



## 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: The Walton County Florida Economic Development Alliance (EDA)  
Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Bill Imfeld  
Title: Executive Director  
Mailing Address: 76 North Sixth Street, DeFuniak Springs FL 32433  
Phone Number: 850-892-4859  
Email: bill@wcedafl.com

Secondary Contact Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

### 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 DEO Grant will help support the necessary infrastructure needs (water, sewer and interior roads), in the Woodlawn Commerce Park, located on U.S. 331 in DeFuniak Springs, FL (Walton County).

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

The project involves the master planning of infrastructure improvements for this 226.78 acre Commerce Park. The Park is located on the West side of U.S. 331, South of Interstate 10, along the border of DeFuniak Springs FL, in Walton County.

**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 City of DeFuniak Springs (rural city in Walton County, FL), will become the owner of the roadway when complete.

**D. Provide current property owner.**

The Economic Development Alliance is the current owner and serves in the official capacity of a Governing Board of the County, with County and City Board officials within this rural community as defined in 288.0656 (e).

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

Yes  No

The infrastructure funding request will service and benefit the public through the addition of Florida's targeted industry sectors and the creation of high wage jobs for Walton County Florida and the Northwest Florida region.

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

Yes  No

The public infrastructure improvements will service and benefit the public through the addition of Florida's targeted industry sectors primarily, Defense & Homeland Security and Manufacturing and the creation of high wage jobs for Walton County and the Greater Northwest Florida region.

**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.

(See Attachment G)

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## **2. Additional Information:**

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

**A.** Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

Estimated commencement is October 1, 2021. It is estimated to be complete in 120 days (January 2022).

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

Will require modification to our existing DEP permit.

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

DEP permits modification expected to take 30 days.

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- D. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

The future land use and zoning for the proposed site of the infrastructure have already been secured as commercial and industrial and they conform to the usage for this site.

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- 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

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

Yes  No

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- G. Does this project have a local match amount?

Yes  No

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

The Economic Development Alliance (EDA) will provide the local match for this project. The EDA will provide the following match for this project in the amount of \$50,000.

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

The grant will enable 1,075 linear feet of additional road and utilities.

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

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

City/County                      \$ \_\_\_\_\_  
 Private Sources                 \$ 50,000.00

Other (grants, etc.)            \$ \_\_\_\_\_  
**Total Other Funding**        \$ \_\_\_\_\_

EDA Match  
 Please Specify: \_\_\_\_\_

**B. Public Infrastructure Project Costs:**

Construction                    \$ 500,000.00  
 Reconstruction                \$ \_\_\_\_\_  
 Design & Engineering        \$ 50,000.00  
 Land Acquisition                \$ \_\_\_\_\_  
 Land Improvement              \$ \_\_\_\_\_

Other                                \$ \_\_\_\_\_  
**Total Project Costs**         \$ 550,000.00

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

**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.

Based on a recent Walton County water and sewer project and EDA's initial costs for the first section of roadway priced out at \$458 per linear foot. Allowing for inflation, \$465 per linear foot is used. Design, engineering and permit modification costs are estimated to be \$50,000.

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#### 4. Approvals and Authority

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

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

The Walton County Economic Development Alliance (EDA) Board of Directors must approve this award. The EDA Board is composed of a County Commissioner, County Administrator, City Mayors, Utility representatives and other local officials and private sector representatives.

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

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

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

The EDA Board meets the first Thursday of every month.

The EDA Board is willing and able to hold Special meetings with a 7 days notice.

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


See attached EDA Board authorization

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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: The Walton County Economic Development Alliance (EDA)

Name and Title of Authorized Representative: Bill Imfeld, Executive Director

Representative Signature: 

Signature Date: 07/08/2021



Attachment for  
2021-2022 Florida Job Growth Fund  
Public Infrastructure Grant Proposal  
For  
The Walton County Economic Development Alliance (EDA)  
Walton County Florida  
Bill Imfeld  
Executive Director

Program Requirements:

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.

