



2018-2019 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 Daytona Beach
Government Federal Employer Identification Number [REDACTED]

Primary Contact Name: James V. Chisholm
Title: City Manager
Mailing Address: 301 South Ridgewood Avenue
Daytona Beach, FL 32114
Phone Number: (386) 671-8400
Email: ChisholmJames@codb.us

Secondary Contact Name: Beth G. Lemke
Title: Grants Manager
Phone Number: (407) 491-9477

Public Infrastructure Grant Eligibility

Pursuant to section 228.101, 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.
See attached 1.A

B. Provide location of public infrastructure, including physical address and county of project.
See attached 1.B

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.
The property is owned by the City of Daytona Beach

E. Is this infrastructure for public use or does it predominately benefit the public? Yes No

The infrastructure is for public use and benefits the public by increasing sewer system capacity for commercial and residential uses.

F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity? Yes No

N/A

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 1.G

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.

Bid for Construction - July 2019

Award Construction - September 2019

Construction Complete - March 2021 (18 months)

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

FDEP Sanitary Connection Permit

FIND Easement is also required for the 36" FM

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?

No.
FDEP - October; FIND Easement - December

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?

See attached 2.D

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

See attached 2.E

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

Yes No

N/A

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

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

City of Daytona Beach has funded the design phase of this project (\$123,353) and is rapidly working towards completion to minimize further funding/project delays on a trail that is impacted by this project.

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

See attached 2.H

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 \$ 7,635,588
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 123,353

Private Sources \$

Other (grants, etc.) \$

Please Specify: _____

Total Other Funding \$ 123,353

B. Public Infrastructure Project Costs:

Construction \$ 7,635,588

Reconstruction \$

Design & Engineering \$ 123,353

Land Acquisition \$

Land Improvement \$

Other \$

Please Specify: _____

Total Project Costs \$ 7,758,941

Note: The total amount requested must be calculated by subtracting the total 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.

The project can commence immediately upon receipt of DEO Job Growth Grant funding. The funding will be used to construct the force main project. If a grant is not awarded, or is awarded for a lesser amount, the City of Daytona Beach will apply for an SRF loan as an alternative or additional funding source. The timeline for that loan is as follows: 1) Request for Inclusion for SRF - December 18'
2) Process Loan Agreement - March to April 19' 3) 2nd Reading of Loan Agreement – May to June 19'

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)?

If grant funds are awarded to the City of Daytona Beach, the City Commission will need to approve the award prior to acceptance.

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.

See attached 4.B


- 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 4.C

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 Daytona Beach

Name and Title of Authorized Representative: James V. Chisholm

Representative Signature: 

Signature Date: 9-6-18

1.A - Detailed Description of the Public Infrastructure Improvements

The Beach Street force main project involves installation of a new sanitary force main along Beach Street from Live Oak Avenue to the Bethune Point Water Reclamation Facility to provide additional capacity for increasing economic growth in the Downtown Redevelopment Area. The project also mitigates the potential for sewer backups on City streets and residential properties as a result of this anticipated growth.

When completed, the new force main will redirect a portion of existing and new wastewater flow from an existing 36-inch diameter gravity sewer main located on Palmetto Avenue into a new force main within the Live Oak Avenue and Beach Street right-of-way, through the City-owned Halifax Harbor Marina parking lot and through a 20-foot easement on the Florida Inland Navigational District Easement (FIND). The City of Daytona Beach currently owns the property the FIND easement is located on.

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

Daytona Beach - Volusia County - The force main will start at the intersection of Palmetto and Live Oak Avenues, running east along Live Oak Avenue, crossing Beach Street to the northeast corner of Basin St. continuing south down the centerline of the Halifax Harbor Marina parking lot, continuing south along the Beach Street right of way to Freemont Ave. where it turns east to the Bethune Point wastewater treatment plant along the north and east edges of the FIND site.

1.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

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:

The force main project will help promote specific job growth by supporting the high level of demand required by anticipated development in the area. With the existing sewer system already at capacity, the installation of a new, high-capacity force main is a crucial infrastructure component needed to support companies such as Brown & Brown Insurance, whose new downtown headquarters project is expected to bring up to 650 new employees and \$30 million in private investment. This influx of personnel will overwhelm the already at-capacity system, causing potential sewage overflow into the streets or resident's homes, and problems with backups in the new developments.

