



City of _____
HAWTHORNE
Florida

September 8, 2022

Mr. Marc Adler
Acting Secretary, President and CEO
Enterprise Florida, Inc.
800 North Magnolia Avenue, Suite 1100
Orlando, Florida 32803

Representative Dane Eagle
Executive Director
Florida Department of Economic Opportunity
107 East Madison Street
Caldwell Building
Tallahassee, Florida 32399

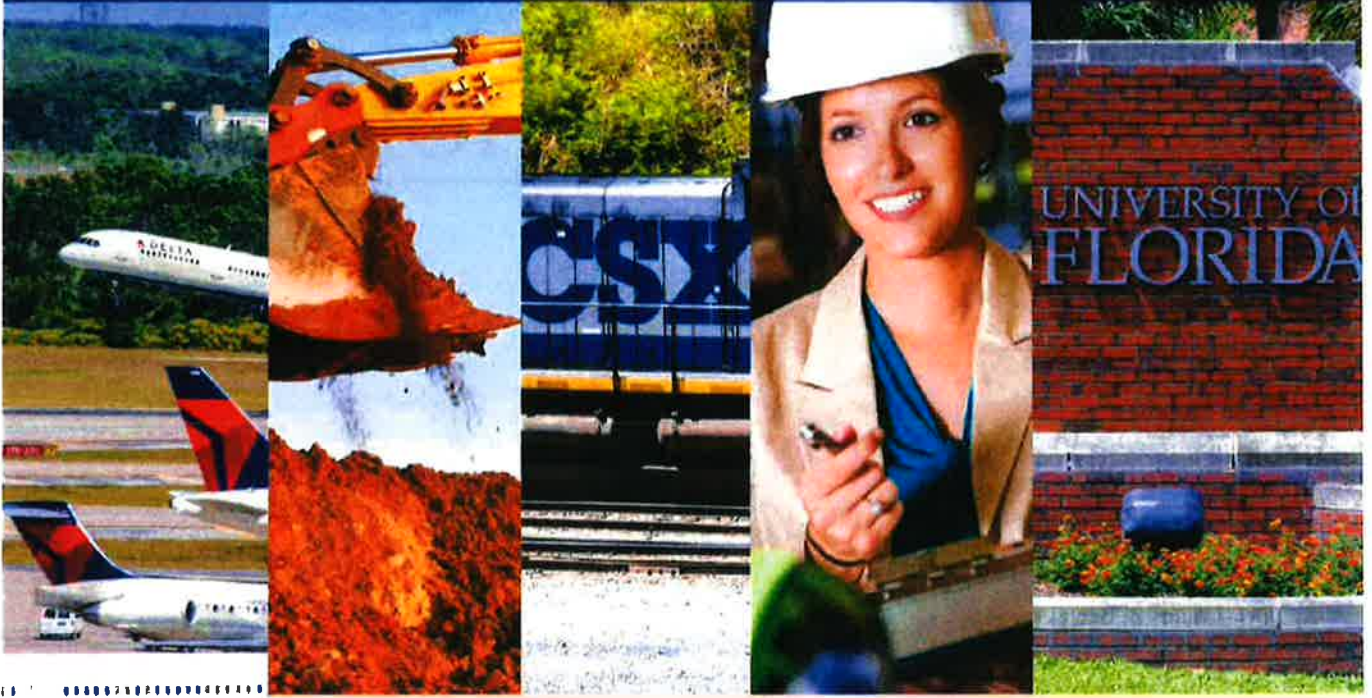
Dear Mr. Adler and Representative Eagle;

Please find the following application to the Florida Job Growth Grant Fund on behalf of the City of Hawthorne. We are requesting \$5,875,171 for the extension of critical infrastructure into our readied industry site – the Hawthorne Industry Park. This site is being readied through a public-private partnership with the City of Hawthorne and landowner Weyerhaeuser; it will accommodate 4,000 critically needed jobs and welcomed capital investment into an area of the state ranked for socioeconomic challenges. This site brings the City of Hawthorne a once-in-a-lifetime opportunity to change the trajectory of our community, that of its current and future residents, and our children.

But for the lack of the final extensions of a public roadway, existing public water and sewer systems, Hawthorne has been eliminated from competitive projects wanting to choose our town as a next home. The most recent project was Red October, that Hawthorne had been courting along with Enterprise Florida, for over five years when it first considered our community as Project Dolphin then representing 60 full-time quality manufacturing jobs with a projected capital investment \$100 million. By the time it selected Macon, GA as its next location, Project Dolphin became Red October, growing to a \$680 million capital investment with over 100 full-time jobs. Our city was a finalist in the search.

With demand exceeding available, affordable, readied sites from Ocala south into South Florida, our Hawthorne Industry Park is seeing increased interest because of our strategic location and transportation assets. As a CSX rail-served site sitting in proximity to workforce readiness giants the University of Florida, Santa Fe College, Alachua County Public Schools and CareerSource North Central

