

2018-2019 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

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

Governmental Entity Information

Name of Governmental Entity: City of Gretna

Government Federal Employer Identification Number [REDACTED]

Primary Contact Name: Antonio Jefferson

Title: City Manager

Mailing Address: Post Office Drawer 220

Gretna, Florida 32332

Phone Number: 850-856-5257

Email: ajefferson@mygretna.com

Secondary Contact Name: Beth Kirkland, CEcD

Title: Executive Director, Gadsden County Development Council

Phone Number: 850-212-1056

Public Infrastructure Grant Eligibility

Pursuant to section 228.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry ([View Florida's Targeted Industries here](#)).
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the public.

1. Program Requirements:

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

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

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

The proposed public infrastructure improvements are part of a regional transportation strategy titled Gulf to Gadsden Freight Logistics Zone (FLZ) as approved by the ARPC, DEO and FDOT.

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

Gadsden County Property Appraiser parcel IDs for this project are included in the attachment. General boundaries are I-10, Apalachicola Northern Railroad, Tolar White Road and Highway 12 in Gadsden.

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?

Yes, 600 acres are under option to the Gadsden County Development Council (GCDC). Contact is Beth Kirkland, CECD, bethkirkland@GadsdenFLDev.com, 850-212-1056

D. Provide current property owner.

New Moon Farms LLC is the owner that comprises the 600 acres under option.

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

Yes

No

The infrastructure is comprised of roads, water and wastewater to serve a rail serviceable 600 acre site.

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

Yes

No

The road, water, and wastewater improvements and Phase I Environmental Study will serve the entirety of the rail served Intermodal Logistics Center (ILC) which has a carrying capacity of 19.7 million square feet. The ILC is being marketed by the GCDC and G&W Railroad Industrial Development. Several users have evaluated the site since its establishment as an ILC in Aug 2017.

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.

Job creation in manufacturing (31-33), warehousing and distribution (48-49), is projected to be 684 direct jobs, 91 indirect jobs and 131 induced jobs. These jobs represent an annual payroll of \$45 MM and annual new to Florida revenues of \$105.2 MM. These public infrastructure improvements serve the broader strategy titled Gulf to Gadsden Freight Logistics Zone (<https://www.gadsdenfldev.com/gulf-to-gadsden-freight-logistics-zone-strategic-plan/>), which includes Gadsden, Liberty, Franklin and Gulf counties.

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.

The project can commence upon award and will conclude 15 months after award.

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

Sewer System Components (Gravity Sewer/Forcemain/Lift Station)

-FDEP App for Constructing a Domestic Wastewater Collection Transmission System – 30 days

-FDOT Utility Permit – 45 days

Access Road FDOT Driveway permit - 45 days and NFWFMD/DEP Stormwater permit - 60 days

Waterline extension FDEP permit - 30 days and

Ground Storage Tank FDEP permit - 30 days

- 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?

Permits have not been secured and none are local. Timing is listed above.

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

The current FLU of mixed use/commercial will need to be changed to industrial. The infrastructure improvements will conform to the updated FLU.

- 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

A City of Gretna comp plan amendment will take six months and will be performed simultaneously with the infrastructure improvements which will take a total of 15 months.

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

Yes No

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

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

City of Gretna \$111,250 of engineering & design that is completed;
DEO TA grant of \$105,000 funded site feasibility; GCDC \$5000 to bring property under option

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

Attached.

3. Program Budget

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

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

1.) **Total Amount Requested** \$ 2,915,225
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 111,250

Private Sources \$ 5,000

Other (grants, etc.) \$ 105,000

Please Specify: DEO TA

Total Other Funding \$ 221,250

B. Public Infrastructure Project Costs:

Construction \$ 2,550,000

Reconstruction \$

Design & Engineering \$ 190,250

Land Acquisition \$ 5,000

Land Improvement \$ 391,225

Other \$

Please Specify: _____

Total Project Costs \$ 3,136,475

Note: The total amount requested must be calculated by subtracting the total Public Infrastructure Project Funding Sources in A. from the total Public Infrastructure Project Costs in B.

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

The match funds have already been acquired and expended and will not affect the timing of the project. The attached tables include detailed budget and timeline for Part A for construction of road, water and wastewater and Part B for the ILC environmental phase I and site plan. Parts A and B will be conducted simultaneously and will take no more than 15 months.

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)?

Upon notice of award, the City of Gretna Commission will convene to authorize approval of the grant agreement.

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

N/A

- 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 Greta City Commission meetings are held the first Tuesday of each month. By charter, special meetings require a 24 hour 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.
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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 Gretna

Name and Title of Authorized Representative: Antonio Jefferson, City Manager

Representative Signature: 

Signature Date: August 22, 2018