

City of Fayetteville Staff Review Form

2019-0897

Legistar File ID

1/21/2020

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Devin Howland

12/31/2019

ECONOMIC DEVELOPMENT (050)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

APPROVAL OF A RESOLUTION AUTHORIZING MAYOR JORDAN TO APPLY FOR AN 80/20 MATCHING GRANT WITH THE ECONOMIC DEVELOPMENT ADMINISTRATION FOR \$2,084,720 AND SIGN A FUNDING COMMITMENT LETTER FOR QUESTION SIX BOND FUNDS.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Current Budget

\$ -

Funds Obligated

\$ -

Current Balance

\$ -

Does item have a cost? No

Item Cost

Budget Adjustment Attached? NA

Budget Adjustment

Remaining Budget

\$ -

V20180321

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



MEETING OF JANUARY 21, 2020

TO: Mayor and City Council
THRU: Don Marr, Chief of Staff
FROM: Devin Howland, Director of Economic Vitality
DATE: December 30, 2019

SUBJECT: A Resolution authorizing Mayor Jordan to apply for an 80/20 matching grant with the Economic Development Administration and sign a funding commitment letter for question six bond funds.

RECOMMENDATION:

Staff is recommending approval of a resolution authorizing Mayor Jordan to apply for an 80/20 matching grant with the Economic Development Administration (EDA) and sign a funding commitment letter.

BACKGROUND:

The Fayetteville Chamber of Commerce, as the City's economic development contractor, has identified the lack of "shovel ready" parcels as a key challenge for the past several years, particularly within our Commerce District. Staff concurs with the challenge, as many other shovel ready parcels exist and continue to be developed throughout the region in other municipalities, available City owned sites in the commerce district have become increasingly limited.

City-owned land in the Commerce District is reserved for the purpose of economic development. This land is for sale at \$20,000 an acre to existing businesses looking to expand in Fayetteville or new businesses considering locating here. One major benefit of municipally owned land within the commerce park, is the ability to reserve this land for projects which offer employment opportunities that meet a living wage and align with our targeted industry sectors, outlined in the Fayetteville First Economic Development Plan.

In the past, staff reviewed several requests to extend Borick Drive between S. City Lake Road and S. Armstrong, two challenges were identified:

1. Cost: the 4,004 L.F. road would have cost an estimated \$3.5M
2. Environmentally Sensitive areas: Parcel: 765-16578-000 (13.1 acres) and Parcel: 765-15271-000 (10.5 acres)

However, the Fayetteville Chamber of Commerce and City staff have identified a unique opportunity to open a significant amount of land locked City-owned commerce park land and negate both previously identified concerns.

DISCUSSION:

The Fayetteville Chamber of Commerce, working with the Northwest Arkansas Economic Development District, has identified a pool of Economic Development Administration funding which Fayetteville can apply for. Traditionally, EDA grants are not eligible in Fayetteville given the City not meeting guidelines given job totals and income ranges.

The grant request is to construct 2,472 L.F. of road from Industrial Drive to City Lake Road at the following cost breakdown:

ITEM	COST
Construction	\$2,200,000
Engineering	\$330,000
NWAEDD Administrative Fee	\$75,900
Total Grant Ask	\$2,605,900
City of Fayetteville 20% Contribution	\$521,180
EDA 80% Contribution	\$2,084,720
City of Fayetteville's cost per foot	\$210.83

The City of Fayetteville's cost is \$521,180, representing 20% of the project cost. Staff is recommending utilizing Question 6 "Economic Development" Bond funding to cover the City's portion for the match. The amount represents 16% of the total Question 6 funds, ensuring the remaining 84% of the funds can be utilized for workforce development and job skill training opportunities, as outlined in the ordinance. If the grant is awarded, the City would receive \$2,084,720 from the Economic Development Administration.

As depicted in Exhibit A (attached) the proposed road would travel south off the cul-de-sac on Industrial drive for roughly 1,250 feet, then turns west and goes roughly 1,100 feet connecting with S. City Lake Road. Staff reviewed eight different alignment options and chose the proposed alignment for the following reasons:

1. Primarily benefits City-owned Commerce Park Land;
2. Does not go near environmentally sensitive areas to the east;
3. Opens roughly 46 acres of City-owned Commerce Park Land.

The City of Fayetteville will also be conducting an environmental impact analysis before applying for the grant- given the proximity to environmentally sensitive areas and to meet guidelines set forth by the Economic Development Administration.

The Economic Development Administration also requires a funding commitment letter to be included in the grant application (Exhibit B) stating funds are available in the event of being awarded the grant.

BUDGET/STAFF IMPACT:

If the grant is awarded the City of Fayetteville will be responsible for \$521,180 in Question 6 “Economic Development” Bond Funds.

The Environmental assessment which will be conducted as part of the grant submission will cost \$12,000. In the event of the grant not being awarded, staff feels there is a great deal of value in having this environmental assessment completed given on-going efforts to recruit new employers to our commerce district.