HAWTHORNE INDUSTRY PARK

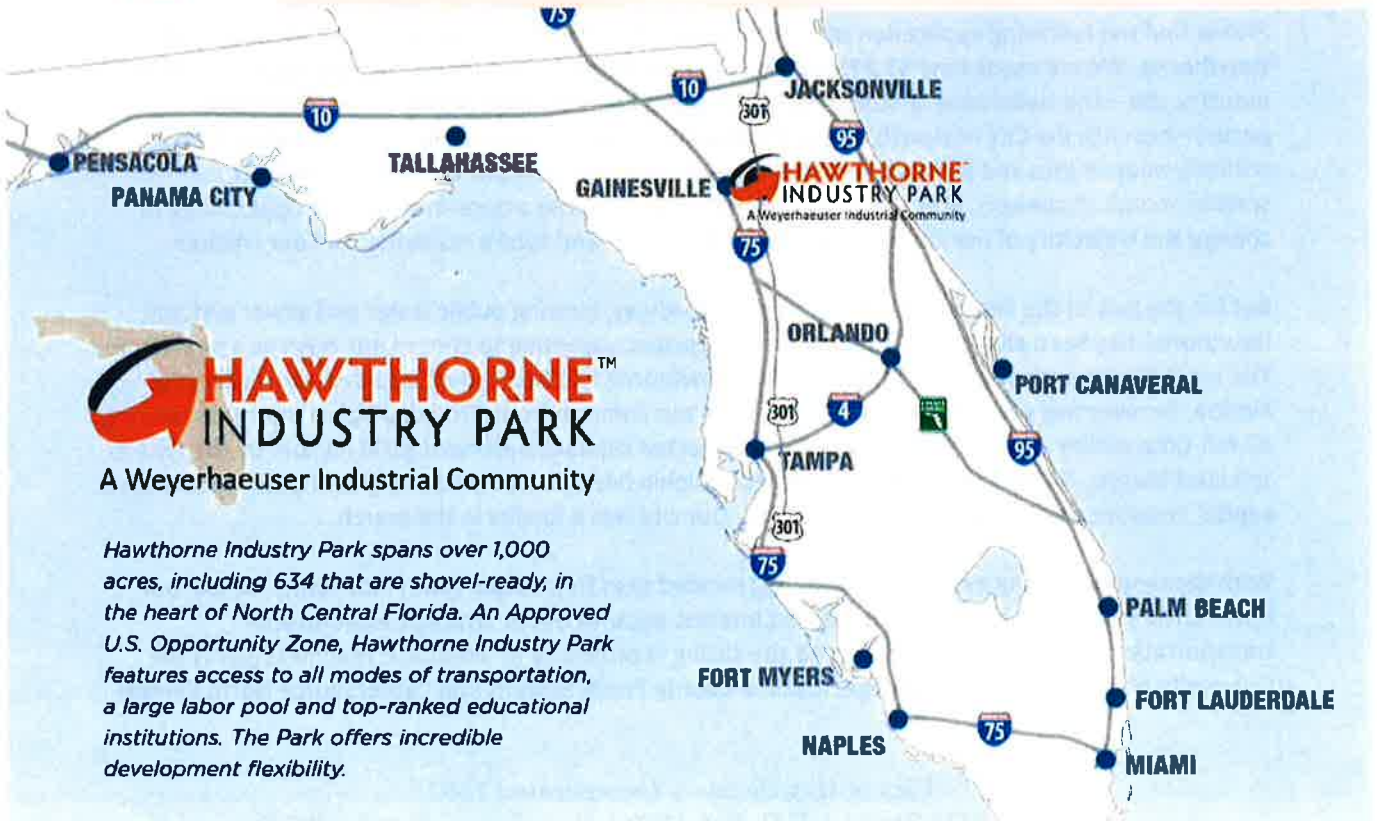


Florida Job Growth Fund Application

2022-2023

City of Hawthorne

Mayor Jacquelyn Randall, City Manager Wendy Sapp



Florida, we want to leverage all of our area's assets and win interested manufacturing and logistics projects to our community.

The funds will extend the main-and-truck entrance into the site – Southeast 211th Street – a distance of 772 feet. The funds will also construct a public water supply well with a ground storage tank, a chemical feed building for water treatment with a high-service pump station, and 4,530 feet of transmission lines. Extend existing wastewater service into the site, a distance of 4,350 feet. (Both water and sewer extensions are less than one mile.) These final extensions of public infrastructure will take our site from shovel ready to construction ready. Our path to victory will be shortened significantly.

To date, the City of Hawthorne has invested through loans and grants, over \$6,497,600 improving its infrastructure around the city to prepare for future, needed and wanted job growth. Our site partner Weyerhaeuser, has invested over \$5,770,000 to ensure the site is master-planned, zoned and permitted to accommodate 3.5-million square feet of industrial uses, 150,000 square feet of commercial uses, and 200 multi-family residential units for workforce housing. A total of 4,000 jobs can be accommodate within this site, which will be catalytic for Hawthorne, eastern Alachua County (ranked for poverty), and the North Central Florida region inclusive of Putnam, Bradford, Marion, and Union Counties.

The landowner will continue to invest into the readiness of the site by conveying to the City of Hawthorne, 13.29 acres to accommodate this initial public infrastructure. The value of that land is \$531,600.

We are hopeful you will see the opportunity this infrastructure will bring to Hawthorne and consider approving the application. It is also our hope the State of Florida will be a partner in our new future, and that of our residents.

Sincerely,



Jacquelyn Randall
Mayor
City of Hawthorne, Florida



Wendy Sapp
City Manager



Section 1. Program Requirements:

A. Provide a detailed description of the public infrastructure improvements

Hawthorne has an opportunity to benefit from a respected build-to-suit company who has expressed interest in the Hawthorne Industry Park. The extension of critical road, water and sewer infrastructure will provide assurance that the tenants (employers) within the park, can be quickly served by the City.

The Florida Job Growth Grant Funds will extend the public road, which is the main-and-truck entrance into the site – Southeast 211th Street – a distance of 772 feet. The funds will construct a public water supply well with a ground storage tank, a chemical feed building for water treatment with a high-service pump station, and 4,530 feet of transmission lines. Extend existing wastewater service into the site, a distance of 4,350 feet. (Both water and sewer extensions are less than one mile.) These final extensions of public infrastructure will take our site from shovel ready to construction ready. (See Exhibit A-5.)

The City of Hawthorne agrees with the Governor and recognizes the benefits of a sustained economy through the creation of manufacturing jobs as a vehicle to do so. The Hawthorne Industry Park which lies within the City of Hawthorne, is a newly readied industrial park that is located at the northwest intersection of U.S. Highway 301 and State Road 20, as well as contiguous to the main north/south CSX freight line serving the State of Florida. The City of Hawthorne is working with its private and public partners to develop the Hawthorne Industry Park into a regional catalyst for jobs and capital investment. The 1,068-acre park is fully entitled and approved for up to 3.5-million square feet of industrial use, and 150,000 square feet of commercial and 200 multi-family residential units for workforce housing. The City of Hawthorne has partnered with landowner Weyerhaeuser to ready the site for transformational economic development; the City has also partnered with Weyerhaeuser, Alachua County, the Greater Gainesville Chamber, CSX, Enterprise Florida and Cushman & Wakefield to market this site to manufacturing companies looking to expand or begin business in Florida.

Since 2020, four competitive projects considered Hawthorne representing 1,050 jobs, and \$2.08 billion in capital investment. The largest project being Project Red October of which the City of Hawthorne courted along with Enterprise Florida for five-plus years when it first considered Alachua County as Project Dolphin then representing 60 full-time quality manufacturing jobs with a projected capital investment \$100 million. By the time it selected Macon, GA as its next location, Project Dolphin became Red October, growing to a \$680 million capital investment with over 100 full-time jobs. But for the lack of extending water, sewer and an entrance road into the Park (all less than one-mile distance), Hawthorne was eliminated from this site search, as well as the others because the winning sites had the infrastructure in place.

