

2018-2019 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 ██████████

Primary Contact Name: Steve Wingate

Title: City Manager

Mailing Address: 245 S. Mulberry Street

Monticello, FL (Jefferson County)

Phone Number: 850.342.2393

Email: swingate@mymonticello.net

Secondary Contact Name: Emily Anderson

Title: City Clerk/Treasurer

Phone Number: 850.342.0153

Email: eanderson@mymonticello.net

Public Infrastructure Grant Eligibility

Pursuant to section 228.101, 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 "App. Page 2. 1-A."

-
- B. Provide location of public infrastructure, including physical address and county of project.

The public infrastructure will run along the right-of-way as depicted on the attached map in Jefferson County. It is in support of economic development at the I-10/State Road 59 Interchange.

-
- C. Is this infrastructure currently owned by the public? Yes No

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 right-of-way along the public owned roads.

-
- E. Is this infrastructure for public use or does it predominately benefit the public?

Yes No

-
- F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?

Yes No

CITY OF MONTICELLO

Florida Jobs Growth Grant Fund

Application Page 2. 1 -A: Detailed description of public infrastructure improvements.

The City proposes to construct a master lift station at the I-10/SR 59 interchange and also construct a force main for approximately 11.7 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/SR59 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 \$2.9 million. A detailed cost estimate is included as Exhibit B which follows Exhibit A.

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 exchange 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 \$2,978,750, the projected total ROI (new jobs and CAPEX investment) is anticipated to be nearly 7:1 ROI. There are also multiplier effects 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 targeted business 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,

