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 Monticello
Government Federal Employer Identification Number: [Redacted]

Primary Contact Name: Raymond Clark
Title: City Manager
Mailing Address: 245 S. Mulberry Street
Monticello, FL (Jefferson County)
Phone Number: 850.342.2393
Email: rclark@mymonticello.net

Secondary Contact Name: Emily Anderson
Title: City Clerk/Treasurer
Phone Number: 850.342.0153

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.
   See Attachment "Page 2., 1-A. Project Narrative

B. Provide location of public infrastructure, including physical address and county of project.
   The public infrastructure will run along the rights-of-way of Old Lloyd Road and State Road 59 in Jefferson County as depicted on the attached map labeled Page 2., 1-B. The public infrastructure project will support economic development at the I-10/State Road 59 Interchange.

C. Is this infrastructure currently owned by the public?
   Yes, the City of Monticello will own, operate and maintain the wastewater sewer line.
   If no, is there a current option to purchase or right of way provided to the County?

D. Provide current property owner.
   The State of Florida, Jefferson County and the City of Monticello share ownership of the public rights-of-way along these publicly-owned roads.

E. Is this infrastructure for public use or does it predominately benefit the public?
   Although the wastewater sewer line will facilitate economic development, there are many residents along this proposed sewer line who will no longer have to use a septic tank in this environmentally sensitive area. The City proposes to obtain CDBG funds to assist the low-to-moderate income families with transition costs. The City has applied and been awarded all categories of CDBG grants in the past.

F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?
   NO.
   Based on the zoning at interchange I-10/SR 59, it will provide for numerous kinds of industry and commercial businesses to locate there which will create diverse opportunities for those seeking employment.
The City proposes to construct a master lift station at the I-10/SR 59 interchange and also construct a force main for approximately 11.8 miles to tie into the City's advanced wastewater treatment plant. The master lift station would serve all four (4) quadrants of the I-10/SR 59 exchange. Local lift stations will be included along the route to facilitate additional tie-in by residential customers over time. Jefferson County authorized a route study and the preferred route has been determined and is shown on Exhibit A which follows this page. The total cost for this project is estimated at $3,495,054. A detailed cost estimate is included in Section 3. Program Budget.

The City of Monticello has an Advanced Wastewater Treatment plant with a permitted capacity of 800,000 gallons per day. The current flow is 300,000 gallons per day. There is ample permitted capacity for growth. There is ongoing development at the I-10/SR 59 interchange that is being served by an aging package plant using rapid infiltration basins in the southwest quadrant. The other quadrants have no wastewater infrastructure available. Landowners are actively striving to develop their property at this exchange.

The potential job creation and CAPEX investment impacts for the entire Interstate/Highway interchange are extremely significant to Jefferson County. The project anticipates a minimum of 3-4 new businesses/companies in the targeted industries within 3-4 years generating a minimum of $15 million in CAPEX and a minimum of 150 new jobs; using an average of wages for manufacturing, logistics and distribution-based businesses (we have included relevant NAICS Codes), the project estimates an ANNUAL employment impact of over $5,250,000 based on a conservative average of $35,000 for 150 jobs. Given the project investment of $3,495,054, the projected total ROI (new jobs and CAPEX investment) is anticipated to be extremely significant. There are also multiplier affects that are anticipated for the trucking/transportation movement of freight, local retail jobs, etc. Moreover, a critical diversification and increase of the local tax base for the county would be realized.

The northwest and northeast quadrants of the I-10/SR 59 interchange are part of Jefferson County’s Opportunity Zone which was nominated by Governor Rick Scott and certified by the U.S. Department of the Treasury on June 14, 2018 (Map Attached). An Opportunity Zone is a low-income census tract and is designed to spur economic development and job creation in low-income communities. It is important to note this designation is highly significant and desperately needs the Florida Jobs Growth Grant Fund award to support and spur economic development and job creation at the I-10/SR 59 interchange.

The targeted businesses and industries are consistent with Enterprise Florida and the State of Florida’s Qualified Targeted Industries including manufacturing (e.g., food and beverage, automotive and marine, machine tooling), Cleantech (Energy Equipment Manufacturing), etc. Jefferson County’s proximity (30 miles) to Florida State University and its world renown Magnet Lab could provide opportunities for manufacturing/maintenance of parts and instruments, and its location in rural Florida with an
abundance of outdoor recreation (e.g., hunting, fishing, canoeing, boating, etc.) could lend itself to manufacturing and maintenance of guns, ammunition, boats, etc.

The proposed public infrastructure expansion detailed in this grant application will provide a catalyst for economic development at an Interstate 10 interchange serving one of Florida’s most economically challenged rural counties—Jefferson County. The proposed expansion of the City of Monticello’s central sewer system to this interchange will enable four quadrants of the interchange (Northeast, Northwest, Southeast and Southwest) to be served by central sewer facilities with a robust capacity to recruit business and industry to this interchange. Moreover, two of the three sites located at this interchange were identified as a Priority 5 (highest potential) in the region’s recent Strategic Sites Inventory (SSI) project; one of the sites comprised of two parcels (Parcel Numbers 16-1N-3E-0000-0010-0000 and 16-1N-3E-0000-0030-0000) has graduated through Phase II of the SSI program. Another site (Parcel ID# 16-1N-3E-0000-0480-0000) is targeted for a Phase II analysis this year. Landowners for both sites have verbally indicated their willingness to sell their property for development and in fact, at least one of the parcels has been under an option to buy over the past 2 years. Due to the cost of infrastructure, the option was never exercised.