Attachments:

- Exhibit A: Road Alignment Map
- Exhibit B: Draft Funding Commitment Letter
- Exhibit C: Environmental Narrative Requirements
- Exhibit D: Preliminary Engineering Report Requirements
- Exhibit E: Chamber of Commerce Letter of Support
- Exhibit F: Flood Plain Map

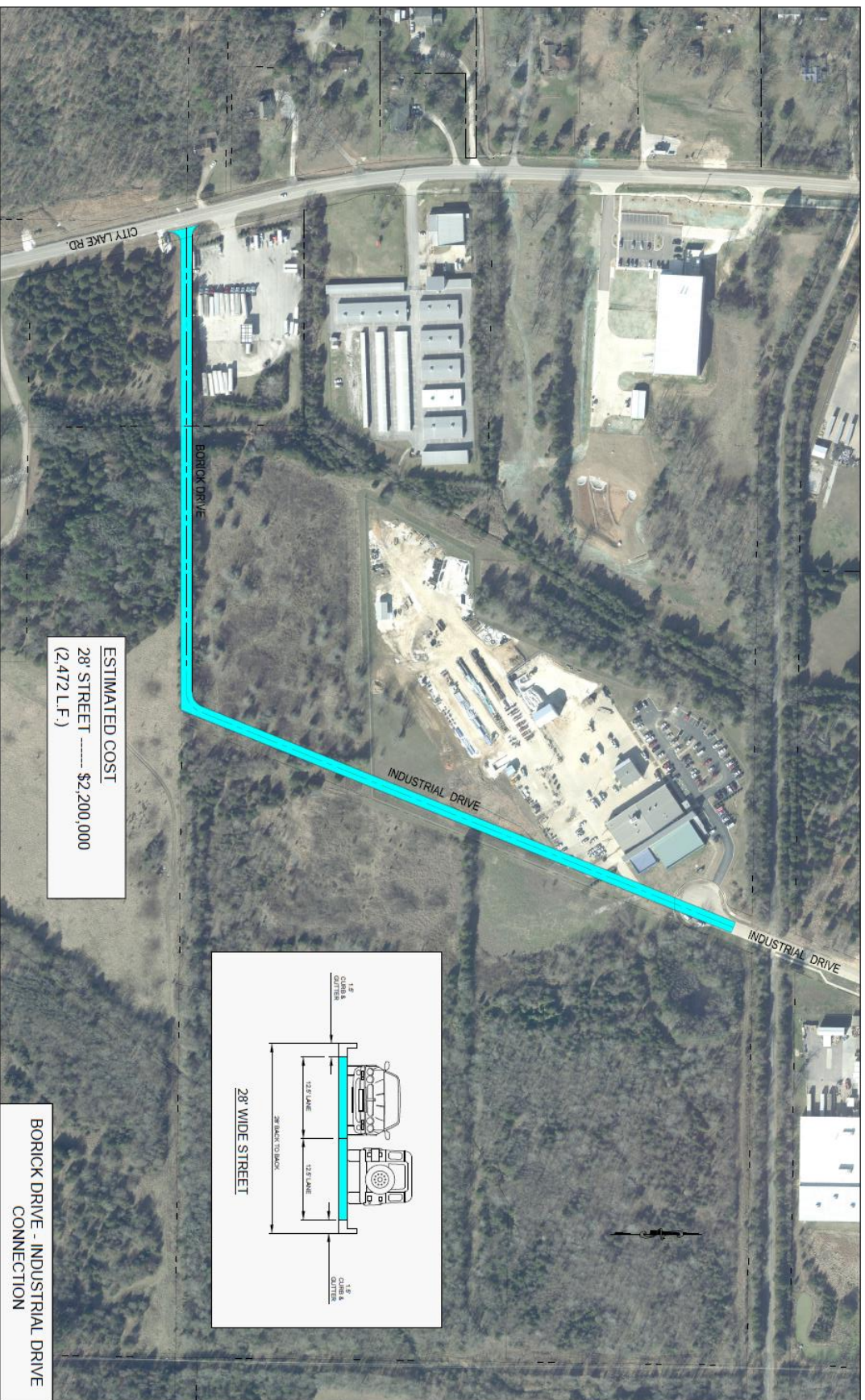


EXHIBIT-A

BORICK DRIVE - INDUSTRIAL DRIVE
CONNECTION



OFFICE OF THE MAYOR

January 21, 2020

Mr. Jorge Ayala, Regional Director
Economic Development Administration
Austin Regional Office
903 San Jacinto Blvd, Suite 206
Austin, TX 78701-4037

Re: Availability of Local Matching Funds

Dear Mr. Ayala:

I am writing to affirm that the City of Fayetteville has \$521,180 in matching funds available, unencumbered, and dedicated for the grant in which we are applying for through the Economic Development Administration.

These funds will be utilized as detailed in the grant proposal. Should you have any further questions regarding the matching funds, please do not hesitate to contact me.

Sincerely,

Lioneld Jordan
Mayor

Environmental Narrative Requirements

All Applicants for Construction Assistance must provide all required environmental information in order for an application to be considered complete.

