



City of _____
HAWTHORNE
_____ **Florida**

July 19, 2019

Enterprise Florida Incorporated
101 Monroe Street, Suite 1000
Tallahassee, Florida 32301

Re: Project Pinnar **Confidential Per 288.075**

The City of Hawthorne has a significant opportunity with the potential location of Project Dolphin in the Hawthorne Industrial Park. A project of this size is truly transformational and would serve to jump start our local economy and prove to be the boost that we have been planning for, over the last ten years. The City has learned of a second prospect interested in our community; a small manufacturing company.

In 2009, the City started taking a hard look at what it would take to increase economic development opportunities in order to create jobs, stabilize our economy and, provide a better quality of life to our citizens. The reality was that our infrastructure would not support economic growth without improvements. We developed a plan and worked towards improving our infrastructure.

Since that time, through loans and grants, the City has invested over \$4,981,000 improving our infrastructure. We:

- Built a modern water tower to replace the 1920's water tower
- Upgraded our wastewater treatment plant, and increased capacity, with a new eco-friendly, residual drying box for waste after processing, that is shipped for composting
- Replaced 1950 failing water lines with new water distribution service lines and fire hydrants
- Upgraded a building for the fire protection services
- Repaved our historic downtown Johnson Street (SE 221 Street) within our CRA district, to link our Hawthorne-to-Gainesville Bike Trail to SR20 and US301, for a more bike and walkable friendly downtown
- Increasing the public ballfields to become a multi-sports park for both recreation and to attract tournaments to boost our local economy

The City aggressively recruited annexations that were adjacent to our industrial zoned properties to allow for the Hawthorne Industry Park. Comprehensive Plans, Sign Ordinances and other development tools have been revised and updated to encourage job creators like Project Dolphin and the second prospect to locate here. The City is waiving annexation application fees for any voluntary annexations less than 100 acres and have been successful in three commercial properties annexing in 2018.

To demonstrate the importance of this potential project to the region, the City is considering offering Project Dolphin a property tax abatement, due to the amount and quality of jobs and the capital investment Dolphin will bring to our community. This incentive offer is significant because it will be the first time in our history the City has been willing to grant an abatement of this type. Currently the entire City only has \$47,000,000 in tax value, so a project that would bring an estimated capital investment of \$250,000,000 to \$300,000,000 with 130 jobs to a REDI Community is exactly what we have been strategically planning for since 2009. With the development of the Hawthorne Industry Park, Project Dolphin will be the catalyst for the build-out of the park, which could bring countless future job opportunities onsite. The Hawthorne Industry Park is zoned to accommodate up-to 4,000 employees and 3.5 million square feet of industrial manufacturing, so our future is bright. This would provide the improvements to our economy in the City of Hawthorne, as well as to the entire eastern side of Alachua County, the North East Region and the State of Florida as well.

We greatly value your partnership in this effort and appreciate your help in moving this exciting economic opportunity forward.

Sincerely,



Ellen Vause

City Manager



July 19, 2019

Ken Lawson, Executive Director
Department of Economic Opportunity
Caldwell Building, MSC 212
107 East Madison Street
Tallahassee, Florida 32399

RE: Letter of Assurance – Florida Job Growth Grant Fund Proposal; City of Hawthorne

Dear Mr. Ken Lawson,

The City of Hawthorne is submitting an application to the Florida Job Growth Fund for the purpose of readying the Hawthorne Industry Park and the City of Hawthorne with improved infrastructure to serve employers to the Park and community. The Hawthorne Industry Park is on Weyerhaeuser land, located within a recently confirmed Florida Opportunity Zone and is the only Class 1 Railroad opportunity within Alachua County. This Park is served by the main, north/south freight line for CSX, through Florida connecting JaxPort to Port Tampa Bay. The City of Hawthorne and the region can capitalize on proximity to the University of Florida (ranked #9 U.S. Top Public Research University by *U.S. News & World Report*) and Santa Fe College (ranked #1 in U.S. by The Aspen Institute), and CareerSource North Central Florida for workforce readiness and employer recruitment. The Hawthorne Industry Park represents the largest, single-site, rail-served park in Alachua County, fully zoned to accommodate 3,500,000 square-feet of rail-served manufacturing for up-to 4,000 employees.

Through the ownership of then Plum Creek/now Weyerhaeuser over a period of eight years, our company has invested significantly to prepare this job site for the betterment of Hawthorne, Eastern Alachua County, North Central Florida and the State. This letter confirms the private monies invested into the Hawthorne Industry Park, as of December 31, 2018 to be \$5,000,000. This investment excludes the land value of the land we will convey to the City of Hawthorne for the roadway and utilities infrastructure serving the Park.

We continue to invest into that site through site preparation efforts preparing for the first potential tenant (Project Dolphin), marketing efforts through our company, our broker of record, our economic development partners and through site visits with interested parties. A second active prospect has come through our direct marketing efforts with our broker. Weyerhaeuser continues to manage the land and timber through certified Sustainable Forestry Initiatives, at our cost. We are a long-term partner and investor into the Hawthorne Industry Park and will continue as such through the buildout of the site, which will be both a financial and employment benefit for the area.

Should you need additional information, please let me know. Thank you for considering City of Hawthorne's application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rosemary F. Fagler".