These parcels/sites are ideal for light/advanced manufacturing, agriculture/food processing/distribution, transportation/warehousing/distribution centers, etc. The Southwest quadrant at the interchange is already experiencing significant investment and growth in travel-related commercial activity. The extension of the sewer capacity will enhance further expansion of these activities as well as “open” up the ability to market and recruit businesses for the other quadrant sites. In fact, it is critical to compliment this commercial development with additional sustainable and higher-wage job industries at the other quadrants. The sites/properties the sewer expansion will serve are all zoned “Interchange Business” of which all of the aforementioned industries would be allowed/consistent with the current zoning.

In addition to the economic development catalyst effect, the sewer system expansion will provide a direct benefit to the environment and residents located along the 11.8-mile route. Old Lloyd Road is located within the Wacissa River Basin, which has been deemed an Impaired Outstanding Florida Spring (OFS) by the Florida Department of Environmental Protection (FDEP) due to substantial amounts of nitrogen loading into the groundwater system. Additionally, Old Lloyd Road is also located within the Wacissa Springs Group Basin Management Action Plan Area (BMAP) and is further identified as a Priority Focus Area (PFA) within the basin. A PFA is identified as the area most vulnerable to pollutants and where there is a known connectivity between groundwater pathways and an OFS. As part of the Wacissa BMAP, remediation of “Onsite Sewage Treatment and Disposal System” (OSTDS) is identified as one of the Springs restoration approaches. The construction of a centralized sewer system will allow many of the residents to discontinue use of septic tank systems, which will greatly contribute to the OSTDS remediation effort by eliminating a major source of nutrient loading to the Springs Basin. Once in place, the proposed sanitary sewer infrastructure will enable Jefferson County to obtain additional grant money through both the SRWMD and NWFWMD to aid in expanding the systems in an effort to further reduce nutrient loading into the Springs. Moreover, the current travel related commercial activities (i.e. hotels, restaurants, campgrounds, gas stations) are currently being served through an aging “package plant” to service the sewer needs. The new wastewater infrastructure will enable more intensive water and sewer disposition uses through a highly robust sewer system. Water capacity and
facilities are already in place through the Jefferson County Community Water System and can service the potable water capacity needs.

An important aspect to this proposal is the expressed support from both the City of Monticello and Jefferson County governments to move forward on this grant proposal. Also, the substantial investments that have already been made by the City, County and private interests (these are detailed later in the proposal) are significant. The fact that this sewer expansion will address a critical gap in the shovel-readiness of the sites that were identified in the Strategic Sites Inventory (SSI) project and its analysis is specific documentation as to the prospective value of this investment. In addition, the public and environmental benefits to the project are extremely significant. We believe this project is ideally suited to fulfill the purpose and mission of the Florida Jobs Growth Grant program.
Page 2, Section 1.-B Public Infrastructure Location

TYPICAL SECTION (OLD LLOYD ROAD)

LEGEND:

- PROPOSED SEWER FORCE MAIN
- PROPERTY LINES
- FUTURE UTILITY CUSTOMERS

TOTAL PROPOSED SERVICE CONNECTIONS:
- RESIDENTIAL = 173
- COMMERCIAL = 26
- HOTEL = 1

NATURAL GROUND

EXISTING WATER

FIBER OPTIC

EXISTING PACKAGE PLANT

S.R. 99 POTENTIAL
EXISTING SERVICE CONNEC TIONS:
- RESIDENTIAL = 3
- COMMERCIAL = 2
- HOTEL = 1

EXIST. CENTERLINE

12' TRAVEL LANE

12' TRAVEL LANE

RIGHT OF WAY VARIES
Figure D-1. OSTDS locations in the Wacissa River BMAP Area
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.

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

A. Is this an expansion of an existing training program?  
   - Yes ☐  
   - No ☒  
   This is not a training program. This is an extension of the City-owned wastewater treatment collection line system, a new lift station and a new force main.

B. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.
   Please see attachment labeled Page 3., 2-B. Project Schedule

C. What permits are necessary for the public infrastructure project?
   Please see attachment labeled Page 3., 2-C. Permits
CITY OF MONTICELLO  
Florida Jobs Growth Grant Fund  
Application Page 3 - G: Economic Benefits and NAICS

The project proposes to specifically extend the City of Monticello’s central sewer system by approximately 11.8 miles to the Hwy 59 interchange at Interstate 10 in Jefferson County. The potential job creation and CAPEX investment impacts for the entire Interstate/Highway interchange are extremely significant to Jefferson County. The project anticipates a minimum of 3-4 new businesses/companies in the targeted industries within 3-4 years generating a minimum of $15 million in CAPEX and a minimum of 150 new jobs; using an average wage for manufacturing, logistics and distribution-based businesses (we have included relevant NAICS Codes), the project estimates an ANNUAL employment impact of over $5,250,000 based on a conservative average of $35,000 for 150 jobs. Given the project investment of $3,495,054, the projected total ROI (new jobs and CAPEX investment) is anticipated to be extremely significant. There are also multiplier affects that are anticipated for the trucking/transportation movement of freight, local retail jobs, etc. Moreover, a critical diversification and increase of the local tax base for the county would be realized, and an increase of revenue to the City who owns and operates the wastewater utility.