The Strategic Advantage of the Site

The City of Hawthorne Florida and the Hawthorne Industry Park are located at the intersection of two of Florida's emerging mega regions, plus Hawthorne sits exactly midway between Atlanta, GA and Miami, FL. From its central and strategic location, the Hawthorne Industry Park can participate in the Greater Jacksonville North Central Florida Mega Region and the Space Coast-to-Tampa Central Florida Mega Region. The site is bordered on the east by U.S. Highway 301, which connects Jacksonville to Tampa and JAXPORT to Port Tampa Bay. The southern border is State Road 20 and, through the state road system, connects eastward to Palatka and 1-95 and, connects westward to Gainesville and 1-75. The main north-south CSX freight line, in the state of Florida runs parallel with U.S. 301 and is contiguous-to and east-of

the park. From the Hawthorne Industry Park, all of Florida's 15 deep-water ports can be accessed within a five-to-six-hour drive time for truck carriers. A business can also connect with the Ports of Brunswick, Savannah and Charleston in that same timeframe.

By freight train, the Hawthorne Industry Park is nearly midway between CSX's JAXPORT location to its Polk County Intermodal Logistics Center. CSX has expressed sustained interest in the Hawthorne Industry Park due to this strategic location along its railroad.

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

The Hawthorne Industry Park is located in the incorporated City of Hawthorne, in Alachua County. It's main-and-truck entrance is 6100 SE 211st Street, Hawthorne, Florida. Latitude: 29° 36' 11.76 North; longitude: 82° 5'54.96 West. The 1,068-acre Park is specifically located west of U.S. Highway 301 and north of State Road 20. (See Exhibit A-3.)

C. Is the infrastructure currently owned by the public?

YES. The public owns the existing infrastructure that will serve the Park's tenants – roadway, water and sewer.

The City of Hawthorne owns SE 211th Street, the water and wastewater utilities. To extend the roadway and utilities to the Park, all roadway and utilities rights of way, external to the Hawthorne Industry Park, needed for the extension of this infrastructure has been purchased by the Park's landowner. These rights of way will be conveyed to the City of Hawthorne. Internal to the Park, property needed for the extension of the roadway, public water supply well with ground storage tank, chemical feed building for water treatment with high service pump station, will also be conveyed to the City.

In total, 13.29 acres will be conveyed to the City, representing a property market value of \$531,600.

The State of Florida owns the State Road 20 right of way.

D. Provide current property owner.

The City of Hawthorne owns SE 211th Street; the City will own the extended roadway into the Hawthorne Industry Park, water well site (2 acres), water and wastewater transmission extensions and own the roadway network as it is built to serve each new tenant-employer as added to the Park.

Serving the Hawthorne Industry Park through public water and sewer services, will bring needed revenue into the City, allowing the City to potentially reduce the costs of those services to its residents.

The extension of this needed public infrastructure (road, water and sewer), will help to attract higher paying jobs to provide critical employment and tax revenue for the City of Hawthorne, which is a designated Rural Community with poverty that is ranked in the state. Advancing the construction readiness of the Hawthorne Industry Park will allow the City of Hawthorne to diversify its employment and tax base.

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

YES. The public infrastructure improvements are for public use. This will allow the City of Hawthorne to extend utility services to more and diverse employers who select the Hawthorne Industry Park as its business location. This will allow us to provide improved utility services to the neighboring property owners and current citizens near the Hawthorne Industry Park.

The extension of the public roadway, water and sewer, will benefit adjacent landowners currently not being served by public water and sewer systems. (See Exhibit A-6.)

The industrial customer growth to our water and sewer utilities, will allow the City to reduce the cost of utilities to our current residents and all customers will be collectively sharing in the costs.

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

NO. The investment will not go to one company or any single entity outside of the City of Hawthorne.

The Hawthorne Industry Park has been readied for economic development by landowner Weyerhaeuser – at no cost to the City of Hawthorne – in partnership with the City, thereby allowing the City to compete for transformational economic development projects. It will house multiple employers who select the City of Hawthorne as a business operations location.

Without the partnership with the landowner, the City of Hawthorne would not have had the resources nor the staff nor experience to prepare a readied site this significant.

With each company that chooses to locate within the Park, each will purchase their site and, the City will serve the employer. That employer will hire local people, invest capital into its site, business and our community. (The landowner simply transacts on the parcel of property and is done.)

The public infrastructure improvements will provide the first phase of critical road access, potable water supply, and sanitary sewer to businesses within the Hawthorne Industry Park which has 634 developable acres, already zoned for 3.5 million square feet of manufacturing, 150,000 square feet of commercial, and 200 multi-family units for workforce housing. (See Exhibit A-4.)

Neighboring landowners and businesses will benefit. (See Exhibit A-6.)

These improvements will generate significant job creations with transformational private investment for the community.

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**

This funding, along with the significant investments from both the City of Hawthorne and landowner, will provide critical initial infrastructure components to serve transformational economic growth.

Without 772 feet of roadway connecting the existing public road (SE 211th Street) to the Hawthorne Industry Park entrance, and without the extension of public water and sewer the final 4,350-4,530 feet, the Hawthorne area has been eliminated from consideration during competitive economic development projects. The reason for elimination is the risk associated with the time it could take to extend that public infrastructure, while winning sites already have the infrastructure in place.

The most specific elimination was from Project Red October which selected Macon, GA for its next site. Hawthorne was a finalist site for Red October, which is recruited along with Enterprise Florida for over five years. In the end, Red October represented \$680 million capital investment with over 100 full-time jobs. Without this last critical public infrastructure extensions, projects have eliminated the region from consideration for project location in the past.

Providing the infrastructure will eliminate the risk associated with unexpected costs and extended timelines will enable the City of Hawthorne to become a regional catalyst for new jobs and capital investment. Currently the majority of the citizens of Hawthorne and east Alachua County are forced to commute to existing jobs outside of the region.

