



**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: Madison County Board of Commissioners

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

Contact Information:

Primary Contact Name: Brian Kauffman

Title: Madison County Coordinator

Mailing Address: PO Box 539
Madison, FL 32341

Phone Number: 850-973-3179

Email: mccoord@madisoncountyfl.com

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.

Madison proposes to create off-site water retention ponds within the County owned industrial park. This will allow companies to know net usable acres for their project requirements; and help Madison to best position themselves for industrial development.

- 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.

Investing in our industrial park is another step in helping Madison to best position ourselves as a leader within the region for having a highly developed industrial park to market to companies looking to expand in Florida. Having a site that is ready for immediate development allows Madison to be a "first choice" option for projects that are on a fast track for building a new facility. We want our park to be as "shovel ready" as possible for any project looking in our region.

This industrial park is an ideal location, and size, for several of Florida's targeted industry sectors... distribution and manufacturing (specifically food/beverage and machine tooling). Most companies in these sectors employ a minimum of 25 full-time workers up to several 100 depending on their operations with above average pay packages that will greatly impact both Madison, and possibly the region.

Madison County has previously purchased the land; and has already invested in extending water and sewer services to these sites.

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.

These monies will allow Madison County to offer a competitive, pad-ready site location with I-10 frontage and immediate interchange access, for companies looking to expand their operations or to relocate due to market conditions that maybe affecting their current operations. Madison's economic strategies mirror the State of Florida's for marketing to small to medium size companies in the light manufacturing, distribution, and food processing sectors. (NAICS codes vary greatly among these sectors.) Median wages for any new industry are anticipated to be above the Madison average threshold, but primarily we hope o create opportunity for new job seekers and those looking to improve their current job situation.

Metrics will be identified by projects choosing this site in Madison County to locate their businesses in. New industry and new jobs in Madison County are the primary indicator of this project coming to full success.

Our state level partners, primarily EFI, that assist us with marketing this site have noted several times that we are often competing against other sites that are already developed to this higher threshold. And taking our site to this next level, makes us more competitive with other sites; and it will allow businesses to make decisions knowing they can move quicker with a site that is thoroughly prepped.



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.

Commence within 60 days. Project time line is 90 days.

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

S Dale Leslie Dr., Lee, FL

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?

An Environmental Resource Permit from SRWMD is all that will be required.

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?

County staff recently attended a pre-application meeting with Mike Fuller from the Suwannee River Water Management District. It will take approximately 45 days to develop plans and 45 days to obtain the permits, for a total of 90 days. No local permits are required.

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?

Current zoning is Industrial; and this project supports that zoning and the future land use development of this property.



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

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

J. Does this project have a local match amount?

Yes No

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

Madison County has recently invested in the purchase of this property. The purchase was for 75 acres and a total of \$450,000. We believe this can be allotted as local match

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

A copy of the property plat is attached for site identification purposes. Also attached is a virtual spec building design that will be utilized to market the site once this project is co



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	\$ 1,137,397
Reconstruction	\$ 0.00
Design & Engineering	\$ 134,400
Land Acquisition	\$ 0.00
Land Improvement	\$ 0.00

Other	\$ _____	Please Specify: _____
Total Project Costs	\$ 1,271,797	

B. Other Public Infrastructure Project Funding Sources:

City/County	\$ _____
Private Sources	\$ _____

Other (grants, etc.)	\$ _____	Please Specify: _____
Total Other Funding	\$ _____	

Total Amount Requested	\$ 1,271,797
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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 Word doc.



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)?

On July 25, 2017, the Madison County (BOCC) unanimously voted to submit this project for the \$85 million infrastructure grant. The Chair would execute the agreement at the special meeting for final approval.