The targeted businesses and industries are consistent with Enterprise Florida and the State of Florida’s Qualified Targeted Industries including manufacturing (e.g., food and beverage, automotive and marine, machine tooling), Cleantech (Energy Equipment Manufacturing), etc. Jefferson County’s proximity (30 miles) to Florida State University and its world renown Magnet Lab could provide opportunities for manufacturing/maintenance of parts and instruments, and its location in rural Florida with an abundance of outdoor recreation (e.g., hunting, fishing, canoeing, boating, etc.) could lend itself to manufacturing and maintenance of guns, ammunition, boats, etc. Please see a list of potential NAICS codes following this page.
**MANUFACTURING/MAINTENANCE RELATED JOBS**

314910 Covers (e.g., boat, swimming pool, truck) made from purchased fabrics

331529 Ship and boat propellers, cast brass, bronze and copper (except die-casting), unfinished, manufacturing

332312 Boat sections, prefabricated metal, manufacturing

332999 Propellers, ship and boat, made from purchased metal

333923 Boat lifts manufacturing

336212 Boat transporter trailers, multi-unit, manufacturing

336214 Boat transporter trailers, single-unit, manufacturing

336320 Boat and ship lighting fixtures manufacturing

336611 Fishing boat, commercial, building

336611 Patrol boat building

336612 Inflatable rubber boats, heavy-duty, manufacturing

336612 Inflatable plastic boats, heavy-duty, manufacturing

336612 Boats, inflatable plastics (except toy-type), manufacturing

336612 Unmanned and robotic watercraft manufacturing in boat yards

336612 Boats (i.e., suitable or intended for personal use) manufacturing

336612 Underwater remotely operated vehicles (ROVs) manufacturing in boat yards

336612 Boat yards (i.e., boat manufacturing facilities)

336612 Rigid inflatable boats (RIBs) manufacturing

336612 Air boat building

336612 Pleasure boats manufacturing

**2017 Corresponding Index**

**NAICS Entries**

311421 Artichokes, canned, manufacturing

311421 Barbecue sauce manufacturing

311421 Berries, canned, manufacturing

311421 Beverages, fruit and vegetable juice, manufacturing

311421 Brining of fruits and vegetables

311421 Canning fruits and vegetables

311421 Canning jams and jellies

311421 Catsup manufacturing

311421 Chili sauce manufacturing

311421 Fruit brining
### Manufacturing/Maintenance Related Jobs

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>311421</td>
<td>Fruit butters manufacturing</td>
</tr>
<tr>
<td>311421</td>
<td>Fruit juice canning</td>
</tr>
<tr>
<td>311421</td>
<td>Fruit juices, fresh, manufacturing</td>
</tr>
<tr>
<td>311421</td>
<td>Fruit pickling</td>
</tr>
<tr>
<td>311421</td>
<td>Fruit pie fillings, canning</td>
</tr>
<tr>
<td>311421</td>
<td>Fruits pickling</td>
</tr>
<tr>
<td>311421</td>
<td>Fruits, canned, manufacturing</td>
</tr>
<tr>
<td>311421</td>
<td>Hominy, canned, manufacturing</td>
</tr>
<tr>
<td>311421</td>
<td>Horseradish (except sauce) canning</td>
</tr>
<tr>
<td>311421</td>
<td>Jellies and jams manufacturing</td>
</tr>
<tr>
<td>311421</td>
<td>Juices, fruit or vegetable, canned manufacturing</td>
</tr>
<tr>
<td>311421</td>
<td>Juices, fruit or vegetable, fresh, manufacturing</td>
</tr>
<tr>
<td>311421</td>
<td>Ketchup manufacturing</td>
</tr>
<tr>
<td>311421</td>
<td>Marmalade manufacturing</td>
</tr>
<tr>
<td>311421</td>
<td>Mushrooms canning</td>
</tr>
<tr>
<td>311421</td>
<td>Olives brined</td>
</tr>
<tr>
<td>311421</td>
<td>Onions pickled</td>
</tr>
<tr>
<td>311421</td>
<td>Pastes, fruit and vegetable, canning</td>
</tr>
<tr>
<td>311421</td>
<td>Pickles manufacturing</td>
</tr>
<tr>
<td>311421</td>
<td>Pickling fruits and vegetables</td>
</tr>
<tr>
<td>311421</td>
<td>Preserves (e.g., imitation) canning</td>
</tr>
<tr>
<td>311421</td>
<td>Relishes canning</td>
</tr>
<tr>
<td>311421</td>
<td>Salsa canning</td>
</tr>
<tr>
<td>311421</td>
<td>Sauces, tomato-based, canning</td>
</tr>
<tr>
<td>311421</td>
<td>Sauerkraut manufacturing</td>
</tr>
<tr>
<td>311421</td>
<td>Spaghetti sauce canning</td>
</tr>
<tr>
<td>311421</td>
<td>Vegetable brining</td>
</tr>
<tr>
<td>311421</td>
<td>Vegetable canning</td>
</tr>
<tr>
<td>311421</td>
<td>Vegetable juices canning</td>
</tr>
<tr>
<td>311421</td>
<td>Vegetable juices, fresh, manufacturing</td>
</tr>
<tr>
<td>311421</td>
<td>Vegetables pickling</td>
</tr>
</tbody>
</table>