Rosemary F. Fagler
Economic Development Manager, Weyerhaeuser



2019-2020 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

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

Governmental Entity Information

Name of Governmental Entity: City of Hawthorne
Government Federal Employer Identification Number [REDACTED]

Primary Contact Name: Ellen Vause
Title: City Manager
Mailing Address: P.O. Box 1270
Hawthorne, FI 32640-1270
Phone Number: 352-481-2432
Email: evause@cityofhawthorne.net

Secondary Contact Name: bcassels@cityofhawthorne.net
Title: administrative assistant
Phone Number: 352-481-2432 ext.703

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.

1500 feet extension & engineering & design plans for future improvements to 211th street; and provide potable water, sanitary sewer and natural gas to the Hawthorne Industry Park as noted in Exhibit A-1.

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

Located in the City of Hawthorne at 6100 SE211th Street, in Alachua County, at the northwest intersection of U.S. Highway 301 and State Road 20. Please see Exhibits A-2 thru 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?

D. Provide current property owner.

City of Hawthorne and State of Florida (SR-20 right-of-way).

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

Yes No

The requested infrastructure is needed for the development of the Hawthorne Industry Park being developed by Weyerhaeuser. Please see Exhibit B-1.

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

Yes No

The requested funding will provided road access, potable water, sanitary sewer and natural gas line improvements to the Hawthorne Industry Park is being developed by Weyerhaeuser and contains 634 develop-able acres and is zoned for up to 3,500,000 square feet of manufacturing and 150,000 square feet of commercial development. Please see Exhibit A-6

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](#)).

o 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.

o 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.

When developed, the businesses in the Hawthorne Industry Park will be a regional catalyst for new jobs and capital investment. Currently; the majority of the citizens of the City of Hawthorne are forced to commute to existing jobs outside of the region. When fully developed, the Hawthorne Industry Park will contain the majority of the employment in the region. Please see Exhibit B-1 Project Narrative.

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 will commence as soon as the contract between the City of Hawthorne and the State has been fully executed. The design phase will take 4 to 6 months to complete. The bidding phase will take 2 to 3 months to complete and the construction phase will take 6 to 9 months to complete.

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

the water line and sanitary sewer line extensions activities will require permitting from DEP. The road extension portion of the project will required permits from DEP, SJRWMD and the Army Corp of Engineers. The natural gas line extension will require right-of-way permits from FDOT.

- C. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

Permits have not been secured. Once Plans and Specifications are sufficiently developed, permits will be applied for. The local permits required from the selected contractor will be prioritized.

- 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 Hawthorne Industry Park property has completed the rezoning process and is zoned as a PUD. the property meets the local zoning requirements to be utilized for industrial or commercial businesses.

- 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

All required land use changes and zoning have been completed.

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

Yes No

The Citizens voted by majority to approve a tax abatement incentive package, the City is in the process of developing process the tax incentives for businesses creating new jobs and locating in Hawthorne.

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

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

The Citizens of Hawthorne voted by majority to approve a tax abatement incentive package, the City is developing the tax incentives for businesses creating new jobs and locating in the City.

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

See Exhibit A-1 Construction Narrative and Cost Estimate
 See 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 \$ 5,174,300.00
 Florida Job Growth Grant Fund

A. Other Workforce Training Project Funding Sources:

City/County \$ 0

Private Sources \$ 0

Other (grants, etc.) \$ 0

Please Specify: _____

Total Other Funding \$ 5,174,000.00

B. Public Infrastructure Project Funding Sources:

Construction \$ 4,134,600.00

Reconstruction \$ 0

Design & Engineering \$ 1,039,700.00

Land Acquisition \$ 0

Land Improvement \$ 0

Other \$ 0

Please Specify: _____

Total Project Costs \$ 5,174,300.

Note: The total amount requested must equal the difference between the workforce training project costs in 3. and the other Public infrastructure project funding sources in 2.

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

The budget referenced above is the minimum necessary to allow utilization of the Hawthorne Industry Park by industrial and manufacturing facilities.

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 required City Commission approval. After City Commission approval by resolution, the Mayor would sign the contract.

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

N/A

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.
- ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

City Commission meets on the 1st & 3rd Tuesdays of each month. The City Commission can hold a special meeting by providing seven (7) days advanced notice.

- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

See the attached Resolution passed by the Hawthorne City Commission on July 16th, 2019

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: Matthew D. Surrency, Mayor

Representative Signature: 

Signature Date: 7/16/2019

EXHIBIT A-1

**CITY OF HAWTHORNE
FLORIDA JOB GROWTH GRANT FUND APPLICATION
FOR THE HAWTHORNE INDUSTRIAL PARK
REQUIRED INFRASTRUCTURE COST ESTIMATE**

Project Synopsis: The project includes the extension of the roadway, potable water lines, sanitary sewer collection system and natural gas line to the entrance to the Hawthorne Industrial Park.

211th Street Road Realignment and Extension Activity: This activity provides the initial phase of improvements to the existing City Road, 211th Street. Ultimately 211th 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 completed roadway will be designed and constructed to accommodate 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 fifteen hundred linear feet (1,500') of roadway will be added to extend 211th to the project site as well as to provide funding for all of the engineering and design for the total future improvements to 211th that will ultimately become a four-lane divided roadway.