- 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 Wednesdays of each month

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

Yes, within 5 business days of grant notification

- 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: Madison County Board of Commissioners

Name and Title of Authorized Representative: Brian Kauffman

Representative Signature: Brian Kauffman *Brian Kauffman*

Signature Date: 09/20/17

Earthwork / Drainage Requirements and Cost Estimate for SE Dale Leslie Drive Property Preliminary Development

Fill Requirements for Southern and Northern Properties (Fill to Bring Property to Average Grade Only):

Required to bring southern site to Elev.=86.0 Ft. –
32.15 Ac-Ft = 51,869 CY

Required to bring northern site to Elev. = 87.0 Ft. –
13.23 Ac-Ft = 21,344 CY

Note: This would be the earthwork quantity required from offsite sources to bring the sites to an average buildable grade only and does not include the construction of retention ponds. If the County chooses only to do this type of earthwork, a shrinkage value of 30%± should be applied as follows:

Southern Property = 51,869 x 1.3 = 67,430 CY
Northern Property = 21,344 x 1.3 = 27,747 CY

Earthwork Required to Satisfy Drainage Requirements for the Southern and Northern Properties (Post development, assuming 75% developed coverage and a 100 year – 10 day storm event):

Southern Property volume required = 59.50 Ac-Ft = 95,993 CY
Northern Property volume required = 64.00 Ac-Ft = 103,253 CY

Southern Property would require a 6.8 acre retention pond, excavated from Elev. = 76.00 feet to Elev. = 86.00 feet.

Northern Property would require a 7.3 acre retention pond, excavated from Elev. = 77.00 feet to Elev. = 87.00 feet.

Surplus Fill Dirt:

Southern Property = 95,993 – 51,869 = 44,124 CY
Northern Property = 103,253 – 21,344 = 81,909 CY
Total Surplus Fill = 126,033 CY

Note: This surplus fill could be used by the Madison County Road Department to satisfy various fill requirements in the southeast sector of the County.

Summary:

Cut and Fill for Southern Property = 51,869 CY
 Cut and Stockpile for Southern Property = 44,124 CY

Cut and Fill for Northern Property = 21,344 CY
 Cut and Stockpile for Northern Property = 81,909 CY

Estimated Costs for Proposed Earthwork and Drainage Structures Required for Future Site Development:

Item Description	Quantity	Unit of Measure	Unit Price	Extension
Mobilization		LS		\$50,000
Erosion Control		LS		\$15,000
Clearing & Grubbing (South)	47	AC	\$750	\$35,250
Clearing & Grubbing (North)	54	AC	\$750	\$40,500
Retention Pond Cut & Fill (South)	51,869	CY	\$5	\$259,345
Retention Pond Cut & Fill (North)	21,344	CY	\$5	\$106,720
Retention Pond Cut & Stockpile (South)	44,124	CY	\$4	\$176,496
Retention Pond Cut & Stockpile (North)	81,909	CY	\$4	\$327,636
Ditching	1,500	LF	\$20	\$30,000
24" RCP	750	LF	\$65	\$48,750
24" Mitered End Sections	2	EA	\$1,250	\$2,500
Inlets	6	EA	\$2,500	\$15,000
Control Structures	2	EA	\$5,000	\$10,000
Grassing (South)	47	AC	\$200	\$9,400
Grassing (North)	54	AC	\$200	\$10,800
			Total:	\$1,137,397
Survey		LS		\$7,500
Geotechnical		LS		\$5,000
Design / Permitting		LS		\$45,000
CEI		LS		\$15,000
Quality Control		LS		\$5,000
Contract Administration (5%)		LS		\$56,900
			Total:	\$134,400
			Grand Total:	\$1,271,797

A.

Madison County proposes to build a Master Stormwater Retention System for the County owned industrial Park. This will enable business to build quickly and create jobs, because they will not need to obtain their own permits from the Suwannee River Water Management District and construct their own retention ponds. The Master Stormwater Retention System will save a new business on average 3 to 4 months of permitting time, which will allow the business to open sooner and save tens of thousands of dollars.

E.

Madison County's economic development vision to attract light industrial sectors to its I-10 interchanges by building the public infrastructure that enables businesses to develop quickly. Within the light industrial sector we are targeting warehousing, distribution and manufacturing (specifically food and beverage), and machine tooling. Most companies within the light industrial sector employ a minimum of 25 full-time workers, but can be up to several 100 depending on their operations. They typically have above average pay packages which can greatly impact Madison and surrounding communities.

