



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 Avon Park

Government Federal Employer Identification Number [REDACTED]

Primary Contact Name: Ronnie Jones

Title: Director of Infrastructure

Mailing Address: 2301 US 27 South
Avon Park, FL 33825

Phone Number: (863)452-4400

Email: rjones@avonpark.cc

Secondary Contact Name: David Flowers

Title: City Manager

Phone Number: (863)452-4400

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.

The US 27 North Water Main and Force Main Utility Extension entails extending 12" water distribution lines for approximately 2.25 miles and 8" sewer force main for approximately 2 miles.

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

The project is located on US 27 within Highlands County. The infrastructure is owned by the City of Avon Park. The public infrastructure will be located within the public right of way and easements.

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?

The infrastructure is owned by the City of Avon Park; however, the City provides service outside the City limits.

D. Provide current property owner.

All property that will be utilized for this project will be located within the public right of way.

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

Yes

No

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

Yes

No

The improvements will not be for the exclusive benefit of any single company. The infrastructure improvements will benefit the current businesses that will be located in the service area. There are also businesses that are either recently approved or are going through the approval process that will be in the service area. The properties adjacent to the utility extensions are zoned for Commercial/Industrial and the City sees this as a high-growth area.

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.

See attached explanation.

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 upon acceptance of the grant and execution of the agreement. The project will take 120-150 days to complete.

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

FDEP permit is required for Water and Waste Water extensions.

FDOT permit is required to construct utilities in the DOT right of way.

Highlands County Utility permit is required to construct utilities in the County right of way.

CSX permit is required to construct utilities under railroad.

- 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 been secured.

- 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 majority of the parcels (90 acres and 36 acres) adjacent to the proposed utility extension are zoned Commercial/Industrial and Agricultural. Agricultural parcels will have future land use changed to Commercial/Industrial.

- 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.

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

See attached sketch for water and waste water extension.

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** \$1,311,186.00
 Florida Job Growth Grant Fund

A. Other Workforce Training Project Funding Sources:

City/County \$ _____

Private Sources \$ _____

Other (grants, etc.) \$ _____

Please Specify: _____

Total Other Funding \$ _____

B. Public Infrastructure Project Funding Sources:

Construction \$ _____

Reconstruction \$ _____

Design & Engineering \$ _____

Land Acquisition \$ _____

Land Improvement \$ _____

Other \$971,500 _____

Please Specify: FDEO2018

Total Project Costs \$ _____

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.

Material estimate \$367,000.00
Construction estimate \$499,500.00
Engineering and Design \$104,500.00

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 is by the City Council.

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.

See attached schedule.

The City Council will hold special meetings with 48-hour 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.
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PUBLIC INFRASTRUCTURE GRANT PROPOSAL

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 Avon Park

Name and Title of Authorized Representative: Ronnie Jones, Director of Infrastructure

Representative Signature: *Ronnie T. Jones*

Signature Date: 8/9/19



EXHIBIT 1

PART 1 G.

1-G. 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.

Part 1

The proposed water and wastewater utility line extensions by Avon Park service project development in Highlands County and Polk County. In addition to the jobs created by Sunpure Holdings and Nucor, these projects will create indirect and induced jobs in both counties.

The REMI Policy Insight model (PI+ Florida Counties v.2.2.2 build 4937) was utilized to generate the forecasts of the impacts of the project through 2034. The PI+ Model is an economic and demographic model of sub-national units of the economy of the United States. Regional Economic Models, Inc (REMI) updates this model annually with data from US Bureau of Labor Statistics, US Bureau of Economic Analysis, US Census, and other sources. The project analysis includes three components:

1. Construction of Avon Park utilities.
2. Sunpure Holdings in Highlands County.
3. Nucor in Polk County.

INPUTS

The Construction of **Avon Park US 27 North Utilities Extension** component incorporated the following assumptions based on information provided by the project team:

- \$2,282,686.00
- The **Sunpure Holdings** component incorporated the following assumptions based on information provided by the project team:
 - Classification of project as the Manufacturing Sector (NAICS 331).
 - Project commencement in 2017 with a 6-year duration.
 - 29 Full-Time Equivalent (FTE) jobs by 2022.
 - 8 Full-Time Equivalent (FTE) jobs added in 2018.
 - 5 Full-Time Equivalent (FTE) jobs added in 2019.
 - 6 Full-Time Equivalent (FTE) jobs added in 2020.
 - 5 Full-Time Equivalent (FTE) jobs added in 2021.
 - 5 Full-Time Equivalent (FTE) jobs added in 2022.

- Average Wage of \$39,286.37.
- Capital investment totaling \$3.57 million based on the schedule provided in Table 1 below.
- Impact analysis between 2017 and 2034, with inputs starting in 2017.

Table 1
PROJECTED CAPITAL INVESTMENT

	2017	2018	2019	2020	2021	2022	Total
Land Acquisition	\$725,000	\$0	\$0	\$0	\$0	\$0	\$725,000
Construction	\$0	\$225,000	\$200,000	\$175,000	\$150,000	\$200,000	\$950,000
Equipment Purchase and Set-up	\$0	\$615,000	\$485,000	\$250,000	\$150,000	\$400,000	\$1,900,000
Total Capital Investment	\$725,000	\$840,000	\$685,000	\$425,000	\$300,000	\$600,000	\$3,575,000

The **Nucor** analysis component incorporated the following assumptions based on information provided by the project team:

- Classification of project as the Manufacturing Sector (NAICS 331).
- Project commencement in 2018 with a 4-year duration.
- 250 Full-Time Equivalent (FTE) jobs by 2022.
 - 125 Full-Time Equivalent (FTE) Employees added in 2021.
 - 125 Full-Time Equivalent (FTE) Employees added in 2022.
- Average Wage of \$68,000 with \$20,400 in benefits.
- Capital Investment totaling \$247.65 million based on the schedule provided in Table 2 below.
- Impact analysis between 2017 and 2034, with inputs starting in 2018.

Table 2**PROJECTED CAPITAL INVESTMENT (IN MILLIONS)**

	2017	2018	2019	2020	2021	2022	Total
Land Acquisition	\$0	\$6	\$0	\$0	\$0	\$0	\$6
Construction	\$0	\$0	\$16.5	\$7.5	\$1	\$0	\$25
Equipment Purchase and Set-up	\$0	\$0	\$60	\$52	\$94.65	\$10	\$216.65
Total Capital Investment	\$0	\$6	\$76.5	\$59.5	\$95.65	\$10	\$247.65

MANUFACTURING WAGES/COMPENSATION REMI VS. PROJECT PROPOSALS

The REMI model includes assumptions of wages and compensation benefits based on industry jobs. Both Sunpure Holdings and Nucor are proposing to provide wages higher than the amounts estimated in REMI. To keep up with the REMI model assumptions, the amount paid by the firms is grown at the same inflation rate as that of the REMI compensation

TABLE 3**MANUFACTURING WAGES/COMPENSATION REMI VS. PROJECT PROPOSALS**

REMI Average Annual Wage- Highlands County	Sunpure Wage + annual inflation	REMI Average Annual Compensation- Polk County	Nucor Compensation + annual inflation
\$35,051.00		\$65,744.00	
\$36,582.00	\$39,286.67	\$68,328.00	
\$38,692.00	\$41,552.67	\$71,997.00	
\$41,127.00	\$44,167.70	\$76,511.00	
\$43,453.00	\$46,665.67	\$80,930.00	\$88,400.00
\$45,844.00	\$49,233.45	\$85,533.00	\$93,427.87