Background

In late 2011 the Georgia-Pacific plywood manufacturing facility closed its doors leaving 400 people unemployed. The facility while located in Putnam County, was adjacent to the city limits of the City of Hawthorne located just over the Alachua County/Putnam County line. The Georgia-Pacific plywood factory had been in operation since 1982 and was an important regional employer. The company provided employment opportunities to many people living in Hawthorne and the eastern Alachua County area. It was an important part of the Hawthorne economy, being the highest paying employer in the area. The factory closing did not only affect unemployed workers and their families, but local business establishments as well. Businesses such as restaurants, clothing stores, gas stations and other small businesses have suffered financially, reporting slower sales since the closing of the plywood factory. Many small businesses were forced to cease operations. Associated industries that work in tandem with Georgia-Pacific, such as the logging businesses and contractors also suffered significant financial losses. Even the City of Hawthorne's utility revenue experienced a substantial hit. To date, for the most part, the lost jobs resulting from the closing of the Georgia Pacific plywood plant have not been replaced.

Fifteen miles westward from Hawthorne is East Gainesville. The eastern portion of Alachua County is a designated Opportunity Zone which means a recognized level of poverty exists thereby qualifies our area for focused economic development efforts.

Currently, the City of Hawthorne is qualified by the State of Florida as a REDI (Rural Economic Development Initiative) community. In the City's last REDI application submitted in 2019, the City documented six (6) economic distress factors in which the City of Hawthorne falls at least twenty-five percent (25%) below the state average. These distress factors include low per capita income which is fifty-two percent (52%) below the state average, low per capita property taxable value which is also estimated to fifty-two percent (52%) below the State of Florida Average, the City's unemployment rate of 20.5% is almost three times the state average at the time and the City of Hawthorne's median housing value was \$115,000.00, 28% below the state median housing value of \$160,200.00.

Invested Partners in Site Readiness

Since the closure of the Georgia Pacific plywood mill, the City of Hawthorne has partnered with Weyerhaeuser to ready a significant industrial site to change the trajectory of our community. The City developed a plan to improve the public infrastructure within the community to thereby foster the conditions to attract new and larger employers to our community.

Through loans and grants, the City has invested over \$6,497,600 improving its infrastructure including:

- Built a modern elevated water tank to replace the 1920's water tower
- Upgraded the wastewater treatment plant and increasing capacity with a new eco-friendly residual drying box for waste to be composted
- Replaced the dated 1950's failing water lines with new water distribution service lines and fire hydrants
- Upgraded a building for fire protection services
- Repaved the historic downtown Johnson Street (SE 221 Street) within Hawthorne's CRA district to connected to the Hawthorne-to-Gainesville Bike Trail to SR-20 and US-301, for a more bike and walkable friendly downtown

The landowner, Weyerhaeuser invested over \$5,770,000 into the site readiness inclusive of:

- Master-planned site with concept buildout plan (2011-2018)
- Land-use changes (11/2015) and rezoning completed (12/2016) allowing Industrial Mixed-use Development
- Hydrological study (06/2015)
- Archeological study (06/2015)
- Geotechnical Study (06/2015)
- Ecological & Species study – soils, vegetative communities, wildlife & plants (06/2015)
- Wetlands jurisdictional delineation approved by State (08/2016) and US. Army Corps of Engineers (10/2017)
- Stormwater study and plan (07/2016)
- State of Florida environmental resource permit (5/2018)
- USACOE Individual Permit (1/28/2020)
- Transportation study (06/2015)
- Road and rail spur conceptual plans (2015-2018)
- Master plan of utilities – service and capacity at the site and within the City of Hawthorne (09/2016-2018) inclusive of electric power, natural gas, water and wastewater

The landowner will continue investment into the site through conveyance of property to the City of Hawthorne for public ownership for infrastructure to serve the Park's tenants; through marketing the site, community and region; sharing expertise in site engineering, site location positioning and marketing; and by supporting site interests through Enterprise Florida.

Leveraging the Strategic Assets within County

The City of Hawthorne is within Alachua County which contains some significant economic recruitment assets to leverage. Alachua County is home to the University of Florida ranked #5 in the U.S. for public research universities by *U.S. News & World Report*, and home to Santa Fe College ranked a #1 community college in the U.S. by the Aspen Institute. Alachua County is home to CareerSource North Central Florida which is one of the best performing workforce training organizations in Florida having

been recognized nationally its programming. Alachua County Public Schools offers over 42 career, technical and magnet programs to ready students for industry jobs. The nearby City of Gainesville has the highest concentration of graduate and post-graduate degrees in Florida. The 60-mile wide region boasts a workforce of over 1.6 million including Alachua, Bradford, Clay, Marion and Putnam counties. With a growing manufacturing sector in the region, entities within the region are ready to supply a sustainable pipeline of workers from certified training to advanced degrees.

As a result of a readied site, strategic location and impressive workforce opportunities, the City of Hawthorne through the Hawthorne Industry Park, participated in several competitive site location projects, representing \$2.08 billion in capital investment with up to 1,050 full-time jobs. However, without the water, sewer, and roadway infrastructure in place, Hawthorne was eliminated from the competition. One project chose Macon, GA over Hawthorne, bringing a \$680 million capital investment; in that site search, Hawthorne was a finalist. With the infrastructure in place and ready to serve, Hawthorne has a stronger chance to win projects, attract, grow and retain good businesses in the region.

Aligning with State's Focus

Growing Florida's manufacturing sector is one of the most impactful opportunities to expand the state's economy. The City of Hawthorne, Alachua County, along with the North Central Florida region, are ready to participate in the growth of manufacturing through The Hawthorne Industry Park.

Currently, manufacturing comprises just 4.2 percent of total employment in Florida, which ranks 44th in the nation in its share of industry jobs. However, Governor Desantis and the legislature have confirmed the State's commitment to increasing the manufacturing sector, and Enterprise Florida has placed Advanced Manufacturing as a cross-cutting strategy across all of its industries targeted for growth through recruitment, expansion, and business formation. The Greater Gainesville Chamber of Commerce has followed Enterprise Florida's lead and also has placed Advanced Manufacturing as a cross-cutting strategy across its industry targets. Coupled with the proximity to the University of Florida and Santa Fe College, the State's industry targets that would best fit within the Hawthorne Industry Park are Manufacturing (inclusive of rail-served companies), Logistics & Distribution, Life Sciences (with the #1 global bioscience incubator located in Alachua County). Additional targets would be Aviation & Aerospace, Defense & Homeland Security, Resiliency, Cleantech (and Biofuels), and Agricultural Sciences & Food Processing.