Total Road Construction Cost Including Wetlands and Floodplain Compensation:	\$2,313,000.00
Engineering Design, Bidding and Inspection Services:	<u>\$ 685,300.00</u>
 Total Road Cost	 \$2,998,300.00

Potable Water Service Activity: The extension of the existing potable water service, from its current terminus at the entrance to the Washington Square Apartment Complex on 211th Street northward a distance of four thousand five hundred thirty linear feet (4,530). The entire extension would be carried out utilizing a ten-inch (10") water line pipe.

Total Potable Water Line Extension Cost:	\$ 426,100.00
Engineering Design, Permitting Bidding and Inspection Services:	<u>\$ 173,300.00</u>
 Total Potable Water Line Cost	 \$ 599,400.00

Sanitary Sewer Collection System Activity: The extension of the existing sanitary sewer collection system from its current terminus at the entrance to the Washington Square Apartment Complex on 211th Street northward a distance of four thousand five hundred thirty linear feet (4,530'). The sanitary sewer system extension will involve the construction of two new lift stations and four thousand three hundred ninety linear feet of eight-inch (8") force main.

Total Sanitary Sewer Collection System Extension Cost:	\$ 495,500.00
Engineering Design, Permitting Bidding and Inspection Services:	<u>\$ 81,100.00</u>

Total Sanitary Sewer Collection System Extension Cost \$ 576,600.00

EXHIBIT A-1
CITY OF HAWTHORNE
FLORIDA JOB GROWTH GRANT FUND APPLICATION
FOR THE HAWTHORNE INDUSTRIAL PARK
REQUIRED INFRASTRUCTURE COST ESTIMATE
PAGE 2

Natural Gas Service Line Activity: The installation of a new natural gas service line, from the natural gas terminal located along Old Hawthorne Road, approximately one mile east of the intersection of US. Highway 301 and State Road 20. Proceeding westward down Old Hawthorne Road (County Road 20A) until it intersects with State Road 20, then proceeding westward along State Road 20 until it intersects with 211th Street, then proceeding northerly along 211th Street until the terminus point of the natural gas pipeline at the entrance to the Hawthorne Industrial Park. Approximately four and one half (4.5) miles or twenty-three thousand seven hundred fifty linear feet (23,750') of natural gas service line will be installed. Cost estimate is based upon a cost of two hundred twenty-five thousand dollars (\$225,000.00) per mile.