Economic Impacts

Ongoing Jobs Created by the Brown & Brown Headquarters Project

Primary Job Creation - NAICS - 524210 - Insurance Agencies and Brokerages - 1,027 jobs and \$71.5 million in annual earnings (direct, indirect, and induced economic impact)

Temporary Construction Jobs Created by the Brown & Brown Headquarters Project

225 jobs during the construction phase - \$8.7 million in annual earnings

Direct, Indirect, and Induced Jobs Created by the Brown & Brown Headquarters Project

Top Ten for Employment						
Sector	Description	Employment	Labor Income	Total Value Added	Output	Avg Wage
438	Insurance agencies, brokerages, and related activities	1,027	\$49,613,659	\$71,518,723	\$169,963,586	\$48,309
517	Private households	102	\$1,604,725	\$1,604,725	\$1,605,592	\$15,733
440	Real estate	42	\$597,538	\$4,264,599	\$6,474,596	\$14,227
501	Full-service restaurants	37	\$821,004	\$922,274	\$1,755,873	\$22,189
482	Hospitals	20	\$1,559,557	\$1,779,330	\$3,107,355	\$77,978
502	Limited-service restaurants	20	\$361,190	\$926,958	\$1,623,867	\$18,060
464	Employment services	18	\$562,020	\$619,768	\$1,099,417	\$31,223
454	Management consulting services	17	\$462,808	\$775,042	\$1,208,101	\$27,224
448	Accounting, tax preparation, bookkeeping, and payroll	17	\$711,773	\$718,216	\$1,541,748	\$41,869
405	Retail - General merchandise stores	17	\$474,780	\$830,948	\$1,314,960	\$27,928

Source: IMPLAN and Fishkind and Associates, Inc.

CONTINUED ON NEXT PAGE

See below for the executive summary from the Fishkind & Associates, Inc., economic impact study of the Brown & Brown headquarters operation.

The Economic & Fiscal Impacts of Brown & Brown Operation Daytona Beach, FL

Executive Summary

Fishkind & Associates, Inc. ("Fishkind") has contracted with Brown & Brown Insurance ("Brown & Brown") to conduct an economic and fiscal impact analysis of its proposed relocation of business operations from the northeast United States to a new 10-story office operation ("Project") on Beach Street in Daytona Beach, Florida. The office would have an estimated 625 new employees as well as include the existing Brown & Brown workforce in the County, for a total of an estimated 900 employees. Completion and occupancy of the proposed \$30 million facility is projected for the first quarter of 2020.

- The Project will generate significant economic impact for the community during the construction phase generating 225 jobs annually during the construction period with annual earnings of \$8.7 million (Table E1).

Table E1. Summary of Construction Impacts (Annual) to Volusia County

Construction Impact Summary (Annual)					
Impact Type	Employment	Labor Income	Total Value Added	Output	Avg. Wage
Direct Effect	161	\$6,176,089	\$9,228,301	\$19,506,001	\$38,361
Indirect Effect	22	\$1,005,421	\$1,712,473	\$3,414,411	\$45,701
Induced Effect	41	\$1,522,013	\$2,804,774	\$4,934,169	\$37,122
Total Effect	225	\$8,703,523	\$13,745,547	\$27,848,581	\$38,682

Source: IMPLAN and Fishkind and Associates, Inc.

- The permanent on-going impacts associated with the direct operation of the Project are estimated to result in 753 jobs annually with annual earnings of \$33.1 million, which is an average per capita wage of \$43,962, which is nearly 100% higher than the Daytona Beach per capita average wage of \$22,794 and nearly 100% higher than the Volusia County per capita average of \$27,134. The total economic impact of the project is estimated at 1,683 jobs and annual earnings of \$71.5 million. Table E2 summarizes the on-going impacts.

Table E2. Summary of On-Going Brown & Brown Operation Impacts to Volusia County

Operations Impact Summary					
Impact Type	Employment	Labor Income	Total Value Added	Output	Avg Wage
Direct Effect	753	\$33,103,364	\$46,861,567	\$107,454,235	\$43,962
Indirect Effect	590	\$25,927,584	\$39,378,529	\$88,845,629	\$43,945
Induced Effect	340	\$12,505,952	\$23,044,125	\$40,541,232	\$36,782
Total Effect	1,683	\$71,536,899	\$109,284,220	\$236,841,095	\$42,506

Source: IMPLAN and Fishkind and Associates, Inc.