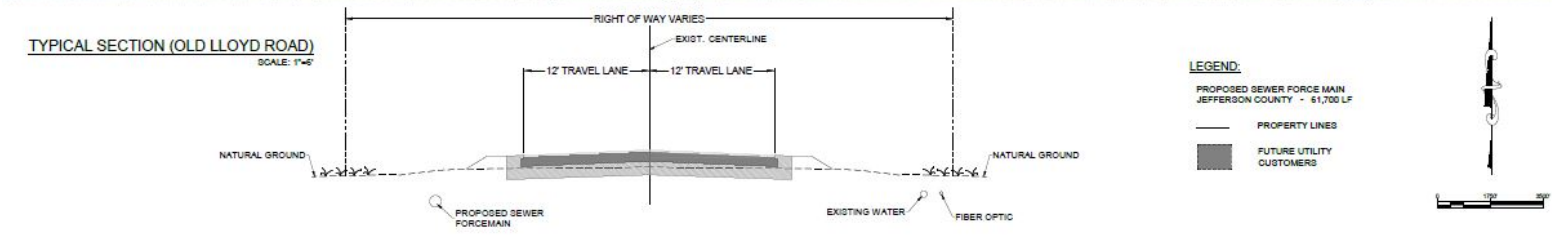
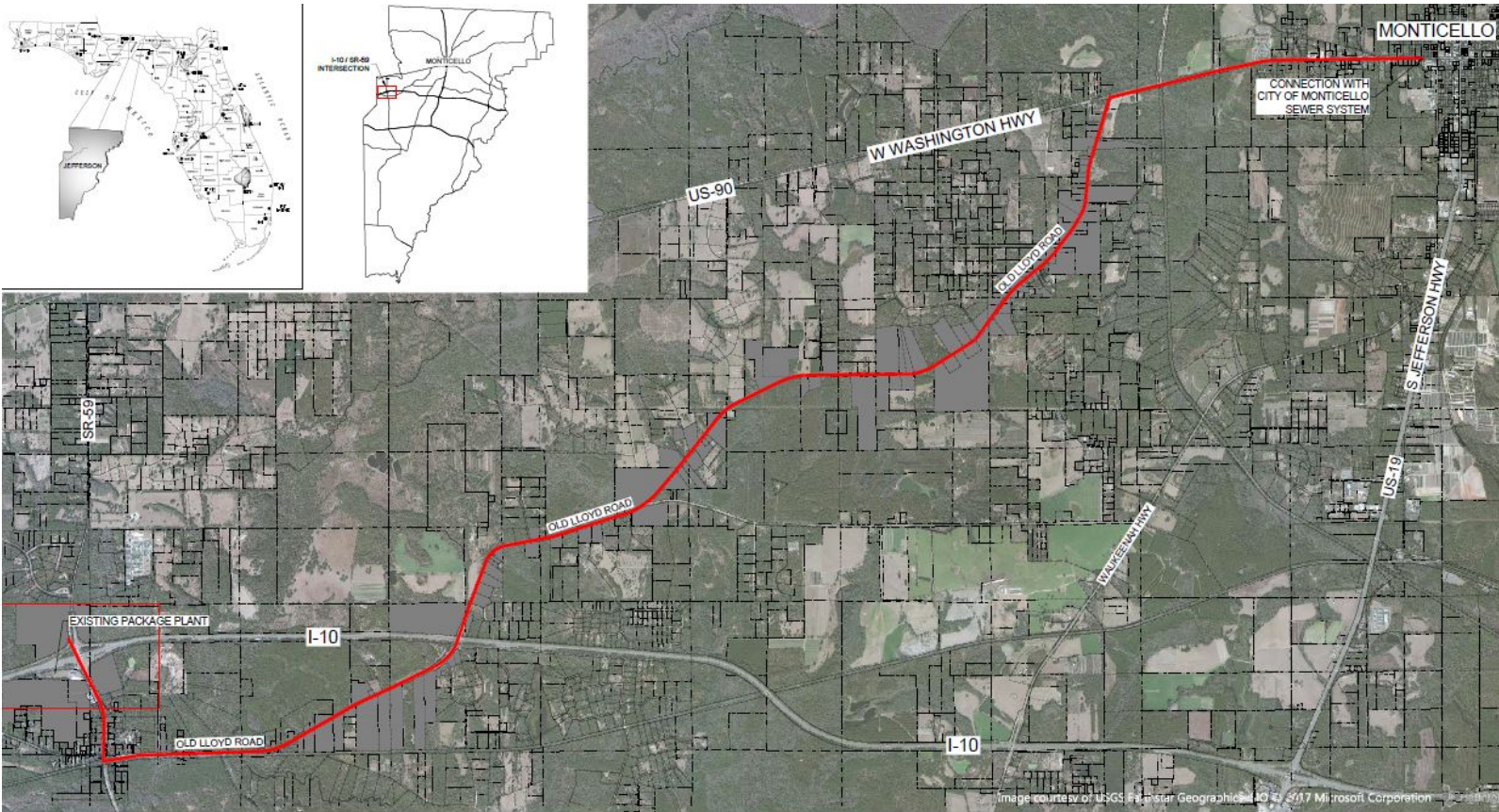
Southeast and Southwest) to be served by central sewer facilities with a robust capacity to recruit business and industry to this interchange. Moreover, two of the three sites located at this interchange were identified as a Priority 5 (highest potential) in the region's recent Strategic Sites Inventory (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. But 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 this current zoning.

In addition to the economic development catalyst this infrastructure expansion will enable, the sewer system expansion will provide a direct public benefit to many residents located along the 11.7 mile wastewater line extension. Many of the residents currently are served by septic tanks and this will enable them the opportunity to connect into central sewer and get off of septic tanks immediately or in the near future. The decrease in septic tanks will also serve as a longer-term and sustainable environmental benefit to the residents and the properties located in and around this interchange. Moreover, the current travel related commercial activity (i.e. hotels, restaurants, gas stations) is 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). The fact that this sewer expansion will address a critical gap in the shovel-readiness of the sites that were identified in the 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. Public Infrastructure Location 1-B.



Sheet

Dewberry

502 East Park Ave.
Tallahassee, Florida 32301
850.364.5183

ROBERT DAVIS, P.E. 121715
RDAVIS@DEWBERRY.COM

PREBLE-RISH

Date: 8/9/17
Project No.: 50003415
Designer: RDAVIS
Sheet No.:
Checker: BDD
Crew: PT/DAVS

Sheet

OLD LLOYD ROAD EXHIBIT

US 59 FORCE MAIN ROUTE PLANNING

JEFFERSON COUNTY, FLORIDA

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](#)).

o 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.

o 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.