Total Natural Gas Line Installation Cost: \$ 900,000.00

Engineering Design, Permitting Bidding and Inspection Services: \$ 100,000.00

Total Natural Gas Line Cost \$ 1,000,000.00

Total Construction Cost \$ 5,174,300.00

EXHIBIT A-2 PROPOSED ENTRANCE ROAD TO THE HAWTHORNE INDUSTRIAL PARK

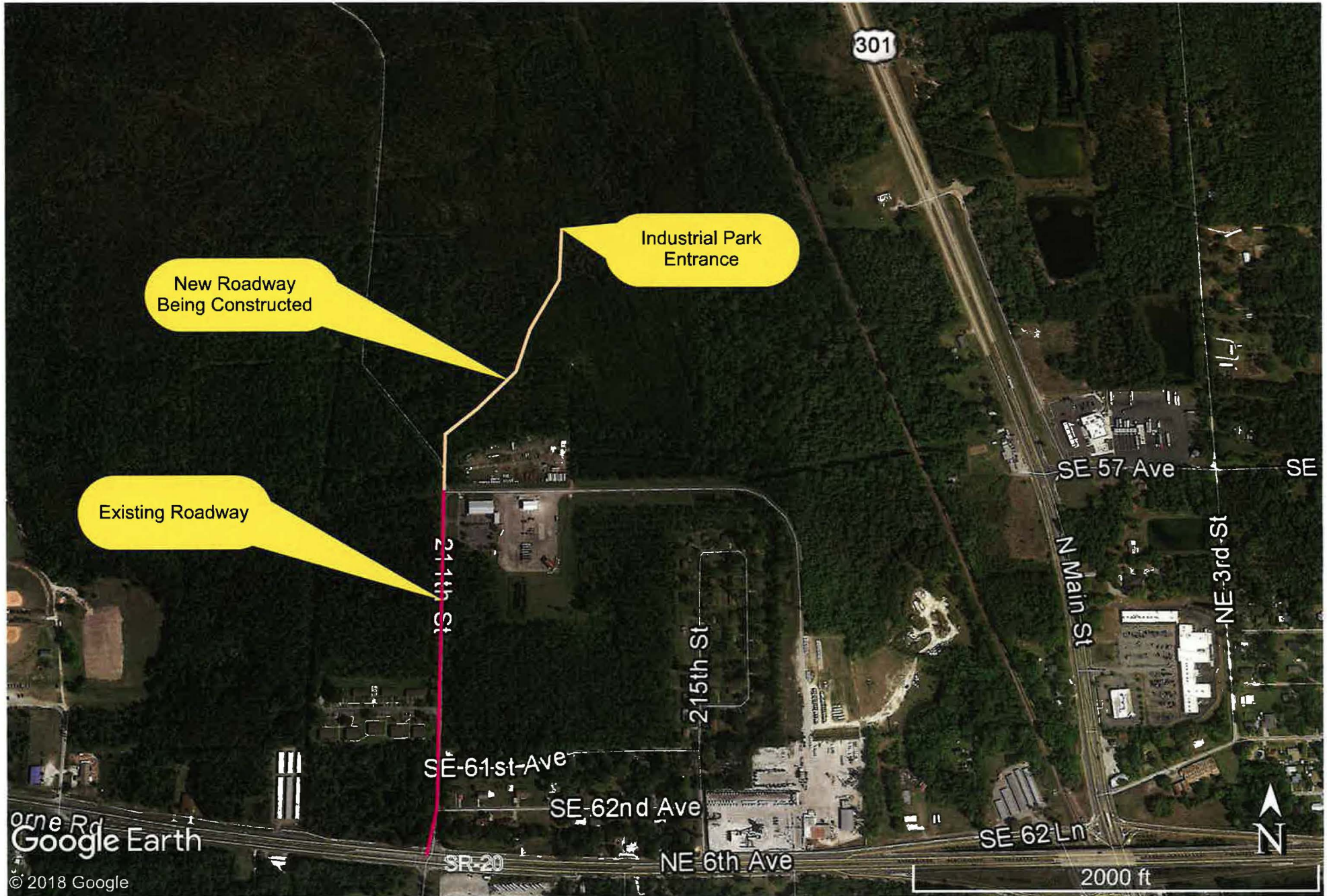
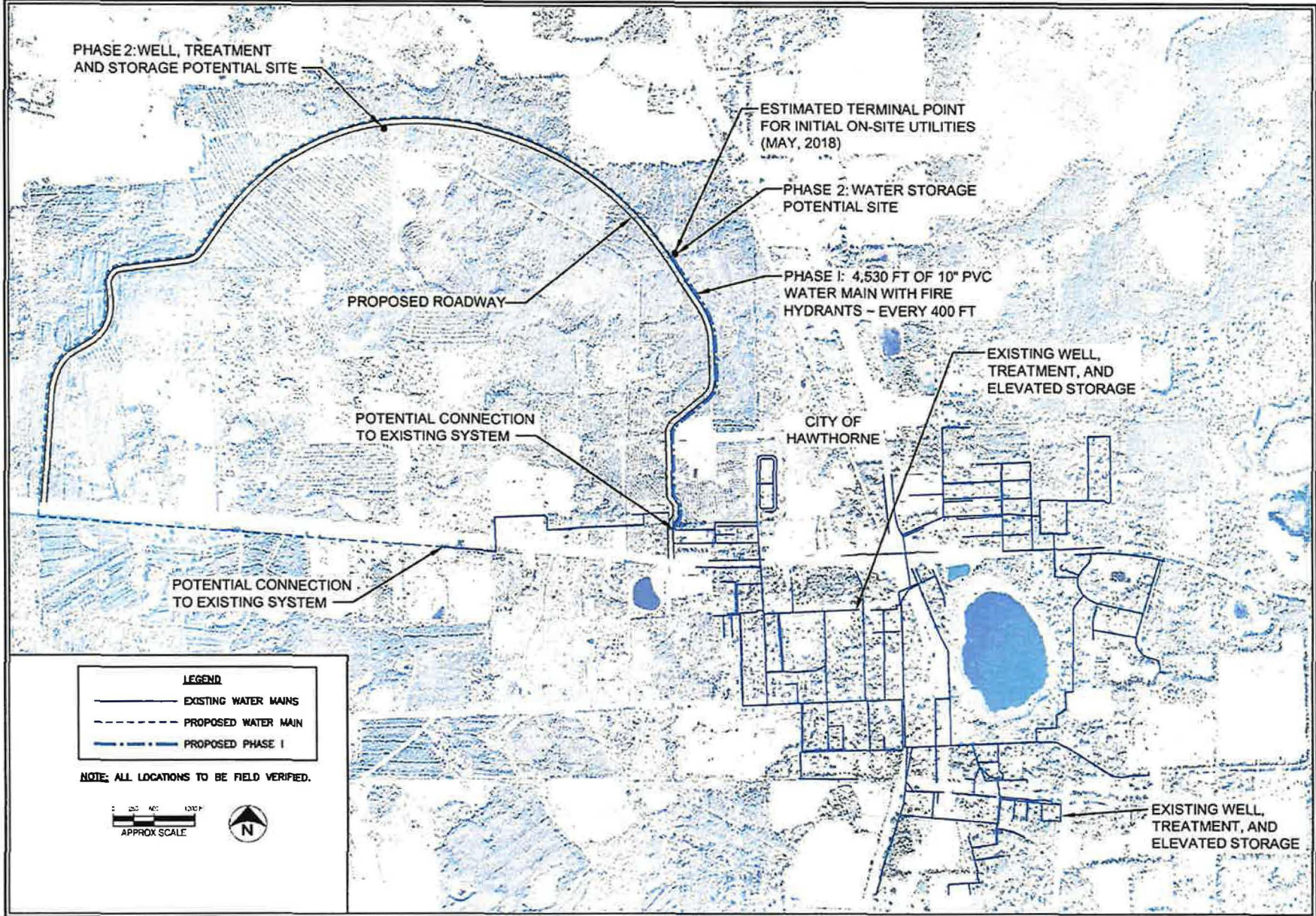


