



## 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 Callaway

Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Keith "Ed" Cook

Title: City Manager

Mailing Address: 6601 E. Hwy 22  
Callaway, FL 32404

Phone Number: 501-605-2752

Email: citymanager@cityofcallaway.com

Secondary Contact Name: Janice Peters

Title: City Clerk

Phone Number: 850-871-6000

### 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.**

Construction of a 1,650' extension of Hugh Thomas Dr. on the north side of SR 22 to include public infrastructure, utilities, SR 22 and Hugh Thomas Dr. intersection improvements and access to 280 single family townhome units and 341 single family detached units for affordable housing serving Bay County and Tyndall Air Force Base

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

The location is north of the intersection of Hugh Thomas Drive and State Road 22, in the City of Callaway (Bay County) and is directly west of the Callaway Sports Complex.

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**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, the right of way for this road extension will be owned by the City of Callaway once constructed.

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**D. Provide current property owner.**

Mt. Olive Investments, LLC

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**E. Is this infrastructure for public use or does it predominately benefit the public?**  Yes  No

This infrastructure will be predominately used for public use and benefit.

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

Yes  No

The public infrastructure (Spine Road) will be for the unfettered use by the general public as a right of way to access affordable housing. The proposed Spine Road will benefit the public for access as well as provide infrastructure to the planned development to include a total of 621 residential affordable housing units, which serves a projected population of 1,863.

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**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 roadway will provide access to new areas of affordable residential development which is in very high demand in the local area following the devastating effects of Hurricane Michael. Economic recovery has been burdened in this area due to the limited supply of available workforce housing. The immediate area also serves as a prime location for housing for Tyndall Air Force Base, which was largely destroyed by Hurricane Michael. Economic recovery for this area is reliant upon the availability of workforce housing and this roadway will facilitate efforts to meet this need.

See Attachment Exhibit A for additional information.

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## 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.

Construction is expected to begin in May 2022.

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

Permits will be sought from the City of Callaway (Development Order Permit), the Florida Department of Transportation (Access and Drainage Permits), the Florida Department of Environmental Protection (Water and Wastewater Permits) and the Northwest Florida Water Management District (Stormwater Permit).

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- 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 City of Callaway Development Order Permit has been secured. All other permits are currently under review by their respective agencies.

- 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 future land use designation is High Density Residential and the zoning is Multifamily High Density. The proposed improvements confirm to these uses.

- 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 development order is required and has already been obtained.

- 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.

The City does not have any funding to match directly, however the two (2) developments it will serve are spending in excess of \$20M in overall infrastructure.

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

Please refer to the attached additional information in Exhibit A.

### 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**      \$ 2,639,677.00  
 Florida Job Growth Grant Fund

**A. Other Public Infrastructure Project Funding Sources:**

City/County                      \$ 0.00

Private Sources                 \$ 0.00

Other (grants, etc.)            \$ 0.00

Please Specify: \_\_\_\_\_

**Total Other Funding**        \$ 0.00

**B. Public Infrastructure Project Costs:**

Construction                    \$ 2,251,894.00

Reconstruction                \$ 0.00

Design & Engineering         \$ 362,783.00

Land Acquisition               \$ 0.00

Land Improvement             \$ 0.00

Other                               \$ 25,000.00

Please Specify: Grant Management

**Total Project Costs**         \$ 2,639,677.00

**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 Attachment Exhibit A.

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#### 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)?

Approval to accept the award grant funds requires City Commission Approval.

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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.

All upcoming City Commission Meetings are posted on the City's website. The City can hold special meetings with 72 hours 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 designation of signatory authority.

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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 Callaway

Name and Title of Authorized Representative: Ed Cook, City Manager

Representative Signature: 

Signature Date: April 28, 2022