



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 Daytona Beach

Government Federal Employer Identification Number: ██████████

Primary Contact Name: James V. Chisholm

Title: City Manager

Mailing Address: 301 S. Ridgewood Avenue

Daytona Beach, Florida 32114

Phone Number: 407-491-9477

Email: ChisholmJames@codb.us

Secondary Contact Name: Beth G. Lemke

Title: City Grants Manager / Planning Solutions Corp - President

Phone Number: 407-491-9477

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.

Daytona Beach, with its unprecedented job growth (#4 in nation in 2017), needs to implement major, related, simultaneous water and wastewater improvements. This requires significant investment that is beyond the City's resources. The grant request is specifically for a new public 5 million gallon potable water tank. See attached 1.A

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

700 Heineman Street, Daytona Beach, 32117
(City-owned land, adjacent to Suburbia Park in Daytona Beach, Volusia County)
See attached 1.B-1 for location map and attached 1.B-2 for the site plan.

C. Is this infrastructure currently owned by the public? Yes No

If no, is there a current option to purchase or right of way provided to the County?

D. Provide current property owner.

City of Daytona Beach

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

The potable water tank is needed to support major industrial and residential growth in the City.

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

Yes No

The water tank is needed to support major growth throughout the City and was identified as an immediate need in the City's 20-Year Water System Master Plan.

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.

The potable water tank and simultaneous wastewater infrastructure improvements will promote specific economic diversification and job growth, including B. Braun, the world's 10th largest medical device manufacturer:

QTI - Life Sciences - Medical Devices; NAICS code 325412 - Pharmaceutical Manufacturing:
 2016 - 216,000 s.f. Manufacturing Facility - \$100 million capital investment and 100 new jobs created
 2017 - 399,000 s.f. Distribution Facility - \$40 million capital investment and 30 new jobs created
 2020 - Manufacturing/Plant Expansion to diversify products. \$100m additional investment/100 new jobs created
 Total of 230 new jobs to be created related to the infrastructure improvements. (See attachment 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.

Construction on the potable water tank will commence in January 2021 (pending funding). 365 days is required to complete construction. These improvements need to be funded immediately to allow time to construct and have operational by 2021, when they must be on-line to support increased projected demands citywide.

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

Volusia County Department of Health
 SJRWMD or FDEP Stormwater Environmental Resource Permit - Standard General Application
 Volusia County Drainage Connection
 FDOT Driveway Connection
 EPA NPDES Permit

- 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?

All permits are anticipated to be obtained by February 2020, well in advance of construction. Local permits will be prioritized.

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

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

- 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.

While not a direct match to the potable water tank, the City and private sources will be making simultaneous required wastewater infrastructure improvements totaling nearly \$15 million to support the unprecedented growth.

- 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** \$ 9,230,650.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 467,070.00

Private Sources \$

Other (grants, etc.) \$

Please Specify: _____

Total Other Funding \$ 467,070.00

B. Public Infrastructure Project Costs:

Construction \$ 9,230,650.00

Reconstruction \$

Design & Engineering \$ 467,070.00

Land Acquisition \$

Land Improvement \$

Other \$

Please Specify: _____

Total Project Costs \$ 9,697,720.00

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.**

The detailed construction cost for the potable water tank is \$8,391,500 (see 3.C, attached) The request includes \$839,150 in CEI, for a total of \$9,230,650. The City has funded the design in the amount of \$467,070.

Simultaneous improvements being made by the City and private sources are detailed in the attached and the funding is available, pending the grant award for construction of the water tank. The City is funding the design in order to keep the project on pace with the timing when the improvements will be needed.

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 Daytona Beach City Commission must accept the award and authorize the City Manager to execute the grant agreement.

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

The City Manager, upon acceptance of the award by the City Commission.

- 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.

