



| Entity Information  |                       |
|---|-----------------------|
| Owner   | Record Type           |
|  <a href="#">Rebekah Thorick</a> | Public Infrastructure |
| Proposal Name   | Proposal Status       |
| INF-08111   | Proposed              |
| Name of Entity ⓘ  | Stage ⓘ               |
| City of Hawthorne   | Proposed              |
| FEIN  |                       |
|                                  |                       |
| Contact   |                       |
| <a href="#">Rebekah Thorick</a>   |                       |
| Secondary Contact Name  |                       |
| Jacquelyn Randall   |                       |
| Second Contact Title  |                       |
| Mayor   |                       |
| Second Contact Phone  |                       |
| <a href="#">(352) 481-2432</a>  |                       |
| Azure Folder Name   |                       |
| INF-08111a9G8y0000000BnB  |                       |
| County  |                       |
| <a href="#">Alachua</a>   |                       |
| RAO ⓘ   |                       |
| Yes   |                       |
| Permits Secured   |                       |
| No  |                       |

## **Program Requirements**

### **Detailed Description**

Extend SE 221 Street a distance of 772 feet to park entrance providing much needed access as noted in Exhibit B-1. Construction of a public water supply with ground storage tank, chemical feed building for wastewater treatment with high service pump station. Transmission for both systems. Extend wastewater to terminal point.

### **Location**

Located in the City of Hawthorne at 6100 SE 211 Street in Alachua County, Florida. Specifically located west of US Highway 301 and North of State Road 20. Please see Exhibit A-2 through A-5.

## Public Use or Benefit Public

Yes

## Benefits a Single Entity

No

## Is the Infrastructure Currently Own by the Public

Yes

## Property Owner

City of Hawthorne owns SE211; the extension into the Hawthorn Industry Park & all water & wastewater utilities. State of FL owns the SR20 right of way. Property will be conveyed to the City by Weyerhaeuser part of its continued private investment. All water and wastewater utilities will be owned by the City.

## Future Land & Zoning

The park is zoned as Planned Unit Development (PUD) for Industrial use as well as the future land use. All improvements will conform with the allowed use and zoning.

## Description of Econ Benefits

The public infrastructure improvements will provide critical road access, potable water, and sanitary sewer to the City and the Hawthorne Industry Park has 634 developable acres, already zoned for 3.5 million sq ft of manufacturing, 150,000 sq ft of commercial, and 200 units for workforce housing. Please see Exhibit A-6. Neighboring landowners and businesses will benefit. Please see Exhibit A-7. These improvements are generating significant job creations with transformative for the community.

## **Program Specifics**

### Project Ready to Commence

Yes

### Proposed start Date

6/1/2024

### Proposed duration

943 days

### Permits Needed

Permits needed are: FDEP and SJRWMD for the water supply well, water lines, and sanitary sewer line extension activities. FDOT, FDEP, and SJRWMD for road extension of SE 211 Street. Permits already in hand are: wetland permits from State of Florida and USACOE; conceptual Environmental Resource Permit from SJRWMD for the stormwater management facilities and mitigation plan.

### Permits Details

The needed permits from FDOT, FEDP, and SJRWMD will take 6 months to acquire. Local permits are not needed or have to be obtained.

### Amendment Needed

No

### Does This Project Have a Local Match

Yes

## Project Local Match Details

The City of Hawthorne has approved a tax abatement program and developing incentives for businesses creating quality, new jobs with investment. Weyerhaeuser has invested over \$5.7 million and, the City has invested \$6.5 million to date. Over \$11 million in private-public funds have been invested to prepare this site.

## Detailed Budget Narrative

Exhibit A-1 for detailed budget narrative

Timeline:

Design phase 6 to 10 months

Construction permits from SJRWMS, FDEP, FDOT 6 months

Public bidding process 2 to 3 months

Construction 12 to 18 months

See Cover letter for previous city and land owner investment.

## **Program Budget**

### Requested Total

\$5,875,171.00

### Source - City / County

\$0.00

### Source – Private

\$0.00

### Source – Other

\$531,600.00

### Source – Other Details

13.29 Acres to City (Mkt Value)

### Source – Total

\$531,600

Cost – Construction

\$4,762,125.00

Cost – Reconstruction

\$0.00

Cost - Design and Engineering

\$1,644,646.00

Cost - Land Acquisition

\$0.00

Cost - Land Improvement

\$0.00

Cost – Other

\$0.00

Cost – Total

\$6,406,771

∨ Approvals and Authority

Authorized signatory on Board's behalf ⓘ

N/A



Attestation Name of Entity ⓘ

City of Hawthorne

Attestation Name and Title of Auth Rep ⓘ

John Martin, City Manager

Attestation Representative Signature ⓘ

John Martin

Approvals Needed ⓘ

Execution of a contract requires city commission approval. After city commission approval by resolution, the Mayor will sign the contract on behalf of the city.



Meeting Schedule ⓘ

City commission meets on the 1st and 3rd Tuesdays of each month.



Attestation Signature Date ⓘ

3/28/2024

Meeting Notice Days ⓘ

The city commission can hold a special meeting by providing seven (7) days advance notice.



Authority Proof ⓘ



# HAWTHORNE INDUSTRY PARK



## Florida Job Growth Fund Application

2023-2024

City of Hawthorne

Mayor Jacquelyn Randall, City Manager John Martin

**HAWTHORNE™**  
INDUSTRY PARK  
A Weyerhaeuser Industrial Community

*Hawthorne Industry Park spans over 1,000 acres, including 634 that are shovel-ready, in the heart of North Central Florida. An Approved U.S. Opportunity Zone, Hawthorne Industry Park features access to all modes of transportation, a large labor pool and top-ranked educational institutions. The Park offers incredible development flexibility.*

March 21, 2024

Secretary J. Alex Kelly  
Florida Department of Commerce  
107 East Madison Street  
Caldwell Building  
Tallahassee, Florida 32399-4120

Secretary Kelly,

Please find enclosed the City of Hawthorne's application for the Florida Job Growth Grant Fund requesting \$5,875,171 to extend critical infrastructure into the Hawthorne Industry Park.

The park, totaling more than 630 acres, offers transformational opportunity for North Central Florida with its ability to accommodate 3.5 million square feet of industrial use, 150,000 square feet of commercial use and 200 multi-family residential units for workforce housing. But one number is even more important – **the site represents the opportunity to bring 4,000 new jobs to our laborshed.**

Governor DeSantis has demonstrated his steadfast commitment to diversifying rural Florida's economy by investing in infrastructure and education while reducing tax burdens. The Hawthorne Industry Park aligns with his efforts.

Our city, which is designated as a Rural Economic Development Initiative community, is aiming to change our trajectory. The 45-minute laborshed surrounding the park has a lower labor force participation rate, a higher poverty rate and a lower per capita income than the state. But numbers do not define our community. We know we have the talent, assets and mindset to compete. As such, we have developed an economic development strategic plan that aligns our assets to successfully recruit and expand manufacturing, warehousing and distribution companies to our community.

The funds, if awarded, would provide for the extension of S.E. 211th Street and public utilities comprised of a sanitary sewer collection system, potable water lines as well as a new potable water well, water treatment and a storage tank. These infrastructure enhancements, which are less than 4,530 feet away from the site, will serve more than just the site. The expanded capacity will enable the city to extend access and utility services to potential employers, surrounding businesses and residents.

Currently, this site is being readied through a public-private partnership with the city and Weyerhaeuser. To date, the city has invested nearly \$6.5 million through loans and grants, improving its infrastructure. The land owner, Weyerhaeuser, has also made sizeable investments totaling \$6 million for site readiness planning, zoning and permitting. And their efforts will continue, by conveying 13 acres to the city to accommodate the infrastructure, valued at more than \$530,000.

Our efforts go beyond infrastructure, understanding the importance of having a workforce for today's needs and tomorrow's opportunities. We are collaborating closely with our education and workforce partners at the University of Florida, Santa Fe College, Alachua County Public Schools and CareerSource North Central Florida. This collaborative effort aims to leverage our region's assets to attract manufacturing and logistics companies, aligning with our economic development targets and priorities.

We are hopeful you will see the need and opportunity that these infrastructure improvements can bring to our community and fund our application. Our residents and our region need the promise of a better tomorrow.

Sincerely,



Jacquelyn Randall, Mayor  
City of Hawthorne



John Martin, City Manager  
City of Hawthorne



## Section 1. Program Requirements:

### A. Provide a detailed description of the public infrastructure improvements

The 634-acre Hawthorne Industry Park, which lies within the city limits, is an industrial park that is located at the northwest intersection of U.S. Highway 301 and State Road 20, as well as contiguous to the main north/south CSX freight line serving the state.

Given its size and strategic location, the site represents a unique opportunity for North Central Florida and the state to increase both manufacturing GDP and the tax base. Few sites of this size remain in the southeast, bolstering its competitive position. However, the lack of infrastructure has resulted in it being eliminated from consideration.

To increase competitiveness, funding from the grant will be utilized to:

- extend the public road, which is the main-and-truck entrance into the site, Southeast 211th Street (772 feet),
- construct a public water supply well with a ground storage tank,
- a chemical feed building for water treatment with a high-service pump station, and
- 4,530 feet of transmission lines as well as extend the existing wastewater service into the site (4,350 feet).

