



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 Jacksonville (Duval County)

Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Ed Randolph

Title: Director of Business Development, Office of Economic Development

Mailing Address: 117 West Duval Street, Jacksonville FL, 32202, Suite 275

Phone Number: (904) 239-7089

Email: edr@coj.net

Secondary Contact Name: Kirk Wendland

Title: Executive Director, Office of Economic Development

Phone Number: (904) 255-5455

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.**

Please see attached.

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

Logistics Lane, City of Jacksonville (Duval County), 32221

- 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?

- D. Provide current property owner.**

The City of Jacksonville.

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

Yes No

Please see attached.

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

Yes No

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.

Please see attached.

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.

If the proposed Grant is approved, the City would issue a RFP for the project. The project is projected to take approximately 365 days to complete, and would commence by 12/31/22.

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

Various City and State permits will be needed to complete the project. Those include permits from the following entities: St Johns River Water Management District, Florida Department of Transportation and the City of Jacksonville.

- 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?

City and State permits will be required for the project. The City has begun preparing the requisite permit applications and materials. Local permits will be prioritized and expedited.

- 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 Land Use is Multi-Use (MU) and the Zoning is (PUD). The PUD Zoning designation for the 600 acre Mega Site property is Heavy Industrial (HI), which would allow for the rail spur to be utilized by manufacturing operations.

- 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

- 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 would match the Grant with \$1,400,000. The \$1,400,000 funding would come from the City's Cecil Field Trust Fund.

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

Please see attached map of the proposed rail spur infrastructure.

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** \$ 5,500,000.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 1,400,000.00
 Private Sources \$

Other (grants, etc.) \$

Please Specify: _____

Total Other Funding \$ 1,400,000.00

B. Public Infrastructure Project Costs:

Construction \$ 5,250,000.00

Reconstruction \$

Design & Engineering \$ 680,000.00

Land Acquisition \$

Land Improvement \$ 970,000.00

Other \$

Please Specify: _____

Total Project Costs \$ 6,900,000.00

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.

Please see attached.

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)?

Please see attached.

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

- 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.

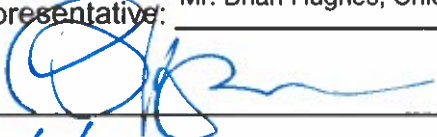
Please see attached.

- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.
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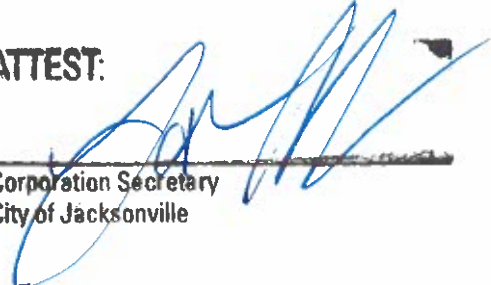
I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

Name of Governmental Entity: City of Jacksonville

Name and Title of Authorized Representative: Mr. Brian Hughes, Chief Administrative Officer

Representative Signature:  Brian Hughes
Chief Administrative Officer

Signature Date: 6/22/2022 For: Mayor Lenny Curry
Under Authority of:
Executive Order No. 2019-02

ATTEST:


Corporation Secretary
City of Jacksonville





OFFICE OF MAYOR LENNY CURRY

ST. JAMES BUILDING
117 WEST DUVAL STREET, SUITE 400
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www.coj.net

EXECUTIVE ORDER NO. 2019-02

TO: Brian Hughes, Chief Administrative Officer

FROM: Lenny Curry, Mayor

SUBJECT: Delegation of Authority to Sign Documents on Behalf of the Mayor:

By virtue of the authority vested in me as Mayor by the Charter of the City of Jacksonville and by Section 20.107, *Ordinance Code*, and as chief executive and administrative officer of the Consolidated Government, it is ordered as follows:

Section 1. Discussion. The Mayor is required by various laws and ordinances to sign a great many documents (the term "document" in this Executive Order includes applications, contracts, notices, real estate instruments, and other documents that must be recorded in the public records of Duval County and other formal and official papers) during the course of a day, a week, a month or a year. In many cases, the final recommendation as to whether I should sign a document will have been made by you, as my Chief Administrative Officer, in which recommendation I shall concur before I sign the document. As Chief Administrative Officer, you are one of my direct links with the departments, agencies, and other entities both within and without the Consolidated Government, and you have my complete confidence as evidenced by my appointment of you to that position pursuant to authority contained in Section 6.07, Charter of the City of Jacksonville. Consequently and because of the tremendous paperwork burden in the Office of the Mayor, it is my intention in this Executive Order to authorize you to sign all documents which I am required to sign except, as expressly provided herein, specified classes of documents which, by their very nature, must be personally signed by the Mayor. Notwithstanding any thing in this Executive Order to the contrary, it is my intent that this authority shall be supplemental to, but shall not replace, any similar authority which may be given to other persons for the purposes stated herein.

Section 2. Delegation of Authority. Pursuant to the Authority contained in Section 20.107, *Ordinance Code*, you, as an administrative aide to the Mayor appointed pursuant to authority of Section 6.07, Charter of the City of Jacksonville, and designated as my Chief Administrative Officer, are hereby authorized to sign on behalf of the Mayor, and with no other approval of the

Mayor being necessary, all documents requiring the Mayor's signature **except** for the classes of documents designated in paragraphs (a) through (f) below:

- (a) legislative measures which have passed the Council and which have been transmitted to the Mayor for approval or disapproval under Section 6.05, Charter of the City of Jacksonville;
- (b) messages returning legislative measures to the Council expressing my disapproval of them under Section 6.05, Charter of the City of Jacksonville;
- (c) the selection of persons in order of preference for negotiations under Section 126.304, *Ordinance Code*;
- (d) proclamations and Executive Orders;
- (e) documents which I have authorized other persons to sign on my behalf under another delegation of authority pursuant to Section 20.107, *Ordinance Code*; and
- (f) documents which are required by federal, state, or local law to be signed by the Mayor in his *personal and individual* capacity.

Section 3. Documents Which Must Be Recorded in the Public Records of Duval County. From time to time it is necessary for me to sign certain real estate documents (including, but not limited to, deeds, easements, licenses, and leases), and other documents that must be recorded in the public records of Duval County (the "Recorded Documents"). The authority to sign documents contained in this Executive Order also relates to and specifically includes such Recorded Documents. The Authority herein is neither prohibited nor limited by Sections 2 (e) or (f) of this Executive Order. The Corporation Secretary is directed to take appropriate steps to have this Executive Order recorded in the public records of Duval County as notice of this authority.


Section 4. Personal Authority; Reservation to Modify Authority. The authority contained in this Executive Order is personal to you as a mayoral aide and designated as my Chief Administrative Officer. Where necessary and required, you shall reference this Executive Order as your written authority to sign documents on behalf of the Mayor. The authority contained in this Executive Order is not exclusive and I reserve the right under Section 20.107, *Ordinance Code*, to confer such authority on others, revoke or reduce this authority at any time, or impose conditions in writing for the further exercise of this authority; *provided however*, any such revocation of the authority shall not be effective against *bona fide* purchasers without notice.

Approved as to conformity with
sound fiscal policy:



Director of Finance

Approved and Issued:



Lenny Curry, Mayor

Approved as to Form:



Jason R. Gabriel, General Counsel

Approval Date: 6/24/19

Effective Date: July 1, 2019

Florida Job Growth Fund Application Attachment (7/6/22)

1A

Cecil Commerce Center Mega Site Rail Spur

Construction of a new, 3-mile, double track, rail spur into the 600-acre City-owned Mega Site, at Cecil Commerce Center. Cecil Commerce Center is a master planned 6000-acre industrial park owned by the City of Jacksonville. The Cecil Commerce Center is located in a City-designated Distressed Area and Federal Empowerment Zone.