Over the last decade, Madison County, the City of Madison, and the Town of Lee have worked together to extend potable water and sewer to two interchange exits. The group also build a paved service road between the two exits to expand access to utilities. Because of these improvements to our infrastructure, we were able to attract a Love's Truck Stop and Annett Bus Lines. Within the last year, the County purchased an additional 57 acres of land along the interstate to expand our industrial park to approximately 100 acres. In addition to working with local governments, the County is working with Tri-County Electric, who is in the process of modifying their distribution system to provide up to 5 Mega Watts of electrical power to the industrial park.

The proposed Master Stormwater Retention System is a key addition to the public infrastructure at the industrial park. Master Stormwater Systems are the most environmental friendly and cost effective way to manage stormwater, versus small individual retention ponds at each business. The Master System will also save the business on average 3 to 4 months of permitting time, which will allow the business to open sooner and save tens of thousands of dollars. The proposed system would be owned and managed in perpetuity by Madison County.

4. A

On July 25, 2017, the Madison County Board of County Commissioners (BOCC) unanimously voted to submit this project for the \$85 million infrastructure grant. The BOCC is committed to expediting this grant. Once the grant is awarded, the County Attorney will review the grant agreement within 3 business days and a special meeting

of the BOCC will be called within 5 business days of receiving grant notification. The Chair would execute the agreement at the special meeting.

C. Under Florida Statute 125.74, the County Administrator has the authority to submit this proposal.



SITE INFO

- County Owned
- Zoned Industrial
- Water/Sewer/Electrical at Site
- Phase 1 Complete
- No Wetlands
- Cleared & Graded
- Pad Ready

