



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: Washington County Board of County Commissioners
Government Federal En	288.075, F.S. pployer Identification Number:
Contact Information: Primary Contact	Name: Karen Shaw
	cial Projects Coordinator
Mailing Address:	1331 South Blvd.
	Chipley, FL 32428
Phone Number:	850-638-6058
Email: kshaw@w	ashingtonfl.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 <u>Targeted Industries here.</u>)
- 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.

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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 descri improvements.	ption of the pub	olic infrastructure
	Vernon Water and Sewer Expansion Project (Ple	ase see Attachment	1)
B.	Is this infrastructure owned by the public?	 ✓ Yes	□No
C.	Is this infrastructure for public use or does it p	oredominately bene	fit the public?
		✓ Yes	☐ No
D.	Will the public infrastructure improvements be	for the exclusive be	enefit of any single
	company, corporation or business entity?	Yes	✓ No
E.	Provide a detailed explanation of how the purconnect to a broader economic development additional current or future businesses.		아이들은 현대는 점에 다른 없어서 그리고 없었다. 그리는 이 사람은
	Please see Attachment II		





- 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 <u>Targeted Industries here.</u>)
 - 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.

Please see Attachment III

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





2. Additional Information:

A.	Is this project an expansion of an existing infrastructure project?					
	✓ Yes No					
В.	Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project. Commencement date will be 180 days post design and engineering.					
C.	C. What is the location of the public infrastructure? (Provide the road number, applicable.)					
D.	The end of Jackson Avenue in the City of Vernon along Hwy 79 to Pate Pond Road. 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? Environmental, federal, state, and local permits 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?					
	Once funding is secured for the project, the required permits, design and engineering is estimated at 180 days to bid sets. 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?					
	The County's FLUM designation of Hwy 79 ROW to the location of the lift station is commercial, which conforms to the future land use plan. The adjacent land is conservation protecting both banks of Holmes Creek up to Creek Road and then FDOT property along the western ROW to the commercial triangle.					





r	Vill an amendment to the local comprehensive plan or a development order lequired on the site of the proposed project or on adjacent property accommodate the infrastructure and potential current or future job creations propertunities? If yes, please detail the timeline.
	☐ Yes ☑ No
	f additional space is needed, attach a word document with your entire answer.
	s the project ready to commence upon grant fund approval and contract execution no, please explain.
	✓ Yes No
ł	fadditional space is needed, attach a word document with your entire answer.
. [Ooes this project have a local match amount?
	☐ Yes ✓ No
ŀ	yes, please describe the entity providing the match and the amount.
ı	f additional space is needed, attach a word document with your entire answer.
	Provide any additional information or attachments to be considered for the roposal.
F	Please see Attachment IV





3. Program Budget

A. Public Infrastructure Project Costs:

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

	Construction	\$ 907,000.000	
	Reconstruction	\$	
	Design & Engineering	\$ 50,000.00	
	Land Acquisition	\$	_
	Land Improvement	\$	
			Please
	Other	\$	Specify:
	Total Project Costs	\$	
В.	Other Public Infrastructure P	roiect Funding Sou	rces:
	City/County	\$	
	Private Sources	\$	_
			Please
	Other (grants, etc.)	\$	Specify:
	Total Other Funding	\$	
	Total Amount Requested	\$ 957,000.00	
	(1) 시민 (1) 1 전		the difference between the public ther public infrastructure project
C.	Provide a detailed budget na obtain the funding and any o		e timing and steps necessary to et-related information.
	Please Attachment V		





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 by the two members of the Interlocal Agreement, including the Washington County Board of County Commissioners and the City of Vernon.

- 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.

Vernon City Council: 3rd Monday of each month. WC BOCC schedule attached.

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

Special Meetings are allowed with a seven (7)-day 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.





I, the undersigned, do hereby certify that I have behalf of the above-described governmental en	
Name of Governmental Entity: Washington Coul	nty Board of County Commissioners
Name and Title of Authorized Representative:	Allen J. Massey, County Administrator
Representative Signature:	aser
Signature Date: 05/25/2018	U

ATTACHMENTS

Vernon Water and Sewer Expansion Project ATTACHMENT I

1.

A. Title and Detailed Description

Together with the City of Vernon, the Washington County Board of County Commissioners proposes to expand the current water and sewer infrastructure in the City of Vernon over Holmes Creek, and about 6/10th of a mile north into Washington County with a lift station at State Highway 79 and Pate Pond Road.

