



**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 Ormond Beach

Government Federal Employer Identification Number: [REDACTED]

Contact Information:

Primary Contact Name: John Noble

Title: City Engineer

Mailing Address: 22 S. Beach Street
Ormond Beach, FL 32174

Phone Number: 386-676-3302

Email: john.noble@ormondbeach.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.

Please 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.

Please see attached.

1A. Provide the title and a detailed description of the public infrastructure improvements

Northwest Corridor Infrastructure Improvements

U.S. 1 Water main: This project is the construction of approximately 7,800 LF of 12-inch water main along U.S. 1 in the northwest corridor of Ormond Beach, specifically from Hull Rd. to 1707 U.S.1. Two (2) Florida Department of Transportation (FDOT) crossings will be required with this project, one (1) crossing under U.S. 1 at Hull Rd. and the other crossing under Interstate 95 (I-95).

Ormond Crossing Loop: This project consists of constructing approximately 4,500 LF of 12-inch water main loop from the intersection of U.S. 1 and Broadway Ave to Pine Tree Dr. Two (2) crossings under the Florida East Coast Railway (FEC) will be constructed as to complete this project.

Ormond Beach currently has one (1) 12-inch water main feeding this corridor. Through construction of both projects above, a complete redundant 12-inch water main will be in place should the other fail for any reason.

U.S. 1 Force main: This project includes the construction of approximately 9,000 LF of 12-inch force main from Airport Road to Pine Tree Dr. This force main will parallel the existing 8-inch and 10-inch force mains in the area.

Through construction of the entire project (three listed above) the northwest corridor of Ormond Beach's potable water and sewer system will be greatly improved. The water main construction will improve fire flow as well as provide redundancy, and the force main construction will aide in meeting the upcoming sewer demands from development construction.

Please see attached figure.

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 businesses.

Construction of water and sewer utilities service is needed to support non-residential development in the Ormond Crossings Commerce Park and commercial properties along the North US 1 Corridor to ensure that adequate water and sewer capacity will be available to support both planned and prospective business and industrial development. The new water and sewer lines are key to attracting new business development and creating jobs that will benefit the economic development of the City and the surrounding region.

1F. 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.**
 - **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.**

The information below is presented as an example of an economic development project in the North US Highway 1 corridor that will create new jobs and provide capital investment following expansion of the City's water and sewer utilities, as proposed. The analysis below was undertaken by the City of Ormond Beach using Total Impact, an economic and fiscal impact analysis tool developed and supported by Impact DataSource, an economic consulting firm based in Austin, Texas.

The project under analysis represents the relocation and expansion of an existing company in Ormond Beach - Security First Managers, Inc., which is a member of the Financial/Professional Services Targeted Industry category. The new, expanded company facility is a proposed 135,000 square foot office building located on approximately 25 acres of land in the Ormond Crossings Commerce Park. Security First Manager's existing operation currently supports 143 direct jobs in the community and 101 indirect and induced jobs. The direct workers earn an average annual wage of \$60,000 and the company supports \$1 million per year in taxable sales and spending in the community. The company also supports taxable property valued at \$25 million annually.

The table below illustrates the company's economic impact over the next ten years, including both the existing and expanded operations.

Table 1. Economic Impact of Existing and Expanded Operations Over the Next 10 Years				
Expanded Operations Values: 25 Acre Site; 135,000 sq. ft. of new office space; 5400 sq. ft. of office space per acre.				
Jobs		Existing Operations	Expansion	Existing & Expanded Operations
	Direct	143	437	580
	Indirect & Induced	101	311	412
	Total	244	748	992
Salaries	Direct	\$93 million	\$205 million	\$299 million
	Indirect & Induced	\$42 million	\$92 million	\$135 million
	Total	\$136 million	\$298 million	\$434 million
Taxable Sales	Direct	\$6.8 million	\$26 million	\$33 million
	Indirect & Induced	\$3.0 million	\$6.7 million	\$9.7 million
	Total	\$9.8 million	\$32 million	\$42 million

The table below illustrates the company's fiscal impact – the net benefits for local taxing districts - over the next ten years, including both the existing and expanded operations.