Available
54 Acres

Available
47 Acres

S.E. Dale Leslie Drive

Annett
Bus
Lines

Outparcel

<- 1,300 ->

55 Miles to Tallahassee

SR
255

10

EXIT
262

35 Miles to I-75
95 Miles to Jacksonville

DAVID H. MELVIN, INC.
Consulting Engineers

Madison County Industrial Park

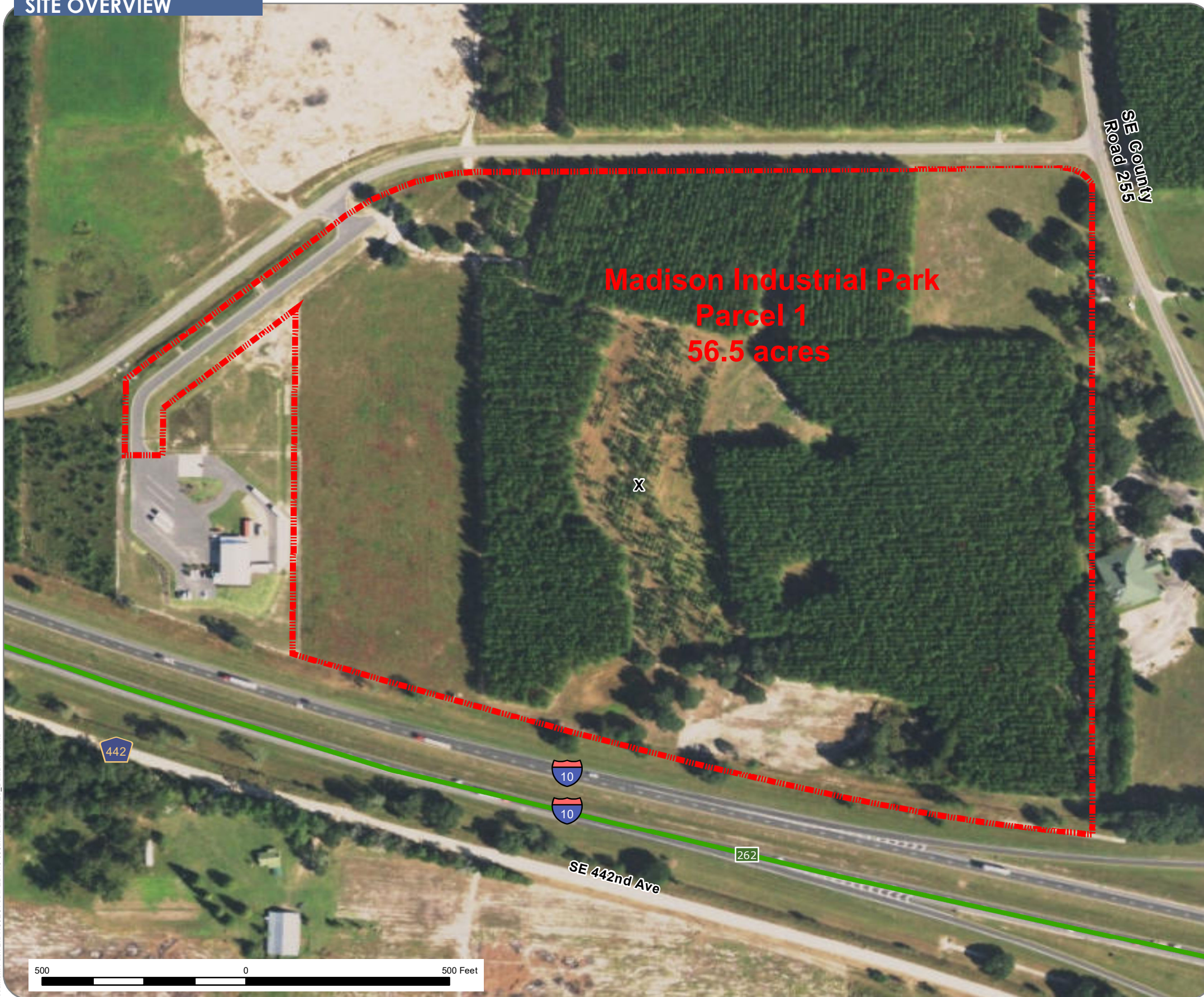


Industrial Park
madisonfldevelopment.com





SITE OVERVIEW



NOTES

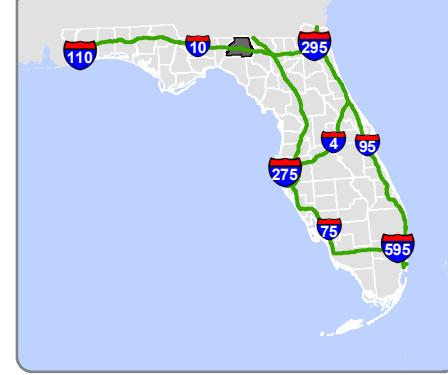
LL+D SITE ID: 12079-023
LATITUDE: 30.383354
LONGITUDE: -83.302915

FEMA FLOOD ZONE: A
FLOOD ZONE ACRES: 0
FLOOD ZONE DEFINITION: An area inundated by 1% annual chance flooding, for which no BFEs have been determined.

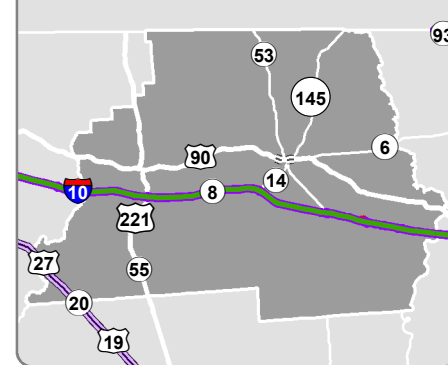
FEMA FLOOD ZONE: AE
FLOOD ZONE ACRES: 0
FLOOD ZONE DEFINITION: An area inundated by 1% annual chance flooding, for which BFEs have been determined.

NWI POTENTIAL WETLANDS: NO
WETLAND ACRES: 0

STATE VICINITY



COUNTY VICINITY



MUNICIPAL VICINITY



OWNERSHIP



LEGEND

- School
- Church
- Cemetery
- Fire Stations
- Airports
- Healthcare
- Intermodal Terminal Facility
- Site
- Electrical Transmission
- Interstate
- Arterial MultiLane Divided
- SIS Roads
- FNAI Conservation Lands
- Parks
- Wildlife Mgt. Area
- Interchange
- Oil and Gas Wells
- Rail**
- Abandoned
- Mainline Active
- Non-Mainline Active