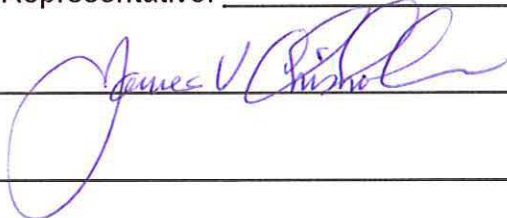
- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.**

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, City Manager

Representative Signature: 

Signature Date: 10/14/2019

**City of Daytona Beach - Public Infrastructure Grant Proposal
Major Growth-related - Water & Wastewater Infrastructure Improvements**

1.A - Detailed Description of the Public Infrastructure Improvements

The potable water tank is identified in the City's Water Master Plan and will promote economic diversification by providing capacity for continued major job growth in the City form key targeted industries such as Manufacturing – Life Sciences and Financial/Professional Services – Corporate Headquarters. The potable water tank is required citywide to provide additional storage capacity in the City's potable water system.

It will benefit many corporate entities, such as Halifax Health Medical Center and B. Braun by increasing pressure and fire flow to the surrounding areas, providing the ability to create substantial new Florida jobs. A new to Florida corporation that needs the improvements is B. Braun Medical, Inc, the 10th largest global medical device manufacturer in the world. In addition to the \$140 million and 105 new jobs they already committed to, these improvements will allow them to invest another \$100 million in the community and create 100 additional new-to-Florida jobs.

The link between the B Braun facility expansion and the potable water tank is shown in the peak hour demand exhibit from the City's Water Master Plan (see attached 1.A-1). The B Braun expansion showing the water demand is provided in the attached, 1.A-2.

Other associated and simultaneous improvements that will be funded by the City and private sources are detailed below.

	Responsibility	Design	Construction	Total
WATER INFRASTRUCTURE				
5 Million Gallon Potable Water Storage Tank	Grant Request		\$9,230,650	\$9,230,650
	City	\$467,070		\$467,070
WASTEWATER INFRASTRUCTURE				
New Lift Station	Private	\$282,555	\$1,883,700	\$2,166,255
New Force Main - Mason Ave to Williamson Blvd	City	\$322,364	\$2,149,095	\$2,471,459
Upgrades to existing lift stations	City	\$126,360	\$842,400	\$968,760
New in-plant lift station - Westside Regional Water Reclamation Facility	City	\$1,095,000	\$7,300,000	\$8,395,000
	Totals	\$2,293,349	\$21,405,845	\$23,699,194

**City of Daytona Beach - Public Infrastructure Grant Proposal
Major Growth-related - Water & Wastewater Infrastructure Improvements**

1.G - Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

Economic Enhancement of a Targeted Industry

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 infrastructure improvements will promote job growth by supporting the high level of demand required by new development in the area. The City's existing water and wastewater systems are in dire need of additional capacity and storage to support companies such as B. Braun Medical, Inc.

B. Braun Medical, Inc. has been identified as a Target Industry Business, Life Sciences, and falls within one of the high-impact sectors designated under 288.108, Florida Statutes, specifically Advanced Manufacturing.

These improvements will specifically support the creation of 100 net new jobs in NAICS code 325412 – Pharmaceutical Preparation Manufacturing. This is in addition to previous commitments in 2016 and 2017, as follows:

- 2016 – 216,000 s.f. new Manufacturing Facility – Commitment in excess of \$100M, 175 new jobs
- 2017 – 399,000 s.f. new Distribution Facility – Commitment of \$40M; 30 new jobs
- Current - Additional Manufacturing Facility – Commitment of \$100M; 100 new jobs

B. Braun has invested more than \$140 million in its manufacturing and distribution facilities in Daytona Beach over the last 2 years. They are making additional significant investment in new manufacturing facilities of \$100 million on land that was recently acquired adjacent to the current manufacturing facility.

The \$140-million invested in 2016 and 2017 is resulting in the **creation of 205 new-to-Florida jobs and is in addition to the current commitment of \$100-million and an additional 100 high-wage jobs, at an average salary exceeding \$45,698** for a total of 305 new jobs and \$240 million invested. See attached 1.G-1 for a recent article, dated August 11, 2019.

Additional job growth associated with these infrastructure improvements is expected to support the NAICS Supersector of 31-33 Manufacturing.