Table 2. Fiscal Impact of Existing and Expanded Operations Over the Next 10 Years				
		Existing Operations	Expansion	Existing & Expanded Operations
City of Ormond Beach		\$1.6 million	\$2.2 million	\$3.8 million

The company's operations will support employment and other economic impacts in the community. The 437 workers directly employed by the company will earn approximately \$60,000 per year on average over the next 10 years. This direct activity will support 311 indirect and induced workers in the community earning \$44,000 per year on average over the next 10 years. The total additional payroll or worker's earnings associated with the project is estimated to be approximately \$298 million over the next 10 years.

Accounting for various taxable sales and purchases, including activity associated with the project, worker spending, and visitor spending in the community, the project is estimated to support approximately \$32.9 million in taxable sales over the next 10 years.

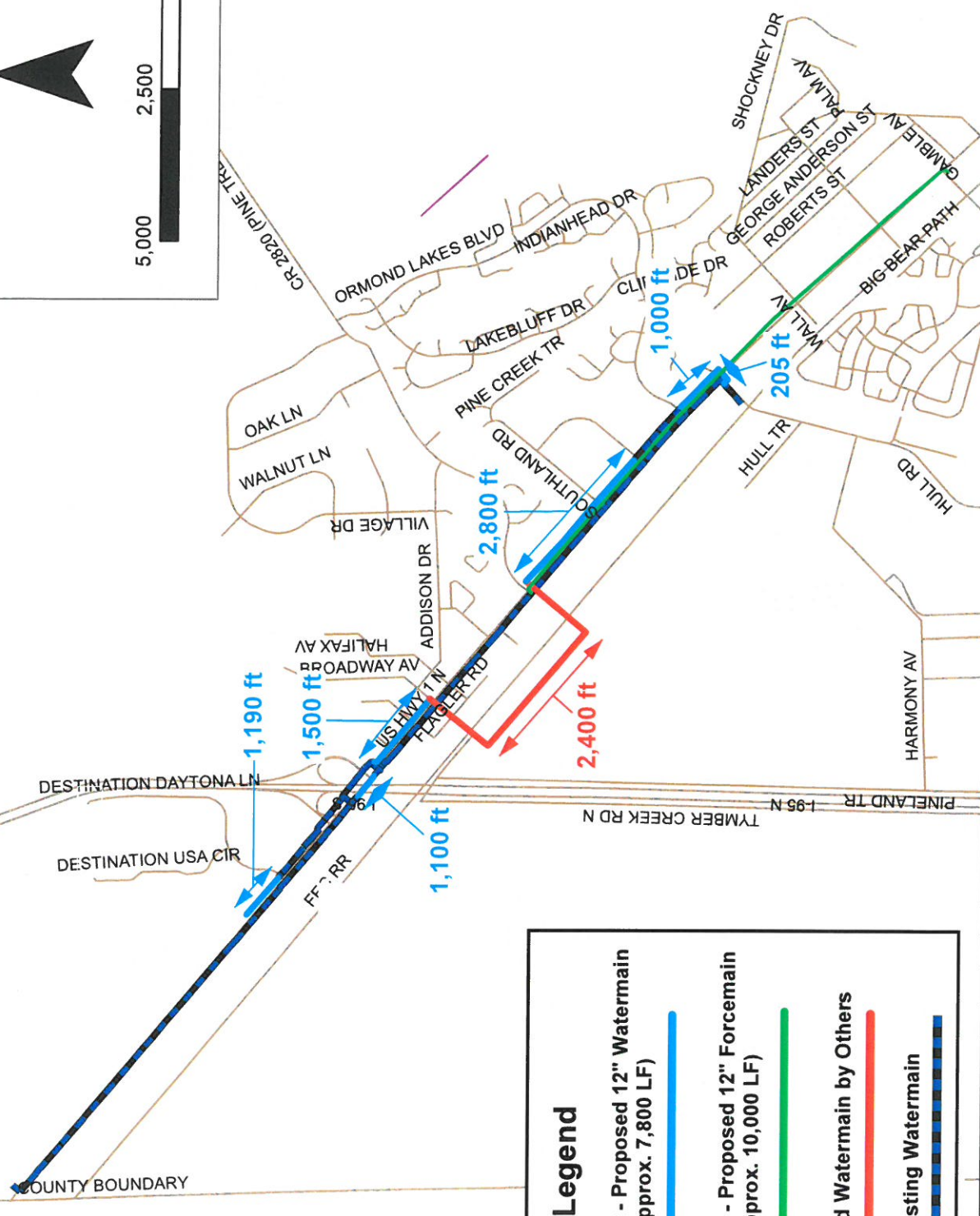
Table 3. Economic Impact Over the Next 10 Years			
	Direct	Indirect & Induced	Total
Number of permanent direct, indirect, and induced jobs to be created	437	311	748
Salaries to be paid to direct, indirect, and induced workers	\$205 million	\$92 million	\$298 million
Taxable sales and purchases expected in the community	\$26 million	\$6.7 million	\$32 million