Please see Attachment: "Application Page 3-G Economic Benefits and NAICS"

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 an extension of the City-owned wastewater treatment collection line, lift station and force main.

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

Please see attachment "App. Page 3-B: Project Schedule"

- C. What permits are necessary for the public infrastructure project?

Please see attachment "App. Page 3-C: Permits"

CITY OF MONTICELLO

Florida Jobs Growth Grant Fund

Page 3 - G: Economic Benefits and NAICS

The project proposes to specifically extend the City of Monticello's central sewer system by approximately 11.7 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 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 \$2,978,750, the projected total ROI (new jobs and CAPEX investment) is anticipated to be nearly 7:1 ROI. There are also multiplier effects 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 targeted business and industries are consistent with Enterprise Florida and the State of Florida's Qualifies 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.

[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

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

[333241](#) Bakery machinery and **equipment manufacturing**

[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**

[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**

[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**

[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 commencement within 30 days of date of the award.

Task Number	Task	Time Frames
1	Contract Award	Month 1 (30 days)
2	Consultant Fee Negotiations and Notice to Proceed	Month 2 (30 days)
3	Collection of Survey and other Design Data	Months 3 and 4 (60 days)
4	Lift Station and Forcemain Design	Months 5 and 6 (60 days)
5	Permitting and Easements	Months 6-9(120 days)
6	Preparation of Construction and Bid Documents	Months 7-11 (150 days)
7	Bidding	Months 12-13 (60 days)
8	Contract Award and Notice to Proceed	Month 14 (30 days)
9	Construction	Months 15-23 (240 days)
10	Project, Permit, and Grant Close-out	Months 24 (30 days)

CITY OF MONTICELLO

Florida Jobs Growth Grant Fund

Application Page 3 – C: Permits & Page 4 - D

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 in one month simultaneously with the DEP permit.

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: "Application Page 3-C & Page 4-D". Both the city and county will give priority to 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: Application Page 4-E Land Use and Zoning.

- 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.

Yes No

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

Yes No

Both the City of Monticello and Jefferson County are in support of the new infrastructure and are ready to move forward immediately within 30 days of the award.

- H. Does this project have a local match amount? Yes No

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

Please see Attachment: "Application Page 5-H: Local Match"

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

Please see Attachment: "Application Page 5-I: Resolution and Letters of Support"

CITY OF MONTICELLO

Florida Jobs Growth Grant Fund

Page 4-E: Land Use & Zoning

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.

CITY OF MONTICELLO

Florida Jobs Growth Grant Fund

Application Page 5-H: Local Match

Although there is no specific match required by the Florida Jobs Growth Grant Fund, the fact that 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) \$2,480,938.52

Survey, Design, Engineering, Permitting, and Construction Inspection: \$365,811.39

Total Amount of FJGGF Request: \$2,978,749.91

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 rest grant funded by State Revolving Fund)
- Jefferson County
 - \$20,000 Force Main Route Study - complete
 - \$15,000 Ripkin Study on Feasibility of Sports Complex at I-10/SR 59 interchange - complete
 - \$70,000 Feasibility Study- complete
 - \$147,000 Engineering for Roadway and Stormwater Improvements in the SW quadrant of I-10/SR59 interchange – committed (estimated completion December 2017)

Jefferson County EDC

- \$12,000
- Petroleum Clean-up at SW quadrant \$1.2 million (estimated completion Sept. 2017)
- CDBG Infrastructure grant for Roadway, Stormwater, and Utility Improvements \$1,470,000 (anticipated October 2017)
- Private Investors
 - Hotel, Travel Center, and Storage Warehouse Market Feasibility Studies \$20,000-completed
 - Travel Center - \$5-6 million- committed (estimated completion June 2018)
 - New Hotel \$8-9 million – planned 2019
 - Mini Warehouses \$3-4 million – planned 2018