\$48,323.00	\$51,895.73	\$90,279.00	\$98,611.93
\$50,830.00	\$54,588.09	\$95,058.00	\$103,832.04
\$53,508.00	\$57,464.08	\$100,156.00	\$109,400.60
\$56,336.00	\$60,501.17	\$105,518.00	\$115,257.52
\$59,288.00	\$63,671.43	\$111,117.00	\$121,373.32
\$62,384.00	\$66,996.33	\$117,002.00	\$127,801.52
\$65,050.00	\$69,859.44	\$122,065.00	\$133,331.84
\$67,805.00	\$72,818.13	\$127,303.00	\$139,053.32
\$70,642.00	\$75,864.88	\$132,712.00	\$144,961.58
\$73,560.00	\$78,998.62	\$138,284.00	\$151,047.89
\$76,554.00	\$82,213.98	\$144,006.00	\$157,298.04
\$79,614.00	\$85,500.22	\$149,867.00	\$163,700.02

TABLE 4

JOBS GENERATED IN HIGHLANDS AND POLK COUNTIES

Indirect and Induced Jobs	Direct Jobs	Total Jobs
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	Highlands County	Polk County	Total	Highlands County	Polk County	Total	Highlands County	Polk County	Total
2017	0	0	1	8	0	8	8	0	9
2018	2	17	19	13	0	13	15	17	32
2019	15	343	358	19	0	19	34	343	377
2020	8	220	228	24	0	24	32	220	252
2021	12	423	435	29	125	154	41	548	589
2022	20	408	428	29	250	279	49	658	707
2023	18	400	418	29	250	279	47	650	697
2024	18	403	422	29	250	279	47	653	701

2025	18	400	417	29	250	279	47	650	696
2026	17	393	411	29	250	279	47	643	690
2027	17	388	405	29	250	279	46	638	684
2028	17	400	400	29	250	279	46	633	679
2029	17	381	398	29	250	279	46	631	677
2030	17	381	397	29	250	279	46	631	676
2031	17	381	398	29	250	279	46	631	677
2032	17	383	400	29	250	279	46	633	679
2033	17	385	402	29	250	279	46	635	681
2034	17	389	406	29	250	279	46	639	685

1G. 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.

Part II

The City of Avon Park is the northernmost city of Highlands County. Highlands County is a rural community and part of Florida’s South-Central Rural Area of Opportunity as designated by Governor Rick Scott, and is included in the Governor’s 12 Counties Initiative- a special initiative to work with communities whose economies have not recovered as quickly as other areas of Florida.

The extension of water and wastewater lines to the northern part of Avon Park and Highlands County will provide development opportunities which will ultimately result in job creation and economic recovery for the community. Along with numerous existing commercial businesses that run along the extension route, existing and incoming industry will also benefit from the infrastructure improvements.

Already located within this area is Sunpure Holding, an international plastics recycling and manufacturing company that acquired the old Cargill juice plant and chose Avon Park as the location of their first U.S. production facility. The company is working on starting up their initial product line, but without access to

city water and wastewater, they cannot adequately sprinkler the buildings which is a prerequisite to full operation including the plastics recycling and up to four additional product lines. Full operation and additional product lines will lead to job creation.

In addition to Sunpure Holding, the recent announcement of Nucor's steel rebar mill directly on the northern side of the Highlands County line in Frostproof is slated to create 250 new high-paying jobs. While not located in Highlands County, its proximity will have a significant impact on Highlands and the surrounding region. Nucor will be accessing its facility through Highlands County, and it is expected that a number of new hires will be Highlands County residents, and several of the management team have already bought homes in Highlands. Nucor's Frostproof site does not currently have access to water or wastewater lines. As the property is right at the Polk/Highlands County line, it is most feasible for the City of Avon Park to extend water and wastewater lines to this area.

Additionally, ancillary businesses are expected to locate near Nucor facilities. In the northern Avon Park area, there is additional vacant land near Sunpure Holding along US 27 and CSX rail. Having City of Avon Park water and wastewater at these properties makes them more competitive for future development opportunities.

