Topics in this Presentation

- Plant City Economic Development Corp.
- Midtown Vision
- East Gateway Development Vision
- Turkey Creek Widening Project
- Street Resurfacing
- Vermont Street Project
- Sanitary Sewer Assessment Project
- Fire Station #3 Project
- City Contacts
- Questions & Answers
Plant City Economic Development Corporation

Return on the City’s Investment of $150,000
• The EDC was created in September 2015.

• Currently there are 57 investors involved in the EDC.

• All investors are private companies, individuals, and non-profits which are interested in economic development in Plant City.

• The City provides $150,000 to assist in creating new jobs and investment of new capital for the expansion of the local tax base.
# Announced Projects Since November 2015

<table>
<thead>
<tr>
<th>Company Name</th>
<th>Industry</th>
<th>Lead Source</th>
<th>Announced Jobs</th>
<th>Announced Avg. Wage</th>
<th>Announced Capex</th>
<th>Announced Sq Ft</th>
<th>Announcement Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>AKCA Inc</td>
<td>Headquarters</td>
<td>PCEDC Investor</td>
<td>30</td>
<td>Average</td>
<td>$400,000</td>
<td>6,000</td>
<td>11/18/2016</td>
</tr>
<tr>
<td>CW Johnson</td>
<td>Construction</td>
<td>PCEDC Investor</td>
<td>25</td>
<td>Above Average</td>
<td>DND</td>
<td>45,000</td>
<td>11/18/2016</td>
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<tr>
<td>Premier Packaging</td>
<td>Distribution/Logistics</td>
<td>Broker</td>
<td>20</td>
<td>DND</td>
<td>DND</td>
<td>33,000</td>
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<tr>
<td>Solution Source</td>
<td>Headquarters</td>
<td>PCEDC Investor</td>
<td>20</td>
<td>Above Average</td>
<td>DND</td>
<td>30,000</td>
<td>11/18/2016</td>
</tr>
<tr>
<td>Pathway Biologic</td>
<td>Agri-Business</td>
<td>Direct Outreach</td>
<td>DND</td>
<td>DND</td>
<td>DND</td>
<td>3,150</td>
<td>11/18/2016</td>
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<tr>
<td>Sparkle Skirts</td>
<td>Manufacturing</td>
<td>PCEDC Investor</td>
<td>DND</td>
<td>Average</td>
<td>DND</td>
<td>7,500</td>
<td>10/3/2016</td>
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<tr>
<td>International Paper</td>
<td>Manufacturing</td>
<td>Developer</td>
<td>DND</td>
<td>DND</td>
<td>DND</td>
<td>25,000</td>
<td>6/1/2016</td>
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<tr>
<td>McCraney Property Co</td>
<td>Construction</td>
<td>Developer</td>
<td>NA</td>
<td>DND</td>
<td>DND</td>
<td>1,350,000</td>
<td>5/16/2016</td>
</tr>
<tr>
<td>Patterson Companies</td>
<td>Distribution/Logistics</td>
<td>PCEDC Investor</td>
<td>25</td>
<td>DND</td>
<td>$3,000,000</td>
<td>16,000</td>
<td>5/16/2016</td>
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<tr>
<td>Rist Properties</td>
<td>Manufacturing</td>
<td>PCEDC Investor</td>
<td>NA</td>
<td>Average</td>
<td>DND</td>
<td>150,000</td>
<td>5/16/2016</td>
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<tr>
<td>Aceromex</td>
<td>Manufacturing</td>
<td>Broker</td>
<td>30</td>
<td>Average</td>
<td>$8,000,000</td>
<td>32,000</td>
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<tr>
<td>PTR Baler and Compactor</td>
<td>Manufacturing</td>
<td>THEDC</td>
<td>50</td>
<td>Average</td>
<td>$1,020,000</td>
<td>15,000</td>
<td>5/4/2016</td>
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<tr>
<td>Central Florida Development</td>
<td>Real Estate</td>
<td>PCEDC Investor</td>
<td>NA</td>
<td>DND</td>
<td>DND</td>
<td>1,000,000</td>
<td>4/19/2016</td>
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<tr>
<td>Pathway Biologic</td>
<td>Agri-Business</td>
<td>Direct from Prospect</td>
<td>DND</td>
<td>DND</td>
<td>DND</td>
<td>8,600</td>
<td>3/30/2016</td>
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<tr>
<td>Sparkle Skirts</td>
<td>Manufacturing</td>
<td>PCEDC Investor</td>
<td>DND</td>
<td>DND</td>
<td>DND</td>
<td>NA</td>
<td>1/11/2016</td>
</tr>
<tr>
<td>Wish Farms</td>
<td>Agri-Business</td>
<td>Existing Industry</td>
<td>25</td>
<td>DND</td>
<td>$218,416</td>
<td>NA</td>
<td>1/7/2016</td>
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<tr>
<td>Gordon Food Service</td>
<td>Distribution/Logistics</td>
<td>Existing Industry</td>
<td>100</td>
<td>Above Average</td>
<td>$30,000,000</td>
<td>160,000</td>
<td>12/18/2015</td>
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<tr>
<td>Quikrete</td>
<td>Manufacturing</td>
<td>PCEDC Investor</td>
<td>35</td>
<td>DND</td>
<td>DND</td>
<td>40,000</td>
<td>12/4/2015</td>
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<tr>
<td>Hillsborough Title</td>
<td>Professional Services</td>
<td>PCEDC Investor</td>
<td>100</td>
<td>Above Average</td>
<td>$5,175,000</td>
<td>12,000</td>
<td>11/9/2015</td>
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<tr>
<td>QGS Development</td>
<td>Construction</td>
<td>PCEDC Investor</td>
<td>10</td>
<td>DND</td>
<td>$2,185,000</td>
<td>16,000</td>
<td>11/9/2015</td>
</tr>
<tr>
<td>Sunshine Bank</td>
<td>Banking</td>
<td>PCEDC Investor</td>
<td>16</td>
<td>Above Average</td>
<td>$1,500,000</td>
<td>NA</td>
<td>11/9/2015</td>
</tr>
</tbody>
</table>

