



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: Hillsborough County

Government Federal Employer Identification Number: [REDACTED]

Contact Information:

Primary Contact Name: George Cassady

Title: Director, Public Utilities

Mailing Address: P. O. Box 1110
Tampa FL 33601

Phone Number: 813-209-3009

Email: cassadyg@hcflgov.net

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.

The title of this project is the Megasite Infrastructure Improvements for targeted industry growth. Wastewater service will require construction of an extension to the County's

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.

As the primary job center for the Tampa Bay region, Hillsborough County has led the State of Florida in job creation and in targeted industry business recruitment. Continuing to provide appropriate infrastructure to new development sites is the life blood of job creation and business attraction. Hillsborough County, as one of only a few urban counties in Florida, has to work harder and invest more to maintain its job generation competitive position relative to our national competitors. Hillsborough County is also home to the state's largest Megasite, known as Energy Park, with 2,978 acres and excellent access to the infrastructure, workforce and amenities in one of the nation's most attractive metropolitan areas for targeted industry growth. While there are other Megasites in Florida, there are arguably none with the same access to workforce and the amenities of a major metropolitan area.

The Megasite Infrastructure Improvement for Targeted Industry Growth project is located in the rapidly growing Brandon/Valrico area of Tampa Bay, south of I-4. The proposed sewer line would run approximately 2.5 miles from the Hillsborough County Valrico Wastewater Treatment Plant to the state's largest Megasite, Energy Park. All

MEGASITE INFRASTRUCTURE

1. A. The title of this project is the Megasite Infrastructure Improvements for targeted industry growth. Wastewater service will require construction of an extension to the County's wastewater collection and transmission system. The proposed improvements include approximately 3,000 linear feet of 12-inch forcemain constructed in the right-of-way of State Road 60. At the intersection of State Road 60 and Dover Rd the forcemain will increase in diameter to a 30-inch forcemain and extend approximately 12,000 linear feet to the headworks of the Valrico Advanced Wastewater Treatment Plant. The Public Utilities Department will share in the cost of the oversized forcemain along Dover Road through the County's oversizing process.

1. E. As the primary job center for the Tampa Bay region, Hillsborough County has led the State of Florida in job creation and in targeted industry business recruitment. Continuing to provide appropriate infrastructure to new development sites is the life blood of job creation and business attraction. Hillsborough County, as one of only a few urban counties in Florida, has to work harder and invest more to maintain its job generation competitive position relative to our national competitors. Hillsborough County is also home to the state's largest Megasite, known as Energy Park, with 2,978 acres and excellent access to the infrastructure, workforce and amenities in one of the nation's most attractive metropolitan areas for targeted industry growth. While there are other Megasites in Florida, there are arguably none with the same access to workforce and the amenities of a major metropolitan area.

The Megasite Infrastructure Improvement for Targeted Industry Growth project is located in the rapidly growing Brandon/Valrico area of Tampa Bay, south of I-4. The proposed sewer line would run approximately 2.5 miles from the Hillsborough County Valrico Wastewater Treatment Plant to the state's largest Megasite, Energy Park. All property the entire length of the sewer line extension will benefit. This will unlock the development potential of the Megasite, which is also a Hillsborough County Competitive Site, meaning that the site was already identified and vetted to be appropriate for targeted industry growth. The only lacking piece of infrastructure of this Megasite is a sewer line. The entire area's manufacturing and global logistics targeted industry growth has been severely impeded by lack of appropriately-scaled sewer line infrastructure (please see maps included in this grant application for further detail.)

The proposed project is to provide the necessary public infrastructure of sewer line service to advance this location as a primary competitive light industrial and logistics center for the recruitment of new companies and the expansion of existing companies. The Megasite known as Energy Park has many attributes that make it attractive, including: a TECO electrical transmission line through the site, CSX Class 1 rail through the site, water line to site, entitlements for more than 7.35 million in industrial space, ammonia line to site, and natural gas line to site. Additionally, there are nearly 700,000 workers within a 40-minute commute time (nearly 1.4 million within a 60-minute drive) and 37.7 percent of the population within a 40-minute commute time has an Associate's

Degree or higher. The site is bordered on the north by SR 60, which provides convenient access to I-4 via SR 39. It is anticipated the 7.35 million square feet of industrial (manufacturing and global logistics) space will continue fueling the needs of an anticipated 300,000 new jobs to be created in Hillsborough County over the next 25 years. This project alone will allow for approximately 16,170 targeted industry jobs and nearly \$1.1 billion in new private capital investment.

This is consistent with Hillsborough County's economic development objectives for the area to promote private capital investment, generate new higher wage jobs in targeted industries and increase the ad valorem tax base. Additionally, the County and its partners at Hillsborough Community College, Hillsborough County Public Schools and private sector manufacturers created the Hillsborough County Manufacturing Alliance (HCMA) over three years ago to develop skill sets and career pathways for local students. Since its creation, the HCMA has invested nearly \$2 million in new training equipment, testing platforms and courses to raise the County's competitive positioning for these companies. Hillsborough County is very effective and successful in attracting these manufacturers, but we need to continue to identify and provide the next strategic locations for these success stories.



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.