333241 Bakery machinery and equipment manufacturing
MANUFACTURING/MAINTENANCE RELATED JOBS

333243 Sawmill equipment manufacturing
333244 Stitchers and trimmers bookbinding equipment manufacturing
333244 Newspaper inserting equipment manufacturing
333249 Metal casting machinery and equipment manufacturing
333249 Electroplating machinery and equipment manufacturing
333249 Chemical processing machinery and equipment manufacturing
333249 Anodizing equipment manufacturing
333314 Optical test and inspection equipment manufacturing
333316 Film developing equipment manufacturing
333316 Blueprint equipment manufacturing
333316 Photoflash equipment manufacturing
333318 Water treatment equipment manufacturing
333318 Water softening equipment manufacturing
333318 Water purification equipment manufacturing
333318 Sewage treatment equipment manufacturing
333318 Power washer cleaning equipment manufacturing
333413 Electrostatic precipitation equipment manufacturing
333413 Dust and fume collecting equipment manufacturing
333414 Steam heating equipment manufacturing
333414 Solar energy heating equipment manufacturing
333414 Hydronic heating equipment manufacturing
333414 Baseboard heating equipment manufacturing
333415 Beer cooling and dispensing equipment manufacturing
333415 Soda fountain cooling and dispensing equipment manufacturing
333922 Conveyors and conveying equipment manufacturing
333992 Laser welding equipment manufacturing
333992 Welding equipment manufacturing
333992 Gas welding equipment manufacturing
333992 Ultrasonic welding equipment manufacturing
333992 Electron beam welding equipment manufacturing
333992 Spot welding equipment manufacturing
333992 Arc-welding equipment manufacturing
333992 Seam welding equipment manufacturing
MANUFACTURING/MAINTENANCE RELATED JOBS

333992 Resistance welding equipment manufacturing
333992 Plasma welding equipment manufacturing
333994 Dielectric industrial heating equipment manufacturing
334118 Computer input/output equipment manufacturing
334210 Telephone carrier switching equipment manufacturing
334210 Telephone carrier line equipment manufacturing
334210 Private branch exchange (PBX) equipment manufacturing
334210 PBX (private branch exchange) equipment manufacturing
334220 Airborne radio communications equipment manufacturing
334220 Marine radio communications equipment manufacturing
334220 GPS (global positioning system) equipment manufacturing
334220 Television transmitting antennas and ground equipment manufacturing
334220 Global positioning system (GPS) equipment manufacturing
334220 Satellite communications equipment manufacturing
334220 Earth station communications equipment manufacturing
334220 Radio transmitting antennas and ground equipment manufacturing
334220 Closed-circuit television equipment manufacturing
334220 Mobile communications equipment manufacturing
334220 Cable television transmission and receiving equipment manufacturing
334220 Microwave communications equipment manufacturing
334290 Alarm systems and equipment manufacturing
334290 Alarm system central monitoring equipment manufacturing
334290 Railroad signaling equipment manufacturing
334290 Intercom systems and equipment manufacturing
334290 Burglar alarm systems and equipment manufacturing
334310 Public address systems and equipment manufacturing
334310 Home theater audio and video equipment manufacturing
334510 Electromedical diagnostic equipment manufacturing
334510 Ultrasonic medical equipment manufacturing
334510 MRI (magnetic resonance imaging) medical diagnostic equipment manufacturing
334510 Medical ultrasound equipment manufacturing
334510 Magnetic resonance imaging (MRI) medical diagnostic equipment manufacturing
334510 Electromedical therapy equipment manufacturing
334510 Electromedical equipment manufacturing
334511 Space vehicle guidance systems and equipment manufacturing
334511 Sonar systems and equipment manufacturing
334511 Radar systems and equipment manufacturing
334511 Proximity warning (i.e., collision avoidance) equipment manufacturing
334511 Light reconnaissance and surveillance systems and equipment manufacturing
334511 Electronic guidance systems and equipment manufacturing
334511 Warfare countermeasures equipment manufacturing
334511 Air traffic control radar systems and equipment manufacturing
334512 Sequencing controls for electric heating equipment manufacturing
334514 Fare collection equipment manufacturing
334515 Radiofrequency measuring equipment manufacturing
334515 Current measuring equipment manufacturing
334515 Microwave test equipment manufacturing
334515 Waveform measuring and/or analyzing equipment manufacturing
334515 Communications signal testing and evaluation equipment manufacturing
334515 Measuring equipment for electronic and electrical circuits and equipment manufacturing
334515 Test equipment for electronic and electrical circuits and equipment manufacturing
334515 Automotive electrical engine diagnostic equipment manufacturing
334515 Impedance measuring equipment manufacturing
334515 Standing wave ratio measuring equipment manufacturing
334515 Electron tube test equipment manufacturing
334515 Semiconductor test equipment manufacturing
334515 Electricity and electrical signal testing equipment manufacturing
334515 Resistance measuring equipment manufacturing
334515 Electrical power measuring equipment manufacturing
334516 Blood bank process equipment manufacturing
334516 Polarographic equipment manufacturing
334516 Nanomanipulator equipment manufacturing
334517 Medical radiation therapy equipment manufacturing
MANUFACTURING/MAINTENANCE RELATED JOBS