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:

The City of Daytona Beach has been steadily working to improve its aging infrastructure in preparation for long-awaited job growth and economic development in its older, easternmost areas of the City. It has been strategic in obtaining funding and has planned for major projects that will encourage and promote investment within the City and specifically this area. The City understands that creating a quality community with great public spaces (including our streets, parks, and gathering spaces) will help to attract the types of employers that improve the economy, create high-paying jobs and as a result, improve the quality of life for our citizens.

The City is now well-positioned to compete in a global economy, as characterized by the recent announcement of Brown and Brown Insurance (the nation's 6th-largest independent insurance intermediary, with 8,700 employees in 42 States) to locate its worldwide headquarters in downtown Daytona Beach, along the City's waterfront.

Daytona Beach has had unprecedented job growth, ranking #4 in the nation last year. In order to keep pace with this high level of demand for quality services, the City needs to implement major simultaneous improvements, which require significant resources. One of these major improvements is the installation of a new sanitary force main.

With the existing sewer lines at or near capacity, the increased demand expected with the location of Brown & Brown's headquarters and other planned growth will overload the existing system.

Brown & Brown Insurance is the only major company to locate in the downtown area in 20-30 years, providing a much-needed economic stimulus for the area. The company has already completed design of their new 10-story headquarters, making the need for the new force main more important than ever. The new headquarters, coupled with other new development being pursued for the riverfront, could catapult the heart of downtown into a new stratosphere.

In addition to the Brown & Brown project, various other developments are being planned in the area that would also be positively affected by the infrastructure project. The project will serve an area that is approximately 2.08 square miles, directly impacting not only many existing businesses, but proposed projects as well.

Additional Planned Developments Impacted by the Infrastructure Project:

- An Alabama developer has shown interest in building a hotel, 265 high-end apartments, shops and restaurants around Jackie Robinson Ballpark. Daytona Beach hopes to mimic the success realized by Greenville, SC for Fluor Field, which was built with a mixed-use development of retail space and condominiums overlooking the playing field. In the time since that project broke ground, development around the field has exploded, increasing property values and demonstrating economic success.
- Just two blocks away from the Brown & Brown development, a local developer recently acquired a large city block with the intention of building a mixed-use development consisting of offices, apartments, restaurants and shops. The existing buildings on the site are being demolished to make way for this proposed development.

- One block south of the Brown & Brown headquarters project, Volusia County is consolidating court and administrative services with a major new complex in Downtown Daytona Beach; a move that could bring an additional 450 new employees downtown in five years.
- Just south of the Jackie Robinson Ballpark lies an unbelievable opportunity for a currently underutilized, highly-valuable waterfront parcel. Through a public-private partnership, a hotel-condominium-restaurant-entertainment development on this parcel will provide an income-generating use along the riverfront, boost the downtown economy by adding residents, attract visitors, and contribute to the tax base. Downtown residents will improve the patronage and surveillance of the riverfront facilities, creating a vibrant destination.

The cumulative impacts recognized by the aforementioned projects will act as a much-needed stimuli to economic recovery in the downtown Beach Street area, with the capability of completely transforming the area into an economic engine for the City of Daytona Beach.

2.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 proposed infrastructure improvements include the underground installation of a utility line extending from Live Oak Avenue and Palmetto Avenue and proceeding east to Beach Street, south to Freemont Court where it will proceed east to the City's water treatment facility. The improvements will be installed in the public right of way and/or on public property.

A portion of the underground utility line is located in the Downtown Redevelopment area which consists of several future land uses including residential, commercial and parks and recreation. The Redevelopment Area future land use designations contain a mixture of urban land uses specific to the Downtown Redevelopment area. The future land use designations south of South Street consist of Level 2 and 3 Residential, Parks/Recreation, and Government/Institutional.

Additionally, the City's Comprehensive Plan, Future Land Use Element, Objective 2.3-Infrastructure states that "adequate public water, sewer and drainage shall be provided for 100 percent of new development(s), and existing infrastructure deficiencies will be corrected to the extent that is financially feasible."