According to the Greater Gainesville Chamber of Commerce, "Greater Gainesville's advanced manufacturing sector represents the future of the industry in Florida. Ranging from large-scale medical device manufacturers to life-saving gear for first responders, Greater Gainesville's manufacturing sector - which is comprised of about 200 companies employing 4,000 people - has evolved into a go-to source for in-demand consumer goods." To support the growth of manufacturing in the North Central Florida Region, the Greater Gainesville Chamber of Commerce formed and facilitates the Advanced Manufacturing Council partnering with a 17-county mega manufacturing region.

In Florida, for every one-dollar spent in manufacturing, \$1.89* is returned to the economy representing the highest multiplier effect of any economic sector. For every one worker directly hired for manufacturing, four non-direct employees are hired in supporting employment rolls. According to a 2016 report for Florida, there are an estimated 19,613 manufacturing companies in the state employing 342,458 people representing 4.1 percent of the state's workforce. Manufacturing jobs represent higher annual wages averaging \$53,500 which is among the highest of all industries state-wide. The Economic

Policy Institute, in its report, "The Manufacturing Footprint and the Importance of U.S. Manufacturing Jobs," notes that the manufacturing sector's wage premium is a clear path to the middle class.

Hawthorne wants to welcome manufacturing companies to its community and, it has been preparing for this opportunity.

Section 2. Additional Information:

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

The project funded by this grant will commence as soon as the contract between the City of Hawthorne and the State has been fully executed.

- Design phase will take six-to-10 months to complete
- Public bidding process will take two-to-three months to complete
- Construction phase will take 12-to-18 months to complete, however current economic conditions could extend that timeline

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

Permits needed are:

- FDEP and SJRWMD for the water supply well, water lines and sanitary sewer line extension activities
- FDOT, FDEP, and SJRWMD for road extension of SE 211th Street

Permits already in hand are:

- Wetland permits from State of Florida and US Army Corps of Engineers
- Conceptual Environmental Resource Permit from SJRWMD for the stormwater management facilities and mitigation plan

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 needed permits from FDOT, FEDP and SJRWMD will take six months to acquire. Local permits are not needed or have already been obtained.

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 park is zoned as Planned Unit Development (PUD) for Industrial use as well as the future land use. All improvements will conform with the allowed use and zoning.

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.

NO. The comprehensive plan amendment has already been completed. All entitlements needed are approved to accommodate industrial, Commercial and residential uses. The Hawthorne Industry Park

having 634 developable acres, is already zoned for 3.5 million square feet of manufacturing, 150,000 square feet of commercial, and 200 multi-family units for workforce housing.

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

YES. The project is ready to commence upon grant fund approval and contract execution.

G. Does this project have a local match amount? If yes, please describe the entity providing the match and the amount.

Yes; there will be additional investment by the landowner of the Hawthorne Industry Park. The landowner will convey land for right of ways and extension of public infrastructure as well as the public water well site. A total of 13.29 acres will accommodate the extension of the roadway, water and sewer lines, public water supply well with ground storage tank, chemical feed building for water treatment with high service pump station. A value of \$531,600.

Together, the City of Hawthorne and the landowner have invested over \$11 million to ready the community and the site. City has invested over \$6,497,600 improving its infrastructure and Weyerhaeuser has invested over \$5,770,000 into the site readiness. Together, the Greater Hawthorne Area has been able to consider a better future for our community and region.

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

Please see the following Addendums.

EXHIBIT A-2
CONSTRUCTION NARRATIVE AND COST ESTIMATE
City of Hawthorne Florida Job Growth Fund Application

Project Synopsis: The project includes the extension of the public road (SE 211th Street), and extension of public utilities comprised of sanitary sewer collection system, potable water lines, new potable water well, water treatment and storage tank.

Southeast 211th Street Extension Activity: This activity provides the initial phase of improvements to the existing City Road, SE 211th Street. SE 211th Street will be extended from its current terminus point to the Park entrance. This segment has been designed and ready to go to permit.

Ultimately SE 211th Street will be realigned and expanded to a four-lane divided roadway. Its intersection with SR 20 will also be realigned and improved both on the north and south sides of the intersection. The existing roadway has been designed to accommodate its expansion for industrial traffic which will utilize the roadway for ingress and egress into the Hawthorne Industrial Park.

The initial first phase of this effort is the subject of this grant request. A total of seven hundred and seventy-two linear feet (772') of roadway will be added to extend the City Road into the Hawthorne Industry Park.

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| Total Road Construction Cost including | \$489,200 |
| Wetland, flood plain compensation | |
| Bidding, inspection services | |
| Total Road Costs: | \$489,200 |

Potable Water Activity: A new Potable Water Supply Well, Treatment System and Storage Tank will be constructed to provide the City of Hawthorne additional capacity for industrial use and its existing system. A 10-inch line will then connect this well to existing potable water supply lines, a distance of 4,576 feet within the SE 211th Street right of way.

| | |
|--|--------------------|
| Construction of Water System Supply Well: | \$ 537,500 |
| Upper Floridan well to 400 ft. with pump | |
| Wellhead piping | |
| Electrical | |
| I&C/SCADA | |
| Construction of Ground Storage Tank | \$1,077,000 |
| Transmission line from new supply well to existing line (4,530 ft, 10" PVC pipe) | \$ 409,500 |
| Water treatment, chemical feed building & systems, chloride | \$ 130,000 |
| High service pump station | \$ 645,000 |
| Transmission (estimated) | |
| Total Potable Water Costs: | \$2,799,000 |

Sanitary Sewer Collection System Activity: The extension of the existing sanitary sewer collection system from its current terminus at the entrance of the Washington Square Apartment Complex on SE 211th Street, northward a distance of 4,350 feet. The sanitary sewer system extension will involve the construction of a new lift station and 4,350 of eight-inch force main within the SE 211th Street right of way.