Grand Totals (21 records)

|                           | 486 | $51,498,416 | 2,949,250 |
Midtown Vision
Plant City's
MIDTOWN VISION
THE VISION FOR MIDTOWN
SUPERMARKET RENOVATION & CAFÉ STREET MARKET
THE VISION FOR MIDTOWN

RESIDENTIAL STREET

MIDTOWN VISION ADOPTED IN JUNE 2007
THE VISION FOR MIDTOWN
RESIDENTIAL MIXED USE STREET

MIDTOWN VISION ADOPTED IN JUNE 2007
THE VISION FOR MIDTOWN

MIDTOWN VISION ADOPTED IN JUNE 2007
Midtown Update

• Community Redevelopment Agency (CRA) has released a Request for Qualifications (RFQ), seeking qualified development teams interested in redeveloping 15 acres currently owned by the CRA in the Midtown Area.

• RFQ was released on November 17, 2016 and will close on February 2, 2017.

• Two phase process:
  • First - identify potential developers.
  • Short list those respondents into the top 3-5, and these will receive a Request for Proposal (RFP).

• The RFP is far more detailed, and encompasses the full development proposal, including design, financing, development team, and potential phasing for the development.

• Anyone interested in learning more about the RFQ, should contact the City’s Procurement Manager, Wiley Storey.
Midtown Update

Timeline:

• RFQ Mandatory Pre-Proposal Conference  January 11, 2017
• Last Date for Questions  January 18, 2017
• Receive RFQ Responses  February 2, 2017
• Review of RFP Document  February 2 - 23, 2017
• Review Responses to RFQ and  February 23, 2017
  Short-list 3 – 5 Firms for
  Recommendation to CRA Board
• CRA Meeting to Approve Short-list  March 13, 2017
• Release RFT to Selected Developers  March 15, 2017
• Last Date for Questions  April 5, 2017
• Receive RFP Responses  April 27, 2017
• Review by CRA Board of RFP Responses  May 22, 2017
  and Selection of Preferred Developer
• Developer Negotiations  June 2017
East Gateway
Development Vision
East County Regional Service Center

