

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: 09-11-07 [X] Consent [] Regular [] Workshop [] Public Hearing

Department: Administration Submitted By: Administration Submitted For: Economic Development Office

I. EXECUTIVE BRIEF

Motion and Title: Staff Recommends Motion to Adopt: a Resolution of the Board of County Commissioners of Palm Beach County, Florida, authorizing the submittal of six (6) regional projects from the 21st Century Palm Beach County Strategic Economic Development Plan to be included in the Treasure Coast Regional Planning Council's 2007 Comprehensive Economic Development Strategy (CEDs) Plan to include: (1) A Regional Storm Water Drainage Project in the Urban Redevelopment Area, (2) Lake Region Water Treatment Plant and Water Transmission and Distribution System, (3) Canal Redevelopment for Marine Industry Development, (4) A Regional Inland Port, (5) A Pilot Project for a Public Ferry System and (6) An International Research Institute.

Summary: Treasure Coast Regional Planning Council prepares the CEDs Plan as required by the US Department of Commerce, Economic Development Administration (EDA) for Indian River, Martin, Palm Beach and St. Lucie Counties. The six (6) projects are covered in the Board approved 21st Century Palm Beach County Strategic Economic Development Plan. In order to be eligible for EDA funding over the next five (5) years, regional projects must be identified in the 2007 CEDs Plan. COUNTYWIDE (DW)

Background and Policy Issues: The Economic Development Administration (EDA) encourages projects that significantly benefit regions with distressed economies, creates an environment that fosters innovation, promotes entrepreneurship and attracts increased private capital investment. During the period of June 25-29, 2007, EDA announced 12 investments greater than \$100,000 totaling \$10,288,995 for projects located in 5 states. These investments are part of projects totaling \$22,909,345, creating 2,587 new jobs and generating more than \$227.8 million in private investment.

On March 13, 2007, the Board of County Commissioners approved the work plan for the 21st Century Palm Beach County Strategic Economic Development Plan. These projects were approved by the Overall Economic Development Program (OEDP) Subcommittee on August 2, 2007.

- Attachments: 1. Resolution 2. CEDs Project Forms

Recommended By: [Signature] Economic Development Director Date: 8/17/07
Approved By: [Signature] Assistant County Administrator Date: 8/24/07

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Operating Costs	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (PBC)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match (PBC)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
 NET FISCAL IMPACT	 <u>=====</u>	 <u>=====</u>	 <u>=====</u>	 <u>=====</u>	
 # ADDITIONAL FTE POSITIONS (Cumulative) _____					

Is Item Included In Current Budget? Yes _____ No _____

Budget Account No: Fund _____ Department _____ Unit _____ Object _____
Reporting Category _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

The Agenda Item has no fiscal impact upon the County

John D. ... 8-22-07
OFMB
8/22/07
CN 8/20/07

Mr. J. Jacob ... 8/24/07
Contract Dev. and Control
8/24/07

B. Legal Sufficiency:

[Signature] 8/27/07
Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

RESOLUTION NO. R2007 - _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE SUBMITTAL OF SIX (6) REGIONAL PROJECTS FROM THE 21ST CENTURY PALM BEACH COUNTY STRATEGIC ECONOMIC DEVELOPMENT PLAN TO BE INCLUDED IN THE TREASURE COAST REGIONAL PLANNING COUNCIL'S 2007 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) PLAN: (1) A REGIONAL STORM WATER DRAINAGE PROJECT IN THE URBAN REDEVELOPMENT AREA; (2) A LAKE REGION WATER TREATMENT PLANT AND WATER TRANSMISSION AND DISTRIBUTION SYSTEM; (3) CANAL REDEVELOPMENT FOR MARINE INDUSTRY DEVELOPMENT; (4) A REGIONAL INLAND PORT; (5) A PILOT PROJECT FOR A PUBLIC FERRY SYSTEM; AND (6) AN INTERNATIONAL RESEARCH INSTITUTE.