334517 Irradiation equipment manufacturing
334517 Gamma-ray irradiation equipment manufacturing
334517 Beta-ray irradiation equipment manufacturing
334517 X-ray irradiation equipment manufacturing
334517 Radium equipment manufacturing
334517 Nuclear irradiation equipment manufacturing
334519 Physical properties testing and inspection equipment manufacturing
334519 Kinematic test and measuring equipment manufacturing
334519 Weather tracking equipment manufacturing
334519 Hardness testing equipment manufacturing
334519 Torsion testing equipment manufacturing
334519 Automotive emissions testing equipment manufacturing
334519 Tensile strength testing equipment manufacturing
334519 Radioactivity detection, identification, and computation (RADIAC) equipment manufacturing
334519 RADIAC (radioactivity detection, identification, and computation) equipment manufacturing
335129 Stage lighting equipment manufacturing
335313 Power switching equipment manufacturing
335931 Lightning protection equipment manufacturing
335999 Ultrasonic generators sold separately for inclusion in tools and equipment manufacturing
335999 Cathodic protection equipment manufacturing
336510 Railroad cars and car equipment manufacturing
336510 Rail laying and tamping equipment manufacturing
336510 Light rail cars and equipment manufacturing
336510 Rapid transit cars and equipment manufacturing
339112 Skin grafting equipment manufacturing
339112 Inhalation therapy equipment manufacturing
339112 Blood transfusion equipment manufacturing
339113 Ultrasonic medical cleaning equipment manufacturing
339113 Hydrotherapy equipment manufacturing
339114 Ultrasonic dental equipment manufacturing
339114 Dental laboratory equipment manufacturing
MANUFACTURING/MAINTENANCE RELATED JOBS

339920  Scuba diving equipment manufacturing
339920  Boxing equipment manufacturing
339920  Badminton equipment manufacturing
339920  Archery equipment manufacturing
339930  Toy furniture and household-type equipment manufacturing
**CITY OF MONTICELLO**

**Florida Jobs Growth Grant Fund**

Page 3 – B: Project Schedule

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

The project will commence within 30 days of date of the award.

<table>
<thead>
<tr>
<th>Task Number</th>
<th>Task</th>
<th>Time Frames</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Contract Award</td>
<td>Month 1 (30 days)</td>
</tr>
<tr>
<td>2</td>
<td>Consultant Fee Negotiations and Notice to Proceed</td>
<td>Month 2 (30 days)</td>
</tr>
<tr>
<td>3</td>
<td>Collection of Survey and other Design Data</td>
<td>Months 3 and 4 (60 days)</td>
</tr>
<tr>
<td>4</td>
<td>Lift Station and Forcemain Design</td>
<td>Months 5 and 6 (60 days)</td>
</tr>
<tr>
<td>5</td>
<td>Permitting and Easements</td>
<td>Months 6-9 (120 days)</td>
</tr>
<tr>
<td>6</td>
<td>Preparation of Construction and Bid Documents</td>
<td>Months 7-11 (150 days)</td>
</tr>
<tr>
<td>7</td>
<td>Bidding</td>
<td>Months 12-13 (60 days)</td>
</tr>
<tr>
<td>8</td>
<td>Contract Award and Notice to Proceed</td>
<td>Month 14 (30 days)</td>
</tr>
<tr>
<td>9</td>
<td>Construction</td>
<td>Months 15-23 (240 days)</td>
</tr>
<tr>
<td>10</td>
<td>Project, Permit, and Grant Close-out</td>
<td>Months 24 (30 days)</td>
</tr>
</tbody>
</table>
The required permits have not yet been secured. It will cost Jefferson County approximately $2,500 in application fees for the two permits that will be required. Therefore, until Jefferson County receives notice of the intent to award the grant, the county will not submit the permits. The following are the two (2) required permits:

1. Florida Department of Environmental Protection Utility Permit which can be obtained in one month.
2. Florida Department of Transportation Right-Of-Way (ROW) Construction Permit which can be obtained within three months.

Both of these can be obtained without adding any additional time to the schedule.
D. 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?

Please see Attachment: Page 3-C Required Permits & Page 4-D Securing Permits and Prioritization of Local Permits.

E. 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?

Please see Attachment: Page 4-E: Land Use & Zoning Designation

F. 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.

\[
\begin{array}{c}
\text{□ Yes} \\
\text{□ No}
\end{array}
\]

No, there will be no comprehensive plan amendment or development order required.

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

\[
\begin{array}{c}
\text{□ Yes} \\
\text{□ No}
\end{array}
\]

Both the City of Monticello and Jefferson County are in support of the new infrastructure and have provided official resolutions to document support. Both city and county are ready to move forward immediately within 30 days of receiving a fully executed grant agreement.

H. Does this project have a local match amount?

\[
\begin{array}{c}
\text{□ Yes} \\
\text{□ No}
\end{array}
\]

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

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

Please see Attachments: Page 4-I: City of Monticello and Jefferson County Resolutions of Support, and Letters of Support from businesses and land owners.
The required permits have not yet been secured. It will cost Jefferson County approximately $2,500 in application fees for the two permits that will be required. Therefore, until Jefferson County receives notice of the intent to award the grant, the county will not submit the permits. The following are the two (2) required permits:

1. Florida Department of Environmental Protection Utility Permit which can be obtained in one month.
2. Florida Department of Transportation Right-Of-Way (ROW) Construction Permit which can be obtained within three months.

Both of these can be obtained without adding any additional time to the schedule.
The property encompassing this interchange is zoned "Interchange Business" under the Jefferson County Land Development Code (LDC) and Future Land Use Map (FLUM) adopted on October 20, 2015 by the Jefferson County Board of County Commissioners. Both the LDC and FLUM can be found at http://www.jeffersoncountyfl.gov/p/county-departments/planning. The following types of uses are allowed under this category: Institutional, Professional Service and Office, General Commercial, High Intensity Commercial, Local Public Service Activities, and Industrial.
Although there is no specific match required by the Florida Jobs Growth Grant Fund, both the City of Monticello (owns the WW utilities) and Jefferson County (area served) recognize the potential for both commercial and residential growth at the I-10 / SR 59 Interchange. For that reason, there has been ongoing investment by the City, County and Private Investors which is described below.