EXHIBIT A-3 PROPOSED POTABLE WATER SYSTEM IMPROVEMENTS

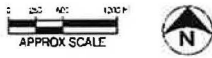


J:\2018 Plans Drawings\18-04-03 - EA Hawthorne\Drawing Reviews - May 2018\DWG\18-04-03 03.DWG - EXHIBIT 1.dwg, WATER (18-04-03), 9/20/2018 2:29:58 PM, rmmrmas

LEGEND

- EXISTING WATER MAINS
- - - PROPOSED WATER MAIN
- - - PROPOSED PHASE I

NOTE: ALL LOCATIONS TO BE FIELD VERIFIED.

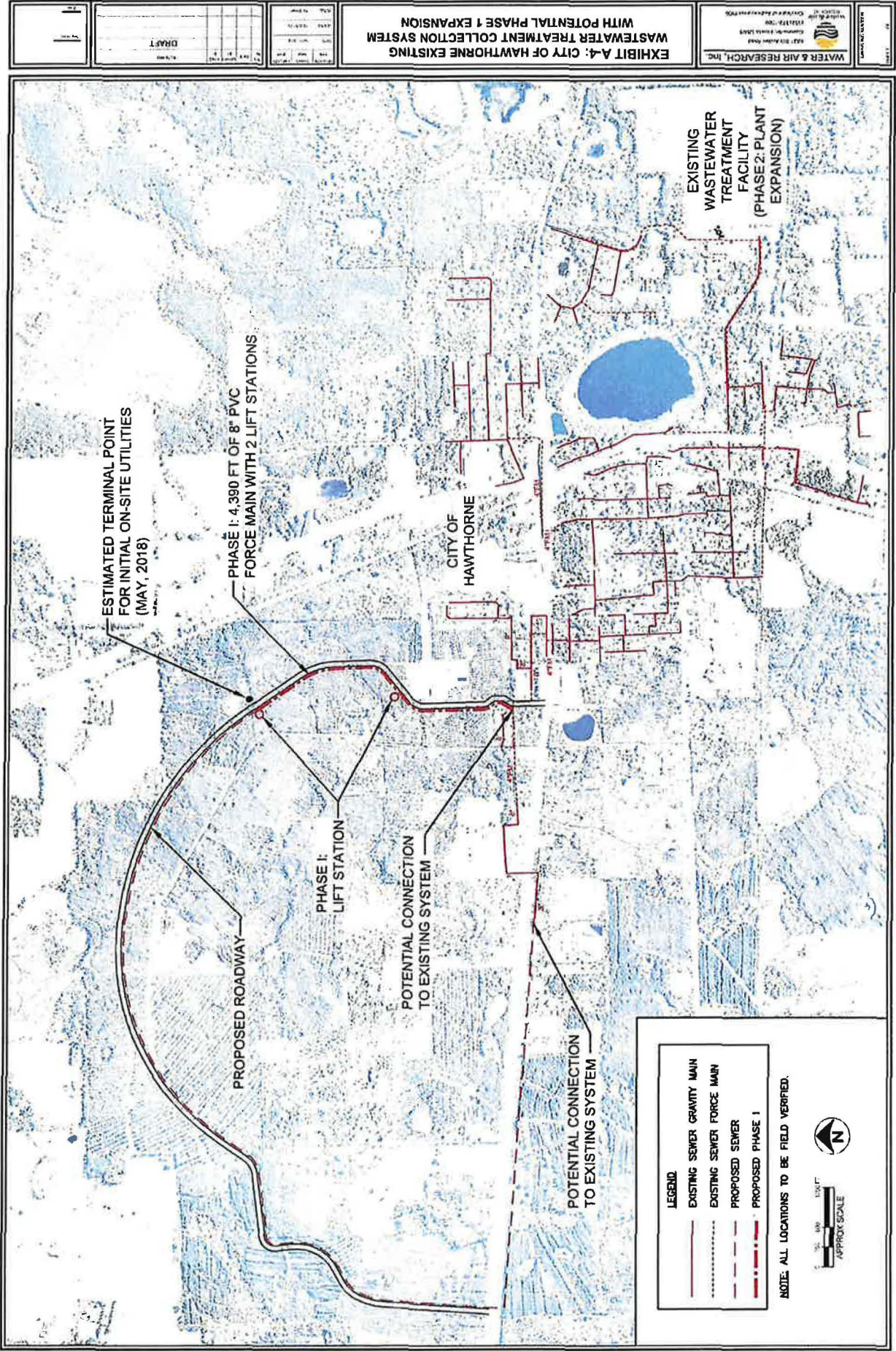


DATE		BY		CHECKED		APPROVED	
DRAFT							

**EXHIBIT A-3: CITY OF HAWTHORNE
EXISTING WATER DISTRIBUTION SYSTEM
WITH POTENTIAL PHASE I EXPANSION**

WATER & AIR RESEARCH, INC.
1411 W. AVENUE 104
GARDEN GROVE, CALIFORNIA 92640
TEL: 949.342.1100
WWW.WARINC.COM
Contract Number: 18-04-03