G. Economic Recovery in the Northwest Florida Region: The Northwest Florida region is primarily made up of Rural counties and communities and



is still recovering from two major hurricanes and the impact from the Deepwater Horizon Oil Spill. The proposed Public Infrastructure project will significantly help support economic recovery and diversification through the attraction of new Florida targeted and regional industries committed to expanding and relocating to the Woodlawn Commerce Park along U.S. 331 in DeFuniak Springs Florida. The Commerce Park is suitably located to attract interested targeted businesses and industry due to its prime location along U.S. 331 and within 3 miles of Interstate 10. The area has an abundant level of training resources to support the training needs of those companies interested in investing in the future growth of Walton County. Industries targeted for the Commerce Park include: Aviation/Aerospace (Eglin AFB and Tyndall AFB are located in Walton County and neighboring Bay County). Approximately 350 plus defense contractors operate in the area. Another targeted industry sector is Manufacturing and the Commerce Park has already had success with the commitment of three manufacturing companies. Another targeted industry sector is Defense and Homeland Security (The Commerce Park is adjacent to Eglin AFB's Radar Facilities. Still another targeted industry sector is Life Sciences and Headquarters. The Commerce Park has interest from a small defense contractor who may establish their Corporate Headquarters in the Park due to the close proximity of the DeFuniak Springs Municipal Airport. The EDA, along with the Walton County Board of County Commissioners, The City of DeFuniak Spring, The City of Freeport and The City of Paxton (All who serve on the EDA Executive Board), help promote and market the Woodlawn Commerce Park on U.S. 331. Thus far the EDA has three committed targeted industries for the Commerce Park. The three firms will create an estimated 266 new full-time jobs in the Park. These positions will be provided through a new Drone manufacturer (20 jobs/NAICS 336411); A Housing Manufacturer (200 new, full-time jobs NAICS 321991); and a Truss Manufacturer (36 new full-time jobs NAICS 321214). All three firms will pay wages above the base wage for Walton County (\$18.11). Total Capital Investment for all three firms is estimated at \$12 million dollars.

Public Infrastructure Improvements: The Public Infrastructure Improvements are the critical elements to developing this expansion for the Park in addressing the needs of its current and future tenants. The Park is located along U.S. 331 which connects at the South end to U.S. 98 and to

Interstate 10 at the North end (approximately three miles from I-10). The Public Infrastructure Improvements will provide support to existing communities and their residents, existing businesses throughout the area and most-importantly to our existing families and the workforce that they represent. Creating new, diversified and targeted-industries that in turn help strengthen the local economic base of our communities, and create new, quality jobs for our residents, is the basis for requesting this grant.



76 North Sixth Street  
DeFuniak Springs, FL 32433  
Phone (850) 892-4859  
Fax (850) 892-8454

Success from any point of view.

July 8, 2021

Florida Department of Economic Opportunity  
107 East Madison Street  
Tallahassee, Florida 32399

RE: Authorization to apply for 2021-2022 Florida Job Growth Grant

On July 8, 2021 the Walton County Economic Development Alliance Inc. Board of Directors voted to authorize its Executive Director Bill Imfeld, to apply for a \$500,000, 2021-2022 Florida Job Growth Grant for the purpose of enabling water, sewer and roadway extensions in the Woodlawn Commerce Park.

A handwritten signature in black ink, appearing to read "D. Glidewell", is written over a horizontal line.

Danny Glidewell, Chairman

Walton County Economic Development Alliance

Board of Directors

# Walton County Economic Development Alliance

## Board of Directors

Regular Meeting – Thursday, July 8, 2021 – 12 p.m.

Walton County Administration Boardroom, DeFuniak Springs, FL.

### MINUTES

**Present:** Commissioner Danny Glidewell, Chair, District 2; Mayor Bob Campbell, Vice Chair, City of DeFuniak Springs; Mayor Russ Barley, City of Freeport; Bill McRae, City of Paxton Council Member; Larry D. Jones, County Administrator; Matthew Avery, Chelco

**Absentees:** Eric Galloway, Treasurer, Edward Jones; Russell Hughes, Walton County Superintendent of Schools

**Staff:** Bill Imfeld, Executive EDA Director; Board Attorney Clay Adkinson; Leigh Chambers, EDA Executive Assistant, acting as meeting recorder

**Guests:** Robert Thompson, DeFuniak Springs City Manager; Megan Harrison, Walton Area Chamber CEO; Emily Cowan, Chelco; Bob McKnight, City of DeFuniak Springs Council Member; Marsha Winegarner; Larry Sassano, via zoom; Wyndy Crozier, Emerald Coast Technical College, via zoom

**Call to Order:** The meeting was called to order at 12:00 p.m. by the Chair, Commissioner Danny Glidewell.

**Invocation and Pledge:** County Administrator Larry Jones gave the invocation and led the pledge of allegiance to the American Flag.

**Agenda Add On:** Mr. Imfeld requested an addition to the agenda in regards to a change order made to the contract with Gum Creek Farms. A motion was made by Larry Jones to amend the agenda. Matthew Avery seconded the motion. All Ayes, motion carried.

**Minutes for Approval:** A motion was made by Mayor Bob Campbell to approve the EDA Board Minutes for the June 03, 2021 Regular Meeting. Mayor Russ Barley seconded the motion. All Ayes, motion carried.