The expansion plan only calls for an estimated 3,000 feet, but we believe this expansion will open up a whole new future for the City of Vernon and all residents of Washington County. With an estimated project cost of \$957,000.00, we anticipate over a 10-year period a total economic impact of \$2,845.000.00 and the creation of 46 new fulltime jobs, not including the construction jobs that will be needed to bring this project to fruition. This economic impact returns the investment 222 times, and could possibly be even greater if construction occurs sooner than the projected 10 years.

With a commitment from Washington Square Holdings Corporation (See ATTACHMENT VI) to annex a 156-acre development into the City of Vernon and donate to the project a one-quarter acre on the parcel for a lift station north of Holmes Creek, this project will allow for the construction of a convenience store with a fast food emphasis, a 200 pad nationally-recognized Recreational Vehicle park, 222 apartments/condominiums, 259 single family dwellings, and a self-storage facility.

Through interlocal agreements (See ATTACHMENT VII), both the City of Vernon and the Washington County Board of County Commissioners are committed to this project. As an Area of Economic Opportunity, leaders from both Washington County and the City of Vernon are excited not only about the new jobs that will be created through this project, but also what it will mean for future growth in this area. Our continued decline in population, income, and Ad Valorum rolls continues to be a challenge for our area. However, we believe that this project, coupled with other infrastructure improvement plans, will greatly aid in our economic recovery efforts.

Florida Job Growth Grant Fund Washington County, FL Application Attachment II Page 1 of 1

Vernon Water and Sewer Expansion Project

ATTACHMENT II

1.

E. 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 Washington County Board of County Commissioners and the Vernon City Council entered into an interlocal agreement specifically for this project. While nationally the economy appears to be recovering nicely, smaller counties and communities are still struggling. Both government entities firmly believe that intergovernmental cooperation is crucial for the betterment of our entire county, and represents the best use of state funds.

Both entities named in the Interlocal Agreement, which are both designated as Rural Areas of Economic Opportunity, will reap the benefits of this expanded infrastructure. This project is expected to bring new businesses, new housing options, and 430 jobs over the period of the buildout.

Vernon Water and Sewer Expansion Project

ATTACHMENT III

1.

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

As part of this response, describe how the project will promote 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 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.

This 3,000-foot sewer and water expansion project is anticipated to create 46 new full-time equivalent jobs, including:

- Self-storage Facility: 4 jobs Code 531130
- Convenience Store with Fast Food: 26 jobs Code 722513
- RV Park (200 pad): 7 jobs Code 721211
- 222 Apartments: 4 jobs (excluding construction) Code 531311
- 259 Single Family dwellings: 5 jobs (excluding construction) Code 531311.

Using BLS Median Wage Q1, 2018 at \$881/week:

881.00/week x 52 = 45,812.00/year

\$45,812.00 x 46 jobs = \$2,107,352.00

\$2,107,352.00 x 1.35 economic multiplier = \$2,844,925.00

\$2,844,925.00 = economic impact from FTE jobs

Construction of all anticipated new businesses and real estate is estimated at \$99,836,000.00.

	Self-storage Facility:	\$ 342,000.00
•	Convenience Store with Fast Food:	\$ 2,954,000.00
	RV Park (200 pad):	\$ 3,410,000.00
	222 Apartments:	\$16,725,000.00
	259 Single Family dwellings:	\$76,405,000.00
		\$99,836,000.00

Rounded to \$100,000,000.00 for job calculation at 8.6 jobs per \$1,000,000.00 = 860 jobs over the period of the projected 10-year buildout.

Using BLS Median Wage Q1, 2018 at \$45,812.00/year x 860 jobs = \$39,398,320.00 \$39,398,320.00 x 1.35 economic multiplier = \$53,187,732.00

Total Economic Impact:

FTE Jobs	\$2,844,925/year at a 50% convention over 10 years	\$14,224,625.00
860 Construction Jobs	\$53,187,732/year at a 50% convention over 10 years	\$26,593,866.00
New Construction	\$100,000,000 X 1.7 economic multiplier	\$170,000,000
	TOTAL ECONOMIC IMPACT =	\$210,818,491

Florida Job Growth Grant Fund Washington County, FL Application Attachment IV Page 1 of 1

Vernon Water and Sewer Expansion Project ATTACHMENT IV

2.

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

The City of Vernon sewer plant currently has a rated capacity of 206,000 GPD and current average usage is 62,500 GPD, so expansion capacity is 143,500 GPD. At buildout, the 156 acre site with a commercial and mixed use plan for 481 residential units will require an estimated 105,000 GPD, thus leaving the City of Vernon growth capacity for 38,500 GPD without plant expansion in future years. Water services have sufficient capacity for all the growth currently planned.