- Substantial Construction Completion: **Late 2017** (Opening 1-2 months after)
- Estimated Construction Cost: **$7.43 Million**
  - Total Number of Employees: **78**
  - Size: **36,000 Square Feet**
Plant City East Gateway

Half-mile stretch of property located along East Baker and East Reynolds Streets:

- 200,000 square feet of commercial space
- Within 1.5 miles of Interstate 4
- Within walking distance of Historic Downtown and Neighborhoods
- Anchored by:
  - Plant City Courthouse
  - Hillsborough County Service Center
- Ideal location for restaurants and professional offices
East Gateway Overall Vision

- Central Parking
- Walkable Streets
- Gateway Signifier
- Park Space
East Gateway Opportunities
East Gateway Signifier

Before

After
Restaurant

**Before**

**After**
Professional Offices

Before

After
Post Office Building Renovation

Before

After
Turkey Creek Road Widening
Turkey Creek Road Widening Project

• Turkey Creek Road is being expanded to three lanes, including a right/left turn middle lane, from just south of the railroad crossing south of SR 574 down to the intersection of Sydney Road.

• Project design should be completed in March 2017.

• Construction of the road improvements are anticipated to occur from September 2017 to February 2019.

• Airport Road will be realigned to a tee intersection with Turkey Creek Road. At the intersection a signal will be installed for proper traffic flow.

• Sydney Road will be expanded to include a right turn lane onto northbound Turkey Creek Road. The four-way stops at the intersection have been replaced with a traffic signal as part of the improvements to Turkey Creek Road.
Turkey Creek Road Widening - Budget

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Plant City</th>
<th>Hillsborough County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sydney Road and Turkey Creek Road Signal</td>
<td>$518,984.00</td>
<td>$518,984.00</td>
</tr>
<tr>
<td>Airport Road and Turkey Creek Road Signal</td>
<td>$143,333.20</td>
<td>$286,666.80</td>
</tr>
<tr>
<td>Airport Road Realignment</td>
<td>$610,000.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Turkey Creek Road</td>
<td>$0.00</td>
<td>$3,866,157.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,272,317.20</strong></td>
<td><strong>+$4,671,807.80 = $5,944,125</strong></td>
</tr>
</tbody>
</table>
Street Resurfacing Program
Street Resurfacing - Overview

- The City has approximately 160 centerline miles of roads.

- Historically, the City Budget for road resurfacing is $1,000,000 per year.

- The average length of streets milled and resurfaced per year is approximately 3.1 miles based on the yearly resurfacing budget of $1,000,000.
• Road resurfacing current funding is $2,768,363, which equates to approximately 7.5 miles of roadway resurfacing.

• Funding was held in case FDOT required resurfacing of Alexander Street for the SR 39 swap.

• Anticipated Schedule for Resurfacing Projects:
  • Start Date = May 15, 2017
  • End Date = September 12, 2017
Vermont Street Improvements
Vermont Street Improvements

- Completely reconstruct N. Vermont Street from E. Baker Street north to E. Calhoun Street.

- Install new stormwater drainage system for proper drainage.

- Replace and/or repair water and sewer systems and service lines.

- Improvements to the bus drop off area and sidewalks.
Typical Roadway Section

- Miami Curb
- Type-F Curb
- Traffic Lane: 11'
- Traffic Lane: 11'
- Concrete Sidewalk: 5'
- 50' RIGHT-OF-WAY

- R.O.W.
- 12'
- 2'
- 7'
- 2'
Vermont Street Improvements

- Design Plans – 100% complete.

- Engineers construction cost estimate - $750,000.00.

- Local business, Boggs Engineering, was used for engineering services on this project.

- Public meeting held with residences – June 8, 2016.

- All utilities have been relocated except Frontier.

- Anticipated start of project – April 2017.

