



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: Lake County Board of County Commissioners
Government Federal Employer Identification Number: [REDACTED]

Contact Information:

Primary Contact Name: Robert Chandler
Title: Director, Economic Growth Department
Mailing Address: 315 W. Main St., Tavares FL 32778
Phone Number: 352-742-3918
Email: rchandler@lakecountyfl.gov

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 predominantly 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: Christopher C. Ford Commerce Park Gas Line Project

Description: Lake Apopka Natural Gas will run natural gas lines 3.6 miles north along US Highway 27 from their current terminus just south of the Lakeridge Winery to the Christopher C. Ford Commerce Park. Lake County is requesting \$500,000 of grant funds. The entire project will cost \$641,000 and Lake Apopka Natural Gas will fund the remaining \$141,000 of the total project cost. Lake Apopka will handle the permitting and construction of these improvements which can be completed in four months from the start date.

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.

The Christopher C. Ford Commerce Park ("Ford Park") was planned and developed to be a hub for manufacturing, distribution and logistics services in Central Florida. Today, Ford Park is home to over 2 million square feet of manufacturing, warehousing and distribution facilities. Businesses currently located at Ford Park include, but are not limited to, Samsung Distribution, Domino's Distribution, National DCP (Dunkin' Donuts), Raney Components, American Marine Sports, Quietflex, Carroll Fulmer Logistics and CaptiveAire. Currently the businesses located in Ford Park have to use on-site tanks of natural gas or propane for their equipment and manufacturing processes. Connecting to natural gas service would allow the 20-plus employers currently located in Ford Park considerable cost savings and increased efficiencies, which will allow them to expand their businesses. Additionally, there are over 200 acres of greenfield development sites still available in Ford Park for future development with dozens of property owners. Connecting to this natural gas service will make these sites more competitive and will potentially expedite future development in Ford Park.

Over the last two years the Lake County Economic Development team has lost three potential major employers due to not having natural gas service in Ford Park. During this same period of time, the Lake County Economic Development team has seen a number of site requests for which Ford Park was not an option due to the lack of natural gas service. Bringing natural gas lines to Ford Park is of critical importance to the growth of Ford Park and the economic diversification of Lake County's traditional bedroom economy.

Additionally, there is a 200 acre property adjacent to Ford Park and U.S. Highway 27 currently available for industrial development that could also benefit from connecting to this natural gas service. The owner of this property is an industrial property developer who has plans to construct up to 1.2 million square feet of manufacturing and warehouse space.

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 economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.**

The NAICS codes 31-33, 22, 48-49, 55, 42, 54, 92 are all currently represented by active businesses in Ford Park. Those 20-plus businesses currently employ well over 1,300 full-time employees. Connecting to natural gas service will allow those businesses to save money, operate in a more efficient manner, and expand through the hiring of more employees. Those jobs that will be retained conservatively generate well over \$150 million of total economic impact in Florida. The IMPLAN Economic Impact Model software is used to track the overall impact of projects in Lake County. According to the IMPLAN model, economic impact from a manufacturing job in Lake County ranges from a low of \$202,000 annually and 1.5 jobs in the community, to a high of \$386,000 and 2.5 jobs in the community. With the mix of manufacturing and distribution jobs in Ford Park, it is easy to see the total impact of these jobs in Florida.

Based on these numbers and the potential for future development of the more than 200 acres of vacant land in Ford Park and the 200 acres of vacant industrial land adjacent to Ford Park, the potential economic impacts will have a tremendous return on this \$500,000 investment. For example, for every new 80,000 square foot manufacturing facility with 100 employees, over 150 total jobs and over \$20 million in annual economic impact will be generated in the region. Additionally, for every 100,000-square-foot warehouse and distribution center with 50 employees, over 85 total jobs and over \$8 million in annual economic impact will be generated in the region. With the amount of vacant land in Ford Park today and very conservative floor area ratios, providing natural gas to Ford Park would likely result in the creation of over 1,400 additional jobs and over 1.5 million square feet of new industrial space.



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.

The project could commence as soon as September 1, 2017, and construction will take four months to complete.

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

The line will be extended from the intersection of Vineyard Way and U.S. Highway 27 north 3.6 miles to South Obrien Road. There is already an approved utility easement along U.S. Highway 27.

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

- Federal State County City Other Lake Apopka Natural Gas

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

Lake Apopka Natural Gas will be obtaining all necessary permits for this project.

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?

Lake County and Florida Department of Transportation permits are required. Both permits will be expedited. Lake Apopka Natural Gas will be able to obtain these permits in 4 weeks or less.

