Grants
Drainage	\$400,000	Stormwater Utility, CRA, General Fund, or Grants
Engineering	\$50,000	Water Impact Fees, Stormwater Utility, CRA, General Funds, or Grants
Brick/Alley Improvements	\$1,000,000	CRA, General Funds, or Grants
TOTAL ALLEYWAYS	\$1,950,000	
CONTINGENCY	\$200,000	
TOTAL PROJECT COST FOR DEO GRANT	\$5,841,000	
Less Available Planned Funding	\$3,600,000	(Rounded)
Total Amount for Grant Request	\$2,241,000	
Grant Request	\$2,200,000	(Rounded)

RESOLUTION NUMBER 2017-230R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING THE GRANT APPLICATION BY THE CITY OF ST. CLOUD UNDER THE FLORIDA JOB GROWTH GRANT FUND PUBLIC INFRASTRUCTURE GRANT FOR THE DOWNTOWN REVITALIZATION PHASE I PROJECT AND AUTHORIZING THE CITY MANAGER TO SIGN THE APPLICATION AND THE GRANTS ADMINISTRATOR TO SUBMIT THE GRANT APPLICATION.

WHEREAS, Governor Rick Scott, Enterprise Florida and the Florida Department of Economic Opportunity released a funding opportunity to eligible organizations for economic development programs designed to build public infrastructure and job training projects that support growth and employment in Florida's diverse industries; and

WHEREAS, the public infrastructure projects can include transportation and utilities needed to support economic development; and

WHEREAS, the City of St. Cloud has launched the Downtown Revitalization Project to spur the Economic Development in and revitalization of the Historic Downtown area; and

WHEREAS, the total project cost equals \$5,800,000.00 for engineering, streetscape, utilities, drainage and lighting on New York Ave and alleyway improvements with requested grant funds in the amount of \$2,200,000; and

WHEREAS, the Public Services Department has budgeted the funds through impact fees, the OUC Tariff, CRA funding as well as CDBG Grant funds to meet the balance of the project costs in the amount of \$3,600,000; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION I. The Public Services Department and the Grants Administrator is authorized to apply for the Florida Job Growth Grand Fund Public Infrastructure Grant.

SECTION II. The Public Services Department along with CRA and other grant funding is prepared to meet the \$3,600,000 project balance.

SECTION III. The Grants Administrator is hereby authorized to submit the Florida Job Growth Grand Fund Public Infrastructure Grant on behalf of the City of St. Cloud and the City Manager is authorized to sign the application on behalf of the Mayor.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on this 14th day of December 2017.

CITY OF ST. CLOUD


Mayor, Nathan Blackwell


ATTEST:



City Clerk, Linda Jaworski

De la Cruz, Deputy City Clerk

LEGAL IN FORM AND VALID IF ADOPTED.



City Attorney, Daniel F. Mantzaris

RESOLUTION NUMBER 2017-230R

City of St. Cloud
Florida Department of Economic Opportunity
Public Infrastructure Grant Proposal
Program Requirements

New York Avenue: Current



New York Avenue: Proposed



New York Avenue: 9th to 13th Streets (improvements will take place 10th to 13th)





November 21, 2017

Office of Governor Rick Scott
State of Florida
The Capitol
400 S. Monroe St.
Tallahassee, FL 32399-0001

Dear Governor Scott,

Please accept this letter of support for the City of St. Cloud. We have been directly working with the city for the past 17 years in plans, events and other projects for the betterment of our downtown. It has been a long arduous process and has had to overcome multiple hurdles but it looks like renovations to our downtown are finally on the horizon.

Since this is our mission and vision along with the historic preservation we are completely supportive of any assistance and funding that may be available to them to make this dream a reality.

We are proud to help support this project and look forward to continued partnerships in assisting the city in making our downtown beautiful and functional.

Sincerely,

Paula Stark
Executive Director
St. Cloud Main Street Executive Director



St. Cloud to rebuild and revitalize downtown's New York Avenue in 2018



St. Cloud and its consulting team from GAI Community Solutions Group are completing the design for a rebuilt New York Avenue. The \$3.7 million reconstruction project would enhance the streetscape and allow the city to replace aging utility lines under the street. Click through to see the before and after. (Laura Kinsler)



By **Laura Kinsler**
GrowthSpotter

JANUARY 4, 2018, 4:42 PM

The city of St. Cloud will embark on a \$3.7 million reconstruction of New York Avenue this year as the first phase of an ambitious redevelopment effort of the downtown core.