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|--|-------------------|
| Construction of Sanitary Sewer Collection System extension Cost: | \$ 471,500 |
| Total Sanitary Sewer Collection Costs: | \$ 471,500 |

| | |
|--|--------------------|
| <i>Subtotal Construction Costs for Road, Water, and Wastewater</i> | <i>\$3,759,700</i> |
| Miscellaneous sitework | \$50,000 |
| Contingency at 25% | \$952,425 |
| Total Construction Costs | \$4,762,125 |

Engineering, Design and Construction Oversight of Roadway, Water and Wastewater Systems:

| | |
|--|--------------------|
| Engineering Design | \$285,728 |
| Engineering Services During Construction | \$714,318 |
| Water Use and Other Permitting Services | |
| \$88,000 | |
| Distribution Modeling | \$25,000 |
| 13.29 acres of right of way easements and property | \$531,600 |
| Total Non-Construction Costs: | \$1,644,646 |

| | |
|---------------------------|--------------------|
| Total Project Cost | \$6,406,771 |
|---------------------------|--------------------|

| | |
|---|------------|
| Conveyance of right of way easements and property | -\$531,600 |
|---|------------|

| | |
|------------------------------|--------------------|
| Total Request Amount: | \$5,875,171 |
|------------------------------|--------------------|

Timeline

| | |
|--|----------------|
| Design phase | 6 to 10 months |
| Construction permits from SJRWMD, FDEP, FDOT | 6 months |
| Public bidding process | 2 to 3 months |
| Construction | 12-18 months |

360° panoramic view of site: <https://kuula.co/post/n1/collection/7Yyzg>

Exhibit A-3 Location of Hawthorne Industry Park

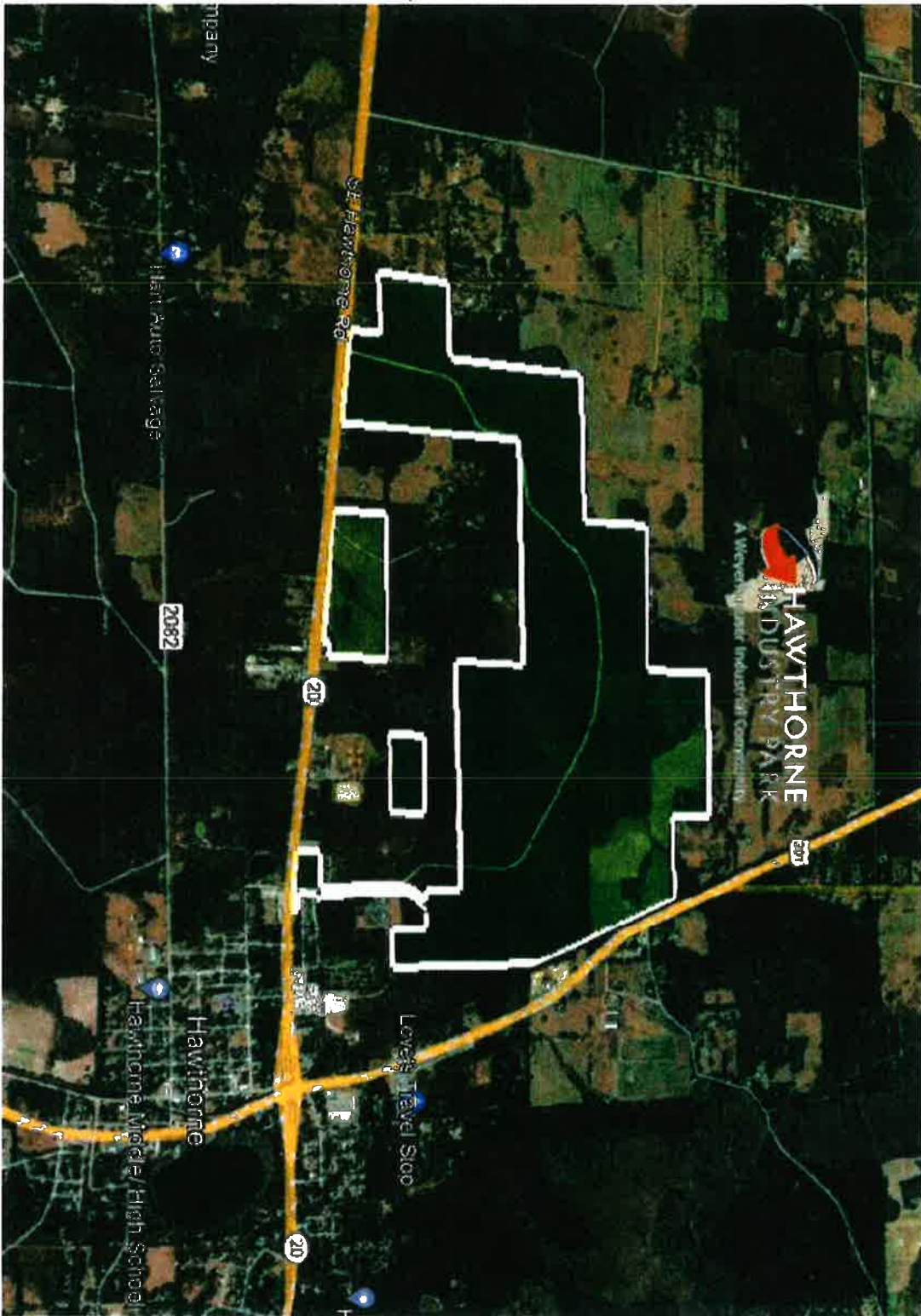


Exhibit A-4: Rendering of full build-out potential of Hawthorne Industry Park



Exhibit A-5: Access Road and Well Site – Extension of Public Water, Sewer and Roadway from SE 221st Street into Hawthorne Industry Park