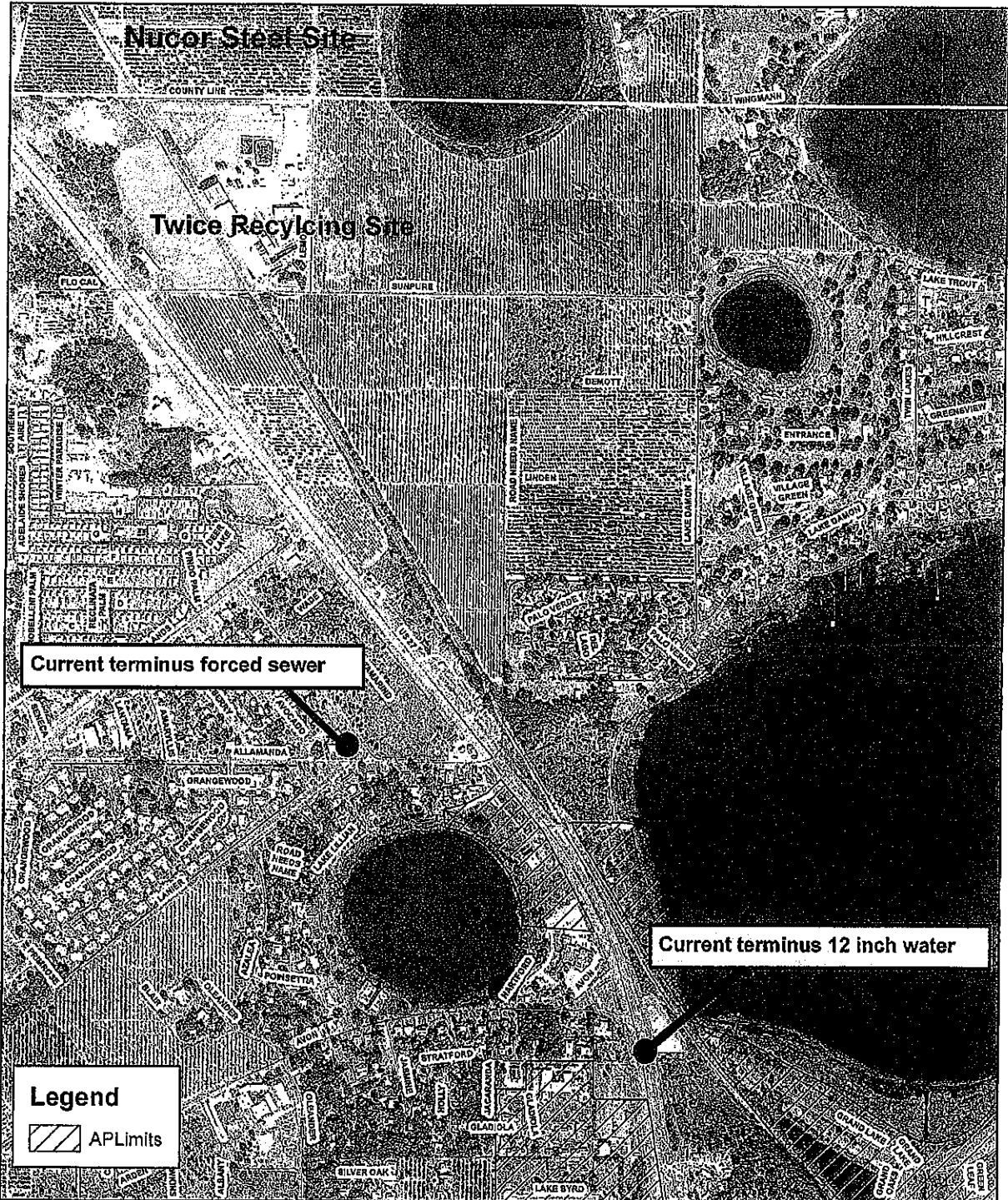
It has also been expressed to the city that if water and wastewater lines are extended in this area that there is interest in further residential development. Highlands County has a lack of workforce housing, and increased residential development is needed for the current workforce and the future growing workforce, including the new industry jobs that are expected to be created as a result of this infrastructure project.