Total Amount of Ongoing Investment: \$26,554,000

It is easy to see the importance of the enhancement of utility services at the I-10 /SR 59 Interchange by the public and private sectors by the amount of funds already invested. The city and county have worked hard to develop the interchange in order to recruit commerce to Jefferson County, but without a company willing to commit in writing to at least 86 jobs there is no way to complete the necessary wastewater collection system. THIS IS WHY THE FLORIDA JOBS GROWTH GRANT FUND IS AN IDEAL OPPORTUNITY FOR THIS UNMET FINANCIAL NEED TO COMPLETE THIS INFRASTRUCTURE NEED!

CITY OF MONTICELLO

Florida Jobs Growth Grant Fund

Application Page 4-I: Additional Information

RESOLUTIONS AND LETTERS OF SUPPORT

RESOLUTION 2017-09072017-01

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;

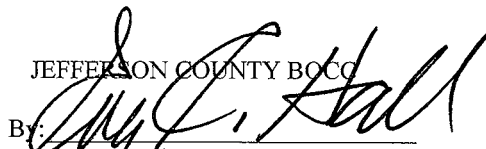
NOW THEREFORE, BE IT RESOLVED BY THE JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS THAT:

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 7th day of September, 2017.

ATTEST:

Kirk Reams
Clerk of Court

JEFFERSON COUNTY BOCC
By: 
Gene Hall
Chair

SMITH THOMPSON SHAW
MINACCI COLÓN & POWER, P.A.
ATTORNEYS AT LAW

W. CRIT SMITH
SUSAN S. THOMPSON*
FRANK S. SHAW, III
DAVID K. MINACCI*
MARY W. COLÓN*
ANDREW J. POWER
JAMES C. THOMPSON

*ALSO ADMITTED IN GEORGIA

August 18, 2017

The Honorable Rick Scott
The Capitol
400 South Monroe Street
Tallahassee, FL 32399-0001

Dear Governor Scott,

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 to 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 with 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.

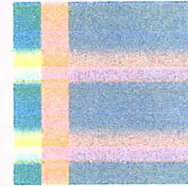
Sincerely,



W. Crit Smith

WCS/aa

Eshden Partners, LLC
2716 Gamble Road
Monticello, Florida 32344
Phone: 850.997.3538
Arun Kundra - akkundra@gmail.com



August 29, 2017

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 in the amount of \$2,978,750 million in grant funds to extend wastewater collection lines to the Interchange will impact 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 our infrastructure needs have grown as our company's footprint has expanded. Our hotel, restaurant and truck stop are close to capacity for our wastewater package plant. Without the infrastructure improvements, our ability to invest further at the Interchange is extremely limited. We have plans to construct a 100-room hotel, a nationally recognized chain fast-food restaurant, a travel center and other economically viable businesses. This additional investment will require additional wastewater capacity which the City of Monticello has, but at this point there are no lines to which we can connect. We are willing to donate up to ¼ acre for the construction of the lift station.

Please give every consideration to the I-10/SR 59 Interchange Infrastructure Improvement Project in order to improve sewer services to residents, community facilities and commercial job retention, expansion and creation projects. The increased tax base will help fund our schools which desperately need improvement.

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

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** \$ 2,978,750
 Florida Job Growth Grant Fund

A. Other Workforce Training Project Funding Sources:

City/County \$ 262,000

Private Sources \$ 17,536,500

Other (grants, etc.) \$ 8,770,000

Please Specify: DEP & CDBG

Total Other Funding \$ 26,568,500

B. Public Infrastructure Project Funding Sources:

Construction \$ 27,682,939

Reconstruction \$ -0-

Design & Engineering \$ 664,311

Land Acquisition \$ -0-

Land Improvement \$ 1,200,000

Other \$

Please Specify: _____

Total Project Costs \$ 29,547,250

Note: The total amount requested must equal the difference between the workforce training project costs in 3. and the other Public infrastructure project funding sources in 2.