**FJGGF Proposed Project:**

Construction (including utility easement costs) $2,982,945.61  
Survey, Design, Engineering, Permitting, and Construction Inspection: $332,109.26  
Total Amount of FJGGF Request: $3,495,054.61

**Ongoing Investment by Government and Private Sector at Interchange:**

- City of Monticello Wastewater Treatment Plant upgrades $6.1 million ($4,715 million bonded and the balance funded by the Department of Environmental Protection - State Revolving Fund)
- Jefferson County
  - $20,000 Force Main Route Study - complete
  - $15,000 Ripken Study on Feasibility of Sports Complex at I-10/SR 59 interchange - complete
  - $70,000 Feasibility Study - complete
- Jefferson County EDC - 12,000
  - Petroleum Clean-up at SW quadrant $1.2 million
- Private Investors
  - Hotel, Travel Center, and Storage Warehouse Market Feasibility Studies $20,000-completed
  - Travel Center - $5-6 million- committed (estimated completion Sep 2020)
  - New Hotel $8-9 million – planned 2020
  - Mini Warehouses $3-4 million – planned 2020

**Total Amount of Ongoing Investment: $26,437,000**

It is easy to see the importance of the enhancement of utility services at the I-10 /SR 59 Interchange based on the public and private sectors investments already made. The city and county have worked hard to develop the interchange in order to recruit business and industry to Jefferson County. However, until the Florida Jobs Growth Grant Fund’s inception, all other grant programs require a written commitment by a company to locate in order to obtain a grant for such infrastructure. The county has diligently applied for many grants which do not require job creation in order to accomplish as much of the preliminary feasibility studies and design and engineering as possible for the wastewater collection system. The City and County need desperately for the FJGGF application to be funded to bring economic development projects to diversify their economies.

It is very important to note that Jefferson County has been unable to recruit a significant economic development project in the last 10-years. The County has three (3) interstate interchanges along I-10 of
which two (2) have no significant development. The one interchange (I-10/US 19) that does have infrastructure reached the I-10 / U.S. 19 interchange, now has 3 restaurants, 3 gas stations and other small businesses.
CITY OF MONTICELLO
Florida Jobs Growth Grant Fund
Application Page 4-I: Additional Information
RESOLUTIONS AND LETTERS OF SUPPORT
RESOLUTION 2019-08012019-01

A RESOLUTION OF SUPPORT FOR THE CITY OF MONTICELLO, FLORIDA REGARDING THE LIFT STATION AND FORCE MAIN SERVING I-10 AND SR 59.

WHEREAS, the City Council of the City of Monticello has been advised of an infrastructure grant opportunity offered by the Department of Economic Opportunity; and

WHEREAS, the City of Monticello's Advanced Wastewater Treatment Plant has additional capacity of 500,000 gallons per day; and

WHEREAS, Development is occurring and expected to continue at the I-10/SR59 interchange; and

WHEREAS, an increase in the number of customers served by the City’s AWTP will reduce the costs for residents of the City;

NOW THEREFORE, BE IT RESOLVED BY THE JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS THAT:

Section 1. The County Commission supports the City of Monticello’s application to the Department of Economic Opportunity for infrastructure grant funds to fund the construction of a lift station at the I-10/SR 59 interchange and a force main to connect the collected wastewater to the City of Monticello's AWTP. The City Manager is delegated the authority to sign this grant application on behalf of the City Council. If grant funds are awarded, the grant agreement will be presented to the City Council for approval and the County Commission agrees to grant the necessary rights of way for the project’s completion.

Section 2. This Resolution becomes effective immediately upon its adoption.

PASSED AND APPROVED by the Jefferson County Board of County Commissioners, this 1st day of August, 2019.

JEFFERSON COUNTY BOC
By: Betsy Barfield Chair

ATTEST:
Kirk Reams, Clerk of Court

Kirk Reams
Clerk of Courts

Parrish Barwick
County Coordinator

T. Buckingham Bird
County Attorney
July 23, 2019

The Honorable Ron DeSantis
The Capitol
400 South Monroe Street
Tallahassee, Florida 32399-0001

Dear Governor DeSantis:

This letter is written in support of the Florida Job Growth Grant Fund application for the I-10 / SR 59 Interchange Infrastructure Improvement Project located in Jefferson County, Florida. My family owns the property located in the northeast and northwest quadrants of the interchange.

It is my understanding the grant will extend the wastewater collection lines to the interchange. This will not only spur commercial development to the area but will provide sewer services to many of the residents along the expansion route. The impact both economically and environmentally will be a major improvement to Jefferson County which is one of the most economically challenged counties in our state. Additional jobs and a broader tax base are critical to the citizens of the county in their efforts to provide needed improvement of the educational system and overall economy.

My family has owned property in Jefferson County for many years and the ability to develop the interchange has been severely hampered over the years, due in part, to a lack of an adequate sewer system. It is our intention to develop the property or in the alternative, to sell the property to persons committed to bringing jobs and improving the economy of Jefferson County. We will fully cooperate the state in this regard.

It is my hope that you can support and approve the proposed grant for the I-10 / SR 59 Interchange Project.

Sincerely,

W. Crit Smith

WCS/ss
July 31, 2019
The Honorable Ron DeSantis
The Capitol
400 South Monroe Street
Tallahassee, FL 32399-0001

Dear Governor DeSantis:

This letter is sent in strong support of the Florida Job Growth Grant directed to supplying infrastructure services to the Lloyd I-10 Interchange area of Jefferson County.