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:

These improvements are a result of a focused community-wide effort as part of the economic development vision to attract targeted industries. This effort has been spearheaded and supported by the CEO Alliance, County of Volusia, Team Volusia EDC, and the City of Daytona Beach.

Daytona Beach has had unprecedented job growth, ranking #4 in the nation in 2017. In order to keep pace with this high level of demand for quality services, the City needs to implement major simultaneous

City of Daytona Beach - Public Infrastructure Grant Proposal
Major Growth-related - Water & Wastewater Infrastructure Improvements

improvements, which require significant resources. These improvements include the construction of a new potable water storage tank which is the subject of this grant request, as well as major wastewater improvements.

The increased water and wastewater demand expected with the location of B. Braun and other expansive job growth (as well as extensive residential development westward), will overload the existing system.

This request directly supports the community's strategy of higher wage positions, new private capital investment and diversification of our tourism-based economy.

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 potable water tank will be installed on City-owned public property, adjacent to Suburbia Park, which is designated as SFR-5 zoning classification and a Level 1 Residential Future Land Use designation. Pursuant to the City's Land Development Code a Utility Use is permitted in all zoning designations.

The improvements are consistent with the City's Comprehensive Plan, which states: Future Land Use Element, Objective 2.3-Infrastructure "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."

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 on the first and third Wednesday and is the only entity necessary to obtain approval to execute a grant agreement with the Department of Economic Opportunity.

City Commission Meetings:

- October 2, 2019, 6:00 PM @ City Hall
- October 16, 2019, 6:00 PM @ City Hall
- November 6, 2019, 6:00 PM @ City Hall
- November 20, 2019, 6:00 PM @ City Hall
- December 4, 2019, 6:00 PM @ City Hall
- December 18, 2019, 6:00 PM @ City Hall
- January 8, 2020, 6:00 PM @ City Hall
- January 22, 2020, 6:00 PM @ City Hall
- February 5, 2020, 6:00 PM @ City Hall
- February 19, 2020, 6:00 PM @ City Hall
- March 4, 2020, 6:00 PM @ City Hall

**City of Daytona Beach - Public Infrastructure Grant Proposal
Major Growth-related - Water & Wastewater Infrastructure Improvements**

- March 18, 2020, 6:00 PM @ City Hall
- April 1, 2020, 6:00 PM @ City Hall
- April 15, 2020, 6:00 PM @ City Hall

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:

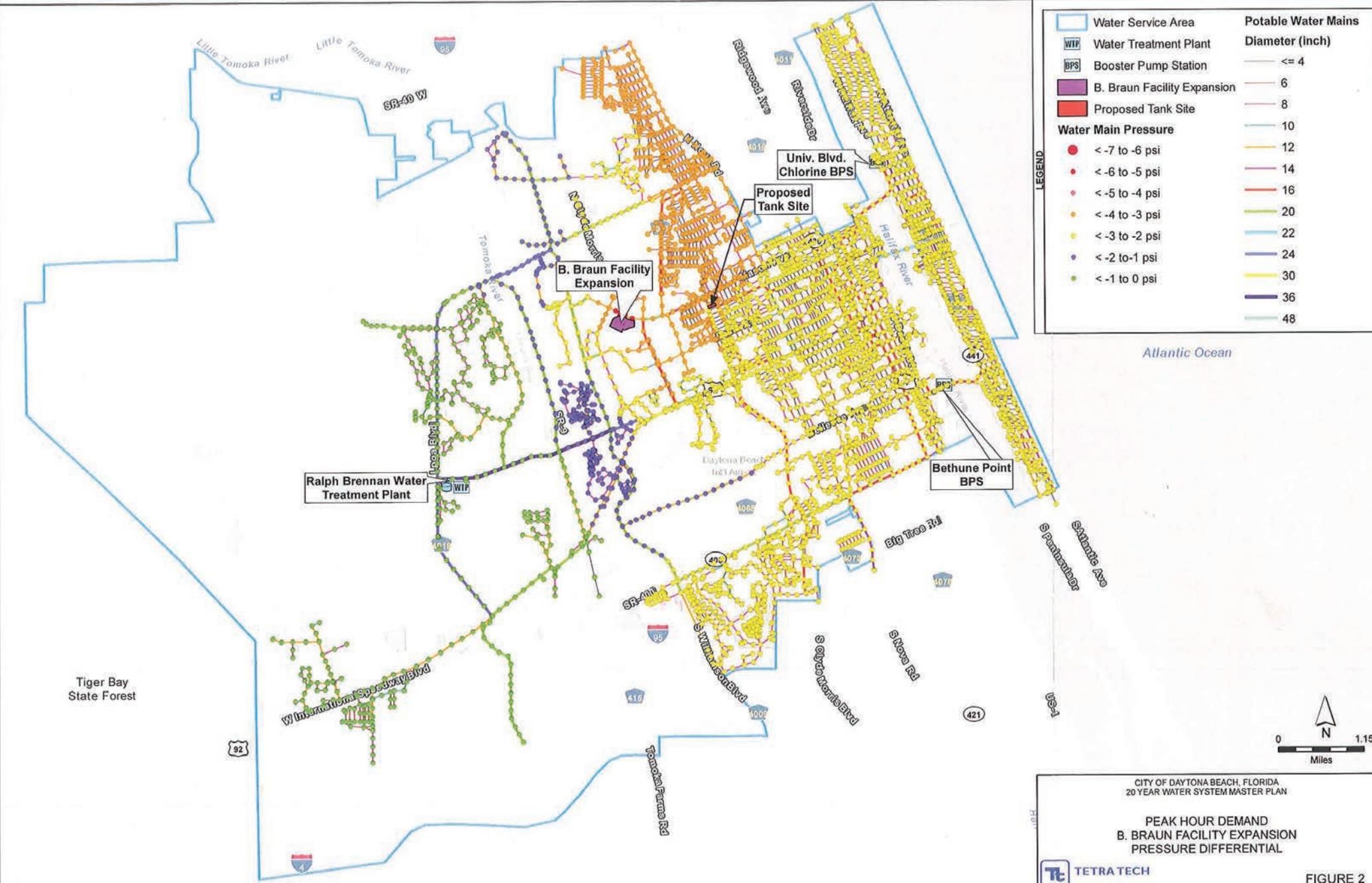
- A. *Enforce all laws and ordinances.*
- B. *Except as hereinafter specifically provided, appoint, suspend and remove all subordinate officers and employees of the city.*
- C. *Exercise, control and direct supervision over all departments and divisions of the municipal government under this Charter, 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*