ESTIMATE OF PROBABLE COST

Old Lloyd Road Sewer Forcemain - City of Monticello Opinion of Probable Cost

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
GENERAL					
1	Mobilization (1.5%)	1	LS	\$ 37,000.00	\$ 37,000.00
2	Bonds and Insurance (2%)	1	LS	\$ 50,000.00	\$ 50,000.00
3	Maintenance of Traffic (0.8%)	1	LS	\$ 20,000.00	\$ 20,000.00
4	Erosion Control (1%)	1	LS	\$ 25,000.00	\$ 25,000.00
SUBTOTAL					\$ 132,000.00
SEWER					
5	6" PVC Forcemain - Directionally Drilled (10% of total length)	6,256	LF	\$ 43.00	\$ 269,003.70
6	6" PVC Forcemain	56,303	LF	\$ 14.50	\$ 816,394.95
7	Master Lift Station	1	EA	\$ 520,000.00	\$ 520,000.00
8	Lift Station	2	EA	\$ 325,000.00	\$ 650,000.00
10% CONTINGENCIES					\$ 225,539.87
SUBTOTAL					\$ 2,480,938.52
PROFESSIONAL SERVICES					
				SURVEYING, ENGINEERING & CEI	\$ 365,811.39
SUBTOTAL					\$ 365,811.39
TOTAL PROJECT COST					\$ 2,978,749.91

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.

- 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 Attachment: "Application 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)?

Approval by the City of Monticello City Council.

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

First Tuesday of each month. Special meetings can be held, but please provide 3 days for required public 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.

Please see Attachment: "Authority to Execute".

CITY OF MONTICELLO

Florida Jobs Growth Grant Fund

Application Page 6. 3-C: Budget Narrative

The total cost of the I-10 / SR 59 interchange wastewater utility improvement request is \$2,978,750. 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: \$2,978,750

Construction (including utility easement costs) \$2,612,939

Survey, Design, Engineering, Permitting, and Construction Inspection: \$365,811

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
 - \$15,000 Ripkin Study on Feasibility of Sports Complex at I-10/SR 59 interchange - complete
 - \$70,000 Feasibility Study- complete
 - \$147,000 Engineering for Roadway and Stormwater Improvements in the SW quadrant of I-10/SR59 interchange – committed (estimated completion December 2017)
- Jefferson County EDC
 - Jefferson County Economic Development Council - \$10,000
 - Red Hills, LLC - \$16,500
- Petroleum Clean-up at SW quadrant \$1.2 million (estimated completion Sept. 2017)
- CDBG Infrastructure grant for Roadway, Stormwater, and Utility Improvements \$1,470,000 (anticipated October 2017)
- Private Investors
 - Hotel, Travel Center, and Storage Warehouse Market Feasibility Studies \$20,000-completed
 - Travel Center - \$5-6 million- committed (estimated completion June 2018) Averaged \$5.5 million
 - New Hotel \$8-9 million – planned 2019 Averaged \$8.5 million
 - Mini Warehouses \$3-4 million – planned 2018 Averaged \$3.5 million

RESOLUTION 2017-14

A RESOLUTION OF THE CITY OF MONTICELLO, FLORIDA REGARDING THE LIFT STATION AND FORCE MAIN - 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 CITY COUNCIL OF THE CITY OF MONTICELLO THAT:

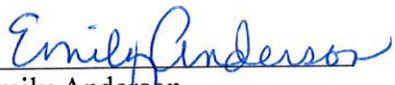
Section 1. The City of Monticello will make application to the Department of Economic Opportunity for infrastructure grant funds to fund the construction of a lift station at the I-10/SR 59 interchange and a force main to connect the collected wastewater to the City of Monticello's AWTP. The City Manager 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 September, 2017.

CITY COUNCIL
CITY OF MONTICELLO

ATTEST:



Emily Anderson
City Clerk/Treasurer

By:




Troy Avera
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: Steve Wingate, City Manager

Representative Signature: 

Signature Date: July 3, 2018