My parents purchased property in this location in the early 1950’s. This property has had additions through the years and now is a total of 438 contiguous acres in the northwest quadrant of the interchange. Part of the land is in Jefferson County and the second part is in Leon County. Originally, my parents operated a farming operation, including dairy with some 80-100 milk cows. Following our parents' death, my brother and I have used the property in an environmentally sensitive manner by careful timber farming and management.

Due to the proximity to Tallahassee, the access to I-10, and the excellent inherent characteristics of the property, we believe this property has the potential for high end development of many types. As we have spoken to people with expertise in this type of development, the immediate negative stated has been the lack of sewer, water and infrastructure presence. The proposed project would eliminate this major detriment to healthy growth in this location.

The economic depressed status of Jefferson County is well known. The public school system has had major challenges and the tax dollars generated for support of families with school age children are simply not available. This makes Jefferson County standout as an undesirable place to live, in contrast to the status of the rest of Florida.

The greatest benefit of the extension of services will be to Jefferson County by producing development and providing added tax dollars for needed education and public work needs. In addition to the Jefferson County benefit, further enhancement of this area in Leon County can be expected as well.

Sincerely,

Jon W. Barden, D.D.S., Partner Barden Properties LLC
Glen A Barden M.D., Partner and Manager, Barden Properties LLC
July 24, 2019

To Whom It May Concern:

On behalf of Jefferson County and the City of Monticello, please accept this letter of support for the Florida Job Growth Grant Fund application for the I-10/ SR 59 Interchange Infrastructure Improvements Project, which will significantly impact Eshden Company as well as many residents and future commercial/light industrial development. The request of grant funding to extend wastewater collection lines to the Interchange will influence not only commercial/industrial development, but also enhance the opportunities for residents to connect to the sewer system expansion, which is a direct public benefit. Jefferson County is one of Florida's most economically challenged counties with limited opportunities to recruit jobs, industry and new citizens.

Eshden Company has a longtime presence as a successful entrepreneur in Jefferson County and our infrastructure needs have grown as our company's footprint has expanded. Future development plans for a 100 room hotel, nationally recognized restaurants, and travel/fueling center are over capacity for our wastewater package plant. Without the infrastructure improvements, our ability to invest further at the Interchange is extremely limited. This additional investment will require adequate wastewater capacity that the City of Monticello has, but at this point, there are no lines to which we can connect. We are also willing to donate up to 1/4 acre for the construction of the lift station.

I respectfully request your consideration of the I-10/SR 59 Interchange Infrastructure Improvement Project in order to improve sewer services to residents, community facilities, and for commercial job retention, expansion and creation projects. The increased tax base will help fund our schools that desperately need improvement, while further keeping taxes low for our residents and new businesses

Please feel free to contact me, Arun Kundra, President & CEO, Eshden Company at 850/210-7000 or by email akkundra@gmail.com so that I might offer further information and support for the I-10/ SR 59 Interchange Infrastructure Improvements Project or answer any questions you may have.

Sincerely,

Arun Kundra
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 $3,495,054
   Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:
   - City/County $6,190,000
   - Private Sources $19,047,000
   - Other (grants, etc.) $1,200,000
   Total Other Funding $26,437,000

B. Public Infrastructure Project Costs:
   - Construction $3,162,945
   - Reconstruction $
   - Design & Engineering $332,109
   - Land Acquisition $
   - Land Improvement $
   - Other $
   Total Project Costs $29,932,054

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.

Please see Attachments: Page 6, 3-C Budget Narrative

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)?

City of Monticello has authorized the City Manager to execute the agreement. If there are additional approvals needed, the Council is willing to call a special meeting to approve.

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

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. Sep 3, Oct. 1, Nov 5, Dec 3, 2019; Jan 7, & Feb 5, 2020

ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days’ notice.

City of Monticello has authorized the City Manager to execute the agreement. If there are additional approvals needed, the Council is willing to call a special meeting to approve.

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.

Please see attached City Resolution authorizing the City Manager to execute this proposal on behalf of the City.
## Estimate of Probable Cost