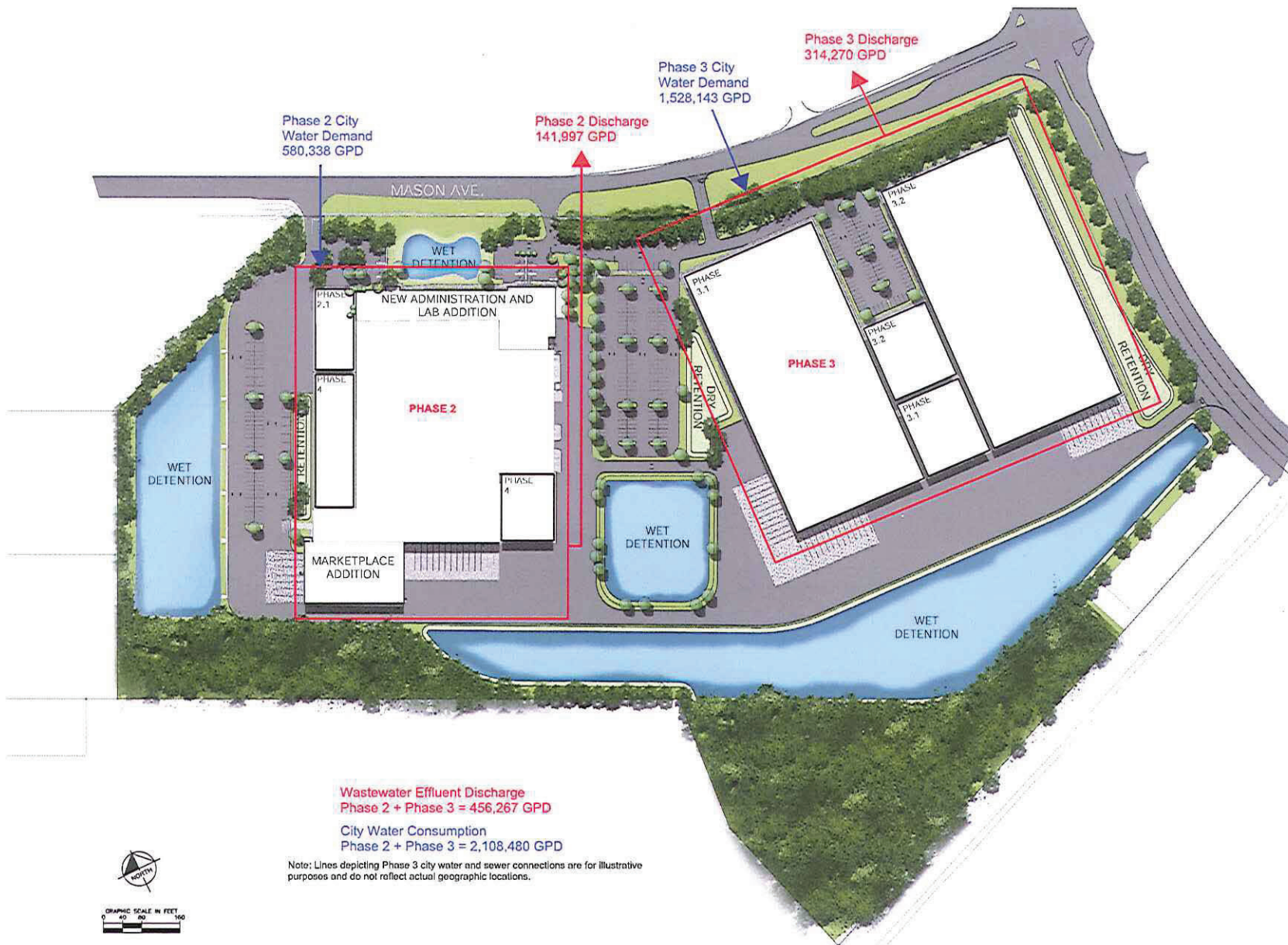
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Major Growth-related - Water & Wastewater Infrastructure Improvements

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.*

ATTACHMENT 1.A-1







Idlewild Dr.

Heineman St.

Madison Ave

Potable
Water
Tank

Pump
Station

Generator

Suburbia
Park

Power Line Easement

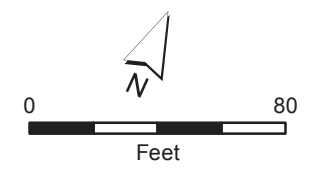
PROJECT
LOCATION

Source: Google Earth Pro 1/2018 Imagery; City of Daytona Beach, FL;

LEGEND

- Parcel Boundary owned by City of Daytona Beach
- Proposed Structures
- Site Boundary
- Fence

ATTACHMENT 1.B-1



CITY OF DAYTONA BEACH, FLORIDA
20 YEAR WATER SYSTEM MASTER PLAN

PROPOSED 5.0 MG GROUND
STORAGE TANK LOCATION MAP

4.0 OPINION OF PROBABLE CONSTRUCTION COST

Table 4-1 presents a preliminary capital cost estimate for the proposed improvements as described in previous sections. The estimated costs are expressed in current dollars (2019) and include a contingency factor of 20 percent. A 5 percent factor was assumed to account for costs associated with mobilization and demobilization and general requirements and a 15 percent factor was assumed to account for Contractor overhead and profit.