**It is important to note, both water and sewer extensions are less than one mile from the site.** The extension of critical road, water and sewer infrastructure will provide assurance that the employers within the park can be quickly served by the city, as well as provide improved utility services to the neighboring businesses, property owners and residents. **The final extensions of public infrastructure will take our site from shovel-ready to construction-ready (see Exhibit A-5).**

### LONG-STANDING PARTNERSHIPS FOR SUCCESS

The city is working with its private and public partners to develop the Hawthorne Industry Park into a regional catalyst for jobs and capital investment. The park is fully entitled and approved for up to 3.5 million square feet of industrial use, 150,000 square feet of commercial space and 200 multi-family residential units for workforce housing.

The city has partnered with the park's land owner, Weyerhaeuser, to ready the site for transformational economic development. The city has also partnered with Weyerhaeuser, Alachua County, the Greater Gainesville Chamber, CSX, Florida Department of Commerce and Cushman & Wakefield to market this site to companies looking to expand or begin business in Florida.

### THE COMPETITIVE MARKETPLACE

Since 2020, four companies have considered the site to expand operations. Collectively, the projects represented more than 1,000 jobs and \$2.1 billion in capital investment. However, because of the lack of extending water, sewer and an entrance road into the park (all less than

one-mile distance), the site was eliminated from search. Each of the selected sites had infrastructure in place.

The largest project was Project Red October (previously Project Dolphin), of which the City of Hawthorne recruited along with the state for more than five years with a projected 60 full-time manufacturing jobs and a projected capital investment of \$100 million. When the project selected Macon, Georgia as its location, it had increased its capital investment to \$680 million with more than 100 full-time jobs.

### **THE STRATEGIC ADVANTAGE OF THE SITE**

A total of 4,000 jobs can be accommodated within this site, which will be catalyst for Hawthorne, eastern rural Alachua County and the North Central Florida laborshed inclusive of Putnam, Bradford, Marion, Levy, Union and Clay Counties.

The city and the Hawthorne Industry Park are located at the intersection of two of Florida's emerging mega regions and midway between Atlanta, GA and Miami, FL. From its central and strategic location, the Hawthorne Industry Park can serve the Greater Jacksonville/North Central Florida Mega Region and the Space Coast-to-Tampa/Central Florida Mega Region.

The site is bordered on the east by U.S. Highway 301, which connects Jacksonville to Tampa as well as JAXPORT to Port Tampa Bay. The southern border is State Road 20 and, through the state road system, connects eastward to Palatka and 1-95 and connects westward to Gainesville and 1-75. The main north-south CSX freight line in Florida runs parallel with U.S. 301 and is contiguous to and east of the Park.

From the Hawthorne Industry Park, all of Florida's 15 deep-water ports can be accessed within a five-to-six-hour drive time for truck carriers. A business can also connect with the Ports of Brunswick, Savannah and Charleston in that same timeframe.

By freight train, the Hawthorne Industry Park is nearly midway between CSX's JAXPORT location to its Polk County Intermodal Logistics Center. CSX has expressed sustained interest in the Hawthorne Industry Park due to this strategic location along its railroad.

### **B. Provide the location of public infrastructure, including the physical address and county project.**

The Hawthorne Industry Park is in the incorporated City of Hawthorne, in Alachua County.

- The main-and-truck entrance is 6100 SE 211st Street, Hawthorne, Florida. Latitude: 29° 36' 11.76 North; longitude: 82° 5'54.96 West.
- The site is specifically located west of U.S. Highway 301 and north of State Road 20. (See Exhibit A-3.)

### **C. Is the infrastructure currently owned by the public?**

**YES.** The public owns the existing infrastructure that will serve the park's tenants - roadway, water and sewer.

The city owns S.E. 211th Street, the water and wastewater utilities. Weyerhaeuser has purchased, and conveyed to the city, all roadway and utilities rights of way external to the Hawthorne Industry Park needed for the extension of this infrastructure.

Property needed for the extension of the roadway, public water supply well with ground storage tank, chemical feed building for water treatment with high service pump station – internal to the park – will also be conveyed to the city. In total, 13.29 acres will be conveyed to the city, representing a property market value of \$531,600. The State of Florida owns State Road 20 right of way.

**D. Provide current property owner.**

The city owns S.E. 211<sup>th</sup> Street and will own the extended roadway into the Hawthorne Industry Park where the infrastructure will be located. The park is owned by Weyerhaeuser, but all necessary easements have been provided to the city.

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

**YES.** The public infrastructure improvements are for public use. This will allow the city to extend utility services to more diverse employers who select the Hawthorne Industry Park as its business location. This will enable us to provide improved utility services to the neighboring property owners and XXXX residents near the Hawthorne Industry Park.

In addition, the extension of the public roadway, water and sewer, will benefit adjacent landowners who are currently not being served by public water and sewer systems. The new infrastructure will offer them, at a low-cost rate, more reliable and environmentally sound water and sewer system. (See Exhibit A-6)

Finally, the additional industrial customer growth will allow the city to reduce the cost of utilities to our current residents which is of vital importance to our community that experiences higher poverty rates than the state and nation.

**F. Will the public infrastructure improvement be for the exclusive benefit of a single company, corporation or business entity?**

**NO.** The investment will not go to one company or any single entity outside of the city. These public infrastructure improvements are for public use and allow the city to extend access and utility services to potential employers as well as existing nearby businesses and residents.

The public infrastructure improvements will provide the first phase of critical road access, potable water supply and sanitary sewer to businesses and residents within and around the Hawthorne Industry Park. (See Exhibit A-6.)

**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

**ECONOMIC RECOVERY & DIVERSIFICATION IN RURAL NORTH CENTRAL FLORIDA**

In late 2011, the Georgia-Pacific plywood manufacturing facility closed its doors, leaving 400 residents unemployed. The facility, while located in Putnam, was adjacent to the city limits, located just across the county line. The plant had been in operation since 1982 and was an important regional employer – paying some of the highest wages in the area. A closure of this magnitude impacted not only employees but local businesses immediately and for years to come.

While the region is growing, several indicators highlight the need for additional private sector investment and employment. The 45-minute laborshed (compiled using zip code data) has:

- Prime Age Labor Force Participation Rate: 77.3% compared to 81.9% in the state
- Per Capita Income: \$29,936 compared to \$35,216 in the state
- Residents with an Associate Degree or Higher: 38.3% compared to 43.2% in the state
- Poverty Level: 15.9% compared to 13.1% for the state
- The top 5 industries are predominantly market based: Health Care & Social Assistance, Retail Trade, Educational Services, Accommodation & Food Services, Construction

Changing the trajectory of these numbers will rely on many factors and partners. **Florida’s growing and tech-centered manufacturing industry, the region’s unmatched innovation assets and the park represent an ideal opportunity to bring needed jobs across the income and education spectrum.**

Recently, the Florida Department of Commerce prepared a report on the status of manufacturing in the state. The report stated that since 2014, the manufacturing GDP has grown from \$43.5 billion in 2014 to \$73 billion in 2022, a 67.8% growth rate over nine years.

The seven counties within a 45-minute drive time have also experienced manufacturing growth while offering an existing workforce at lower than national averages.

|                                 | INDUSTRY                       | EMPLOYMENT | INDUSTRY AVG. WAGE | AVG. WAGE |
|---------------------------------|--------------------------------|------------|--------------------|-----------|
| <b>ALACHUA COUNTY</b>           | Transportation/<br>Warehousing | 4,614      | \$50,167           | \$58,766  |
|                                 | Manufacturing                  | 4,419      | \$67,334           |           |
| <b>45-MINUTE<br/>DRIVE TIME</b> | Manufacturing                  | 19,474     | \$59,353           | \$53,345  |
|                                 | Transportation/<br>Warehousing | 14,713     | \$49,517           |           |
|                                 | Manufacturing                  | 19,559     | \$60,101           | \$52,336  |

|                               |                                |        |          |          |
|-------------------------------|--------------------------------|--------|----------|----------|
| <b>SEVEN COUNTY LABORSHED</b> | Transportation/<br>Warehousing | 15,221 | \$53,374 |          |
| <b>USA</b>                    | Manufacturing                  |        | \$81,387 | \$70,183 |
|                               | Transportation/<br>Warehousing |        | \$62,455 |          |

In addition to the existing talent, 11 higher education institutions throughout the 45-minute laborshed region enroll nearly 96,000 students and issue more than 31,000 awards, certificates and degrees annually.

Providing an employment center at the park would allow the region to retain more of its graduates, generating economic impact both directly and indirectly to the city. The area has the talent for today and tomorrow, a business-friendly state and community to offer permitting assistance and tax environment that is conducive to a company's bottom-line.

However, the pandemic combined with the rapid implementation of automation changed how businesses approach site selection. From supply chain to talent evaluation, there is significant uncertainty affecting the deployment of capital. While access to talent and speed to market remain consistent drivers to the process, risk or perhaps even more important, perceived risk of a project location, can often be the measuring stick between competitive locations. The risk to Hawthorne Industry Park is the cost and timeline associated with infrastructure construction.

The grant and the subsequent improvements that will be made will ensure the Hawthorne Industry Park is truly shovel ready. This infrastructure is the difference between competing for projects and actually winning projects – this is a watershed moment for this often forgotten part of the state.

As the Secretary noted in his letter, “this is Florida’s chance to get it right,” and the development of critical infrastructure at the state’s premier sites, such as the Hawthorne Industry Park, is critical to that strategy.