- Construction period – 5 months.
Sanitary Sewer Assessment
Utilities Maintenance Division

- Includes the Office, Shop, and Warehouse Buildings

- Total Staff of 43 persons

- 2015/16 Annual Budget: $6.9M
  - $4.5M Operating
  - $2.4M Capital

- Responsibilities include:
  - Water Distribution piping/hydrant installation and maintenance
  - Meter reading and maintenance
  - Wastewater collection installation and repair
Sewer Maintenance Capabilities

Typical in-house projects:
• Replacing shallow sewer
• Replacing service laterals
• TV Evaluations
• Smoke testing
• Chemical grouting
• Minor repairs
• Lift station maintenance
• Treatment plant maintenance

We outsource for:
• Replacing sewer > 6 feet deep
• Sewer lining
• Pavement repair
• Major repairs
• Engineering
• System planning
Current and Future Activities

What we do best:
- Typically TV 8” sewer mains
- Smoke testing
- Chemical grout leak repair
- Sewer spills greatly reduced
- Generators installed
- Good customer service
- Good business relations

To Take It to the Next Level:
- TV interceptor sewer mains
- Capacity evaluation
- Find problems before they become expensive
- Prioritize problems for correction
- Capital Improvement Plan preparation
Typical Problems

- Age Related Deterioration
- Damaged Pipe & Manholes
- Corroded Pipe & Manholes
- Pipe Joint Failure
- Broken Service Connections
- Misalignment (sags in pipe)
- Excess Non Sewage Flows (Infiltration/Inflow)

- Infiltration – Groundwater entering sewers via leaking joints, cracked pipes, manholes, etc.
- Inflow – Direct flow entering sewers from surface runoff, leaking manhole covers, wetlands, streams, roof drains, and other drainage connections
Water Treatment Plant Influent

- Blue peaks coinciding with red peaks shows rainfall infiltration of our sanitary sewer system.
- Underscores need for the assessment we are conducting.
- Stormwater inflow that occurs after every rainfall diminishes our treatment capacity and increases costs.
Existing Plant City Sewer System

- 132 miles
- Age - 5 to 100+ Years
- Estimated useful life = 60 years (30 to 90 years)
- Non-PVC = 75%
<table>
<thead>
<tr>
<th>City Sewer</th>
<th>Medical Correlation</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Assesses the health of our sewer system (similar to a HMO)</td>
<td>• Assesses blood pressure / blood work during a routine appointment</td>
</tr>
<tr>
<td>• Immediate benefit—construction is concentrated on the worst areas</td>
<td>• Immediate benefit—can focus on a specific health issue.</td>
</tr>
<tr>
<td>• Remedial actions chosen based on best method and priority.</td>
<td>• Remedial prescriptions, weight loss, diet, exercise, based on best method</td>
</tr>
<tr>
<td>• Construction will have the impact that prevent a major event</td>
<td>• Corrective actions that prevent a heart attack or other major event.</td>
</tr>
<tr>
<td>• Without the diagnostic information, the major event is more likely due to a lack of action</td>
<td>• Without the diagnostic information, the major event is more likely due to a lack of action</td>
</tr>
</tbody>
</table>
Sewer Assessment
Scope of Services

- All 3,200 (100%) manhole locations, rim elevations, invert elevations, and pipe diameter / material surveyed.
- Approximately 1,700 (53%) manholes assessed for condition
- Approximately 80 to 100 miles of sewer (62% to 77%) televised and evaluated.
- Defects will be prioritized for repair.
- Cost estimates will be prepared for the repairs.
- A Capital Improvement Plan will be assembled to manage the gravity collection system worth $130 Million.
The proposal/presentation committee ranked the Chastain-Skillman team highest among the three firms that gave presentations.