As the manufacturing industry shows continued signs of recovery and expansion, Hillsborough County is well-positioned to leverage this momentum. Currently, there are more than 2,000 manufacturers in the County with more than 61,000 employees. The Hillsborough County region leads the state in its concentration of manufacturing establishments and employment. Manufacturing is also vital to attracting investment from overseas. Close to 500 foreign-owned companies representing more than 40 nations have set up shop in Tampa Bay. The community is a proven leader and strategic center of growth for manufacturing and logistics companies like Acoustiblok, Inc., Advanced Airfoil Components, Aero Simulation, Amazon, Chromalloy Castings, ~~Coff Beverage, Covidien, Gordon, James Hardie, Mosaic, and NewSouth Windows~~ +

MEGASITE INFRASTRUCTURE

1. F. As the manufacturing industry shows continued signs of recovery and expansion, Hillsborough County is well-positioned to leverage this momentum. Currently, there are more than 2,000 manufacturers in the County with more than 61,000 employees. The Hillsborough County region leads the state in its concentration of manufacturing establishments and employment. Manufacturing is also vital to attracting investment from overseas. Close to 500 foreign-owned companies representing more than 40 nations have set up shop in Tampa Bay. The community is a proven leader and strategic center of growth for manufacturing and logistics companies like Acoustiblok, Inc., Advanced Airfoil Components, Aero Simulation, Amazon, Chromalloy Castings, Cott Beverages, Covidien, Gerdau, James Hardie, Masonite and NewSouth Windows.

The future economic enhancement of manufacturing and logistics industries is dependent on a ready supply of sites that can accommodate our next big relocation or expansion. The sewer line infrastructure proposed in this application will allow the County to expand public infrastructure that is critical to unlocking the full development potential of the state's largest Megasite and, the County believes, best positioned Megasite in the state, with a total acreage of 2,978 acres. The development will result in an estimated 16,170 new, direct jobs in the following NAICS code areas: Manufacturing – NAICS 33 and Logistics – NAICS 49. The average wage of these jobs is estimated to be at least 115 percent of the County's average wage or \$57,163, which is 125 percent of the statewide average wage.

In addition to the 16,170 new direct jobs, the infrastructure will provide for 8,492 indirect and induced jobs; an additional \$79.7 million in federal, state and local taxes on production and imports; and an overall earnings impact of \$1.5 billion to the economy. The project will result in nearly \$902 million of private capital investment on construction of new industrial product and \$176 million of equipment and fixtures. The metrics for success for this project include the number of new jobs created, the average wage of those jobs, amount of new private capital investment made as a result of the improvements to public infrastructure, and the amount of new ad valorem revenue.



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.

The project would start on October 1, 2018. The proposed project – including

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

The project is located in Eastern Hillsborough County near the intersection of State

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?

The construction of this project will require (1) Florida Department of Environmental

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?

These permits will be prioritized. No permits have been applied for for this project. These permits require approximately 90 days once the design documents are completed from application to approval.

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?

The infrastructure improvements are planned for existing ROW owned by the County and conform to the future land use and zoning. The Megasite that the infrastructure is adjacent to where the conforming industrial development is planned is zoned Planned Development - Industrial (PD-I) with a Future Land Use category of Energy Industrial Park (EIR.)

MEGASITE INFRASTRUCTURE

2. B. The project would start on October 1, 2018. The proposed project – including design and fiscal closeout – would take 1,095 days.

2. C. The project is located in Eastern Hillsborough County near the intersection of State Road 60 and Dover Road.

2. E. The construction of this project will require (1) Florida Department of Environmental Protection Permit 62-604.300 (8) (a) Notification/Application for Constructing A Domestic Wastewater Collection/Transmission System permit (2) FDOT Right-of-Way Use permit (3) Hillsborough County Right of-way use permit and (4) potentially Florida Department of Environmental Protection Permit Number 62-330.402(1) Notice of Intent to Use an Environmental Resource General Permit.



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

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

Yes No

J. Does this project have a local match amount?

Yes No

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

Hillsborough County - \$2,000,000

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



3. Program Budget

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

A. Public Infrastructure Project Costs:

Construction	\$ 4,675,000		
Reconstruction	\$ 0		
Design & Engineering	\$ 275,000		
Land Acquisition	\$ 0		
Land Improvement	\$ 0		
Other	\$ 2,000,000	Please Specify:	Contingency and _____
Total Project Costs	\$ 6,950,000		

B. Other Public Infrastructure Project Funding Sources:

City/County	\$ 2,000,000		
Private Sources	\$ 0		
Other (grants, etc.)	\$ 0	Please Specify:	_____
Total Other Funding	\$ 0		
Total Amount Requested	\$ 4,950,000		

Note: The total amount requested must equal the difference between the public infrastructure project costs in 3.A. and the other public infrastructure project funding sources in 3.B.

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

No further detail to be provided at this time.



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)?

Expedited approval by the Hillsborough County Board of County Commissioners at the next meeting.

- 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.

September 7, 2017, September 20, 2017, October 4, 2017; October 18, 2017;
November 1, 2017; November 15, 2017; December 6, 2017; January 4, 2018;

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

Yes, preference is seven calendar days 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.

MEGASITE INFRASTRUCTURE CONTINUED

- 4 B. i. September 7, 2017, September 20, 2017, October 4, 2017; October 18, 2017; November 1, 2017; November 15, 2017; December 6, 2017; January 4, 2018; January 17, 2018; February 7, 2018; February 21, 2018



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: Hillsborough County

Name and Title of Authorized Representative: Michael S. Merrill, County Administrator

Representative Signature: *Michael S. Merrill*

Signature Date: 8/25/17