EXHIBIT A-4 SANITARY SEWER COLLECTION SYSTEM IMPROVEMENTS



<p>DATE: 5/29/2018 TIME: 2:28:21 PM USER: mmmmm</p>	<p>PROJECT: SANITARY SEWER IMPROVEMENTS SHEET: 1 OF 1 SCALE: AS SHOWN STATUS: DRAFT</p>	<p>EXHIBIT A-4: CITY OF HAWTHORNE EXISTING WASTEWATER TREATMENT COLLECTION SYSTEM WITH POTENTIAL PHASE 1 EXPANSION</p>	<p>WATER & AIR RESEARCH, INC. 1000 S. MAIN ST. SUITE 100 HAWTHORNE, CA 90250 TEL: (310) 878-1100 WWW.WARINC.COM</p>
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EXHIBIT A-5: PHASE I NATURAL GAS LINE EXTENSION

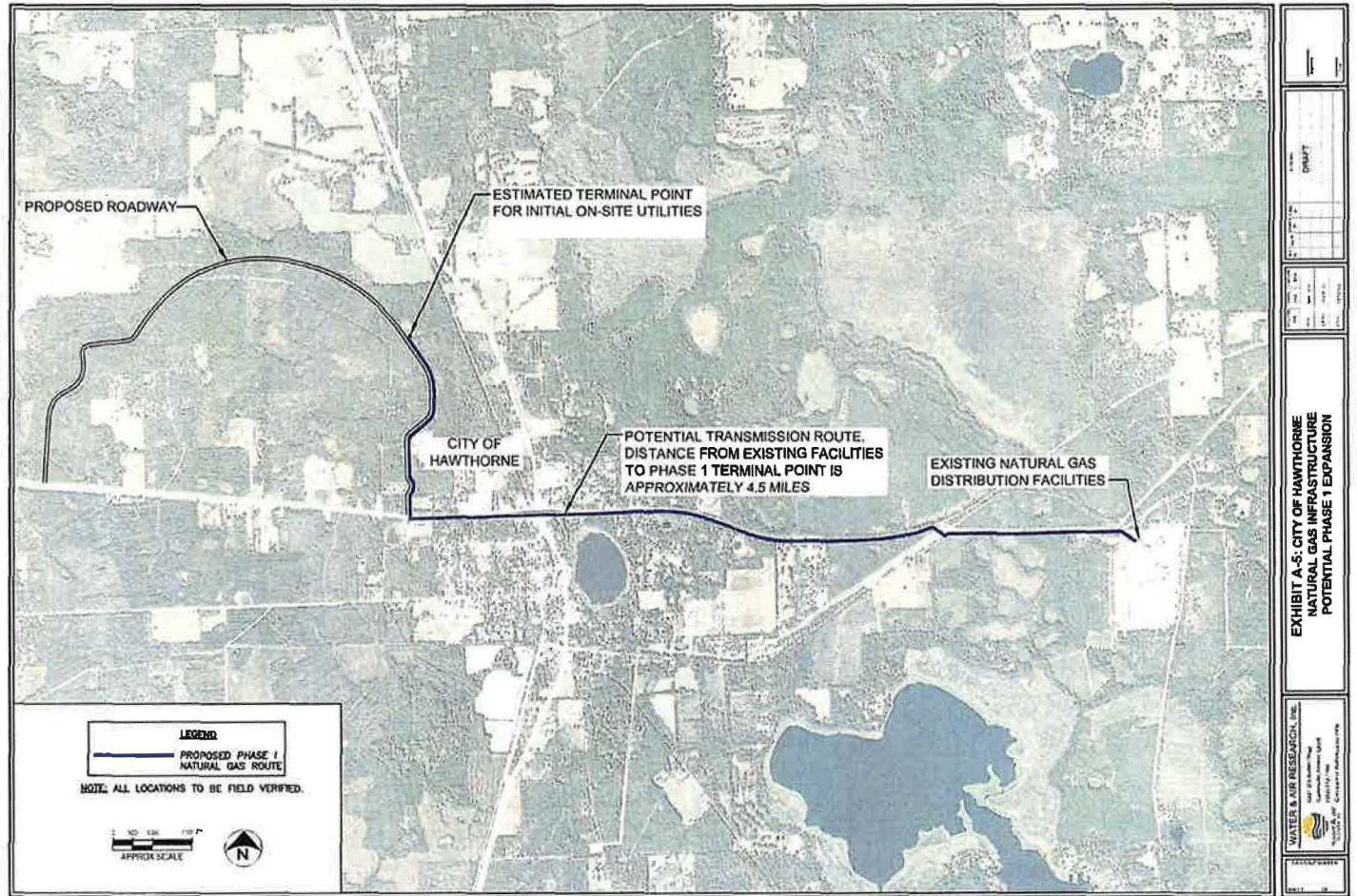


Exhibit B-1 - Project Narrative
The City of Hawthorne – Florida Job Growth Grant Fund Application

Located in the City of Hawthorne, in Alachua County, at the northwest intersection of U.S. Highway 301 and State Road 20, and bordered by the main north/south CSX freight line serving the State of Florida, the Hawthorne Industry Park is ready to become a regional catalyst for jobs and capital investment. The 1,068-acre park is currently being readied by landowner Weyerhaeuser, in partnership with the City of Hawthorne, to a Super Site status with a total development footprint of 634 acres. This park with its strategic location is already attracting interest. In fact, the Hawthorne Industry Park is currently one of two final sites in Alachua County being considered for Project Dolphin, a manufacturing company which represents a potential \$250-to-\$300-million capital investment and will employ up to 130 full-time employees at an average salary of \$45,000 annual. A second prospect, which came through landowner and broker marketing efforts, is interested in the Park.