Potential Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Flood Zone

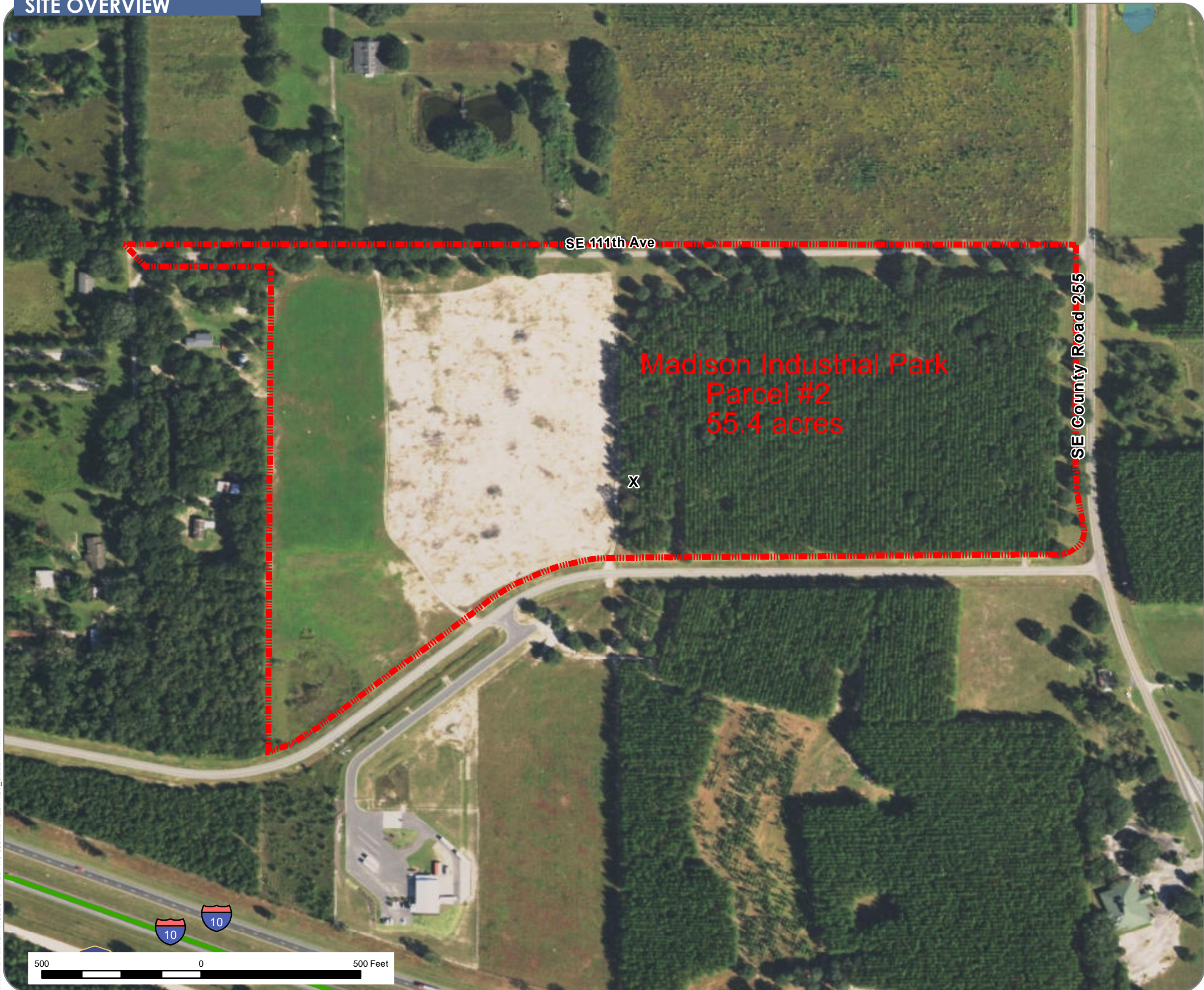
- X500
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- OPEN WATER
- X