Table 4-1. Opinion of Probable Construction Cost

Parameter	Cost
Site/Civil	\$ 258,700
Process	\$ 2,815,900
Ground Storage Tank	\$ 1,810,000
Chemical Feed Systems	\$ 79,900
Horizontal Centrifugal Pumps	\$ 308,000
Yard Piping	\$ 618,000
Mechanical	\$ 146,400
Structural	\$ 508,600
Architectural	\$ 302,100
Electrical and I&C	\$ 1,794,800
Subtotal	\$ 5,826,500
Mobilization/Demobilization/General Requirements (5%)	\$ 292,000
Overhead & Profit (15%)	\$ 874,000
Contingency (20%)	\$ 1,399,000
Total	\$ 8,391,500

B.Braun set to further expand Daytona Beach plant: German medical products maker to invest \$100 million, create another 100 jobs

German medical products manufacturer B.Braun recently expanded its Daytona Beach plant and is considering a second expansion. [News-Journal/Clayton Park]

By [Clayton Park](#)

Posted Aug 11, 2019 at 2:19 PM

B.Braun set to further expand Daytona Beach manufacturing plant: German medical products maker to invest \$100 million, create another 100 jobs

DAYTONA BEACH — German medical products maker B.Braun has decided to further expand its manufacturing plant here but is waiting until this fall to formally announce it.

That isn't stopping the company from making plans to celebrate and inviting the Daytona Beach City Commission to take part.

“If you have your calendars with you and could mark September the 12th, the entire B.Braun board will be here including their newly appointed chair, Anne Maria Braun,” Kent Sharples, president of the CEO Business Alliance told Daytona Beach commissioners at their meeting Wednesday.

“They're (coming) because of their appreciative reception from the city and would like to entertain the entire city commission at lunch,” said Sharples, whose group of local private-sector business leaders was involved in recruiting B.Braun to come to Daytona Beach where it took over and is in the process of completing an initial 54,000-square-foot expansion the former Gambro manufacturing plant at 1845 Mason Ave. and last year opened a new 399,000-square-foot distribution center two miles to the north on Clyde Morris Boulevard.

The company's capital investment in its facilities in Daytona Beach have totaled \$250 million so far and was accompanied by a pledge to create at least 175 new jobs at its now-214,000-square-foot plant and 30 new jobs at its distribution center.

B.Braun also acquired 35 acres directly east of the plant where it has been evaluating the feasibility of further expanding its manufacturing facilities here to allow it to produce a wider range of products. The plant is currently equipped to produce intravenous solutions products for use in hospitals.

One of the issues the company was studying regarding the potential expansion site was how much of the currently wooded property was buildable. A significant portion of the acreage it bought from the Volusia County school district and International Speedway Corp. contains wetlands.

Those issues, apparently, have now been resolved to the company's satisfaction, thanks to the collaborative efforts of the city, the CEO Business Alliance, Daytona Regional Chamber of Commerce "and other economic development groups," said Sharples.

Alliance members include ISC CEO Lesa France Kennedy, NASCAR Chairman/CEO Jim France, Brown & Brown Chairman J. Hyatt Brown, and former Daytona Beach Mayor Glenn Ritchey Sr.

B.Braun is "about to announce phase three, which will be another \$150 million with another 100 jobs," Sharples told commissioners.

"These jobs, by the way, are \$40,000 to \$60,00 a year and will be over 500 by the time they get through here," he said.

Sharples said the B.Braun executive who is inviting the city commission to lunch is Jeurgen Schloesser, senior vice president and chief operating officer for B.Braun Medical Inc., the Bethlehem, Pennsylvania-based North American subsidiary of Germany-based B.Braun Melsungen A.G.

"B.Braun is a great partner," Daytona Beach Mayor Derrick Henry said.

Sharples in a phone interview said B.Braun has been awaiting approval from the Food & Drug Administration to begin full-scale production of its IV solution products here and expects to start selling products made at its Daytona Beach plant by the second quarter of next year.

As of May, B.Braun employed just under 140 workers in Daytona Beach, according to Bruce Heugel, a senior vice president and chief financial officer with B.Braun Medical Inc.