The Hawthorne Industry Park in Hawthorne Florida is at the intersection of several of Florida's emerging mega regions. 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 Greater Orlando-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 I-95 and, connect west to Gainesville and I-75. The main north-south CSX freight line, in the state of Florida runs parallel with U.S. 301 and the line is double tracked adjacent to the site. From the Hawthorne Industry Park, 13 of Florida's 14 deep-water ports can be accessed within a five-to-six-hour drive time.

With support from the City of Hawthorne, Weyerhaeuser annexed the site into the City of Hawthorne, has completed the due diligence, land-use changes, various studies, zoning and conceptual build-out plan to accommodate 3.5 million square-foot for rail-served, industrial manufacturing and 150,000 square feet for commercial, retail space. Permitting through the U.S. Army Core of Engineers and the St. Johns River Water Management District are nearing completion. Weyerhaeuser, CSX Railroad, the City of Hawthorne, and the Gainesville Area Chamber of Commerce are engaged in marketing the site to attract employers to the community. To-date, Weyerhaeuser has invested over \$5 million to ready this site to benefit the region. Public funds have yet to be invested into readying this site however, the City of Hawthorne has strategically invested in its infrastructure to ready the community for wanted and needed job growth.

In 2009, the City started taking a hard look at what it would take to increase economic development opportunities in order to create jobs, stabilize our economy and, provide a better quality of life for our citizens. The reality was that our infrastructure would not support economic growth without improvements. We developed a plan and worked towards improving our infrastructure.

Since that time, through loans and grants, the City has invested over \$4,981,000 improving our infrastructure including: Building a modern water tower to replace the 1920's water tower; upgrading the wastewater treatment plant, and increased capacity, with a new eco-friendly, residual drying box for waste after processing, that is shipped for composting; replacing the dated 1950's, failing water lines with new water distribution service lines and fire hydrants; upgrading a building for the fire protection services; repaving the historic downtown Johnson Street (SE 221 Street) within Hawthorne's CRA district, to link our Hawthorne-to-Gainesville Bike Trail to SR-20 and US-301, for a more bike and walkable friendly downtown.

To demonstrate the importance of this potential project to the region, the City is considering offering Project Pinnar a property tax abatement, due to the amount and quality of jobs and the capital investment Dolphin will bring to our community. This incentive offer is significant because it will be the first time in the history the City has been willing to grant an abatement of this type. Currently the entire City only has \$47,000,000 in tax value, so a project that would bring an estimated capital investment of \$250,000,000 to \$300,000,000 with 130 jobs to a REDI Community is exactly what we have been strategically planning for since 2009. With the development of the Hawthorne Industry Park, Project Pinnar will be the catalyst for the build-out of the park, which could bring countless future job opportunities onsite. The Hawthorne Industry Park is zoned to accommodate up-to 4,000 employees and 3.5 million square feet of industrial manufacturing, so Hawthorne's future is bright. This would provide the improvements to the economy in the City of Hawthorne, as well as to the entire eastern side of Alachua County (one of the State's pockets of severe poverty), the North East Region and the State of Florida as well.

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 #9 in the U.S. for public research universities by *U.S. News & World Report*, and home to Santa Fe College ranked the #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 and, has been recognized nationally for many of 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 300,000 and that region includes Alachua, Bradford, Clay, Marion and Putnam counties. With a growing manufacturing sector in the region, entities within Alachua County are ready to supply a sustainable pipeline of workers from certified training to advanced degrees.

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 Gainesville Area Council for Economic Outreach has followed EFI's lead and also has placed Advanced Manufacturing as a cross-cutting strategy across its industry targets.

According to the Gainesville Area 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 Gainesville Area 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.

In late 2011, the Georgia-Pacific plywood factory 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 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.