Planning and Zoning Director Andre Anderson told **GrowthSpotter** the project was already in

development when the city launched its visioning project last year. The input from **GAI's Community Solutions Group** consulting team helped refine the design and make it top priority.

"We wrapped the **Envision** process in October and took it to the planning commission," Anderson said. "They recommended approval. We're taking the final report to the City Council on Jan. 11."

Once it's ratified, the 88-page master plan won't become a part of the city's comprehensive plan, but it will provide guidance and direction for the council and city staff.

The consultants strongly advised against an earlier proposal to rebuild New York and Pennsylvania avenues as one-way streets.

"One-way streets force people out of direction," the report says. "Visitors to downtown need a clear and legible way around. We want people to get out of their car and be able to walk to any and all of their downtown destinations safely and comfortably."

They recommended utilizing a design that had already proven successful in revitalizing downtown Sanford, where the sidewalk was widened and diagonal parking is replaced with parallel parking and grade-level street trees. Raised curbs are eliminated in favor of a flush condition.

Osceola Engineering is designing the entire project using the same template recommended by CSG.

"The streetscape discussion coincided with the project that was already underway, so it was perfect timing," Anderson said.

By widening the sidewalks, the city can create "parklets" to accommodate outdoor dining areas. Making the street more narrow and adding parallel parking are also proven traffic calming devices.

"It's more pedestrian-focused," Anderson said. "We're going to utilize removable bollards to make it easier to close streets for festivals, parades and events, like Rockin' the Cloud. We won't have to use huge concrete barricades."

While the envision plan still recommends a **makeover of downtown's Centennial Park** -- something that has been planned for years -- that project is on hold for now.

"Centennial Park is still a part of the plan, but the streetscape is our top priority," Grants

Administrator Charlene Kuhn said.

A reason for the shifting priorities is what's happening underground. Rebuilding the street allows the city to replace the undersized water and sewer lines downtown and improve drainage. The existing two-inch water lines are too small to provide fire protection or to serve high-density housing.

"If your infrastructure is inadequate, you don't get good redevelopment," Anderson said. "We want to encourage more residential uses downtown and more restaurants downtown, but you can't get that without the water and sewer lines to serve that new development."

Anderson said he has had meetings with several developers who are interested in investing in downtown St. Cloud, but **plans for a 15-story mixed-use tower** on city-owned land behind the historic St. Cloud Hotel never came to fruition.

ADMC, the developer who owns that hotel and recently renovated the Hunter Arms Hotel, defaulted on his 2016 developer agreement with the city. ADMC was supposed to have delivered architectural plans for a downtown parking garage in exchange for the city-owned lot.

"That agreement no longer exists," Anderson said. "He missed the deadline."

Kuhn said the city will seek a legislative appropriation in the state budget this session to help fund the project, but that's just one of multiple funding sources. The city also plans to use CRA funds, road impact and stormwater fees and federal block grants to finance the project.

"We hope to get the legislative appropriation this year, but we're going to move forward with the project if we don't," she said. "We have other resources we can tap."

The downtown vision was only one element of the Envision plan. The consultants recommended changes for the city's Lakeview Park, which they felt lacked shade, seating and other embellishments. The new conceptual plan replaces a large section of the beach with an event lawn boarded by shaded pavilions. There's also a larger marina, a sidewalk cafe and sport courts. The splash pad would be relocated and the parking lots would be reconfigured.

"The idea behind that vision was that the park today is busy, but it didn't really have a sense of arrival," Anderson said. "It feels more like a series of little events. We wanted to create a sense of place, like you have a Kissimmee Lakefront Park. The event lawn also makes it more flexible and

usable. Every time we've shown it to someone, they love it."

Have a tip about Central Florida development? Contact me at lkinsler@GrowthSpotter.com or (407)420-6261, or tweet me at [@LKinslerOGrowth](https://twitter.com/LKinslerOGrowth). Follow GrowthSpotter on [Facebook](#), [Twitter](#) and [LinkedIn](#).

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