Located adjacent to the Ormond Beach Municipal Airport and bracketed by I-95 and US Highway 1, the park offers ready access to multiple modes of transportation, including nearby rail service and deep water ports to the north and south. The planned Ormond Crossings Commerce Park has approximately 287 net acres of additional developable land within the park for the construction of office space. Using the office development analysis above, the following table illustrates the economic impact of the fully developed business park over the next ten years. Based upon the ratio of 5,400 square feet of office space per acre, the remaining net buildable acreage yields approximately 1,552,500 square feet of new office space within the Ormond Crossings Commerce Park.

The table below illustrates the economic impact of the fully developed business park over the next ten years.

Table 4. Economic Impact of the Fully Developed Business Park Over the Next 10 Years			
	Direct	Indirect & Induced	Total
Number of permanent direct, indirect, and induced jobs to be created	5025	3576	8602
Salaries to be paid to direct, indirect, and induced workers	\$2.3 billion	\$1.0 billion	\$3.4 billion
Taxable sales and purchases expected in the community	\$299 million	\$77 million	\$368 million

The economic development infrastructure project proposed for funding under the grant will facilitate development of the 575 acre Ormond Crossings Commerce Park and the underutilized and vacant properties along the North US1 corridor, by supplying much needed water capacity for businesses to create jobs and justify further capital investment. Construction of the proposed water main and force main extensions will allow for existing businesses to expand and the recruitment of new businesses into this area of Volusia County, which will result in additional employment opportunities and private capital investment for the benefit of the entire region.



Legend

- Mead & Hunt - Proposed 12" Watermain (Approx. 7,800 LF)
- Mead & Hunt - Proposed 12" Forcemain (Approx. 10,000 LF)
- Proposed Watermain by Others
- Existing Watermain

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PROPOSAL EXHIBIT
Proposed North US1
Watermains and Forcemain

CITY OF ORMOND BEACH
Redundant U.S. 1 NW Corridor
Watermain & Forcemain Additions/Extensions

QLH, A Mead & Hunt Company
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 25730
P.O. DRAWER 290247 PORT ORANGE, FL 32129-0247
PHONE: 386.761.6810 FAX: 386.761.3977



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.

Commence Construction October 2018. Project Duration 609 Days

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

Please see attached.

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?

Please see attached.

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?

Permits will be obtained upon completion of the construction plans in August 2018.

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?

Please see attached.



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.

The City of Ormond Beach proposes to pay the design/engineering fees and permit fees totaling \$246,010.00 which will be included as a 12% match of the total project.

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

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

Please see attached letters of support.

2C. What is the location of the public infrastructure?

- US 1 from Hull Road to 1701 N. US 1
- US 1 from Pine Tree Dr. to Broadway Ave.
- US 1 from Airport Road to Broadway Ave.

2E. What permits are necessary for the public infrastructure project?