## Section 2. Additional Information:

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

The project funded by this grant will commence as soon as the contract between the City of Hawthorne and the state has been fully executed.

- Design phase will take six-to-10 months to complete
- Public bidding process will take two-to-three months to complete
- Construction phase will take 12-to-18 months to complete, however current economic conditions could extend that timeline

### B. What permits are necessary for the public infrastructure project?

Permits needed include:

- FDEP and SJRWMD for the water supply well, water lines and sanitary sewer line extension activities
- FDOT, FDEP and SJRWMD for road extension of S.E. 211th Street

Permits already obtained include:

- Wetland permits from State of Florida and U.S. Army Corps of Engineers
- Conceptual Environmental Resource Permit from SJRWMD for the stormwater management facilities and mitigation plan

### C. 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?

The needed permits from FDOT, FEDP and SJRWMD will take six months to acquire. Local permits are not needed or have already been obtained.

### D. 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 park is zoned as Planned Unit Development (PUD) for Industrial use as well as future land use. All improvements will conform with the allowed use and zoning.

### E. 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.

**NO.** The comprehensive plan amendment has already been completed. All entitlements needed are approved to accommodate industrial, commercial and residential uses.

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

**YES.** The project is ready to commence upon grant fund approval and contract execution.

**G. Does this project have a local match amount? If yes, please describe the entity providing the match and the amount.**

**Yes.** As a result of the city's public-private partnership, Weyerhaeuser will continue to invest in the park. Weyerhaeuser will convey land for right of ways and extension of public infrastructure as well as the public water well site.

A total of 13.29 acres, with an estimated value of \$531,600, will accommodate the extension of the proposed infrastructure.

Through the ongoing partnership, the city and Weyerhaeuser have already invested more than \$11 million to ready the community and the site.

- The city has invested \$6,497,600 improving its infrastructure.
- Weyerhaeuser has invested \$5,770,000 into the site readiness.

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

Please see the following Addendums.

# Addendum A: Construction Narrative & Cost Estimate

## CONSTRUCTION PROJECT SYNOPSIS

The project includes the extension of the public road (S.E. 211<sup>th</sup> Street), and extension of public utilities comprised of sanitary sewer collection system, potable water lines, new potable water well, water treatment and storage tank.

**Southeast 211th Street Extension Activity:** This activity provides the initial phase of improvements to the existing City Road, S.E. 211<sup>th</sup> Street. S.E. 211<sup>th</sup> Street will be extended from its current terminus point to the park entrance. This segment has been designed and ready to go to permit.

Ultimately S.E. 211<sup>th</sup> Street will be realigned and expanded to a four-lane divided roadway. Its intersection with S.R. 20 will also be realigned and improved both on the north and south sides of the intersection. The existing roadway has been designed to accommodate its expansion for industrial traffic which will utilize the roadway for ingress and egress into the Hawthorne Industry Park.

The initial first phase of this effort is the subject of this grant request. A total of seven hundred and seventy-two linear feet (772') of roadway will be added to extend the City Road into the Hawthorne Industry Park.

|  |                  |
|--|------------------|
| Road Construction Costs:   | \$489,200        |
| Wetland, Flood Plain Compensation                                      |                  |
| Bidding, Inspection Services   |                  |
| <b>Total Road Costs (Southeast 211<sup>th</sup> Street Extension):</b> | <b>\$489,200</b> |

**Potable Water Activity:** A new Potable Water Supply Well, Treatment System and Storage Tank will be constructed to provide the City of Hawthorne with additional capacity for industrial use and its existing system. A 10-inch line will then connect this well to existing potable water supply lines, a distance of 4,576 feet within the S.E. 211<sup>th</sup> Street right of way.

|  |                    |
|--|--------------------|
| Construction of Water System Supply Well:  | \$537,500          |
| Upper Floridan Well to 400 ft. with Pump   |                    |
| Wellhead Piping  |                    |
| Electrical   |                    |
| I&C/SCADA  |                    |
| Construction of Ground Storage Tank  | \$1,077,000        |
| Transmission Line from New Supply Well to Existing Line (4,530 ft, 10" PVC pipe) | \$409,500          |
| Water Treatment, Chemical Feed Building & Systems, Chloride                      | \$130,000          |
| High Service Pump Station  | \$645,000          |
| Transmission (estimated)   |                    |
| <b>Total Potable Water Costs:</b>  | <b>\$2,799,000</b> |



**Sanitary Sewer Collection System Activity:** The extension of the existing sanitary sewer collection system from its current terminus at the entrance of the Washington Square Apartment Complex on S.E. 211<sup>th</sup> Street, northward a distance of 4,350 feet. The sanitary sewer system extension will involve the construction of a new lift station and 4,350 of eight-inch force main within the S.E. 211<sup>th</sup> Street right of way.

|  |                  |
|--|------------------|
| Construction of Sanitary Sewer Collection System Extension | \$471,500        |
| <b>Total Sanitary Sewer Collection Costs:</b>              | <b>\$471,500</b> |

**Construction Subtotal**

|   |                    |
|---|--------------------|
| Subtotal Construction Costs for Road, Water, and Wastewater | \$3,759,700        |
| Miscellaneous sitework                                      | \$50,000           |
| Contingency at 25%  | \$952,425          |
| <b>Total Construction Costs</b>                             | <b>\$4,762,125</b> |

**ENGINEERING, DESIGN AND CONSTRUCTION OVERSIGHT OF ROADWAY, WATER AND WASTEWATER SYSTEMS »**

|  |                    |
|--|--------------------|
| Engineering Design                                       | \$285,728          |
| Engineering Services During Construction                 | \$714,318          |
| Water Use and Other Permitting Services                  | \$88,000           |
| Distribution Modeling                                    | \$25,000           |
| 13.29 acres of right of way easements and property       | \$531,600          |
| <b>Total Non-Construction Costs</b>                      | <b>\$1,644,646</b> |
| <b>Total Project Cost</b>                                | <b>\$6,406,771</b> |
| <b>Conveyance of right of way easements and property</b> | <b>-\$531,600</b>  |
| <b>Total Request Amount</b>                              | <b>\$5,875,171</b> |

**TIMELINE »**

- Design phase: 6 to 10 months
- Construction permits from SJRWMD, FDEP, FDOT: 6 months
- Public bidding process: 2 to 3 months
- Construction: 12-18 months

## **Addendum B: Invested Partners in Site Readiness**

Since the closure of the Georgia Pacific plywood mill, the city has partnered with Weyerhaeuser to ready a significant industrial site to change the trajectory of our community. The city developed a plan to improve the public infrastructure within the community to foster the conditions to attract new and larger employers to the region.

**Through loans and grants, the city has invested \$6,497,600 in improving its infrastructure including:**

- Built a modern elevated water tank to replace the 1920's water tower
- Upgraded the wastewater treatment plant and increased capacity with a new eco-friendly residual drying box for waste to be composted
- Replaced the dated 1950s failing water lines with new water distribution service lines and fire hydrants
- Upgraded a building for fire protection services
- Repaved the historic downtown Johnson Street (SE 221 Street) within Hawthorne's CRA district to connected to the Hawthorne-to-Gainesville Bike Trail to SR-20 and US-301, for a more bike and walkable friendly downtown

**Weyerhaeuser invested \$5,770,000 into the site readiness inclusive of:**

- Master-planned site with concept buildout plan (2011-2018)
- Land-use changes (11/2015) and rezoning completed (12/2016) allowing Industrial Mixed-use Development
- Hydrological study (06/2015)
- Archeological study (06/2015)
- Geotechnical Study (06/2015)
- Ecological & Species study – soils, vegetative communities, wildlife and plants (06/2015)
- Wetlands jurisdictional delineation approved by state (08/2016) and U.S. Army Corps of Engineers (10/2017)
- Stormwater study and plan (07/2016)
- State of Florida environmental resource permit (5/2018)
- USACOE Individual Permit (1/28/2020)
- Transportation study (06/2015)
- Road and rail spur conceptual plans (2015-2018)
- Master plan of utilities – service and capacity at the site and within the City of Hawthorne (09/2016-2018), inclusive of electric power, natural gas, water and wastewater