The proposed utility improvements will conform to the uses. Pursuant to the City's Land Development Code a *Utility Use* is permitted in all zoning designations. The use category includes infrastructure services that need to be located in or near where the service is provided. The infrastructure improvement is necessary to sustain existing land uses while encouraging redevelopment in this area.

2.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?

No. A comprehensive plan amendment nor a development order will be needed to accommodate the infrastructure improvements. The infrastructure being installed will be located in the existing public right of way and/or public property. Because the 'utility use' is permitted in all zoning districts a development order will not be required at this time.

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

See attached maps and letter of support.

4.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: The Daytona Beach City Commission meets twice monthly and is the only entity necessary to obtain approval to execute a grant agreement with the Department of Economic Opportunity. The Commission meets on the first and third Wednesdays of every month.

ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice: The mayor, or any four (4) members of the commission, or the city manager may call special meetings of the city commission upon at least twelve (12) hours written notice to each member, served personally or left at the member's usual place of residence.

4.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 below Sec. 28 from the City Charter re: City Administrator's Powers and Duties

Sec. 28. Powers and duties generally.

Except in times of emergency as described in section 16 hereof, the city manager shall be the chief executive officer and head of the administrative branch of the city government. The city manager shall be responsible to the commission for the proper administration of all affairs and departments of the city government, including the police and fire departments, and shall carry out the ordinances, policies and regulations adopted by the commission.

The city manager shall have such power and authority as shall be necessary to permit performance of the duties as set forth herein or as may be required by ordinance or resolution of the city commission.

In case of riot or other grave emergency and during elections or similar occasions, except those described in section 16 hereof, the city manager may appoint special firefighters, police officers and officers for temporary service. Except under the provisions of section 16 hereof, no person shall act as a special firefighter, police officer, special detective, or other special police officer for any purpose whatsoever, except on written authority of the city manager.

In addition to the general authority and other responsibilities assigned to him by the commission, the city manager is required to:

A. Enforce all laws and ordinances.

- B. Except as hereinafter specifically provided, appoint, suspend and remove all subordinate officers and employees of the city.*
- C. Exercise, control and direct supervision over all departments and divisions of the municipal government under this Charter, or which may hereafter be created by the city commission, including police and fire reserve forces.*
- D. See that all terms and conditions imposed in favor of the city or its inhabitants in any public utility franchise are faithfully kept and performed; and upon knowledge of any violation thereof, to call the same to the attention of the city attorney, whose duty it is hereby made to take such legal steps as may be necessary to enforce the same.*
- E. Attend meetings of the city commission, and of its committees, with right to take part in the discussion, but without a vote.*
- F. Recommend to the commission for adoption measures deemed necessary or expedient in the interests of the city.*
- G. Submit to the city commission for its consideration an annual budget and capital program.*



The CITY OF DAYTONA BEACH

— "THE WORLD'S MOST FAMOUS BEACH" —

September 6, 2018

Beth Lemke
Planning Solutions Corp.
206 N Beach Street, Suite 200
Daytona Beach, FL 32114

Re: Construction of 36" Force Main Along Beach Street

Dear Ms. Lemke,

As a Daytona Beach City Commissioner, I fully support the construction and completion of the 36" force main infrastructure project on South Beach Street. The completion of the project is a crucial part of the City's ability to support the forthcoming growth already beginning to take shape in this area.