Chastain-Skillman, the primary consultant, will:
- Survey all manholes
- Identify critical sewers to be televised
- Prepare a CIP recommendation, and
- Provide overall project management

RedZone will:
- Perform the GIS located TV video
- Provide their NASSCO defect ratings, and
- Provide their viewing/database software
Sewer Assessment Team - Redzone

Videos

Robotic televising:
https://www.youtube.com/watch?v=Gf85VMd490w

GIS Software
utube.com/watch?v=bvnBV047puo
**System Management versus Reactive Maintenance**

<table>
<thead>
<tr>
<th><strong>System Management:</strong></th>
<th><strong>Reactive Repairs:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Higher up-front cost</td>
<td>• Lower up-front cost</td>
</tr>
<tr>
<td>• Lower incidence of emergencies</td>
<td>• More customer complaints</td>
</tr>
<tr>
<td>• Better customer service</td>
<td>• Higher incidence of urgent repairs, identified by opinion</td>
</tr>
<tr>
<td>• Lower repair costs</td>
<td>• Much higher repair costs</td>
</tr>
<tr>
<td>• Better response to development requests for information</td>
<td>• Development design must be more conservative</td>
</tr>
<tr>
<td>• Planned capital outlays (based on fact)</td>
<td>• Capital budget based on history</td>
</tr>
<tr>
<td>• Repairs free up system capacity</td>
<td>• System capacity reduced by infiltration and inflow</td>
</tr>
<tr>
<td>• Risk mitigation</td>
<td>• Risk not mitigated</td>
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## Return on Investment

<table>
<thead>
<tr>
<th>Item (Per $Million)</th>
<th>Proactive</th>
<th>Reactive</th>
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</thead>
<tbody>
<tr>
<td>Manholes replaced (each)</td>
<td>250</td>
<td>8</td>
</tr>
<tr>
<td>Gravity sewer repaired (feet)</td>
<td>11,000</td>
<td>2,100</td>
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**Capacity recouped**

<table>
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<tr>
<th>Item (25%)</th>
<th>Proactive</th>
<th>Reactive</th>
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</thead>
<tbody>
<tr>
<td>Water Reclamation Facility</td>
<td>$5 Million</td>
<td>$2 Million</td>
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</table>

**Situations Avoided**

<table>
<thead>
<tr>
<th>Item</th>
<th>Proactive</th>
<th>Reactive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trunk line collapse (each)</td>
<td>Rare</td>
<td>$$$$$</td>
</tr>
<tr>
<td>Strawberry Festival ($Million/day)</td>
<td>Minimized</td>
<td>$2.3</td>
</tr>
<tr>
<td>Reputation for Development</td>
<td>Minimized</td>
<td>Devastating</td>
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The City Commission approved the expenditure of $900,000 to proceed with the sanitary sewer assessment and continue the transition from reactionary maintenance activity to a managed maintenance system.

Total project time, approximately 5 months.

The sewer assessment was fully funded by the 2015-16 budget.
Fire Station #3

Project Concept, Budget, & Time Line
• Total Budget: $1,890,000.

• Funding Sources:
  • $1,340,000 - loan from Solid Waste Fund to be paid back in 10 years at an interest rate between 0.4% to 1% versus 4% to 5%.
  
• $550,000 from Fire Impact Fees
Proposed Station – 4, 6, 8 Minutes Response
Architect’s Rendering of Similar Designs
Architect’s Rendering of Similar Designs
Recommended Site Option – Design Starting Point for Refinement to Final Product
<table>
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<th>Action</th>
<th>Date(s)</th>
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<tbody>
<tr>
<td>Commission approval of architectural agreement</td>
<td>11/28/2016</td>
</tr>
<tr>
<td>Notice to proceed issued</td>
<td>12/1/2016</td>
</tr>
<tr>
<td>Design of Fire Station #3</td>
<td>12/1/2016 – 03/27/2017</td>
</tr>
<tr>
<td>Advertisement for construction bids</td>
<td>4/3/2017 – 04/27/2017</td>
</tr>
<tr>
<td>Evaluation of bids</td>
<td>04/28/2017 – 05/12/2017</td>
</tr>
<tr>
<td>Commission approval of construction contract</td>
<td>05/22/2017</td>
</tr>
<tr>
<td>Construction of Fire Station #3</td>
<td>05/22/2017 – 04/02/2018</td>
</tr>
<tr>
<td>Grand opening of Fire Station #3</td>
<td>04/09/2018</td>
</tr>
</tbody>
</table>
City Contacts

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Questions?