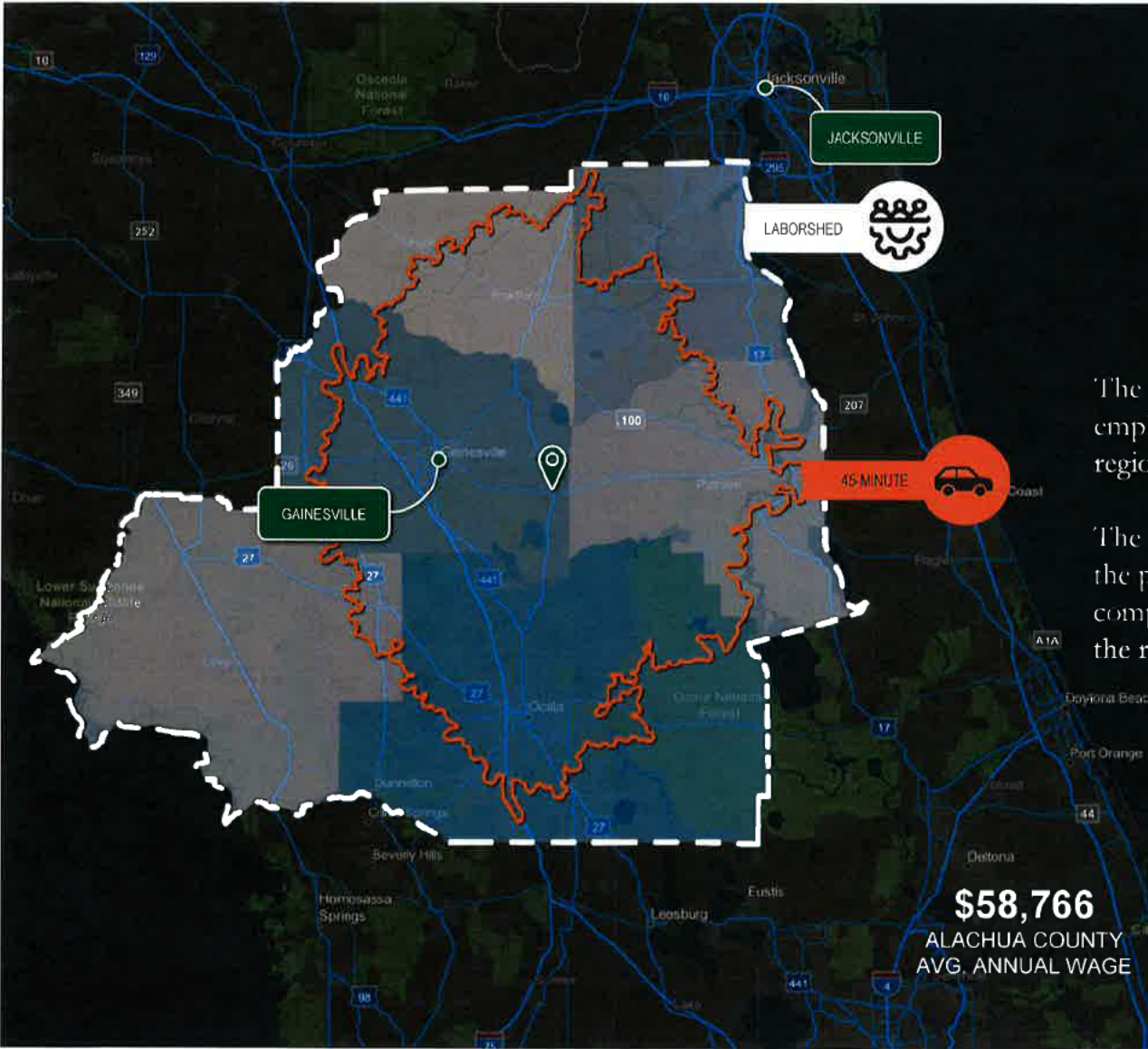
Weyerhaeuser will continue investment into the site through the conveyance of property to the city for public ownership for infrastructure to serve the park's tenants; through marketing the site, community and region; sharing expertise in site engineering, site location positioning and marketing; and by supporting site interests through the Florida Department of Commerce.

HAWTHORNE INDUSTRY PARK

# REGIONAL ASSESSMENT

WEYERHAEUSER PROPERTY – HAWTHORNE INDUSTRY PARK » 45-MINUTE DRIVE TIME/LABORSHED, FLORIDA // JAN 2024





## THE REGION IN A SNAPSHOT

45-MINUTE DRIVE TIME & LABORSHED

The 45-minute drive time indicates a labor draw to employers with wages and benefits equal to or above the region's average annual salary.

The seven counties within a 45-minute drive time indicates the potential laborshed to employers offering more competitive wages and benefits – often significantly above the region's average salary.

- Seven County Regional Laborshed includes
- Alachua County, Florida
  - Bradford County, Florida
  - Clay County, Florida
  - Levy County, Florida
  - Marion County, Florida
  - Putnam County, Florida
  - Union County, Florida

**\$58,766**  
ALACHUA COUNTY  
AVG. ANNUAL WAGE

**\$53,345**  
45-MINUTE DRIVE TIME  
AVG. ANNUAL WAGE

**\$52,336**  
SEVEN COUNTY LABORSHED  
AVG. ANNUAL WAGE

# SEVEN COUNTY LABORSHED

# KEY ECONOMIC MEASUREMENTS



Data provided by VisionFirst Advisors using Chmura's JobsEQ Analytics Tool

# ECONOMIC SNAPSHOT



THE LABORSHED IS HOME TO  MORE THAN 1 MILLION RESIDENTS

THE LABORSHED HAS  
**196.2 PEOPLE PER SQUARE MILE**

REFLECTING A HIGH CONCENTRATION POOL OF POTENTIAL EMPLOYEES  
FLORIDA (414.6 PPSM) / USA (94.3 PPSM)



**1.4% POPULATION GROWTH  
RATE WITHIN THE LABORSHED**

ALIGNING WITH THE STATE & OUTPACING THE NATION » FL (1.4%) / USA (0.6%)

WITH A LOWER COST OF LIVING THROUGHOUT THE REGION

**92.0% LABORSHED | 103.7% FLORIDA**

THE LABORSHED IS PRIME FOR CONTINUED GROWTH



**LABOR FORCE SIZE**  
(ROUNDED)

**360,000**

45-MINUTE DRIVE TIME

**452,000**

7-COUNTY LABORSHED

# WORKFORCE SNAPSHOT



# MANUFACTURING + TRANSPORTATION/ WAREHOUSING INDUSTRY SECTORS

|                         | INDUSTRY                    | EMPL   | INDUSTRY AVG. WAGE | AVG. WAGE |
|-------------------------|-----------------------------|--------|--------------------|-----------|
| ALACHUA COUNTY, FLORIDA | Transportation/ Warehousing | 4,614  | \$50,167           | \$58,766  |
|                         | Manufacturing               | 4,419  | \$67,334           |           |
| 45-MINUTE DRIVE TIME    | Manufacturing               | 19,474 | \$59,353           | \$53,345  |
|                         | Transportation/ Warehousing | 14,713 | \$49,517           |           |
| SEVEN COUNTY LABORSHED  | Manufacturing               | 19,559 | \$60,101           | \$52,336  |
|                         | Transportation/ Warehousing | 15,221 | \$53,374           |           |

JOBSEQ DATA AS OF 2023Q2

## CURRENT TALENT

## COMPETITIVE PROJECT SCENARIOS

Understanding the existing labor force and the growth/decline of targeted industries is an important first step to better position the region for future competitive projects that meet community objectives.

Using Chmura's JobsEQ® "what-if" modeling to describe the labor availability of the 45-Minute Regional Laborshed (counties) based on an incoming industry, VisionFirst ran workforce projections for several target industry sectors – **manufacturing, transportation equipment manufacturing and transportation and warehousing operation.**

|  | <small>NAICS 31</small><br><b>MANUFACTURING OPERATION</b><br><small>what-if a 250 employee operation located today</small> | <small>NAICS 336</small><br><b>TRANSPORTATION EQUIP. MFG. OPERATION</b><br><small>what-if a 250 employee operation located today</small> | <small>NAICS 48</small><br><b>TRANSPORTATION &amp; WAREHOUSING OPERATION</b><br><small>what-if a 125 employee operation located today</small> |
|--|--|--|---|
| <b>OCCUPATIONS DIRECTLY RELATED TO INDUSTRY SECTOR</b> |  |  |   |
| EMPLOYED   | 170,460  | 126,984  | 97,942  |
| UNEMPLOYED   | 5,676  | 3,639  | 3,096   |
| <b>OCCUPATIONS WITH TRANSFERABLE SKILL SETS</b>        |  |  |   |
| *EMPLOYED EXTENDED                                     | 513,956  | 382,790  | 248,635   |
| *UNEMPLOYED EXTENDED                                   | 18,216   | 11,748   | 8,598   |

*\* Transferable skill sets highlight a portion of the labor force that can be reskilled or upskilled. The numbers are driven up due to multiple career pathway options.*

*Regional workers with transferable skills meet the following criteria:*

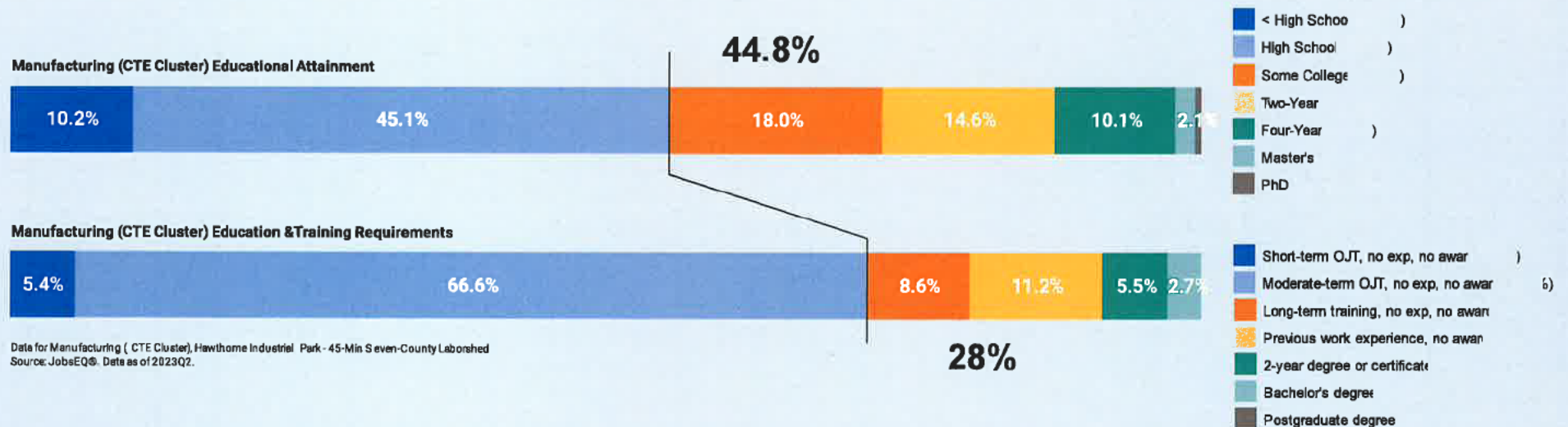
- 1) Have similar skills to the specified occupation (though may need additional training and/or certification to meet the specified occupation's requirements)*
- 2) Current wages are no more than 10% higher than average wages of the specified occupation.*