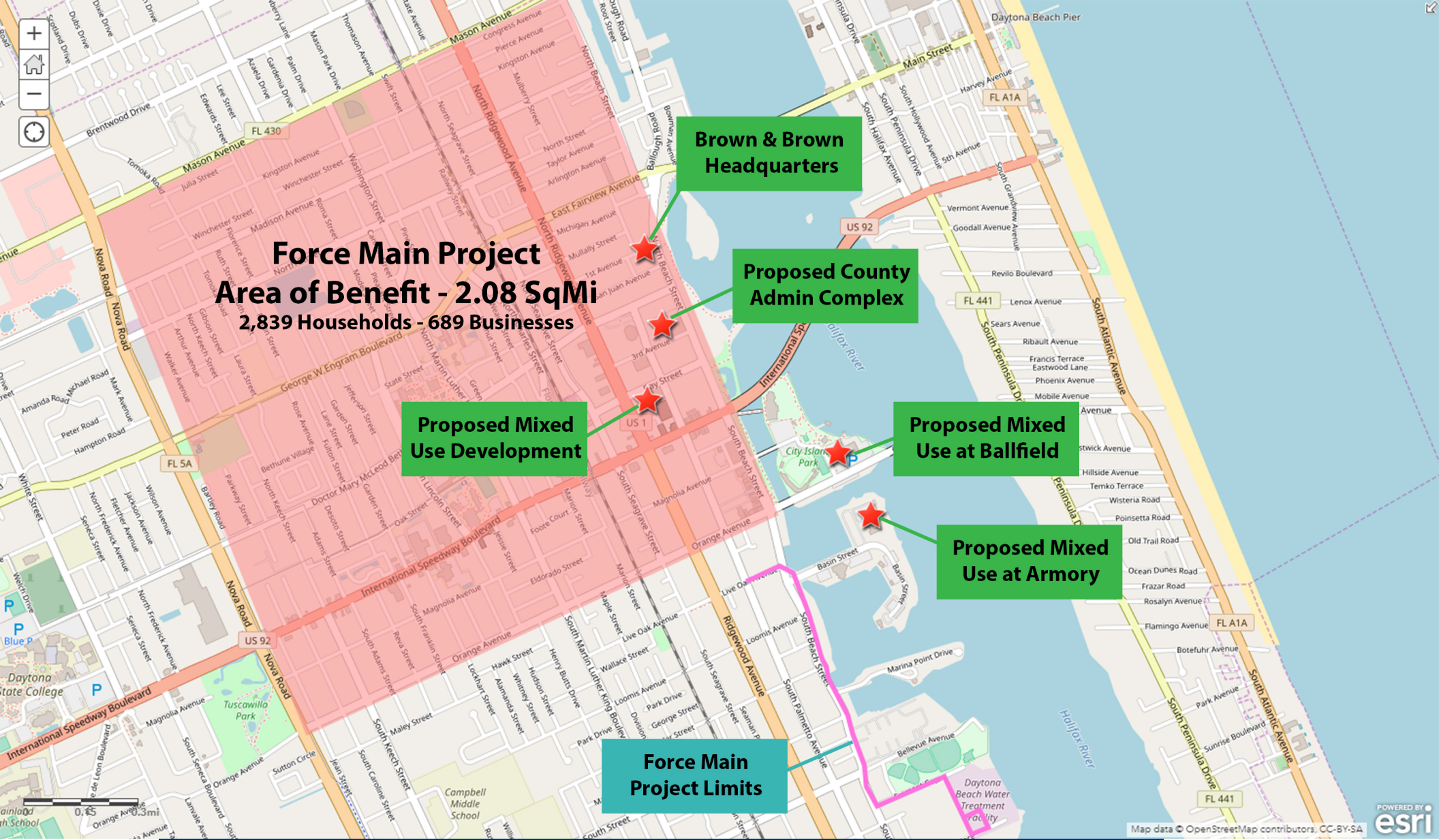
With the construction of a new headquarters for insurance leader Brown & Brown already underway, and 600+ new employees soon to enter the downtown area, the rapid completion of this project is not simply desired, but a necessity. Additional development interest in the area forecasts an even higher load for the sewer system as multiple mixed-use projects look to locate on surrounding properties.

These developments will act as a catalyst that attracts life back to the Beach Street area and transforms it into a destination where workers, families, and residents spend their time and money. Combined with other planned improvements, Beach Street is poised for growth and more importantly, economic recovery, in an area that needs it desperately.

As we work to continue attracting this growth, the capabilities of our aging infrastructure must be addressed, and the completion of the force main project is a vital component in our effort to do so.