Overall, infrastructure improvements of water and wastewater line expansion by the City of Avon Park will provide a proactive opportunity to promote expansion of current industry and attraction of new industry resulting in economic recovery and diversification of rural community, as well as economic enhancement of targeted industries such as manufacturing, logistics, and distribution. The region has struggled with employment rates that, although they have trended toward improvement in recent years, still fall below state average, as do wages and per capita income. Attraction of new businesses that fall within the targeted industries will allow the economic diversification and resilience needed in this area of the state. Traditional industries have diminished over time in the region, and have been impacted by disruptions that have greatly affected the economic health of its communities. Manufacturing, distribution, and logistics are also identified as Target Industries in the region's Comprehensive Economic Development Strategy, and growth of these industries is expected to add long-term positive impacts in housing, talent pipeline, and stable, high-paying jobs.

In addition to this explanation, the Central Florida Regional Planning Council has completed an attached Economic Impact Analysis (**Part I**) which provides quantitative evidence demonstrating how the proposed public infrastructure will promote economic recovery, diversification, and enhancement of targeted industries including job creation.

EXHIBIT 2

PART 2. H.



City of Avon Park
Northern Utilities Extension

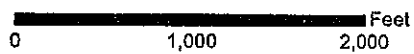


EXHIBIT 3

PART 3. C.

AVON PARK WATERLINE EXTENSION
FROM STRAFFORD TO LEMON

			quantity	Unit	Unit Cost	Unit Cost Total
Water Lines						
	DR 18 AWWA C-900	12"	6400	FT	45.00	288000.00
		8"	20	FT	35.00	700.00
Directional Bores	HDPE SDR 11	14"	1250	FT	150.00	187500.00
Water Gate Valves		12" / meg-a-lug	22		2300.00	50600.00
Tapping Saddle Assembly		8"	1		5000.00	5000.00
Fire Hydrant Assembly			18		5000.00	90000.00
Locator Tape		2"	6500	FT	0.12	780.00
Locator Wire		12 gauge	9000	FT	0.30	2700.00
Water Tees	AWWA	12" / meg-a-lug	6		850.00	5100.00
Manual Air Release Valve / Sample Point with fittings		12" x 2" Tapping Saddle	8		750.00	6000.00
Water 90's	AWWA	12" / meg-a-lug	1		625.00	625.00
Water 45's	AWWA	12" / meg-a-lug	12		625.00	7500.00
Water 22.5's	AWWA	12" / meg-a-lug	4		625.00	2500.00
Reducers	AWWA	12" -> 8"	1		900.00	900.00
Estimated Total						\$ 647,905.00

AVON PARK FORCE MAIN EXTENSION
FROM LANIER TO LEMON

			quantity	Unit	Unit Cost	Unit Cost Total
Force Main	DR 18 AWWA C-900	8"	5100	FT	35.00	178500.00
Directional Bores	HDPE SDR 11	10"	800	FT	100.00	80000.00
Force Main Gate Valves		8" / meg-a-lug	3		2000.00	6000.00
Tapping Saddle Assembly		8" x 8" x 8"	1		5000.00	5000.00
Locator Tape		2"	5100	FT	0.12	612.00
Locator Wire		12 gauge	6700	FT	0.30	2010.00
Manual Air Release Valve Assembly		8" x 2" Tapping Saddle	1		700.00	700.00
Force Main 45's	AWWA	8" / meg-a-lug	24		600.00	14400.00
Force Main 22.5's	AWWA	8" / meg-a-lug	2		600.00	1200.00
Estimated Total						\$ 288,422.00