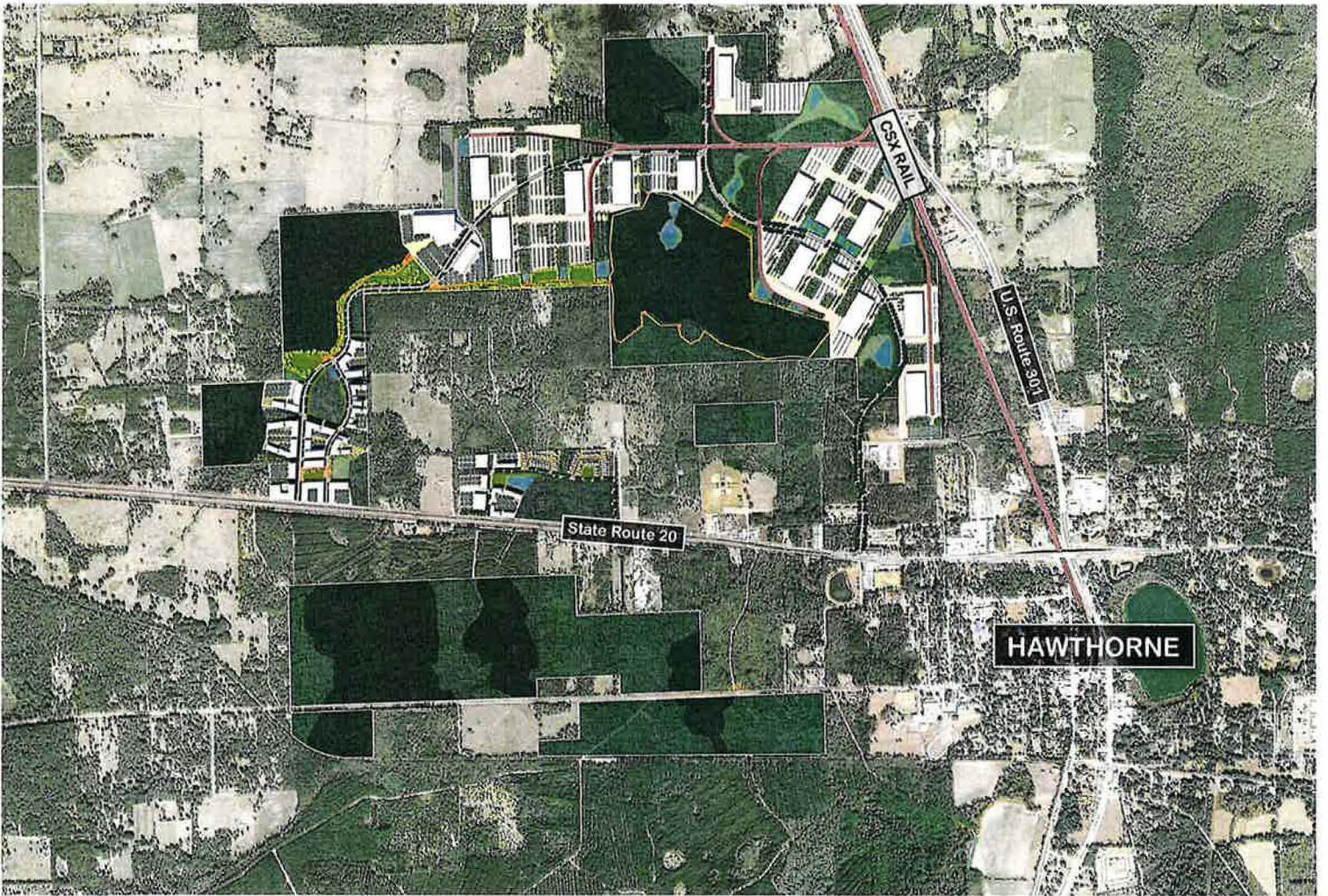
Currently, the City of Hawthorne is qualified by the State of Florida as a REDI community. In the City's last REDI application submitted in 2019, the City documented six (6) economic distress factors in which the City of Hawthorne falls at least twenty-five percent (25%) below the state average. These 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.

With the Hawthorne Industry Park located within the eastern portion of Alachua County, the area's focus on increasing and supporting manufacturing jobs, this Park is ready to be a regional catalyst from Hawthorne to Palatka to Baldwin and to Ocala. The strategic location will allow Florida to attract, grow and retain manufacturing companies which could utilize the Florida Ports helping to create a return on the State's \$10 billion investment into those ports.

The Florida Job Growth funding sought through this application will connect the available utilities and infrastructure to the Hawthorne Industry Park making the park shovel-ready where employers can quickly move from site selection to construction to hiring and operating thereby positively impacting the economic base for the North Central Florida Region.

**Fact provided by the National Association of Manufacturers*

**EXHIBIT A-6
HAWTHORNE INDUSTRIAL PARK PROPOSED LAYOUT**



RESOLUTION NO. 2019-40

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE 2019-2020 FLORIDA JOB GROWTH GRANT FUND PUBLIC INFRASTRUCTURE GRANT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR FEDERAL FISCAL YEAR 2019-2020.

WHEREAS, the City of Hawthorne desires to submit an application to the Florida Department of Economic Opportunity for the 2019-2020 Florida Job Growth Grant Fund Public Infrastructure Grant FY2019-2020.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Hawthorne as follows:

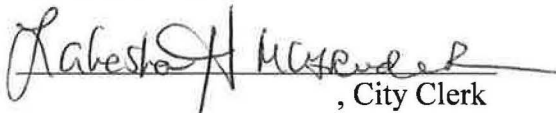
1. That the City of Hawthorne hereby authorizes the filing of an application for a Florida Job Growth Grant Fund Public Infrastructure Grant
2. That the Mayor of the City of Hawthorne is hereby authorized to execute all documents required in connection with the filing of said application.

DULY PASSED AND ADOPTED by the City Commission of the City of Hawthorne, Florida at a regular meeting on this 16th day of July, 2019



, Mayor

ATTESTED:



, City Clerk