- **FDEP Permit to Construct PWS Components** **Form No. 62-555.900(1)**
- **FDEP Permit for Constructing a Domestic Wastewater Collection/Transmission System** **Form No. 62.604.300(8)(a)**
- **FDOT Utility Permit** **Form No. 710-010-85**
- **Florida Eastcoast Railway Utility Crossing**

2G. 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 infrastructure improvements conform to the proposed sites land uses shown below:

PROPOSED SITE	ZONING DESIGNATION	FUTURE LAND USE DESIGNATION
Water US 1 from Pine Tree Dr. to Broadway Ave.	B-7 (Highway Tourist Commercial) B-8 (Commercial) PBD (Planned Business Development)	Heavy Commercial Tourist Commercial
Water US 1 from Hull Road to 1701 N. US 1	B-2 (Neighborhood Commercial) B-7 (Highway Tourist Commercial) B-8 (Commercial) I-1 (Light Industrial) PBD (Planned Business Development)	Light Industrial/ Utilities General Commercial Tourist Commercial Heavy Commercial
Sewer US 1 from Airport Road to Broadway Ave.	B-2 (Neighborhood Commercial) B-5 (Service Commercial) B-7 (Highway Tourist Commercial) B-8 (Commercial) I-1 (Light Industrial)	Light Industrial/Utilities General Commercial Heavy Commercial

Tomoka Holdings, LLC

December 21, 2017

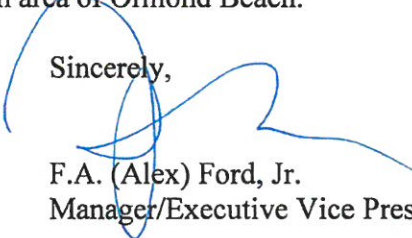
Mr. Peter Antonacci
Enterprise Florida
800 North Magnolia Avenue, Suite 1100
Orlando, Florida 32803

Re: Ormond Beach Florida Job Growth Grant Fund Proposal

Dear Mr. Antonacci:

Tomoka Holdings, LLC, owner of the Ormond Crossings planned development in Ormond Beach supports the Florida Job Growth Grant Fund proposal prepared by the City of Ormond Beach for the North US Highway 1 waterline extension project. This project will benefit the 575 acre Ormond Crossings Commerce Park and the underutilized and vacant properties along the North US1 corridor, by supplying much needed water capacity for businesses to create jobs and provide capital investment in the northern area of Ormond Beach.

Sincerely,



F.A. (Alex) Ford, Jr.
Manager/Executive Vice President

FAFjr/jh



December 18, 2017

Mr. Peter Antonacci
Enterprise Florida
800 North Magnolia Avenue, Suite 1100
Orlando, Florida 32803

Re: Ormond Beach Florida Job Growth Grant Fund Proposal

Dear Mr. Antonacci,

Security Insurance Company is building our headquarters within the 575 acre Ormond Crossings Commerce Park in Ormond Beach, which is located along Interstate 95 and North US Highway 1. Our project is the first to go be built in Ormond Crossings and will consist of a 133,000-square foot, class-A office building. When it's completed in the spring of 2019, we expect to move at least 350 full time employees to the location and the building will be able to eventually house up to 700 employees. Large projects like ours, which help fuel economic growth in our area, are only possible when the appropriate infrastructure is in place.

I would like to offer my support for the Florida Job Growth Grant Fund proposal prepared by the City of Ormond Beach for the North US Highway 1 waterline extension project. Extension of the waterline along the North US Highway 1 corridor will provide much needed water capacity to properties and businesses located along the corridor and within the Ormond Crossings Commerce Park.

Providing the waterline extension will allow for existing businesses to expand and the recruitment of new businesses into this area of Ormond Beach, which will result in additional employment opportunities and private capital investment.

Sincerely,

Melissa Burt DeVriese
Secretary and Director

3C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

The project is ready to commence upon approval of the funding needed. The city's local match of \$246,010 is currently available with no further action required. The project timeline is as follows:

Engineering Design and Permitting – Spring 2018
Permitting Process Complete – August 2018
Bidding – July 2018
Commencement of Construction – October 2018
Project Completed – June 2020

Design and Engineering Costs = \$226,010

Permit Costs = \$20,000

Construction Costs:

U.S. 1 Water Main: This project is the construction of approximately 7,800 LF of 12-inch water main along U.S. 1 in the northwest corridor of Ormond Beach, specifically from Hull Rd. to 1707 U.S.1. Two (2) Florida Department of Transportation (FDOT) crossings will be required with this project, one (1) crossing under U.S. 1 at Hull Rd. and the other crossing under Interstate 95 (I-95) **and**

U.S. 1 Force Main: This project includes the construction of approximately 9,000 LF of 12-inch force main from Airport Road to Pine Tree Dr. This force main will parallel the existing 8-inch and 10-inch force mains in the area = **\$1,200,000**

Ormond Crossing Loop: This project consists of constructing approximately 4,500 LF of 12-inch water main loop from the intersection of U.S. 1 and Broadway Ave to Pine Tree Dr. Two (2) crossings under the Florida East Coast Railway (FEC) will be constructed as to complete this project = **\$850,000**

Total Construction Cost = \$2,050,000



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 City must obtain approval from the Commission prior to execution of the agreement.

- 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.

Please see attached.

- ii. State whether that group can 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.

4B. 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.

Commission meetings are held the first and third Tuesday of each month, unless the schedule is amended.

2018 City Commission Meetings 7:00 p.m.	
February 6, 2018	February 20, 2018
March 6, 2018	March 20, 2018
April 3, 2018	April 17, 2018
May 1, 2018	May 15, 2018
June 5, 2018	June 19, 2018
July 3, 2018	July 17, 2018
August 7, 2018	August 21, 2018
September 4, 2018	September 18, 2018
October 2, 2018	October 16, 2018

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

A special meeting may be held on the call of the mayor or a majority of the members, upon no less than twelve hours' notice to each member and the public when practical.

4C. 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.

Section 4.04 of the City Charter outlines the powers and duties of the City Manager.

Section 4.04(k) states: The City Manager shall sign contracts on behalf of the city pursuant to the provisions of appropriations ordinances.

Sec. 4.04. - Powers and duties of the city manager.

The city manager shall:

- (a) Appoint and, when he deems it for good cause and necessary for the good of the city, suspend or remove all city employees and appointive administrative officers provided for by or under this Charter, except as otherwise provided by law. Prior to the termination of any such person, the city manager shall provide the person with oral or written notice of the charges and explanation of his evidence in support of the charges and provide an opportunity for the employee to present his position in person or in writing. The city manager may authorize any administrative officer who is subject to his direction and supervision to exercise these powers with respect to subordinates in that officer's department, office or agency;
- (b) Direct and supervise the administration of all departments, offices and agencies of the city, except as otherwise provided by this Charter or by law;
- (c) Appoint one (1) or more assistant city managers, whose duties shall be to assist him in such manner and in such affairs as he may designate; provided, however, that such positions shall have either been included in the city budget or previously approved by the city commission;
- (d) Attend all city commission meetings and shall have the right to take part in the discussion, but may not vote;
- (e) See that all laws, provisions of this Charter and acts of the city commission, subject to enforcement by him or by officers subject to his direction and supervision, are faithfully executed;
- (f) Be responsible for the preparation and submission of the annual budget, budget message and capital program to the city commission in a form provided by ordinance;
- (g) Submit to the city commission and make available to the public a complete report on the finances and administrative activities of the city as of the end of each fiscal year;
- (h) Make such other reports as the city commission may require concerning the operations of city departments, offices and agencies, subject to his direction and supervision;

- (i) Keep the city commission currently advised on all matters affecting city policy and make such other reports as the city commission may require concerning the operations of city departments and offices subject to his direction and supervision;
- (j) Keep the city commission fully advised as to the financial condition and future needs of the city and make such recommendations to the city commission concerning the affairs of the city as he deems desirable and necessary;
- (k) Sign contracts on behalf of the city pursuant to the provisions of appropriations ordinances;
- (l) Perform such other duties as are specified in this Charter or as may be required by the city commission.

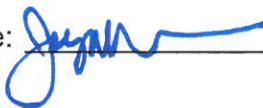


I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described governmental entity.

Name of Governmental Entity: City of Ormond Beach

Name and Title of Authorized Representative: Joyce Shanahan, City Manager

Representative Signature: Print, sign, scan and attach with form submission.

Signature Date:  12/28/2017