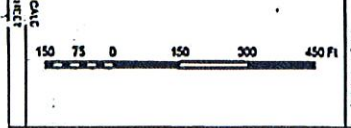
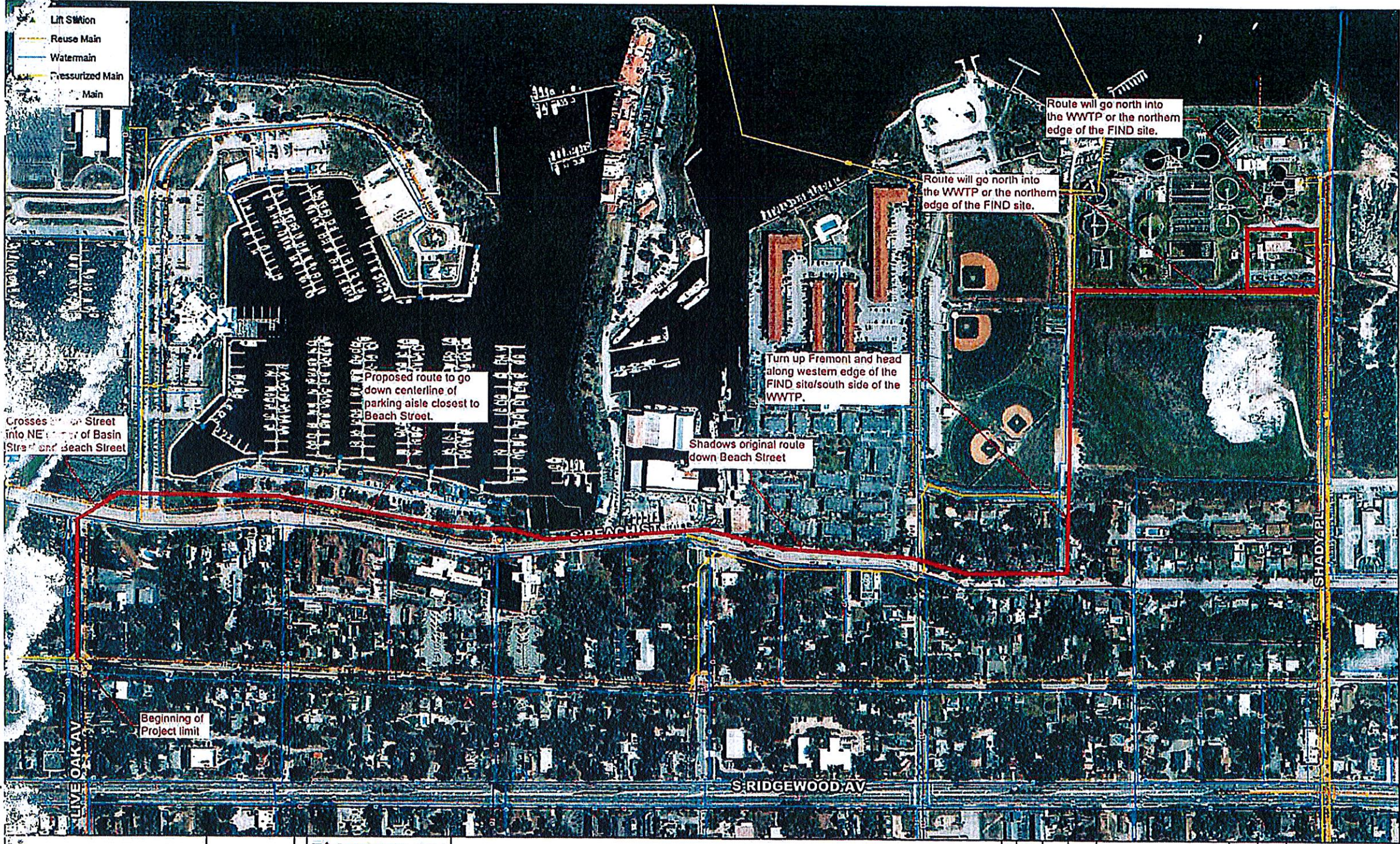
Sincerely,

Kelly White
Daytona Beach City Commissioner



Beach Street Force Main Project





ZEVCOHEN
 Utility Location Map
 Beach Street Force Main
 Daytona Beach, Florida

SCALE: 1:1,500 DATE SAID: 1/16/2018
 CREATED BY: [redacted] PROJECT NO: 18003



**Utility Location Map
 Beach Street Force Main
 Daytona Beach, Florida**

NO	DATE	BY

300 Interchange Blvd
 Ormond Beach, FL 32174
 ph 386-671-2442