WHEREAS, the Palm Beach County Board of County Commissioners are aware that the Treasure Coast Regional Planning Council develops the 2007 Comprehensive Economic Development Strategy (CEDS) Plan as required by the U.S. Department of Commerce, Economic Development Administration for the region; and

WHEREAS, the Board of County Commissioners understands that the CEDS Plan is an economic roadmap to diversify and strengthen the regional economies of the four counties: Indian River, Martin, Palm Beach and St. Lucie; and

WHEREAS, the Board of County Commissioners understands that the Economic Development Administration encourages projects that significantly benefit regions with distressed economies, creates an environment that fosters innovation, promotes entrepreneurship, and attracts increased private capital investment; and

WHEREAS, on March 13, 2007, the Board of County Commissioners approved the work plan for the 21st Century Palm Beach County Strategic Economic Development Plan which includes: (1) a regional stormwater drainage project in the Urban Redevelopment Area; (2) a Lake Region water treatment plant and water transmission and distribution system; (3) canal redevelopment for marina industry development; (4) a regional inland port; (5) a pilot project for a public ferry system; and (6) an international research institute; and

WHEREAS, the Board of County Commissioners agrees to submit the six regional projects identified from the County's Strategic Economic Development Plan to be included in the 2007 Comprehensive Economic Development Strategy Plan; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Section 1: The foregoing recitals are true and correct and are expressly incorporated herein by reference and made a part hereof.

Section 2: The Board of County Commissioners approves the submittal of six regional projects: (1) a regional stormwater drainage project in the Urban Redevelopment Area; (2) a Lake Region water treatment plant and water transmission and distribution system; (3) canal redevelopment for marina industry development; (4) a regional inland port; (5) a pilot project for a public ferry system; and (6) an international research institute, to be included in Treasure Coast Regional Planning Council's 2007 Comprehensive Economic Development Strategy Plan.

The foregoing Resolution was offered by Commissioner _____ who moved its adoption. The Motion was seconded by Commissioner _____, and upon being put to a vote, the Motion passed as follows:

- | | | |
|------------|---|-------|
| District 7 | Commissioner Addie L. Greene, Chairperson | _____ |
| District 2 | Commissioner John F. Koons, Vice Chair | _____ |
| District 1 | Commissioner Karen T. Marcus | _____ |
| District 3 | Commissioner Robert J. Kanjian | _____ |
| District 4 | Commissioner Mary McCarty | _____ |
| District 5 | Commissioner Burt Aaronson | _____ |
| District 6 | Commissioner Jess Santamaria | _____ |

The Chairperson thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2007.

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY
COMMISSIONERS

SHARON R. BOCK, CLERK &
COMPTROLLER

By _____
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By  _____
County Attorney

**Comprehensive Economic Development Strategy 2007
Priority Project Submission Form**

PALM BEACH COUNTY

Project:	Lake Region Water Treatment Plant and Water Transmission and Distribution System
No:	TCRPC Use Only
Description:	Palm Beach County is constructing a new Lake Region Water Treatment Plant to replace the aging plants currently serving the cities of Belle Glade, Pahokee & South Bay, and the surrounding unincorporated areas. The proposed plant will produce the highest quality of drinking water available utilizing brackish water from deep groundwater, and eliminate the byproducts of water treatment, particularly Trihalomethanes (THMs), formed when decaying vegetation, commonly found in lakes and reservoirs reacts with chlorine used to treat the water. The use of groundwater will also eliminate any conflicts between the use of Lake Okeechobee as a source of drinking water and the water needs for the Everglades restoration and help to supply the demand for local water during the drought season. The cities of Belle Glade, Pahokee and South Bay will complete the infrastructure necessary to complete the distribution. Businesses using bulk water (i.e. agricultural related facilities) will locate and expand their facilities in the cities.
Applicant	Palm Beach County Board of County Commissioners
Project/Program Location:	Plant Located off SR 80 on Hooker Highway and the Glades Region of Palm Beach County
Project/Program Area:	A Regional Business Plan for the Glades - Glades Strategic Business Development Initiative (Palm Beach County)
Total Project/Program Cost:	Estimated \$58 million
Projected Local Match:	\$32 million
Proposed Federal Grant Assistance:	\$2 million
Anticipated Start Date:	2007-2009
EDA Funding Source:	Public Works
Use of Funds:	Infrastructure improvements for Phase III within the cities of Belle Glade, Pahokee and South Bay .
Community Benefit:	The new facility will wholesale water to each of the three cities so that each of them retains their distribution and retail responsibilities. Centralization of the plant will provide economies of scale resulting in reduced cost to the consumer. The socio-economic status of the Lake Region will not support the increase in utility rates that would be required to fund this new plant if grant assistance is not received. Having appropriate infrastructure and clean water will encourage private investment and business expansion in the Glades area, which will provide local jobs and diversify the local economy. State designated "rural area of critical economic concern."
EDA Return on Investment:	Preliminary estimate: \$100 million private sector investment.