Vernon Water and Sewer Expansion Project ATTACHMENT V

3.

C. Provide a detailed budget narrative

In order to extend the current water and sewer services by approximately 3,000 feet in a straight line, we anticipate the following costs:

Sewer & water line construction	\$620,000.00
Lift Station at Pate Pond	\$175,000.00
Environmental Study/Assessment	\$ 25,000.00
Design & Engineering	\$ 50,000.00
Contingency at 10%	\$ 87,000.00

Project Estimate: \$957,000.00

The total design and construction of this project is estimated to be completed in one year.

Florida Job Growth Grant Fund Washington County, FL Application Attachment VI

Attachment VI

(Please see following page)



May 4th, 2018

The Honorable Tina Sloan, Mayor City of Vernon 2808 Yellow Jacket Drive Vernon, FL 32462

Dear Mayor Sloan:

In support of the City of Vernon and Washington County's efforts to obtain funding to extend water and waste water services north of Holmes Creek, we are offering support as outlined below.

Over the last two years, we have obtained land use changes for 156 acres north of the intersection of Hwy 79 and Pate Pond Road, and both roads provide access to I-10 further to the north. The approved land use changes provide for development over a period of years for a 10-acre self-storage warehouse complex and strip of office space, a 10-acre large convenience store with fast food facilities in conjunction with the 200-pad national affiliation RV Park, plus 481 residential units. When the 156 acres is fully developed, it will add significantly to the City of Vernon and Washington County ad valorem tax revenues, produce increased water and sewer fees for Vernon, provide jobs at the businesses on the site, and accelerate other development in the Vernon area.

To obtain the sewer and water services, we are willing to annex the 156-acre development into the City of Vernon, and furthermore, provide about one-quarter acre on the parcel with the large billboard for the lift station north of Holmes Creek so the services can then be extended along both Hwy 79 and Pate Pond Road.

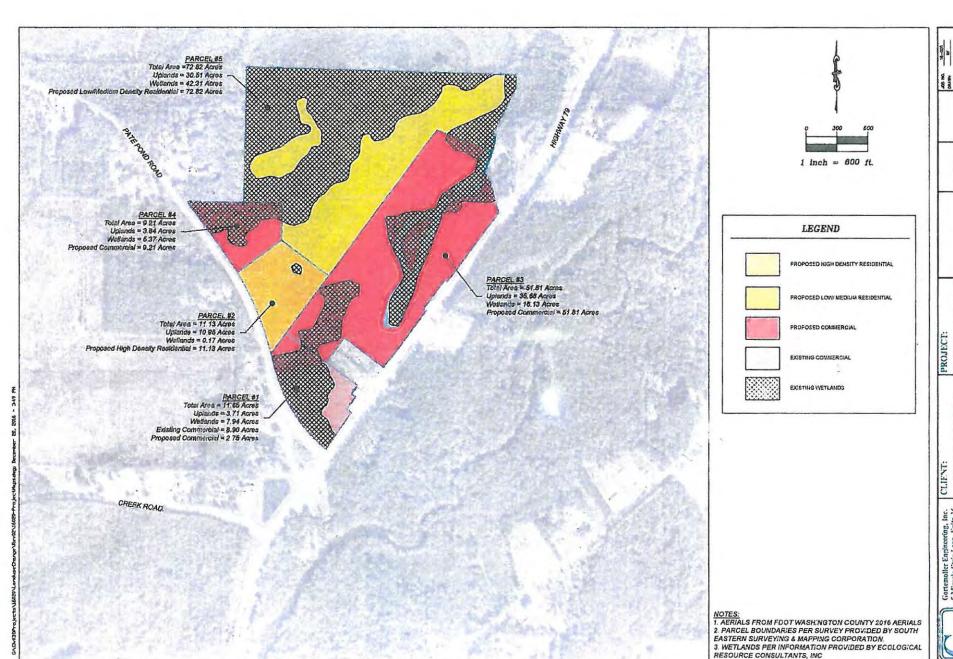
Please advise if we can assist the joint grant application by the City of Vernon and Washington County as the project moves forward.