[Transportation Data] US Highways: US Census Bureau; SIS Roads FDOT; OpenStreetMap; Interstate Interchange: USDOT/FGDL; Railroads: FGDL; Truck Routes: USDOT; [Energy Infrastructure] Pipelines: IHS; Oil & Gas Wells: IHS; [Community Features] Populated Places: US Census Bureau; Schools, Churches, Cemeteries, Hospitals, Fire Stations, Airports: FGDL Florida Geographic Data Library; [Environmental Data] Potential Wetlands: USGS National Wetlands Inventory Dataset (NWI); [Aerial Imagery] NAIP; Flood Zones: FEMA National Flood Hazard Layer

DISCLAIMER: This document was created from GIS data from various county, state, federal, and proprietary sources. Leotta Location and Design, LLC does not warranty or guarantee the accuracy or completeness of any information derived from these sources. Leotta Location and Design, LLC has made no survey of the property represented in this document nor does it guarantee the accuracy of any property lines, dimensions.



SITE OVERVIEW



NOTES

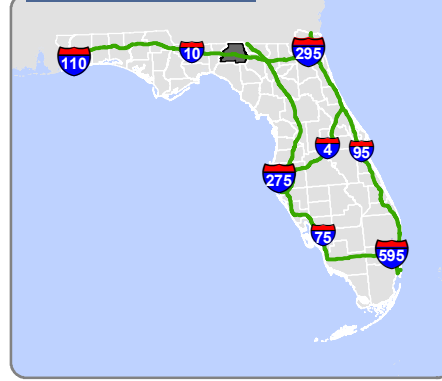
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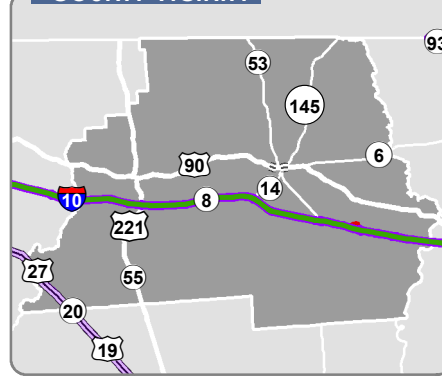
FEMA FLOOD ZONE: **AE**
 FLOOD ZONE ACRES: 0
 FLOOD ZONE DEFINITION: An area inundated by 1% annual chance flooding, for which BFEs have been determined.

NWI POTENTIAL WETLANDS: **NO**
 WETLAND ACRES: 0

STATE VICINITY



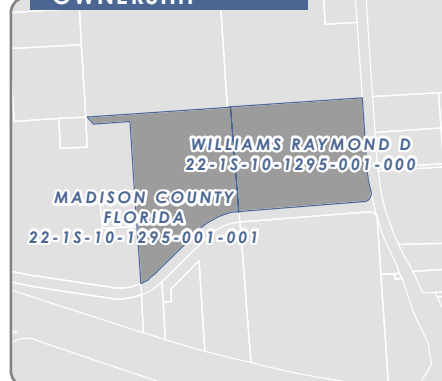
COUNTY VICINITY



MUNICIPAL VICINITY



OWNERSHIP



LEGEND

- School
- Church
- Cemetery
- Fire Stations
- Airports
- Healthcare
- Intermodal Terminal Facility
- Site
- Electrical Transmission
- Interstate
- Arterial MultiLane Divided
- SIS Roads
- FNAI Conservation Lands
- Parks
- Wildlife Mgt. Area
- Interchange
- Oil and Gas Wells
- Rail**
- Abandoned
- Mainline Active
- Non-Mainline Active

Potential Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Flood Zone

- X500
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- OPEN WATER
- X

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Madison County Industrial Park

- County owned Industrial Park
- Zoning- Industrial
- Phase 1 complete
- No Wetlands
- Off-site Water Retention in place
- Net Usable Acres for Project
- Interstate Frontage / Immediate access

Utililites

Water- City of Lee

12" main at 50 psi
Permitted 216,000 gpd
Available 151,000 gpd

Sewer-City of Lee

8" Force Main
Permitted 100,000 gpd
Available 70,000 gpd

Electrical- Tri-County Electric

Transmission line - 115kV
Distribution - 15kV
Peak Load - 5 MW current,
(10 MW within 6 mths)

Telcom- CenturyLink

T1 Line Available