**Comprehensive Economic Development Strategy 2007
Priority Project Submission Form**

PALM BEACH COUNTY

Project:	Regional Inland Port
No:	TCRPC Use Only
Description:	The Port of Palm Beach is spearheading the development of an inland port complex to ease inter-modal freight movement by shifting westward from the increasingly congested South Florida highway and rail corridors. A freight system will be linked to the region's seaports which are constrained with limited expansion opportunities. The development will consist of a new 3,500 acre freight Hub to be located in South Bay, Florida. Public-private partnerships to jointly develop and/or operate facilities such as this have been the most successful. This project addresses a growth forecast of Florida international trade estimated to reach 2.5 million metric tons by 2025. The project partners are the Port of Palm Beach, FDOT/MPO, PBC Airports Department, PBC Economic Development Office, private railroad companies, Business Development Board, City of Belle Glade, City of South Bay, City of Pahokee and regional public private stakeholders, including South Florida Sea Ports. The South Florida Inland Port Feasibility Study was completed in July 2007.
Applicant	Palm Beach County Board of County Commissioners
Project/Program Location:	City of South Bay/Glades Region of Palm Beach County
Project/Program Area:	21 st Century Palm Beach County Strategic Economic Development Plan & A Regional Business Plan for the Glades - Glades Strategic Business Development Initiative
Total Project/Program Cost:	Estimated \$300 million
Projected Local Match:	Estimated \$200 million
Proposed Federal Grant Assistance:	\$2 million
Anticipated Start Date:	2008-2010
EDA Funding Source:	Public Works
Use of Funds:	EDA funds will be used for architecture/engineering site design, development pro-forma and/or infrastructure improvements.
Community Benefit:	This project will eliminate substantial poverty in the Glades Region communities and provide the Heartland and South Florida Region economic and job growth in the field of logistics and distribution. State designated "rural area of critical economic concern."
EDA Return on Investment:	The project is projected to create a minimum of 1500 jobs averaging \$44,000 annually and leveraging \$100 million of private sector investment.

**Comprehensive Economic Development Strategy 2007
Priority Project Submission Form**

PALM BEACH COUNTY

Project:	Canal Restoration for Marine Industry Development
No:	TCRPC Use Only
Description:	This regional Canal system traverses Palm Beach, Martin, Broward and Dade counties. The economic revitalization of the canal system project will create two inland marinas on the underutilized Canals. The project will contribute significantly to the urban regeneration of downtowns in the cities of the Glades Region and create eco-tourism along the regional waterways of the county. There will be increases in tax base, high skilled marine jobs, and eco-tourism opportunities, all providing the attraction for future business development.
Applicant	Palm Beach County Board of County Commissioners
Project/Program Location:	Pilot Location in Glades Region of Palm Beach County
Project/Program Area:	21st Century Palm Beach County Strategic Economic Development Plan and A Regional Business Plan for the Glades under the Glades Strategic Business Development Initiative.
Total Project/Program Cost:	\$35 million
Projected Local Match:	\$ 16 million
Proposed Federal Grant Assistance:	\$ 2 million
Anticipated Start Date:	2008-2009
EDA Funding Source:	Public Works
Use of Funds:	Architecture/engineering site design and pro-forma development and/or infrastructure improvements.
Community Benefit:	Significant expansion of the marine industries, tax base and job creation. Economic diversification. State designated "rural area of critical economic concern."
EDA Return on Investment:	\$17 million in private sector investment.