Page 6, Section 3. C

### Detailed Budget

### Old Lloyd Road Sewer Force Main - City of Monticello

#### Opinion of Probable Cost

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>QTY</th>
<th>UNIT</th>
<th>UNIT PRICE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>GENERAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Mobilization (2%)</td>
<td>1</td>
<td>LS</td>
<td>$60,000.00</td>
<td>$60,000.00</td>
</tr>
<tr>
<td>2</td>
<td>Bonds and Insurance (1.5%)</td>
<td>1</td>
<td>LS</td>
<td>$45,000.00</td>
<td>$45,000.00</td>
</tr>
<tr>
<td>3</td>
<td>Maintenance of Traffic (1%)</td>
<td>1</td>
<td>LS</td>
<td>$30,000.00</td>
<td>$30,000.00</td>
</tr>
<tr>
<td>4</td>
<td>Erosion Control (1.5%)</td>
<td>1</td>
<td>LS</td>
<td>$45,000.00</td>
<td>$45,000.00</td>
</tr>
<tr>
<td></td>
<td><strong>SEWER</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>10&quot; HDPE Directional Bore</td>
<td>5,500</td>
<td>LF</td>
<td>$70.00</td>
<td>$385,000.00</td>
</tr>
<tr>
<td>2</td>
<td>10&quot; PVC Force main</td>
<td>57,059</td>
<td>LF</td>
<td>$21.50</td>
<td>$1,226,768.50</td>
</tr>
<tr>
<td>3</td>
<td>Master Lift Station</td>
<td>1</td>
<td>EA</td>
<td>$500,000.00</td>
<td>$500,000.00</td>
</tr>
<tr>
<td>4</td>
<td>Lift Station</td>
<td>2</td>
<td>EA</td>
<td>$300,000.00</td>
<td>$600,000.00</td>
</tr>
<tr>
<td></td>
<td><strong>10% CONTINGENCIES</strong></td>
<td></td>
<td></td>
<td></td>
<td>$271,176.85</td>
</tr>
<tr>
<td></td>
<td><strong>SUBTOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td>$3,512,352.65</td>
</tr>
<tr>
<td></td>
<td><strong>PROFESSIONAL SERVICES</strong></td>
<td></td>
<td></td>
<td></td>
<td>$332,109.26</td>
</tr>
<tr>
<td></td>
<td>SURVEYING, ENGINEERING &amp; CTE</td>
<td></td>
<td></td>
<td></td>
<td>$332,109.26</td>
</tr>
<tr>
<td></td>
<td><strong>SUBTOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td>$3,495,054.61</td>
</tr>
<tr>
<td></td>
<td><strong>TOTAL PROJECT COST</strong></td>
<td></td>
<td></td>
<td></td>
<td>$3,495,054.61</td>
</tr>
</tbody>
</table>

**Notes:**
- Does not include R/W acquisition.
- The preceding opinions of probable costs have been compiled based on aerial photography, conceptual level sketches and a general knowledge of construction costs at this time.
- No survey work, engineering studies or geotechnical exploration have been performed.
- Engineer has no control over materials and labor costs, contractor's mean and methods, and cannot guarantee that the opinions expressed in this OPC will not differ from actual construction costs. Additional costs are possible.
Application Page 6. 3-C: Budget Narrative

The total cost of the I-10 / SR 59 interchange wastewater utility improvement request is $3,495,054. The award would finish an extraordinary effort made by the City of Monticello, Jefferson County, the Jefferson County Economic Development Council and entrepreneurs to find means to complete the wastewater utility extension to the interchange. The community’s effort has been ongoing for many years, but only recently through the Strategic Sites Inventory Initiative has the interchange been confirmed as having Priority 5 sites (highest potential) for economic development. In fact, one of the three sites (Parcel Numbers 16-1N-3E-0000-0010-0000 and 16-1N-3E-0000-0030-0000) has graduated through Phase II of the SSI. The NFEDP has limited funding for Phase II site investigation so only one has been through the Phase II stage. (The cost of the SSI Phase I and II were not included in the overall cost of the project.) The following is a breakdown of the funds.

FJGGF funding Request: $3,495,054.
Mobilization, Bond & Insurance, Traffic Maintenance and Erosion Control, and Construction (including utility easement costs) $3,162,945.

Other Funding Secured:

- City of Monticello Wastewater Treatment Plant upgrades $6.1 million ($4,715 million bonded and the rest grant funded by State Revolving Fund)
- Jefferson County
  - $20,000 Force Main Route Study - complete
  - $70,000 Feasibility Study - complete
- Jefferson County EDC
  - Jefferson County Economic Development Council Match - $12,000 (Completed)
  - Ripken Study on Feasibility of Sports Complex at I-10/SR 59 Interchange - $15,000 (Completed)
- Petroleum Clean-up at SW quadrant $1.2 million (Completed Sept. 2017)
- Private Investors
  - Hotel, Travel Center, and Storage Warehouse Market Feasibility Studies $20,000 (Completed)
  - Travel Center - $6 million - committed (estimated completion June 2020)
  - New Hotel $9 million - (Planned 2020)
  - Mini Warehouses $4 million - (Planned 2020)
RESOLUTION 2019-14

A RESOLUTION OF MONTICELLO, FL CITY COUNCIL SUPPORTING THE FLORIDA JOB GROWTH GRANT FUND APPLICATION FOR (THE I-10/SR 59 INFRASTRUCTURE IMPROVEMENTS)

WHEREAS, the City Council of the City of Monticello has been advised of an infrastructure grant opportunity offered by the Department of Economic Opportunity; and

WHEREAS, the City of Monticello’s Advanced Wastewater Treatment Plant has additional capacity of 500,000 gallons per day; and

WHEREAS, Development is occurring and expected to continue at the I-10/SR59 interchange; and

WHEREAS, an increase in the number of customers served by the City’s AWTP will reduce the costs for residents of the City;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTICELLO THAT:

Section 1. The City of Monticello will make application to the Department of Economic Opportunity for infrastructure grant funds to fund the construction of a lift station at the I-10/SR 59 interchange and a force main to connect the collected wastewater to the City of Monticello’s AWTP. The City Manager is delegated the authority to sign this grant application on behalf of the City Council. If grant funds are awarded, the grant agreement will be presented to the City Council for approval.

Section 2. This Resolution becomes effective immediately upon its adoption.
PASSED AND APPROVED by the City Council of the City of Monticello, Florida, this 5th day of August, 2019.

ATTEST:

Emily Anderson
City Clerk/Treasurer

CITY COUNCIL
CITY OF MONTICELLO

By: ____________________________
John Jones
Mayor
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 Monticello

Name and Title of Authorized Representative: Raymond Clark, City Manager

Representative Signature: 

Signature Date: 8-6-19