



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: Nassau County Board of County Commissioners

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

Contact Information:

Primary Contact Name: Shanea Jones

Title: County Manager

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Yulee, FL 32097

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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.

Industrial grade wastewater line to service the broader west side of rural Nassau County, which includes the Crawford Diamond Industrial Park a certified mega-site entitled for 10.5 million square feet of heavy industrial use.

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.

Nassau County has deep roots in heavy manufacturing, which has dominated the eastern landscape of the county for close to a century. A designated rural county by the state of Florida, the western part of the county has not benefited from any significant job creation and is sparsely populated due to the little infrastructure available to attract large scale employers. The lack of industrial grade water and wastewater infrastructure has been the Achilles heel prohibiting this growth, but if we resolve this issue by extending service to the area, and couple it with our prime industrial land served by excellent rail and road infrastructure, we will no doubt succeed in our efforts to attract numerous manufacturers to the Crawford Diamond Industrial Park and its surrounding areas. Today over 65% of Nassau County's workforce leaves the county every day to work elsewhere in the region, resulting in critical revenue loss to the county, and we are determined to change that with the improvements proposed herein.

- 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.](#))
 - o 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.
 - o Further, include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.

As previously mentioned in number 1E, the project will open up an area that has been hamstrung to significant development due to a lack of industrial grade infrastructure to date. The Crawford Diamond Industrial Park is just one example of several opportunities in the area as it is a dual Class 1 rail served, 1814 acre certified mega-site, entitled for 10.5 million square feet of heavy industrial use. There are very few sites like this available in the entire country and only highly specialized large scale manufacturers of all types recognize its benefits.

We are fielding numerous inquiries from manufacturers looking to be in the area, the smallest of which has been \$270 million in CAPEX with 220 jobs at 115% of Nassau County's average wage to several billions in CAPEX coupled with thousands of jobs at or above 125% of Nassau County's average wage. The impacts of just one, if not several, large manufacturers descending upon the area will have staggering impacts to not only the county but also the region and state as a whole, as nothing small will take place on rail served property of this magnitude as it is designed for major manufacturers. A sample fiscal impact report is included as a reference.



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.

As soon as possible. One year is the estimated timeframe of completion.

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

See attached map.

D. Who is responsible for maintenance and upkeep? (Indicate if more than one are applicable.)

Federal State County City Other JEA

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

- Florida Department of Environmental Protection – Notification/ Application for Constructing a Domestic Wastewater Collection/ Transmission System
- Florida Department of Environmental Protection – General Permit for the 2 Creek Crossings
- Florida Department of Transportation – Utility Permit
- CSX Transportation Inc. – Utility Permit
- City of Jacksonville Right of Way Permit
- Nassau County Right of Way Permit for Utilities
- Army Corps of Engineers – Nationwide permit – for the 2 Creek Crossings

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?

- Florida Department of Environmental Protection – Notification/ Application for Constructing a Domestic Wastewater Collection/ Transmission System : 30 days
- Florida Department of Environmental Protection – General Permit for the 2 Creek Crossings : 30 days
- Florida Department of Transportation – Utility Permit: 30 days



- CSX Transportation Inc. – Utility Permit: 60 days
 - City of Jacksonville Right of Way Permit: 15 days
 - Nassau County Right of Way Permit for Utilities: 15 days
 - Army Corps of Engineers – Nationwide permit – for the 2 Creek Crossings : 90 days
- YES ALL LOCAL PERMITS WILL BE PRIORITIZED.

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?

Open rural and Industrial Park. Yes, the improvements will conform to those uses.

Zoning: Open Rural(OR) and FLUM: Agriculture

Zoning: Industrial Park(IP) and FLUM: Industrial



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

There is no additional "zoning" approval to make improvements within the areas currently zoned industrial. Any activity beyond industrial would require a FLUM amendment (Comprehensive Plan Map Amendment) and rezoning. A large scale map amendment may take closer to 90-120 days.

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

Yes No

J. Does this project have a local match amount?

Yes No

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

A private entity will fund the balance required which is estimated to be \$16,471,714.

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

Crawford Diamond Fiscal Impact Memo attached.



3. Program Budget

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

A. Public Infrastructure Project Costs:

| | | | |
|----------------------------|----------------------|----------|--------------------|
| Construction | \$ _____ | | |
| 13,855,200 | | | |
| Reconstruction | \$ 0 | | |
| Design & Engineering | \$ 1,951,974 | | |
| Land Acquisition | \$ 0 | | |
| Land Improvement | \$ 2,411,250 | | |
| | 0 | Please | 20% |
| Other | \$ 3,253,290 | Specify: | <u>contingency</u> |
| Total Project Costs | \$ 21,471,714 | | |

B. Other Public Infrastructure Project Funding Sources:

| | | | |
|----------------------------|----------------------|----------|-------|
| City/County | \$ 0 | | |
| Private Sources | \$ 16,471,714 | | |
| Other (grants, etc.) | \$ 0 | Please | |
| Total Other Funding | \$ 16,471,714 | Specify: | _____ |

Total Amount Requested \$ 5,000,000

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

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

See attached chart detailing cost breakdown.



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)?

Approval from the Nassau County Board of County Commissioners.

- 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.
Second and fourth Monday at 6pm and third Wednesday at 9am each month.
- ii. State whether that group can hold special meetings, and if so, upon how many days' notice.
Minimum 24 hour notice is required.

- 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.

Nassau County Board of County Commissioners

Name of Governmental Entity: _____

Shanea Jones, County Manager

Name and Title of Authorized Representative: _____

Representative Signature: _____

July 26, 2017

Signature Date: _____