## SKILL LEVELS

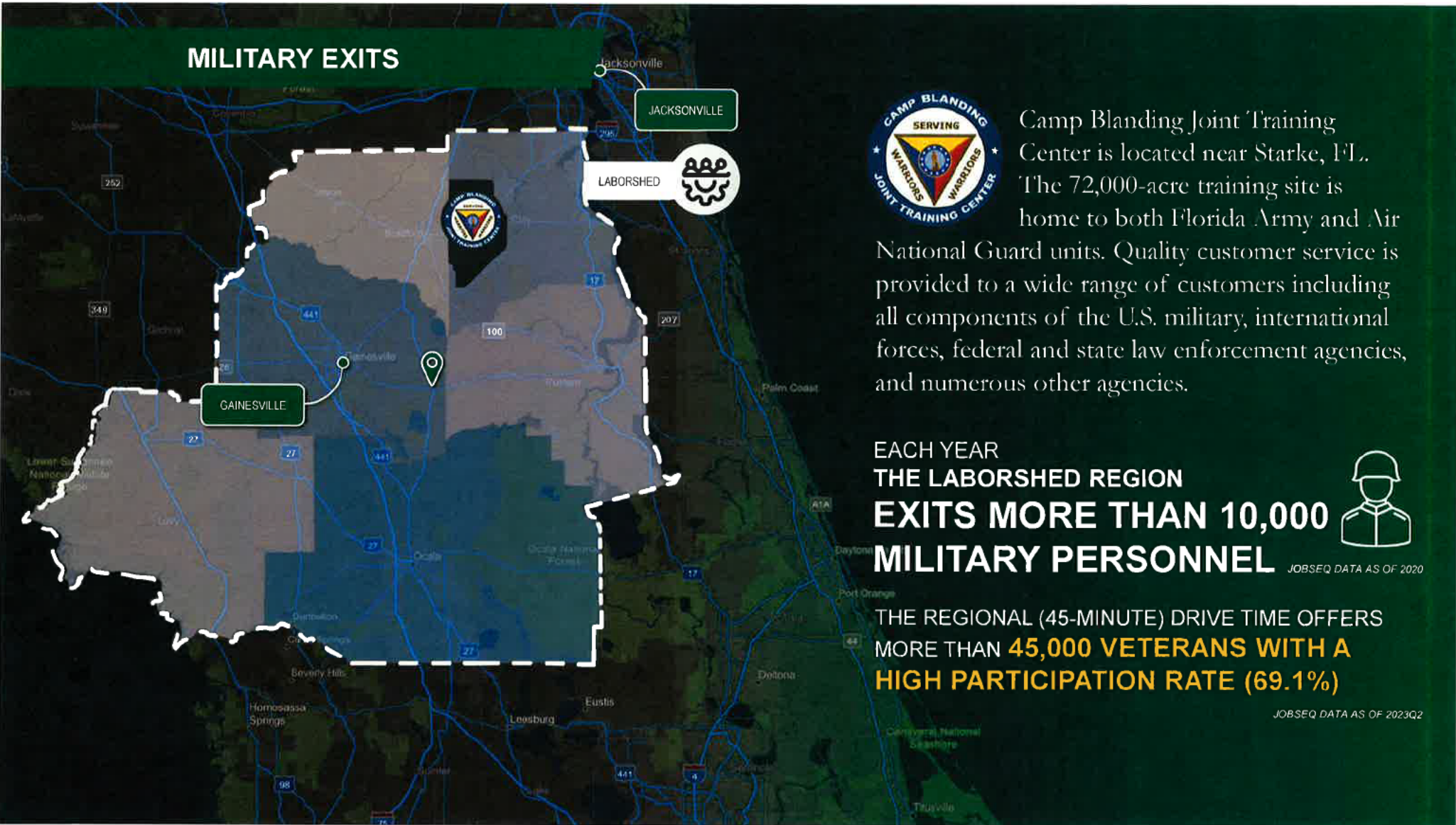
## EDUC. ATTAINMENT VS. COMPANY REQUIREMENTS

The labor force's educational attainment verses education and training requirements of companies within Hawthorne Industry Park's laborshed shows that 28% of the current jobs (**Manufacturing CTE Cluster**) in the region require a two-year certificate/degree or higher, compared to 44.8% of the current workforce having some college or higher. ***Having an excess of talent with certificates and degrees poses a competitive advantage when selling the available labor pool.***



Date for Manufacturing (CTE Cluster), Hawthorne Industrial Park - 45-Min Seven-County Laborshed  
Source: JobsEQ®. Data as of 2023Q2.

## MILITARY EXITS



Camp Blanding Joint Training Center is located near Starke, FL. The 72,000-acre training site is home to both Florida Army and Air National Guard units. Quality customer service is provided to a wide range of customers including all components of the U.S. military, international forces, federal and state law enforcement agencies, and numerous other agencies.

EACH YEAR  
THE LABORSHED REGION  
**EXITS MORE THAN 10,000**  
**MILITARY PERSONNEL**



JOBSEQ DATA AS OF 2020

THE REGIONAL (45-MINUTE) DRIVE TIME OFFERS  
MORE THAN **45,000 VETERANS WITH A**  
**HIGH PARTICIPATION RATE (69.1%)**

JOBSEQ DATA AS OF 2023Q2

## MILITARY EXITS



## ANNUAL MILITARY EXITS WITHIN THE SEVEN COUNTY LABORSHED TOP 20 OCCUPATIONS

| OCCUPATION  | ANNUAL EXITS |
|---|--------------|
| Infantry  | 58           |
| Artillery and Missile Crew Members  | 24           |
| Unknown   | 23           |
| Aircraft Mechanics and Service Technicians                                    | 21           |
| Heavy and Tractor-Trailer Truck Drivers                                       | 20           |
| Stockers and Order Fillers  | 17           |
| Police and Sheriffs Patrol Officers   | 12           |
| Armored Assault Vehicle Crew Members  | 11           |
| Electrical and Electronics Repairers, Commercial and Industrial Equipment     | 10           |
| Paramedics  | 9            |
| Command and Control Center Specialists  | 9            |
| Automotive Service Technicians and Mechanics                                  | 8            |
| Radio, Cellular, and Tower Equipment Installers and Repairers                 | 7            |
| Broadcast Technicians   | 7            |
| Telecommunications Equipment Installers and Repairers, Except Line Installers | 6            |
| First-Line Supervisors of Construction Trades and Extraction Workers          | 6            |
| First-Line Supervisors of Mechanics, Installers, and Repairers                | 6            |
| Civil Engineers   | 6            |
| Network and Computer Systems Administrators                                   | 5            |
| Air Traffic Controllers   | 5            |