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?

The infrastructure improvements will be installed in utility easements along public right-of-ways. The future land use for Ford Park is Industrial, which allows for manufacturing uses, warehousing, logistics, distribution, civic uses, utilities, commercial support uses and public safety uses. Connecting to natural gas service is a typical requirement for businesses looking to locate within this land use category.

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

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

Yes
No

Lake Apopka is ready and able to pull the permits and commence construction as soon as the funding is authorized.

J. Does the project have a local match amount?

Yes
No

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

Lake Apopka Natural Gas District will be providing a \$141,311 cash match for this project.

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

Given the central location of Ford Park, it is an ideal location for a company that is exporting out of the state and internationally. CaptiveAire, for example, exports a lot of commercial kitchen equipment to South America via the Port of Tampa and Port of Miami.



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	\$641,311
Reconstruction	\$
Design & Engineering	\$
Land Acquisition	\$
Land Improvement	\$
Other	\$
Please Specify:	
Total Project Costs	\$ 641,311

B. Other Public Infrastructure Project Funding Sources:

City/County	\$
Private Source	\$141,311
Other (grants, etc.)	\$
Please Specify:	
Total Other Funding	\$

Total Amount Requested \$500,000

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 attachment.

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 Lake County Board of County Commissioners approved this application and authorized staff to accept the funding as soon as it is available.



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 Lake County Board of County Commissioners meets twice a month on Tuesday mornings. These meetings are either on the 1st & 3rd or 2nd & 4th Tuesdays, depending on the month.

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

Yes, 10 days' notice.

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.

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: Lake County Board of County Commissioners

Name and Title of Authorized Representative: Jeff Cole, County Manager

Representative Signature: _____
Jeff Cole

Signature Date: 8/3/17

Exhibit 1: Budget

LAKE APOPKA NATURAL GAS COST ESTIMATE

Estimate Title: Groveland Industrial Park (Hwy 27)
 Subdivision: 20004 Obrian Rd.

Created: 6/20/17

Default =

Revised: 7/20/17
 Estimated By: Randy Cook

DESCRIPTION	QUANTITY	UNIT	PRICE	SALARIES & WAGES	MATERIAL & SUPPLIES	EQUIPMENT USE	OUTSIDE SERVICES	ALLOCATED EXPENSES	TOTAL ESTIMATE COST
COMPANY CREW (2 MEN)	30	LOT	\$ 300.00	\$	\$	\$	\$	\$	\$ 9,000.00
INSPECTOR/SUPERVISOR	1	LOT	\$ 600.00	\$	\$	\$	\$	\$	\$ 1,200.00
ENGINEERING (includes permits)									\$
Orange County									\$
SUB-TOTAL				\$ 10,200.00	\$	\$	\$	\$	\$ 10,200.00