Sincerely

Alan H. Moore, President

Clau H More

Washington Square Holding Corporation Post Office Box 877 Lynn Haven, Florida 32444-0877 (850) 527-6931



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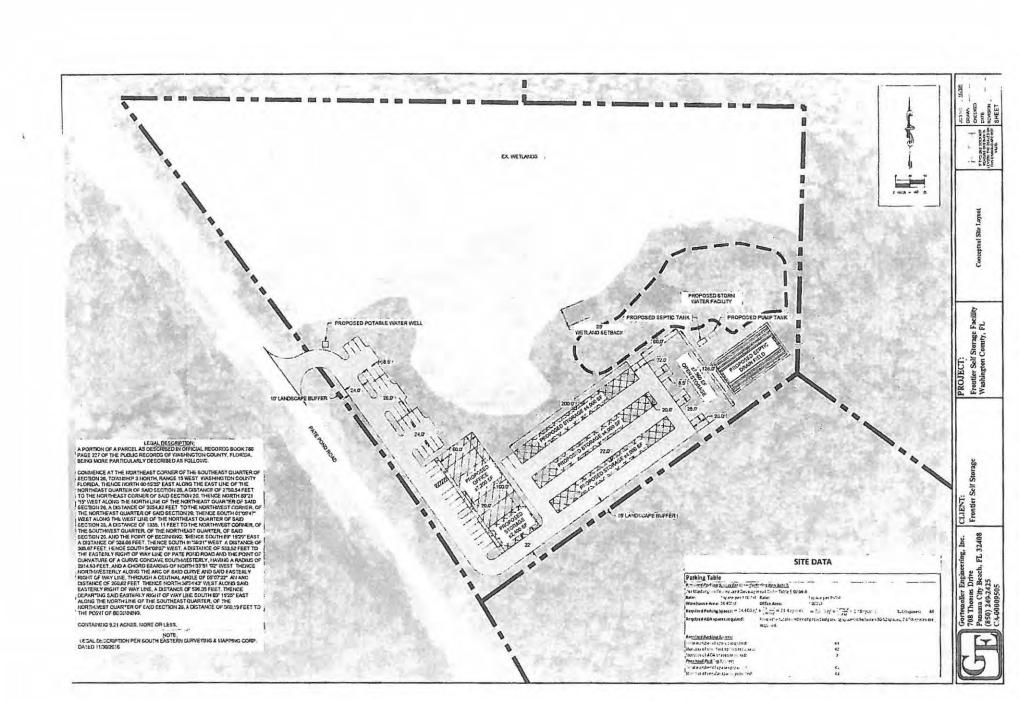
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Ulrache Strip Loop, Saite 16
unama City Beacl, FL 32407
50) 249-2425





Florida Job Growth Grant Fund Washington County, FL Application Attachment VII

Attachment VII

(Please see following page)

RESOLUTION NO. 2018-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VERNON, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT WITH WASHINGTON COUNTY, FLORIDA, RELATED TO THE FLORIDA JOB GROWTH GRANT FUND; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Vernon is a Florida municipal corporation lying within Washington County, a political subdivision of the State of Florida; and

WHEREAS, the City and the County have the powers of local self-government, under Section 125.01, Florida Statutes (in the case of counties) and Section 166.021, Florida Statutes (in the case of municipal corporations); and particularly the power to enhance and expand economic development activity by applying for and expending public funds to finance, develop, and improve jobs, hiring, infrastructure and other capital projects; and

WHEREAS, Part I of Chapter 163, Florida Statutes, permits the parties to enter into interlocal agreements with each other to jointly exercise any power, privilege or authority which either might exercise separately, in order to make the most efficient use of their powers by enabling them to cooperate on a basis of mutual benefit; and

WHEREAS, the State of Florida Department of Economic Opportunity has established the Florida Job Growth Grant Fund, governed by Fla. Statutes Section 288.101, for the purposes of funding public infrastructure projects (including transportation and utilities) needed to support economic development, as well as workforce training projects to provide Floridians with transferable, sustainable workforce skills applicable to many employers; and

WHEREAS, the City has determined that it is in the best interest of the residents and constituents of the City that the City and the County jointly apply for grant funds under the foregoing-mentioned program and, if awarded, to jointly administer those funds;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VERNON, FLORIDA:

SECTION 1. The Council hereby approves the joint application by the City with the County for grant funds under the Florida Job Growth Grant Fund, governed by Fla. Statutes Section 288.101. The Council further approves entering into an appropriate interlocal agreement with the County governing such joint application, as well as such future interlocal agreements with the County in the event of any award as envisioned by the grant award, including grant agreements and the administration of grant funds and construction projects.