JOBSEQ DATA AS OF 2020

# UNDEREMPLOYMENT

# MANUFACTURING CTE CLUSTER – TOP 25 OCCUPATIONS

| SOC     | Underemployed Manufacturing CTE Cluster Occupations (Top 25) - LABORSHED                                       | Empl (Place of Work) |                | Overall Occupation! |                     |             |
|---------|--|----------------------|----------------|---------------------|---------------------|-------------|
|         |  | Underemployed        | Total Empl     | Avg Ann Wages       | Forecast Ann Growth | Unempl Rate |
| 49-9071 | Maintenance and Repair Workers, General  | 297                  | 3,681          | \$42,200            | 1.0%                | 2.3%        |
| 43-5061 | Production, Planning, and Expediting Clerks  | 175                  | 636            | \$50,100            | 1.0%                | 1.3%        |
| 49-1011 | First-Line Supervisors of Mechanics, Installers, and Repairers   | 160                  | 1,319          | \$69,400            | 0.9%                | 2.7%        |
| 51-1011 | First-Line Supervisors of Production and Operating Workers   | 134                  | 1,042          | \$63,700            | 0.7%                | 1.3%        |
| 51-2092 | Team Assemblers  | 108                  | 2,189          | \$36,500            | 0.2%                | 0.4%        |
| 51-9061 | Inspectors, Testers, Sorters, Samplers, and Weighers   | 93                   | 684            | \$44,500            | 0.4%                | 3.6%        |
| 49-9099 | Installation, Maintenance, and Repair Workers, All Other   | 58                   | 662            | \$39,500            | 0.8%                | 4.5%        |
| 49-2011 | Computer, Automated Teller, and Office Machine Repairers   | 31                   | 158            | \$39,400            | -0.8%               | 5.2%        |
| 19-4031 | Chemical Technicians   | 29                   | 82             | \$53,900            | 0.8%                | 1.4%        |
| 51-9011 | Chemical Equipment Operators and Tenders   | 28                   | 102            | \$47,400            | 0.1%                | 0.6%        |
| 49-9041 | Industrial Machinery Mechanics   | 27                   | 571            | \$52,100            | 2.1%                | 2.6%        |
| 49-9062 | Medical Equipment Repairers  | 27                   | 135            | \$53,400            | 1.5%                | 1.5%        |
| 51-9081 | Dental Laboratory Technicians  | 27                   | 133            | \$50,500            | -0.1%               | 3.4%        |
| 51-2099 | Assemblers and Fabricators, All Other  | 26                   | 460            | \$36,400            | 0.2%                | 4.0%        |
| 51-9199 | Production Workers, All Other  | 25                   | 339            | \$37,900            | 0.8%                | 1.3%        |
| 51-9195 | Molders, Shapers, and Casters, Except Metal and Plastic  | 25                   | 170            | \$38,500            | 1.4%                | 11.4%       |
| 17-3023 | Electrical and Electronic Engineering Technologists and Technicians  | 23                   | 177            | \$66,100            | 0.6%                | 3.9%        |
| 51-9071 | Jewelers and Precious Stone and Metal Workers  | 22                   | 96             | \$49,300            | 0.7%                | 4.5%        |
| 51-9111 | Packaging and Filling Machine Operators and Tenders  | 22                   | 412            | \$37,100            | 1.2%                | 1.0%        |
| 17-3013 | Mechanical Drafters  | 21                   | 102            | \$54,900            | 0.0%                | 3.0%        |
| 17-3029 | Engineering Technologists and Technicians, Except Drafters, All Other  | 19                   | 101            | \$63,000            | 0.9%                | 3.8%        |
| 51-3021 | Butchers and Meat Cutters  | 17                   | 366            | \$39,600            | 0.4%                | 0.8%        |
| 51-4121 | Welders, Cutters, Solderers, and Brazers   | 17                   | 836            | \$44,700            | 1.0%                | 1.5%        |
| 51-2028 | Electrical, Electronic, and Electromechanical Equipment Assemblers, Except Coil Winders, Tapers, and Finishers | 17                   | 263            | \$38,100            | 0.9%                | 1.6%        |
| 51-6031 | Sewing Machine Operators   | 15                   | 205            | \$32,000            | -0.5%               | 1.2%        |
|         | <b>Total Manufacturing (CTE Cluster) Occupations</b>   | <b>41,017</b>        | <b>377,228</b> | <b>\$54,000</b>     | <b>0.9%</b>         | <b>2.9%</b> |



## TALENT PIPELINE

## AWARDS, CERTIFICATES & DEGREES

11 higher education institutions throughout the 45-minute laborshed region enroll nearly **96,000 students** and issue more than **31,000 awards, certificates and degrees yearly**.

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MORE THAN **12,000 HIGH SCHOOL GRADUATES** OR EQUIVALENT *(Annually)*

MORE THAN **96,000 ENROLLED IN POST-SECONDARY EDUCATION**  
AT ELEVEN HIGHER EDUCATION INSTITUTIONS

» MORE THAN **31,000 POST-SECONDARY EDUCATION AWARDS** *(Annually)*

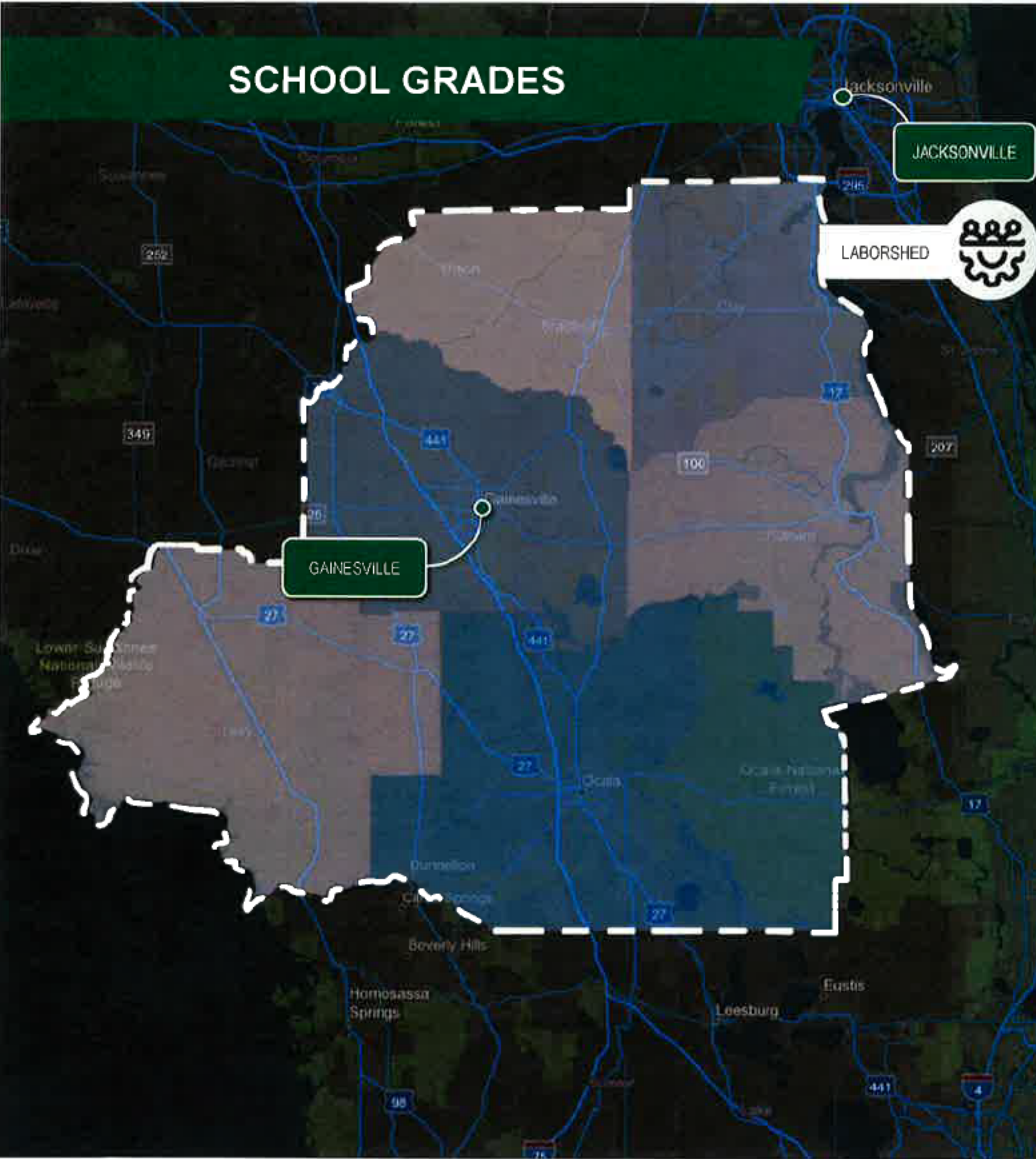
» MORE THAN **750 MANUFACTURING** RELATED PROGRAM AWARDS

» NEARLY **2,400 TRANSPORTATION, DISTRIBUTION & LOGISTICS** RELATED PROGRAM AWARDS

» MORE THAN **8,600 STEM** RELATED PROGRAM AWARDS

DATA SOURCE: JOBSEQ. DATA AS OF THE 2021-2022 ACADEMIC YEAR UNLESS NOTED OTHERWISE.

# SCHOOL GRADES



## 2022-23 INFORMATIONAL BASELINE DISTRICT GRADES WITHIN THE SEVEN COUNTY LABORSHED

| District | 22-23 Baseline District Grades | Language Arts Achievement | Math Achievement | College & Career Acceleration | Graduation Rate |
|----------|--------------------------------|---------------------------|------------------|-------------------------------|-----------------|
| ALACHUA  | B                              | 51                        | 52               | 63                            | 86              |
| BRADFORD | C                              | 38                        | 41               | 59                            | 76              |
| CLAY     | A                              | 57                        | 62               | 59                            | 90              |
| LEVY     | B                              | 43                        | 47               | 53                            | 93              |
| MARION   | C                              | 42                        | 45               | 63                            | 83              |
| PUTNAM   | C                              | 40                        | 42               | 53                            | 89              |
| UNION    | B                              | 48                        | 59               | 64                            | 78              |

Florida Department of Education, the 2022-23 Informational Baseline District Grades using the new assessment cut scores, district grade point thresholds will be established to ensure the results are statistically equivalent to the 2021-22 results. The grading scale for district grades is as follows. A=68% of points or greater; B=58% to 67% of points, and C=57% of points or less.

The achievement components include student performance on statewide standardized assessments, including the comprehensive assessments and end-of-course (EOC) assessments. The component measures the percentage of full-year enrolled students who achieved a passing score.