AVON PARK FORCE MAIN & WATER LINE RAILROAD CROSSING

Jack & Bore						
	DR 18 AWWA C-900 w/ 2 X dia. Steel Casing	12" w/ 24" Steel casing	200	FT	600.00	120000.00
		8" w/ 16" Steel casing	200	FT	440.00	88000.00
	Excavation for J&B		3100	CY	16.00	49600.00
		Shoring	1	LS	25000.00	25000.00
	Maintenance of Traffic		1	LS	10000.00	10000.00
	Insurance		1	LS	25000.00	25000.00
Estimated Total						\$ 317,600.00

AVON PARK FORCE MAIN & WATER LINE MISCELLANEOUS

Sodding right-of-way			8500	LF	15.00	127500.00
Surveying			1	LS	20000.00	20000.00
Mobilization			1	LS	50000.00	50000.00
Traffic Maintenance			1	LS	25000.00	25000.00
Testing / Pressure test / Bac t's			1	LS	15000.00	15000.00
Contingency			15	%		289069.00

COMPLETE PROJECT ESTIMATED TOTAL ==> \$ 2,216,196.00

DISCLAIMER:

THIS ESTIMATE IS PROVIDED WITHOUT THE SPECIFIC FLOW REQUIREMENTS FROM THE NUCOR LIFT STATION. THIS ESTIMATE DOES NOT PROVIDE FOR ANY DOWNSTREAM IMPROVEMENTS. THIS ESTIMATE DOES NOT INCLUDE A FLOW METER FOR THE NUCOR FLOW INTO THE SYSTEM. NUCOR MUST PROVIDE A FLOW METER THAT IS ACCESSIBLE TO THE CITY OF AVON PARK AND THAT CAN MEASURE HIGHS AND LOWS AND WILL NOT ALLOW REVERSE FLOWS.

EXHIBIT 4

PART 4. B.

Sec. 2-31. - Regular meetings.

Regular meetings of the city council shall be held on the second and fourth Monday of each month at 6:00 p.m. in the city council chambers. However, a particular regular meeting may be rescheduled to a different time or date, or cancelled altogether, when circumstances arise that necessitate such a change to the regular schedule by affirmative majority vote of the city council during a previously held regular meeting. In the event that unexpected circumstances arise between meetings that necessitate a change to the regular schedule of the next meeting, and those circumstances were not known at the time of the prior meeting at which a vote of the city council could have been taken, such meeting may be cancelled or rescheduled by agreement of the city manager, or his designee, and the mayor, or if the mayor is unavailable, the deputy mayor. Rescheduled meetings shall be advertised in the same manner as regularly scheduled meetings. Cancellations shall be made known to the public and media, as soon as reasonably possible when circumstances arise necessitating such cancellations. When a regularly scheduled city council meeting falls on a legal holiday, the city council shall meet as soon as reasonably possible following the legal holiday unless otherwise changed by affirmative majority vote of the city council as described above. Additionally, when the city council chambers is anticipated to be inadequate to accommodate a large number of citizens expected to be in attendance at a given meeting, the city council may hold said regular meeting in a location more suitable for public participation upon prior affirmative vote of the city council and public notice of the location. All meetings of the city council shall be open to the public as prescribed by law.

(Code 1990, § 15-1; Ord. No. 12-96, § 1, 8-12-1996; Ord. No. 4-97, § 1, 3-24-1997; Ord. No. 11-09, § 1, 3-9-2009; Ord. No. 11-11, § 1, 6-27-2011; Ord. No. 13-17, § 1, 12-11-2017)

Sec. 2-32. - Special meetings.

Special meetings of the city council may be called by the president of the council, the mayor or by a petition of three members. The city clerk shall notify all members of the council of such a meeting. No business shall be transacted at special meetings except that for which the meetings were convened.

(Code 1990, § 15-2)