The proposed rail spur is partially designed. The project would include clearing of vegetation and installation of city-owned rail spur and needed drainage infrastructure. The rail spur right-of-way is all owned by the City of Jacksonville. The new rail spur would be partially constructed on the former rail bed utilized by the U.S. Navy, when they occupied the former NAS Cecil Field. The bidding of the project will begin shortly after obtaining approval of the grant. The construction phase is estimated to take approximately a year to complete.

The proposed rail spur will benefit both the logistics industry and the manufacturing industry, in Jacksonville and Northeast Florida. The logistics and manufacturing are two of the industry sectors targeted both by the State of the Florida and the City. The City has engaged with large manufacturers from various industries, including automotive and food processing, for the use of the of Mega Site, in the past. Some of those prospects mentioned that the lack of public rail infrastructure to the Mega Site was one of the reasons why their projects would not be feasible at Cecil Commerce Center.

1E

The construction of the new rail spur will allow the City to better market a prime 600-acre tract of land, located at Cecil Commerce Center. The 600-acre tract of land, which has been valued at approximately \$66 million, has received great interest over the past year from parties that would like to utilize a portion and/or all of the 600-acre Mega Site to establish a large, advanced manufacturing, operation. Some of the proposed projects for the site have included over \$1 billion in capital investment, and hundreds of new, well-paying jobs. The public in Jacksonville and Northeast Florida would greatly benefit from the well-paying jobs that would be generated if the proposed public rail infrastructure were to help attract a future advanced manufacturing project(s).

1G

In recent years, the City has been approached by multiple site selectors, representing large manufacturing companies, who expressed interest in the Cecil Mega Site. The City has been informed by those various site selectors and other real estate professionals that not having rail access to the Mega Site was one of the primary reasons for Cecil not being the final site chosen for some very large industrial manufacturing projects. The City has seen the volume of interest from those large manufacturers grow exponentially over the past 18 months, partly due to the sea

change in the logistics industry, worldwide. Again, most of the projects requiring rail on the Mega Site include approximately \$1billion in capital investment and hundreds of new jobs. Developing the subject 600-acre mega site could generate substantial new tax revenue and attract multiple end-users, that would help attract thousands of jobs to an economically distressed part of Jacksonville, and the abutting counties. There are some specific manufacturing companies that are currently viewing the Cecil Mega Site as a viable option to expand and/or relocate to, if the City were to install viable rail infrastructure. Due to confidentiality requests, we cannot disclose the name of those parties at this time.

3A & B

In total, the City of Jacksonville will invest \$1,400,000 of the overall \$6,900,000 rail project, if the State grant request for \$5,500,000 is fulfilled. The City has already spent over \$100,000 on survey work on the proposed rail spur right-of-way, and is prepared to utilize \$200,000 worth of wetland credits, owned by the City, to offset the proposed wetland impacts. The City is also prepared to match the grant with an additional \$1,100,000 of City funds, to help cover the projects overall construction costs.

3C

If the \$5,500,000 grant is approved, the City's Office of Economic Development would file legislation immediately with City Council to obtain their approval for the acceptance of the State grant. If City Council approves the grant request, then the City will immediately prepare a bid package to be advertised for the project. The final design and construction of the rail spur is expected to take approximately 18 months.

4A

If the \$5,500,000 in State grant funds are awarded to the City of Jacksonville, the City's Office of Economic Development will prepare legislation related to the proposed grant, and bring it for approval the Jacksonville City Council. City Council will need to approve the legislation before the City can execute the grant agreement.

4Bi

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

4Bii

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



CSX Railroad

10

First Coast Expressway

Proposed rail access into
Cecil Commerce Center ± 16,000 LF

Mega Site

0' 500' 1,000'

Scale in Feet

ETM
ENGLAND THIMS & MILLER, INC.

"I:\2020\20_354\Graphics\Cecil Commerce Center Mega Site 4 26 22.usd"



Mega Site Rail Grant Exhibit Cecil Commerce Center

550 Acres
May 20, 2022