HAWTHORNE INDUSTRY PARK

# REGIONAL ASSESSMENT

WEYERHAEUSER PROPERTY – HAWTHORNE INDUSTRY PARK » 45-MINUTE DRIVE TIME/LABORSHED, FLORIDA // JAN 2024





## THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

**COMMITTEES:**  
Appropriations Committee on Education, *Chair*  
Rules, *Vice Chair*  
Appropriations  
Criminal Justice  
Education Postsecondary  
Education Pre-K -12

**JOINT COMMITTEE:**  
Joint Legislative Budget Commission

### SENATOR KEITH PERRY

9th District

March 26, 2024

Secretary Alex Kelly  
Florida Department of Commerce  
107 East Madison Street, Caldwell Building  
Tallahassee, Florida 32399-4120

Secretary Kelly,

Please accept this letter of support for the City of Hawthorne's Florida Job Growth Grant Fund application of \$5.88 million for infrastructure improvements at the Hawthorne Industry Park.

Infrastructure plays a vital role in attracting new jobs to a region. The 634-acre industrial park has the ability to accommodate 4,000 jobs in a rural area that relies heavily on market driven industries such as retail and food services.

Today, the 45-minute laborshed surrounding the park has a lower labor force participation rate, a higher poverty rate and a lower per capita income than the state. The influx of new jobs could offer transformational opportunity to the more than 1 million residents in the area.

If funded, the state's efforts would be matched by existing local support. The city has already demonstrated a significant commitment to the development of the park by investing \$6.49 million in infrastructure improvements. Furthermore, their public-private partnership with Weyerhaeuser has resulted in an additional investment of \$5.77 million.

However, because of the lack of water, sewer and roadway infrastructure, which are less than 4,530 feet away – the location cannot accommodate companies that have accelerated timelines.

The park and the goal to attract new jobs align with the Governor DeSantis' steadfast commitment to grow the state's manufacturing industry and create well-paying career pathways in Florida's rural communities.

Again, I am pleased to support the City of Hawthorne's application and believe that the proposed public infrastructure improvements will catalyze new development. Most importantly, these enhancements will pave the way for the creation of new jobs. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "W. Keith Perry".

Keith Perry, Senator  
District 9

**REPLY TO:**

- 5700 SW 34th Street, Suite 225, Gainesville, Florida 32608 (352) 264-4040
- Levy County Government Complex, 310 School Street, Room 106, Bronson, Florida 32621 (352) 670-4212
- Marion County Board of County Commissioners, 115 SE 25th Avenue, Ocala, Florida 34471 (352) 732-1249
- 405 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5009

Senate's Website: [www.flsenate.gov](http://www.flsenate.gov)

**KATHLEEN PASSIDOMO**  
President of the Senate

**DENNIS BAXLEY**  
President Pro Tempore





## THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

**COMMITTEES:**  
Appropriations Committee on Criminal  
and Civil Justice, *Chair*  
Criminal Justice, *Vice Chair*  
Appropriations  
Children, Families, and Elder Affairs  
Community Affairs  
Regulated Industries

**SELECT COMMITTEE:**  
Select Committee on Resiliency

### SENATOR JENNIFER BRADLEY

6th District

March 11, 2024

Secretary Alex Kelly  
Florida Department of Commerce  
107 East Madison Street, Caldwell Building  
Tallahassee, Florida 32399-4120

Dear Secretary Kelly:

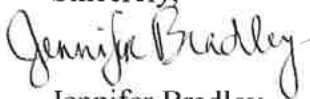
I am pleased to offer my support for the City of Hawthorne's Florida Job Growth Grant Fund application for infrastructure improvements at the Hawthorne Industry Park. The City is requesting a \$5.88 million grant for this infrastructure-related project.

The 634-acre Hawthorne Industry Park has the ability to accommodate 4,000 jobs in a rural area that relies heavily on industries such as retail and food services. Today, the 45-minute laborshed surrounding the park has a lower labor force participation rate, a higher poverty rate and a lower per capita income than the state. The potential influx of new jobs could transform the lives of the more than 1 million residents in the area.

If funded, the state's efforts would be matched by existing local support. The City has made a significant commitment to the development of the park by investing \$6.49 million in infrastructure improvements. Their public-private partnership with Weyerhaeuser has resulted in an additional investment of \$5.77 million.

The lack of water, sewer and roadway infrastructure prohibit the parks' accommodation of companies that have accelerated timelines. The park, and the goal to attract new jobs, align with the Governor's commitment to grow the state's manufacturing industry and create well-paying career pathways in rural communities.

Thank you for your consideration of this worthy project.

Sincerely,  
  
Jennifer Bradley

REPLY TO:

- 1845 East West Parkway, Suite 5, Fleming Island, Florida 32005 (904) 270-2000
- 124 Northwest Madison Street, Lake City, Florida 32055 (386) 719-2708
- 408 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5006

Senate's Website: [www.flsenate.gov](http://www.flsenate.gov)

**KATHLEEN PASSIDOMO**  
President of the Senate

**DENNIS BAXLEY**  
President Pro Tempore



# Florida House of Representatives

*Representative Yvonne Hinson*

District 21

**District Office:**

2815 N.W. 13<sup>th</sup> St. Suite 202  
Gainesville, Fla. 32609  
(352) 264-4001

**Tallahassee Office:**

Capitol Building Suite 1302  
402 South Monroe Street  
Tallahassee, FL 32399  
(850) 717-5021

**Email:**

Yvonne.Hinson@myfloridahouse.gov

March 4, 2024

Secretary Kelly,

Please accept this letter of support for the City of Hawthorne's Florida Job Growth Grant Fund application of \$5.88 million for infrastructure improvements at the Hawthorne Industry Park.

Infrastructure plays a vital role in attracting new jobs to a region. The 634-acre industrial park has the ability to accommodate 4,000 jobs in a rural area that relies heavily on market driven industries such as retail and food services.

Today, the 45-minute laborshed surrounding the park has a lower labor force participation rate, a higher poverty rate and a lower per capita income than the state. The influx of new jobs could offer transformational opportunity to the more than 1 million residents in the area.

If funded, the state's efforts would be matched by existing local support. The city has already demonstrated a significant commitment to the development of the park by investing \$6.49 million in infrastructure improvements. Furthermore, their public-private partnership with Weyerhaeuser has resulted in an additional investment of \$5.77 million.

However, because of the lack of water, sewer and roadway infrastructure, which are less than 4,530 feet away – the location cannot accommodate companies that have accelerated timelines.

The park and the goal to attract new jobs align with the Governor DeSantis' steadfast commitment to grow the state's manufacturing industry and create well-paying career pathways in Florida's rural communities.

Again, I am pleased to support the City of Hawthorne's application and believe that the proposed public infrastructure improvements will catalyze new development. Most importantly, these enhancements will pave the way for the creation of new jobs. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Yvonne H. Hinson". The signature is written in a cursive style.

*Yvonne Hayes Hinson, State Representative*  
District 21

**Committees:**

Judiciary Committee

Transportation & Modals Subcommittee

Postsecondary Education & Workforce Subcommittee

Water Quality, Supply & Treatment Subcommittee

Joint Administrative Procedures Committee



# Speaker *pro tempore* Chuck Clemons

Florida House of Representatives, District 22

105 Southwest 140th Court Ste 1  
Newberry, Florida 32669-3391  
(352) 313-6542

422 The Capitol  
402 S Monroe Tallahassee, Florida 32399  
(850) 717-5022

March 4, 2024

Secretary Alex Kelly  
Florida Department of Commerce  
107 East Madison Street, Caldwell Building  
Tallahassee, Florida 32399-4120

Secretary Kelly,

Please accept this letter of support for the City of Hawthorne's Florida Job Growth Grant Fund application of \$5.88 million for infrastructure improvements at the Hawthorne Industry Park.

Infrastructure plays a vital role in attracting new jobs to a region. The 634-acre industrial park has the ability to accommodate 4,000 jobs in a rural area that relies heavily on market driven industries such as retail and food services.

Today, the 45-minute labor shed surrounding the park has a lower labor force participation rate, a higher poverty rate and a lower per capita income than the state. The influx of new jobs could offer transformational opportunity to the more than 1 million residents in the area.

If funded, the state's efforts would be matched by existing local support. The city has already demonstrated a significant commitment to the development of the park by investing \$6.49 million in infrastructure improvements. Furthermore, their public-private partnership with Weyerhaeuser has resulted in an additional investment of \$5.77 million.

However, because of the lack of water, sewer and roadway infrastructure, which are less than 4,530 feet away – the location cannot accommodate companies that have accelerated timelines.

The park and the goal to attract new jobs align with the Governor DeSantis' steadfast commitment to grow the state's manufacturing industry and create well-paying career pathways in Florida's rural communities.

Again, I am pleased to support the City of Hawthorne's application and believe that the proposed public infrastructure improvements will catalyze new development. Most importantly, these enhancements will pave the way for the creation of new jobs. Thank you for your consideration.

Sincerely,

*Chuck Clemons*



# Representative Chuck Brannan

## The Florida House of Representatives

### District 10

222 Capitol  
402 South Monroe Street  
Tallahassee, FL 32399-1300

1262 Southeast Baya Drive  
Lake City, FL 32025-5555  
Phone: (386) 758-0405

Baker County Courthouse  
339 East Macclenny Ave  
Macclenny, FL 32063-2231

Chuck.Brannan@myfloridahouse.gov

March 20, 2024

Secretary Alex Kelly  
Florida Department of Commerce  
107 East Madison Street, Caldwell Building  
Tallahassee, Florida 32399-4120

Dear Secretary Kelly,

This is a letter of support for the City of Hawthorne's Florida Job Growth Grant Fund application of \$5.88 million for infrastructure improvements at the Hawthorne Industry Park. Infrastructure plays a vital role in attracting new jobs to a region. The 634-acre industrial park has the ability to accommodate 4,000 jobs in a rural area.