DESCRIPTION	QUANTITY	UNIT	PRICE	SALARIES & WAGES	MATERIAL & SUPPLIES	EQUIPMENT USE	OUTSIDE SERVICES	ALLOCATED EXPENSES	TOTAL ESTIMATE COST
6" Steel Pipe	13000	LF	\$ 11.05	\$	\$ 143,650.00	\$	\$	\$	\$ 143,650.00
4" Steel Pipe	3000	LF	\$ 6.66	\$	\$ 19,980.00	\$	\$	\$	\$ 19,980.00
6" Ballonax Valve	2	EA	\$ 1,480.00	\$	\$ 2,960.00	\$	\$	\$	\$ 2,960.00
4" Ballonax Valve	2	EA	\$ 458.00	\$	\$ 916.00	\$	\$	\$	\$ 916.00
Valve Box	4	EA	\$ 82.09	\$	\$ 328.00	\$	\$	\$	\$ 328.00
Trace Wire	500	LF	\$ 0.12	\$	\$ 60.00	\$	\$	\$	\$ 60.00
White Line Markers	35	EA	\$ 33.63	\$	\$ 1,177.05	\$	\$	\$	\$ 1,177.05
Caution Tape		LF	\$ 0.10	\$	\$	\$	\$	\$	\$
2" Coupling Poly	1	EA	\$ 1.25	\$	\$	\$	\$	\$	\$ 1.25
6" TEE Steel	1	EA	\$ 44.64	\$	\$ 44.64	\$	\$	\$	\$ 44.64
2" ELB 90 Poly	1	EA	\$ 3.77	\$	\$	\$	\$	\$	\$ 3.77
6" Cap Steel	1	EA	\$ 9.65	\$	\$ 9.65	\$	\$	\$	\$ 9.65
2" Coupling EF	2	EA	\$ 9.69	\$	\$ 19.38	\$	\$	\$	\$ 19.38
6" ELB 45 Steel	2	EA	\$ 16.88	\$	\$ 33.76	\$	\$	\$	\$ 33.76
4" TEE Poly	2	EA	\$ 14.84	\$	\$ 29.68	\$	\$	\$	\$ 29.68
4" ELB 90 Poly	2	EA	\$ 11.79	\$	\$ 23.58	\$	\$	\$	\$ 23.58
4" ELB 45 Steel	1	EA	\$ 9.17	\$	\$ 9.17	\$	\$	\$	\$ 9.17
4" Cap Steel	1	EA	\$ 6.51	\$	\$ 6.51	\$	\$	\$	\$ 6.51
6"X4" Reducer Steel	1	EA	\$ 17.78	\$	\$ 17.78	\$	\$	\$	\$ 17.78
2" Riser & Jo-Water Valve	1	EA	\$ 185.23	\$	\$ 185.23	\$	\$	\$	\$ 185.23
Service Line Installation (Labor)	1	EA	\$ 675.00	\$	\$ 675.00	\$	\$	\$	\$ 675.00
Residential Meter Set	1	EA	\$ 292.00	\$	\$ 292.00	\$	\$	\$	\$ 292.00
Commercial Meter Set	1	EA	\$ 1,491.00	\$	\$ 1,491.00	\$	\$	\$	\$ 1,491.00
MISC. MATERIALS				\$ 5%	\$ 8,568.00	\$	\$	\$	\$ 8,568.00
SUB-TOTAL				\$	\$ 179,935.00	\$	\$	\$	\$ 179,935.00

R. Cook
 7/12/17

EQUIPMENT USE	QUANTITY	DAYS	PRICE	SALARIES & WAGES	MATERIAL & SUPPLIES	EQUIPMENT USE	OUTSIDE SERVICES	ALLOCATED EXPENSES	TOTAL ESTIMATE COST
Excavator	0	0	\$ 32.00	\$	\$	\$	\$	\$	\$
Trench 2" Poly		LF		\$	\$	\$	\$	\$	\$
Base 2" Poly		LF		\$	\$	\$	\$	\$	\$
Install 4" Steel	3000	LF	\$ 24.00	\$	\$ 72,000.00	\$	\$	\$	\$ 72,000.00
Install 6" Steel	13000	LF	\$ 28.50	\$	\$ 370,500.00	\$	\$	\$	\$ 370,500.00
Remove/Replace Snd	6400	Sq. Ft.	\$ 0.75	\$	\$ 4,800.00	\$	\$	\$	\$ 4,800.00
SUB-TOTAL				\$	\$ 447,300.00	\$	\$	\$	\$ 447,300.00

LABOR OVERHEAD				\$	\$	\$	\$	\$	\$
TOTAL ESTIMATED COST: GAS MAIN, SERVICE LINE & METER				\$	\$ 10,200.00	\$	\$	\$	\$ 10,200.00
TOTAL ESTIMATED COST: GAS MAIN ONLY				\$	\$ 10,200.00	\$	\$	\$	\$ 10,200.00
TOTAL ESTIMATED COST: GAS MAIN, SERVICE LINE & METER				\$	\$ 179,935.00	\$	\$	\$	\$ 179,935.00
TOTAL ESTIMATED COST: GAS MAIN ONLY				\$	\$ 177,661.40	\$	\$	\$	\$ 177,661.40
TOTAL ESTIMATED COST: GAS MAIN, SERVICE LINE & METER				\$	\$ 447,300.00	\$	\$	\$	\$ 447,300.00
TOTAL ESTIMATED COST: GAS MAIN ONLY				\$	\$ 447,300.00	\$	\$	\$	\$ 447,300.00
TOTAL ESTIMATED COST: GAS MAIN, SERVICE LINE & METER				\$	\$ 3,876.00	\$	\$	\$	\$ 3,876.00
TOTAL ESTIMATED COST: GAS MAIN ONLY				\$	\$ 3,876.00	\$	\$	\$	\$ 3,876.00
TOTAL ESTIMATED COST: GAS MAIN, SERVICE LINE & METER				\$	\$ 641,311.00	\$	\$	\$	\$ 641,311.00
TOTAL ESTIMATED COST: GAS MAIN ONLY				\$	\$ 639,037.40	\$	\$	\$	\$ 639,037.40