**Financials:** Mr. Imfeld briefed the board on all EDA and EDC financials, including Regions credit card receipts. A motion was made to approve the financials for June of 2021 by Mayor Bob Campbell. Mayor Russ Barley seconded the motion. All Ayes, motion carried.



**Gum Creek Contract addition:** Mr. Imfeld presented to the board an \$8,800 change order to the board from Gum Creek Farms in regard to the current contract they have within the Woodlawn Industrial Park. A motion was made by Mayor Bob Campbell to approve the change order. Larry Jones seconded the motion. All Ayes, motion carried.

**Voting for open board seat:** Board Attorney Clay Adkinson presented to the board in alphabetical order the three applicants for the open EDA Board seat.

A motion was made by Mayor Bob Campbell to vote by ballot. Mayor Russ Barley seconded the motion. All Ayes, motion carried.

A motion was made by Larry Jones to identify their vote on the ballot by listing one name. Mayor Bob Campbell seconded the motion. All Ayes, motion carried.

Megan Harrison won the nomination by a 3-2 vote against Mac Work.

The ballots were casted as followed:  
Commissioner Danny Glidewell – Mac Work  
Mayor Bob Campbell – Megan Harrison  
Mayor Russ Barley – Megan Harrison  
Larry Jones – Mac Work  
Matthew Avery – Megan Harrison

A motion was made by Mayor Bob Campbell to approve the appointment of Megan Harrison to the EDA Board of Directors. Matthew Avery seconded the motion. All Ayes, motion carried.

**USDA Rural Placemaking Grant:** Bob McKnight, Executive Director of DeFuniak Springs Landmarks Inc. presented to the board a USDA Cooperative Agreement/Grant he is seeking. He asked the board to consider any cash or in-kind services to be committed to this project.

A motion was made by Mayor Bob Campbell to authorize Executive Director Bill Imfeld to put together a letter of in kind support towards this project. Larry Jones seconded the motion. All ayes, motion carried.

**EDA Grant Update:** Mr. Imfeld informed the board he has a kickoff meeting soon in regard to the Federal EDA Grant that was just awarded to the EDA.

**EDA Strategic Plan:** Board Attorney Clay Adkinson presented to the board a possible opportunity to partner with the City of DeFuniak Springs on a grant that could bring in a consultant to help finalize a strategic plan.

A motion was made by Larry Jones to table the EDA Strategic Plan so the board can explore this option further. Matthew Avery seconded the motion. All ayes, motion carried.

**Grant Application Approval:** Mr. Imfeld presented to the board a DEO 2021-2022 Florida Job Growth Grant that he and Mr. Larry Sassano have been working on to obtain. Along with the application Mr. Imfeld must also send in documentation that the EDA Board has authorized him to apply for this grant.

A motion was made by Mayor Bob Campbell to authorize Bill Imfeld, Executive Director to apply for this grant. Megan Harrison seconded the motion. All ayes, motion carried.

**MHIP Heavy Equipment Manufacturer:** Mr. Imfeld informed the board Thomas Tractor has presented a formal offer to the BCC.

**Nextrusion:** Mr. Imfeld informed the board this company is interested in the Wayne Farms parcels for their grain processing business. They have a site visit planned the Tuesday, July 13.

#### City Updates

- **Paxton:** Bill McRae, City Council Member informed the board that new developments are on delay until sewer upgrades are complete. He also mentioned some inquiries for RV parks.
  
- **Freeport:** Mayor Barley informed the board on the following:
  - The Owls Head Farms groundbreaking was successful and will include a farmers market along with 360 new homes.
  - The city's 4<sup>th</sup> of July events were successful. It was the first parade held since 2008 and the city hopes to make this an annual event.
  - There will be no city elections this year due to no opposition.
  - Mayor Barley will be traveling to Missouri to receive the National City of the Year for Freeport. This award is based on the Veterans Memorial Park.
  
- **DeFuniak Springs:** Mayor Bob Campbell informed the board on the following:
  - Bay Springs has got their zoning approved so they can move forward.
  - On Walton Road, 55 home permits have been pulled.
  - Village Springs on Orange Ave. has been given a stop work order.
  - There is a serious proposal on the table for the City Hall property to be bought.
  - Airport Terminal bids came back high but a plan has been put in place to find the revenue and move forward.

**Old Business:** None

**New Business:** None

**Public Comments:** None

**July 08, 2021**  
**EDA Board Meeting Minutes**

**Adjournment:** There being no further business, the meeting was adjourned by the Chairman at 1:00 p.m.