SECTION 2. That this resolution shall take effect immediately upon its adoption by the City Council of the City of Vernon, Florida.

Passed and adopted by the City Council of Vernon, FL, on this $\mathcal{D}^{\mathcal{D}}$ day of ______, 2018, after public hearing.

City of Vernon, FL

Council President

City Clerk:

City Clerk

Walk

Approved this

of IVAN

Mayor

APPROVED AS TO FORM:

Michelle Blankenship Jordan

City Attorney

RESOLUTION 18- 7

A RESOLUTION OF THE WASHINGTON COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING AN INTERLOCAL AGREEMENT WITH THE CITY OF VERNON RELATED TO THE FLORIDA JOB GROWTH GRANT FUND; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the City of Vernon is a Florida municipal corporation lying within Washington County, a political subdivision of the State of Florida, and

WHEREAS, the City and the County have the powers of local self-government, under Section 125.01. Florida Statutes (in the case of municipal corporations); and particularly the power to enhance and expand economic development activity by applying for and expending public funds to finance, develop, and improve jobs, hiring, infrastructure and other capital projects; and

WHEREAS. Part I of Chapter 163. Florida Statutes, permits the parties to enter into interlocal agreements with each other to jointly exercise any power, privilege or authority which either might exercise separately, in order to make the most efficient use of their powers by enabling them to cooperate on a basis of mutual benefit; and

WHEREAS, the State of Florida Department of Economic Opportunity has established the Florida Job Growth Grant Fund, governed by Fla. Statutes Section 288 1 01, for the purposes of funding public infrastructure projects (including transportation and utilities) needed to support economic development, as well as workforce training projects to provide Floridians with transferable, sustainable workforce skills applicable to many employers, and

WHEREAS, the County has determined that it is in the best interest of the residents and constituents of the County that the County and the City jointly apply for grant funds under the foregoingmentioned program and, if awarded, to jointly administer those funds.

NOW THEREFORE. be it resolved by The Board that:

SECTION 1. The Washington County Board of County Commissioners hereby approves the joint application by the County with the City for grant funds under the Florida Job Growth Grant Fund, governed by Fla. Statutes Section 288.101. The Board further approves entering into an appropriate interlocal agreement with the City governing such joint application, as well as such future interlocal agreements with the City in the event of any award as envisioned by the grant award, including grant agreements and the administration of grant funds and construction projects.

SECTION 2. That this resolution shall take effect immediately upon its adoption by the Board.

DONE AND ORDERED in regular session at Chipley, Florida, this 24th day of May, 2018.

By:

Tray Hawkins

Chairman, Washington County BOCC

Sunty-Clerk of Court

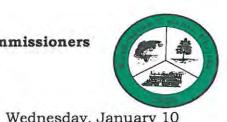
Florida Job Growth Grant Fund Washington County, FL Application Attachment VII

Attachment VIII

(Please see following page)



Washington County Board of County Commissioners 2018 Board Schedule



Carlotte Committee	Pre Meeting	Wednesday, January 10
January	Workshop	Wednesday, January 17
	Board Meeting	Thursday, January 25
	Pre Meeting	Wednesday, February 7
February	Workshop	Wednesday, February 14
	Board Meeting	Thursday, February 22
March	Pre Meeting	Wednesday, March 7
Waich	Board Meeting	Wednesday, March 14
	Pre Meeting	Wednesday, April 11
April	Workshop	Wednesday, April 18
	Board Meeting	Thursday, April 26
	Pre Meeting	Wednesday, May 9
May	Workshop	Wednesday, May 16
	Board Meeting	Thursday, May 24
	Pre Meeting	Wednesday, June 6
June	Workshop	Wednesday, June 13
	Board weeting	Thursday, June 21
	Pre Meeting	Wednesday, July 11
July	Workshop	Wednesday, July 18
	Board Meeting	Thursday, July 26
	Pre Meeting	Wednesday, August 8
August	Workshop	Wednesday, August 15
	Board Meeting	Thursday, August 23
	Pre Meeting	Wednesday, September 5
September	Workshop	Wednesday, September 12
P.C. STAN AND AND	Board Meeting	Thursday, September 20
	Pre Meeting	Wednesday October 10
October	Workshop	Wednesday, October 17
	Board Meeting	Thursday, October 25

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Pre Meeting Board Meeting Wednesday, November 7 Thusday, November 15

December

Pre Meeting Board Meeting

Wednesday, December 5 Thursday, December 13

^{**} Schedule subject to change please call 850-638-6200 to confirm**