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: Baker County Board of Commissioners

Government Federal Employer Identification Number: 288.075, F.S.

Contact Information:
Primary Contact Name: Mrs. Kennie Downing
Title: County Manager
Mailing Address: 55 North 3rd Street
Macclenny, FL 32063
Phone Number: 904-259-3613
Email: kennie.downing@bakercountyfl.org

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.
   Title - Entrance Road for Woodstock Industrial Park

   ****See Supplemental Information****

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.

This investment in infrastructure for the Woodstock Industrial Park will help Baker County to market this asset as a premier site for industrial development in the northeast Florida region.

This property is located at the intersection of Interstate 10 (exit #324), US Hwy 90 and the CSX rail mainline in western Baker County. It has over 12,000 feet of frontage on Interstate 10 and 1.5 miles of frontage on the CSX mainline.

The property has had extensive due diligence already performed such as: land use, zoning, wetland delineation, endangered species and archaeological studies with concerns identified.

   ****See Supplemental Information****
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.

Because of its location, Woodstock Industrial Park is already a marquee site for large industrial projects looking for a location in the southeast. Because of its size, Woodstock Industrial Park is ideal for large advanced manufacturing and distribution projects considering the southeast.

A Wal-Mart Distribution Facility located in Baker County in 2001. This facility consist of 890,000 square feet and has 800 employees. Based on the development of similar facilities at the Woodstock property, 6000 - 10,000 jobs could conceivably be created there.

Because of the assets of Woodstock Industrial Park there are many options for the type of businesses that could locate there. Many types of manufacturing (NAICS 31-33), warehousing (NAICS 493), transportation by truck (NAICS 484) and transportation by rail (NAICS 482) are all viable options. The development of the Woodstock Industrial Park will most likely include a mix of industries that will provide many different types of high wage jobs for the region.
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.
   ****See Supplemental Information****

C. What is the location of the public infrastructure? (Provide the road number, if applicable.)
   Projected is located on US Hwy 90, one west of the Interstate 10 interchange (exit #324)

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?
   Permits will be required from FDOT, CSX, SJRWMD & Baker County.

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?
   While an agreement with CSX and FDOT for the at-grade crossing is in place, the permits have not been secured. The required permits needed and the estimated time to secure them are: FDOT - 12 months; CSX - 12 months (obtained simultaneously with FDOT); SJRWMD - 6 months; Baker County - 60 days (expedited)

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?
   Land use and zoning of the property is industrial so no changes are required.
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

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

____________________________________________________

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

☑ Yes ☐ No

Pending permit approvals.

____________________________________________________

J. Does this project have a local match amount?

☑ Yes ☐ No

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

*****See Supplemental Information*****

____________________________________________________

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

*****See Supplemental Information*****
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:

<table>
<thead>
<tr>
<th></th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>$1,164,211.96</td>
</tr>
<tr>
<td>Reconstruction</td>
<td>$0</td>
</tr>
<tr>
<td>Design &amp; Engineering</td>
<td>$382,842.39</td>
</tr>
<tr>
<td>Land Acquisition</td>
<td>$100,000.00</td>
</tr>
<tr>
<td>Land Improvement</td>
<td>$70,000.00</td>
</tr>
</tbody>
</table>

| Other                    | $750,000.00 |
| Total Project Costs      | $2,467,054.35 |

### B. Other Public Infrastructure Project Funding Sources:

<table>
<thead>
<tr>
<th>Source</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>City/County</td>
<td>$</td>
</tr>
<tr>
<td>Private Sources</td>
<td>$170,000.00</td>
</tr>
</tbody>
</table>

| Other (grants, etc.)     | $0         |
| Total Other Funding      | $170,000.00 |

| Total Amount Requested   | $2,297,054.35 |

**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.

Upon receiving notification of grant award, the process to secure the firm to complete the engineering & design will began. This should be completed within 4-6 months with a contract award. Planning & design as well as surveys should be completed within 4-6 months.

The permitting and clearing of the right-of-way will then began as soon as possible and should be completed in 10-12 months. While this phase is underway, the process to select a contractor for the construction will began.

***See Supplemental Information***
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)?

The Board of County Commissioners must approve the grant agreement before contract is executed.

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 Board of Commissioners meet on the first and third Tuesday of each month.

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

****See Supplemental Information****

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.
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: Baker County Board of Commissioners

Name and Title of Authorized Representative: Oliver Anderson, Chairman

Representative Signature: 

Signature Date: August 15, 2017
Florida Job Growth Grant Fund  
Public Infrastructure Grant Proposal  
For  
Access Road to Woodstock Industrial Park

Supplemental Information

1. Program Requirements  
Section:  
A. This access road will consist of a half mile deceleration lane on US Hwy 90, a half mile of two lane paved road with five foot wide paved shoulders and an at-grade crossing of the CSX rail mainline. As this property continues to develop in the future additional lanes will be added to the entrance road, but this grant proposal is just for the infrastructure needed at this time.

E. This property will be a future job center for Baker County and the entire northeast Florida region thereby creating high wage jobs for the residents of the region and growing the tax base of Baker County. The Baker County Economic Development Commission holds an option-to-purchase on 400 acres within this property to help expedite project decisions and development.

2. Additional Information  
Section:  
B. Project would commence approximately 6 months after required permits are received and take 10-12 months to complete.

J. The current private landowner will donate the property needed for the road right-of-way. Landowner will also provide all needed surveys and clear, grub and rough grade the right-of-way.

K. Engineered drawing of the proposed entrance road project is attached. However, we are only proposing a grant for a two lane road at this time. The infrastructure can be expanded in the future as the Woodstock continues to develop as one of the premier industrial parks in the southeast.