If funded, the state's efforts would be matched by existing local support. The city has already demonstrated a significant commitment to the development of the park by investing \$6.49 million in infrastructure improvements. Furthermore, their public-private partnership with Weyerhaeuser has resulted in an additional investment of \$5.77 million.

The park and the goal to attract new jobs align with the Governor DeSantis' steadfast commitment to grow the state's manufacturing industry and create well-paying career pathways in Florida's rural communities. I am pleased to support the City of Hawthorne's application and believe that the proposed public infrastructure improvements will catalyze new development. Most importantly, these enhancements will pave the way for the creation of new jobs. Thank you for your consideration.

Sincerely Yours,

A handwritten signature in cursive script that reads "Chuck Brannan".

Representative Chuck Brannan  
Florida House of Representatives, District 10

**Committees:**

*Chairman, Justice Appropriations Subcommittee*  
*Judiciary Committee*  
*Appropriations Committee*  
*Criminal Justice Subcommittee*  
*Constitutional Rights, Rule of Law & Government Operations Subcommittee*  
*Joint Legislative Budget Commission*

*Proudly Serving Baker, Bradford, Columbia, Union and a portion of Alachua County*

March 20, 2024

Secretary Alex Kelly  
Florida Department of Commerce  
107 East Madison Street, Caldwell Building  
Tallahassee, FL 32399-4120

Dear Secretary Kelly,

I am writing in support of the City of Hawthorne, Florida's application to the Florida Job Growth Grant Fund in the amount of \$5,875,171. The City of Hawthorne anticipates utilizing the awarded funding for infrastructure improvements at the Hawthorne Industrial Park. The proposed improvements at this 634-acre site include the construction of water and wastewater facilities and extension of the main public access road to the site.

The industrial park infrastructure improvements and the City's goal to attract new jobs align with Governor DeSantis's steadfast commitment to grow the state's manufacturing industry and create well-paying career pathways in Florida's rural communities. Infrastructure plays a vital role in attracting new jobs to a region. The 634-acre industrial park could accommodate up to 4,000 jobs, and with the influx of new jobs could offer transformational opportunity to many residents in and around the surrounding communities.

As such, I request full and fair consideration in support of the City of Hawthorne's application and believe that the proposed public infrastructure improvements will be a catalyst for new development in the region and, most importantly, pave the way for the creation of new jobs. If you have any questions, please do not hesitate to reach out to our office in Ocala via phone at (352) 421-9052 or via email at [Erika.Corley@mail.house.gov](mailto:Erika.Corley@mail.house.gov).

Thank you for your prompt consideration of this request.

For the Republic



Kat Cammack  
Member of Congress  
Proudly Serving Florida's Third Congressional District



## *Florida House of Representatives*

**District Office:**  
3841 Reid Street  
Suite 5  
Palatka, FL 32177-2509  
Phone: (386) 312-2272

**Representative Bobby Payne**  
District 20

**Tallahassee Office:**  
400 House Office Building  
402 South Monroe Street  
Tallahassee, FL 32399-1300  
Phone (850) 717-5020

**COMMITTEES:**  
Infrastructure Strategies Committee, *Chair*  
Appropriations Committee  
Judiciary Committee

March 20, 2024

Secretary Alex Kelly  
Florida Department of Commerce  
107 East Madison Street, Caldwell Building  
Tallahassee, Florida 32399

Secretary Kelly,

I am writing to express my support for the City of Hawthorne's Florida Job Growth Grant Fund application of \$5.88 million for infrastructure improvements at the Hawthorne Industry Park.

Infrastructure plays a vital role in attracting new jobs to a region. The 634-acre industrial park has the ability to accommodate 4,000 jobs in a rural area that relies heavily on market-driven industries such as retail and food services. However, because of the lack of water, sewer, and roadway infrastructure, which are less than 4,530 feet away, the location cannot currently accommodate companies that have accelerated timelines.

Today, the 45-minute labor shed surrounding the park has a lower labor force participation rate, a higher poverty rate, and a lower per capita income than the state average. The influx of new jobs could offer transformational opportunity to the over 1 million residents in the area and the proposed public infrastructure improvements will catalyze new development.

If granted, the state's efforts would be matched by existing local support. The city has already demonstrated a significant commitment to the development of the park by investing \$6.49 million in infrastructure improvements. Furthermore, their public-private partnership with Weyerhaeuser has resulted in an additional investment of \$5.77 million.

The park and the goal to attract new jobs align with Governor DeSantis' steadfast commitment to grow the state's manufacturing industry and create well-paying career pathways in Florida's rural communities.

Thank you in advance for your consideration. Should you have any questions, please feel free to reach out to my office.

Sincerely,

A handwritten signature in blue ink that reads "Bobby Payne".

Bobby Payne  
State Representative, District 20

[Bobby.Payne@myfloridahouse.gov](mailto:Bobby.Payne@myfloridahouse.gov)



Eric Godet, Sr.  
President & CEO  
300 East University Ave. Suite 100  
Gainesville, FL 32601  
Tel: (352) 334-7100

March 14, 2024

Secretary Alex Kelly  
Florida Department of Commerce  
107 East Madison Street, Caldwell Building  
Tallahassee, Florida 32399-4120

Dear Secretary Kelly:

It is with great pleasure that the Greater Gainesville Chamber offers its support for the City of Hawthorne's Florida Job Growth Grant Fund application of \$5.88 million for infrastructure improvements at the Hawthorne Industry Park.

The Gainesville Chamber has been the voice of business in the Gainesville area since 1924. Representing over 1,300 members that employ more than 80,000 people, the Chamber is leading the effort to make the Gainesville region a global hub for talent, innovation, and opportunity. The Chamber is 5-Star Accredited by the United States Chamber of Commerce, putting it in the top 1% of all Chambers nationwide, and works closely with our regional partners to grow quality jobs throughout the Greater Gainesville region and to enhance the quality of life and opportunity for all our residents.

Of course, infrastructure plays a vital role in attracting new jobs to a region. The 634-acre Hawthorne Industry Park could accommodate 4,000 jobs in a rural area that relies heavily on market-driven industries, including retail and food services. But today, the 45-minute laborshed surrounding the park has a lower workforce participation rate, a higher poverty rate and a lower per capita income than the state. And, because of the lack of water, sewer and roadway infrastructure--that are less than 4,530 feet away from the Park--the location cannot accommodate companies that have accelerated timelines.

The potential influx of new jobs via the Hawthorne Industrial Park could offer transformational opportunity to the more than 1 million residents in the area. And, if funded, the state's efforts would be matched by existing local support. Hawthorne has already demonstrated a significant commitment to the development of the Park by investing \$6.49 million in infrastructure improvements. Furthermore, their public-private partnership with Weyerhaeuser has resulted in an additional investment of \$5.77 million.

We are confident the proposed public infrastructure improvements will catalyze new development and pave the way for new job creation. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. L. Godet', is written over a light blue circular stamp.

Eric Godet, Sr.  
President & CEO





## THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

**COMMITTEES:**  
Regulated Industries, *Chair*  
Appropriations Subcommittee on the Environment  
and Natural Resources  
Commerce and Tourism  
Environmental Preservation and Conservation  
Ethics and Elections  
Health Policy

### SENATOR TRAVIS HUTSON

7th District

March 28, 2024

Secretary Alex Kelly  
Florida Department of Commerce  
107 East Madison Street, Caldwell Building  
Tallahassee, Florida 32399-4120

Secretary Kelly,

Please accept this letter of support for the City of Hawthorne's Florida Job Growth Grant Fund application of \$5.88 million for infrastructure improvements at the Hawthorne Industry Park.

Infrastructure plays a vital role in attracting new jobs to a region. The 634-acre industrial park has the ability to accommodate 4,000 jobs in a rural area that relies heavily on market driven industries such as retail and food services.

Today, the 45-minute laborshed surrounding the park has a lower labor force participation rate, a higher poverty rate and a lower per capita income than the state. The influx of new jobs could offer transformational opportunity to the more than 1 million residents in the area.

If funded, the state's efforts would be matched by existing local support. The city has already demonstrated a significant commitment to the development of the park by investing \$6.49 million in infrastructure improvements. Furthermore, their public-private partnership with Weyerhaeuser has resulted in an additional investment of \$5.77 million.

However, because of the lack of water, sewer and roadway infrastructure, which are less than 4,530 feet away – the location cannot accommodate companies that have accelerated timelines.

The park and the goal to attract new jobs align with the Governor DeSantis' steadfast commitment to grow the state's manufacturing industry and create well-paying career pathways in Florida's rural communities.

Again, I am pleased to support the City of Hawthorne's application and believe that the proposed public infrastructure improvements will catalyze new development. Most importantly, these enhancements will pave the way for the creation of new jobs. Thank you for your consideration.

Sincerely,

Sincerely,

A handwritten signature in blue ink that reads "Travis Hutson".

Travis Hutson  
Florida Senator, 7th District

REPLY TO:

- 4875 Palm Coast Parkway, NW, Suite 5, Palm Coast, Florida 32137 (386) 446-7610 FAX: (888) 263-3475
- 314 Senate Office Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5007

Senate's Website: [www.flsenate.gov](http://www.flsenate.gov)

**JOE NEGRON**  
President of the Senate

**ANITERE FLORES**  
President Pro Tempore