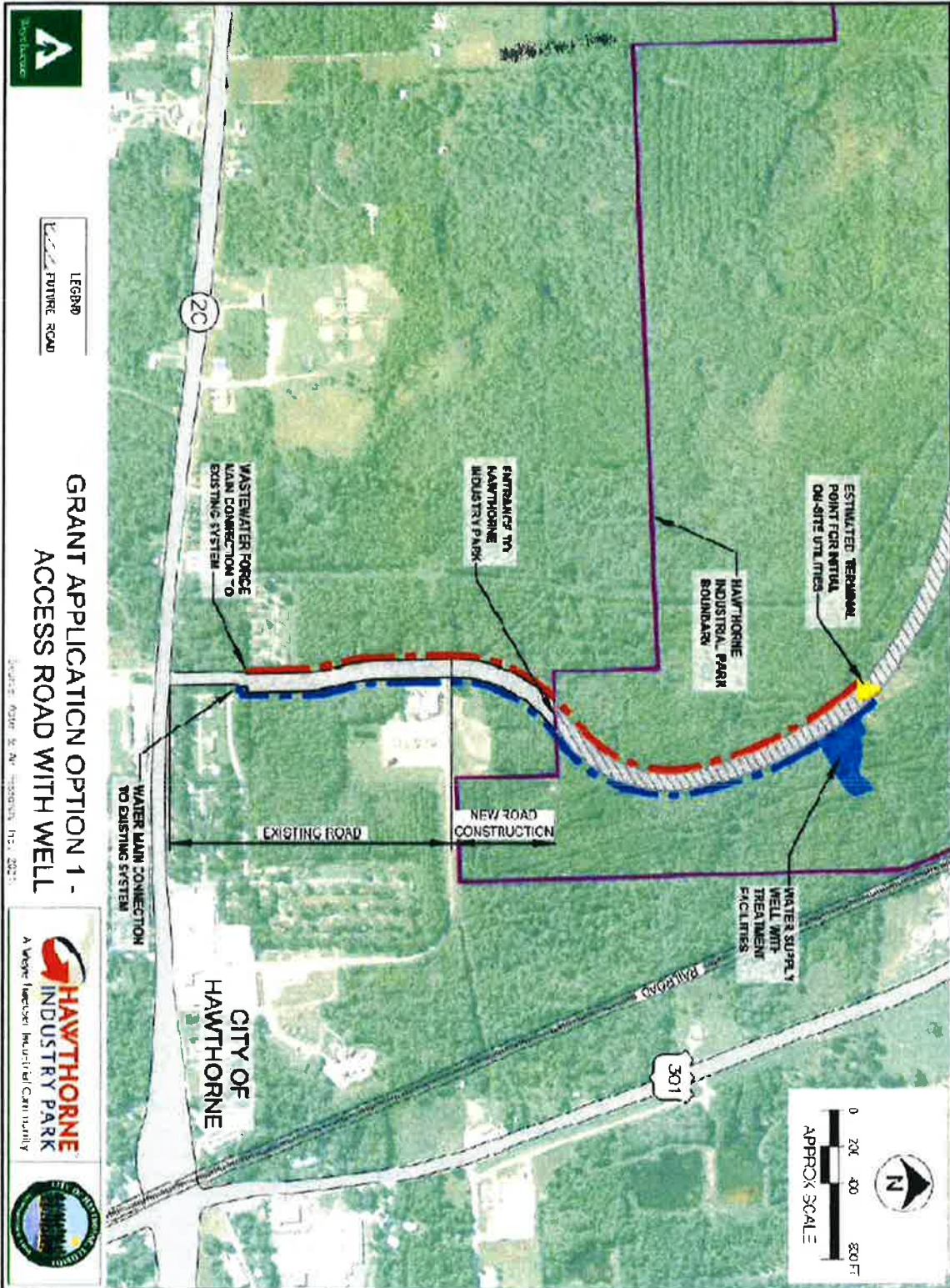
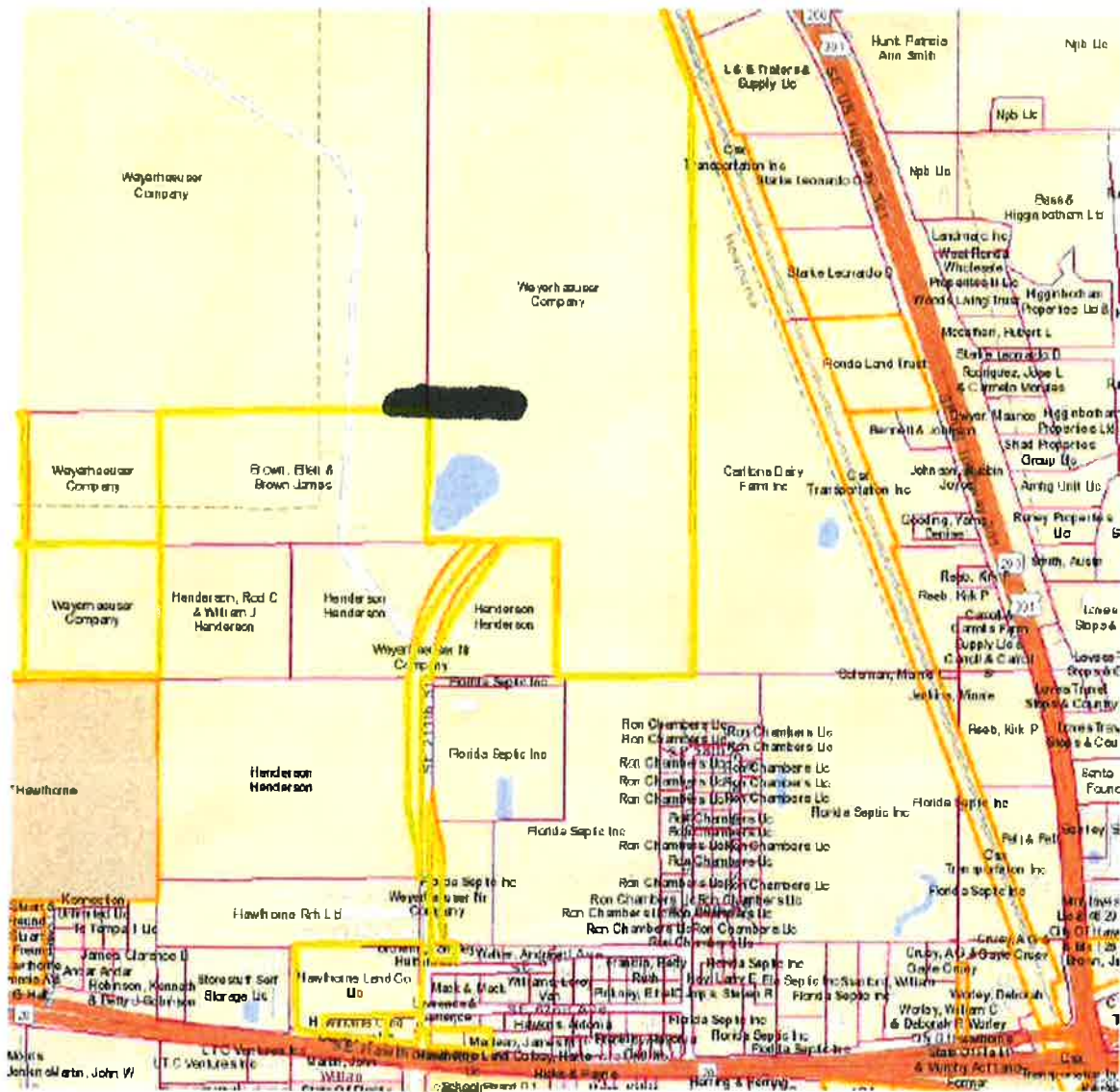