3. Program Budget  
Section:  
C. When the permitting and preliminary site work is complete the Contractor to do the construction should be selected and can begin construction as soon as possible. The construction should be completed within 10-12 months. Bringing the project to completion within 28-36 months after receiving notice of the grant award.

4. Approvals & Authority  
Section:  
B(II). Since the Board of County Commissioners regularly meet twice a month on the first and third Tuesdays, a special meeting should not be required.
## WOODSTOCK INDUSTRIAL SITE
### ESTIMATED ENTRANCE ROAD/INFRASTRUCTURE IMPROVEMENT COSTS

<table>
<thead>
<tr>
<th>TRANSPORTATION IMPROVEMENTS</th>
<th>BASES OF COST ESTIMATE</th>
<th>ESTIMATED COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-Lane Undivided Rural Road with 5’ Paved Shoulders</td>
<td>0.5 miles @ $1,862,415.91 / mile</td>
<td>$931,207.96</td>
</tr>
<tr>
<td>CSX Grade Rail Crossing</td>
<td>1 @ $750,000.00</td>
<td>$750,000.00</td>
</tr>
<tr>
<td>US Hwy 90 Turn Lane Improvements</td>
<td>.05 miles @ $466,008.82 / mile</td>
<td>$233,004.00</td>
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<tr>
<td>Soft Costs (i.e. Engineering, Design, Permitting, CEI, Geotechnical, Legal, etc.)</td>
<td>20% of Total Improvement Cost</td>
<td>$382,842.39</td>
</tr>
<tr>
<td>Right of Way Acquisition</td>
<td></td>
<td>$100,000.00</td>
</tr>
<tr>
<td>Preliminary Site Work</td>
<td></td>
<td>$70,000.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Grand Total</strong> $2,467,054.35</td>
</tr>
<tr>
<td>Private Funding</td>
<td></td>
<td>$(170,000.00)</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Total Funds Requested</strong> $2,297,054.35</td>
</tr>
</tbody>
</table>
December 8, 2015

Jacob Smith
Project Manager
CSX Public Projects
500 Water St., J-301
Jacksonville, FL 32202

Re: Final Order to Permit the Opening of a Public Highway-Rail Grade Crossing at the Access Road to the Woodstock Industrial Site, Baker County, Florida.

Dear Mr. Smith,

This letter is to inform you that the Notice of Intent signed on September 30, 2015 serves as the Final Order to permit the opening of the public highway-rail grade crossing at the Access Road to the Woodstock industrial Site, Baker County, Florida. There are no petitions pending with the Florida Department of Transportation for an Administrative Hearing, pursuant to the provisions of Section 120.57, Florida Statutes.

I have advised Mr. Roberts, the applicant, to contact you to begin the Preliminary Engineering Agreement process. Please contact me if you have any questions. Thank you for your cooperation in this matter.

Sincerely,

Laura Regalado
Rail Specialist
Rail Crossing Opening/Closure Program

Enclosure: Notice of Intent

cc: Ms. Donna Whitney, Florida Department of Transportation District 2

www.dot.state.fl.us
December 8, 2015

Mr. Dale Williams  
Interim Baker County Manager  
County Administrative Offices  
55 North 3rd Street  
Macclenny, Florida 32063

Re: Final Order to Permit the Opening of a Public Highway-Rail Grade Crossing at the Access Road to the Woodstock Industrial Site, Baker County, Florida.

Dear Mr. Williams,

This letter is to inform you that the Notice of Intent signed on September 30, 2015 serves as the Final Order to permit the opening of the public highway-rail grade crossing at the Access Road to the Woodstock Industrial Site, Baker County, Florida. There are no petitions pending with the Florida Department of Transportation for an Administrative Hearing, pursuant to the provisions of Section 120.57, Florida Statutes.

I have advised Mr. Roberts, the applicant, to contact CSX to begin the preliminary engineering agreement process. Please contact me if you have any questions. Thank you for your cooperation in this matter.

Sincerely,

Laura Regalado  
Rail Specialist  
Rail Crossing Opening/Closure Program

Enclosure: Notice of Intent

cc: Ms. Donna Whitney, Florida Department of Transportation District 2

www.dot.state.fl.us
December 8, 2015

Mr. Avery Roberts
Roberts Land and Timber Investment Corp.
Post Office Box 233
Lake Butler, Florida 32054

Re: Final Order to Permit the Opening of a Public Highway-Rail Grade Crossing at the Access Road to the Woodstock Industrial Site, Baker County, Florida.

Dear Mr. Roberts,

This letter is to inform you that the Notice of Intent signed on September 30, 2015 serves as the Final Order to permit the opening of the public highway-rail grade crossing at the Access Road to the Woodstock Industrial Site, Baker County, Florida. There are no petitions pending with the Florida Department of Transportation for an Administrative Hearing, pursuant to the provisions of Section 120.57, Florida Statutes. Therefore, you may proceed with contacting Mr. Jacob Smith, CSX Public Projects Manager for Florida, to prepare the Railroad’s preliminary engineering agreement. Mr. Smith’s contact information is as follows: CSX Public Projects, 500 Water St., J-301, Jacksonville, FL 32202, telephone 904-359-1650.

Thank you for your cooperation in this matter and a special thank you to Denise Howard for her cooperation and tireless hard work.

Sincerely,

Laura Regalado
Rail Specialist
Rail Crossing Opening/Closure Program

Enclosure: Notice of Intent

cc: Ms. Donna Whitney, Florida Department of Transportation District 2

www.dot.state.fl.us