**Comprehensive Economic Development Strategy 2007
Priority Project Submission Form**

PALM BEACH COUNTY

Project:	Pilot Project for Sea Going Public Ferry System
No:	TCRPC Use Only
Description:	This Regional Sea Port ferry system will connect the region's coastal waterways with a southeast public ferry system serving beyond Palm Beach County's 48-mile corridor along the Intra-coastal. The Palm Beach coastal cities will link to Miami, Jacksonville, Savannah, Charleston and Caribbean cities at key locations. The project is modeled on the Puget Sound and London ferry systems. Local marine businesses would design, construct and maintain the ferry system. Passengers use and private sector advertising will provide for cost recovery.
Applicant	Palm Beach County Board of County Commissioners
Project/Program Location:	Eastern sea board
Project/Program Area:	21 st Century Palm Beach County Strategic Economic Development Plan
Total Project/Program Cost:	\$30 million
Projected Local Match:	\$3 million
Proposed Federal Grant Assistance:	\$2.5 million
Anticipated Start Date:	2008-2009
EDA Funding Source:	Public Works
Use of Funds:	To complete the transportation system design and initial ferry purchase and/or facility improvements.
Community Benefit:	Economic multiplier to marine villages, access to waterfront jobs and increase in tax base
EDA Return on Investment:	Preliminary return on investment \$3,500 per job, 20% increase in the tax base of marine villages, \$27.5 million in private sector investment.

**Comprehensive Economic Development Strategy 2007
Priority Project Submission Form**

PALM BEACH COUNTY

Project:	International Research Institute
No:	TCRPC Use Only
Description:	The development of an international bio-research institute to bolster the life science cluster by speeding up the discovery of drugs through close collaboration with Florida's universities and other public/private research centers. The creation of spin-off companies will benefit the <i>Research Coast</i> and <i>Internet Coast of South Florida</i> . The institute will directly create 135 jobs for the region. Infrastructure improvements are needed for public access to the property.
Applicant	Palm Beach County Board of County Commissioners
Project/Program Location:	McArthur Campus Site, Jupiter, Florida
Project/Program Area:	21 st Century Palm Beach County Strategic Economic Development Plan
Total Project/Program Cost:	Approx. \$200 million
Projected Local Match:	TBD at September 11, 2007 Board Meeting
Proposed Federal Grant Assistance:	\$2 million
Anticipated Start Date:	2008-2010
EDA Funding Source:	Public works
Use of Funds:	Infrastructure Improvements for Public Access
Community Benefit:	Builds critical mass for a bioscience cluster. Creation of spin-off companies targeting the distressed coastal & rural communities within Palm Beach County.
EDA Return on Investment:	\$520 million private sector investment over 30 years

**Comprehensive Economic Development Strategy 2007
Priority Project Submission Form**

PALM BEACH COUNTY

Project:	Regional Storm Water Drainage Project
No:	TCRPC Use Only
Description:	The storm water drainage project in the central eastern Palm Beach County acquires land for regional storm water retention and upgrades the drainage system.
Applicant	Palm Beach County Board of County Commissioners
Project/Program Location:	See attached location map for the Urban Redevelopment Area (URA) Project area includes unincorporated central eastern Palm Beach County and parts of nine municipalities. Project area also affects the Inter-Coastal Waterway and the South Florida Water Management System, and local special drainage district.
Project/Program Area:	Palm Beach County Comprehensive Plan and the 21 st Century Palm Beach County Strategic Economic Development Plan
Total Project/Program Cost:	\$10 million preliminary start-up estimate
Projected Local Match:	\$2 million to be requested in FY 2008
Proposed Federal Grant Assistance:	\$2 million
Anticipated Start Date:	2008-2009
EDA Funding Source:	Public Works and Economic Adjustment Program
Use of Funds:	Acquiring land for regional storm water retention and redoing storm drainage in the Urban Redevelopment Area, which will remove a significant obstacle to redevelopment, thereby allowing redevelopment and job creation to occur.
Community Benefit:	Job creation, provision of affordable housing, alleviation of flooding, and creation of conditions for private sector investment to occur in area otherwise predominately typified by disinvestment.
EDA Return on Investment:	Preliminary estimate: \$2,000 total per job created; \$4,000 of EDA funding per job created. \$6 million private sector investment.