Exhibit A-6: Adjacent Landowners to the Hawthorne Industry Park – displaying who will benefit from the extension and improvement of public infrastructure



Potential additional landowners that will benefit from Job Growth Fund Application

1. Henderson and Henderson
 - a. 19813-000-000 28.52 acres
 - b. 19281-001-000 18.18 acres
 - c. 19281-000-000 10.03 acres
2. Florida Septic Inc 19741-001-001 3.54 acres
3. Carltons Dairy: 19268-000-000 37.71 acres
4. Brown, Elle and James: 19280-000-000 20.25 acres

Road right of way to be conveyed from Weyerhaeuser to City of Hawthorne

1. 19813-002-000 3.15 acres
2. 19741-001-004 0.87 acres
3. Road right of way for water, and property for supply well 13.29 acres



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 Hawthorne
Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Wendy Sapp
Title: City Manager
Mailing Address: Post Office Box 1270
Hawthorne, FL 32640-1270
Phone Number: 352-481-2432 Ext. 702
Email: wsapp@cityofhawthorne.net

Secondary Contact Name: Jacquelyn Randall
Title: Mayor
Phone Number: 352-481-2432

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.

Extend SE 211 Street a distance of 772 feet to park entrance providing much needed access as noted in Exhibit B-1. Construction of a public water supply well with ground storage tank, chemical feed building for wastewater treatment with high service pump station. Transmission for both systems. Extend wastewater to terminal point.

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

Located in the City of Hawthorne at 6100 SE 211 Street in Alachua County, Florida. Specifically located west of US Highway 301 and North of State Road 20. Please see Exhibits A-2 through A-5.

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?

Additional right of way for SE 211th Street will be conveyed to the City as well as the Well Field Site from its current owner. Currently the City has pledged the land for the purpose of providing this public infrastructure. Weyerhaeuser will convey 13.29 acres for utilities systems needs.

D. Provide current property owner.

City of Hawthorne owns SE 211th Street, and will own the extension into the Hawthorne Industry Park. The State of Florida owns the State Road 20 right of way. All water and wastewater utilities will be owned by the City; the property will be conveyed to the City by Weyerhaeuser as part of its continued private investment.

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

Yes No

This public infrastructure is needed for the development of the Hawthorne Industry Park, being developed by the City of Hawthorne. The public infrastructure improvements will attract the location of high paying, jobs to provide employment opportunities and tax revenue for the City of Hawthorne, a designated Rural Community.

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

Yes No

The public infrastructure improvements will provide critical road access, potable water supply, and sanitary sewer to the City and the Hawthorne Industry Park has 634 developable acres, already zoned for 3.5 million sq. ft. of manufacturing, 150,000 sq. ft. of commercial, and 200 units for workforce housing. Please see Exhibit A-6. Neighboring landowners and businesses will benefit. Please see Exhibit A-7. These improvements are generating significant job creations with transformative private investment for the community.

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.

This funding along with the significant investments from both the City of Hawthorne and Weyerhaeuser will provide critical infrastructure components that have eliminated the region from consideration for project location in the past. Providing the infrastructure and eliminating risk associated with unexpected costs and extended timelines will enable the City of Hawthorne to become a regional catalyst for new jobs and capital investment. Currently the majority of the citizens of Hawthorne and east Alachua County are forced to commute to existing jobs outside of the region. Please see Exhibit B-1 Project Narrative, and Exhibit B-2 Value Proposition.

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 funded by this grant will commence as soon as the contract between the City of Hawthorne and the State has been fully executed. The design phase 6-to-10 months. The public bidding process will take 2-to-3 months to complete, and the construction phase will take 12-to-18 months to complete.

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

Permits needed are: FDEP and SJRWMD for the water supply well, water lines and sanitary sewer line extension activities. FDOT, FDEP, and SJRWMD for road extension of SE 211th Street. Permits already in hand are: wetland permits from State of Florida and USACOE; conceptual Environmental Resource Permit from SJRWMD for the stormwater management facilities and mitigation plan.

- 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 needed permits from FDOT, FEDP and SJRWMD will take 6 months to acquire. Local permits are not needed or have already been obtained.

- 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 park is zoned as Planned Unit Development (PUD) for Industrial use as well as the future land use. All improvements will conform with the allowed use and zoning.

- 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

The comprehensive plan amendment has already been completed. All entitlements needed to accommodate the industrial, commercial and residential uses, are approved. Zoning is approved to accommodate 3.5 million sq. ft. of industrial, 150,000 sq. ft. of commercial (for job creation) and 200 high density residential units (for workforce housing).

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

Yes No

Yes. The project is ready to commence upon grant fund approval and contract execution.

- G. 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 Hawthorne has approved a tax abatement program and developing incentives for businesses creating quality, new jobs with investment. Weyerhaeuser has invested over \$5.7 million and, the City has invested \$6.5 million to date. Over \$11 million in private-public funds have been invested to prepare this site.

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

Please see:
Exhibits A-I Construction and Cost Estimate/Budget Narrative
Exhibit A-2 through A-6 Maps
Exhibit B-1 Project Narrative

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** \$ 5,875,171.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 6,497,600.00

Private Sources \$ 5,770,000.00

Other (grants, etc.) \$ 531,600.00

Total Other Funding \$ 12,799,200.00

Please Specify: 13.29 Acres to City(Mkt Value)

B. Public Infrastructure Project Costs:

Construction \$ 4,762,125.00

Reconstruction \$ 0.00

Design & Engineering \$ 1,113,046.00

Land Acquisition \$ 0.00

Land Improvement \$ 0.00

Other \$

Total Project Costs \$ 5,875,171.00

Please Specify: _____

Note: The total amount requested must be calculated by subtracting the total other 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.

See Exhibit A-1 for detailed budget narrative

Timeline:

Design phase 6-to-10 months

Construction permits from SJRWMS, FEDP, FDOT 6 months

Public bidding process 2-to-3 months

Construction 12-to-18 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)?

Execution of a contract requires city commission approval. After city commission approval by resolution, the Mayor will sign the contract on behalf of the city.

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

N/A

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- 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.

City commission meets on the 1st and 3rd Tuesdays of each month. The city commission can hold a special meeting by providing seven (7) days advance notice.

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- 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.

See attached resolution passed by the Hawthorne City Commission on (date).

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 Hawthorne

Name and Title of Authorized Representative: Jacquelyn Randall, Mayor

Representative Signature: *J Randall*

Signature Date: 9-7-22