The National Environmental Policy Act (NEPA) requires Federal agencies to assess the expected environmental impacts associated with proposed federal actions. Per EDA Directive 17.02-2, EDA must ensure that “proper environmental review of program activities takes place, that there is a proper balance between the goals of economic development and environmental enhancement, and that adverse environmental impacts are mitigated or avoided to the extent possible”.

In order to comply with NEPA requirements, the applicant must submit, in its application package, information detailing the present environmental condition of the project area and how the project will impact environmental resources in and around the project area.

The Applicant must provide detailed, comprehensive information for the:

1. site(s) where the proposed project facilities will be constructed and the surrounding areas affected by its operation; and
2. areas to be affected by any primary beneficiaries of the project.

The information submitted must be sufficient to evaluate all reasonable alternatives to the proposed project, the direct and indirect environmental impacts, as well as the cumulative impacts on the environment as defined in the Council on Environmental Quality (CEQ) regulations for implementing NEPA set out at 40 C.F.R. 1500-1508. The level of detail should be commensurate with the complexity and size of the project, and the magnitude of the expected impact. Relevant, recently completed environmental impact documentation (assessments, impact statements, etc.) for activities in the region in which the proposed project will be located may be included along with the environmental narrative.

Applicants must provide information on all the items identified below in their application for EDA assistance. Applicants must provide a detailed explanation for any area in which the applicant asserts that an item is not applicable to a project. Applicants are encouraged to contact their designated Economic Development Representative or the applicable EDA Regional Environmental Officer with questions (please see the EDA website for contact information).

Several issues discussed in the environmental narrative below may require consultation with other State or Federal agencies before EDA’s final approval of an award (for example, the State Historic Preservation Agency or the U.S. Fish and Wildlife Service). **While EDA does not require that applicants complete such consultations before submitting an application, applicants should be aware that in the event their project is selected for funding, the applicant will be expected to proceed with consultations in an expeditious manner. EDA expects applicants to be prepared to submit all required information to the appropriate agencies upon receipt of a Non-Binding Commitment letter.**

APPLICANTS MUST PROVIDE INFORMATION ON THE FOLLOWING ITEMS IN THE ENVIRONMENTAL NARRATIVE:

Note: Applicants must provide all information requested below. Although EDA strongly recommends following the format of this template, other formats will be accepted provided that the narrative contains all required information.

A. BENEFICIARIES

Identify any existing businesses or major developments that will benefit from the proposed project, and those that will expand or locate in the area because of the project.

B. PROJECT DESCRIPTION**1. Proposed Construction**

Describe the project construction components in detailed, quantifiable terms. Describe the project location, proposed construction methods, and schedule. Summarize the environmental resources that would be impacted by the project. See the mock example below for the level of specificity expected by EDA:

The City of _____ is proposing to construct a 30-inch (in) water line which would be constructed within an existing 50-foot City of _____ right-of-way (ROW) and measure 1,220 linear feet (lf). The project is located within Township 39N, Range 10E, Section 24 in the City of _____, _____ County, [[[State]]]. The project would be constructed over a three-month period from April June 2011. Construction of this project would entail trenching a 1 ft wide by 3 ft. deep ditch and installing the 30-in. pipe within the existing ROW. Total land disturbance will be 2.1 acres. The construction staging area would be located entirely within the existing ROW. Best Management Practices (BMP) would be implemented including the installation of straw bales and silt fences to minimize impacts to storm water. Construction would only occur from 7 am-5 pm to minimize noise impacts in the project areas. Minor maintenance would occur during the operation of the waterline, but would not entail any ground disturbing activities. The waterline would bisect a palustrine emergent wetland in two places and result in the impact of 0.10 acre of wetland.

As an exhibit to this Narrative, provide a topographical map of the project area and a site map (with legends) displaying the project location and boundaries, existing and proposed project components and location of all sites and/or companies benefiting from the proposed project. The documents should be of sufficient clarity for adequate interpretation of the Applicant's intentions.

2. Alternative to the Proposed Project

Provide a detailed description of alternative actions that were considered during the project planning but were not selected (e.g., alternative locations, designs, other projects having similar benefits, or a "no project" alternative). Explain why this project/site was selected as the preferred alternative with respect to other choices. Provide detail on why others alternatives were rejected (e.g. did not meet the purpose and need of the project, implicated more environmental impacts than the proposed action).

3. Mitigation

Describe methods to be employed to reduce adverse impacts from construction, such as noise, dust generation, soil erosion, and siltation. List all mitigation measures that would be implemented to minimize impacts to environmental resources from project implementation.

C. HISTORIC/ARCHEOLOGICAL RESOURCES

Identify any known historic/archeological resources within the project site(s) or area of potential effect that are either listed on the National Register of Historic Places or considered to be of local or State significance and perhaps eligible for listing on the National Register. Discuss the potential impacts of the project on culturally significant resources and provide a determination as

to whether there will be: no historical properties/culture resources present; no historical properties/culture resources adversely affected; or historical properties/culture resources adversely impacted.

Provide a list of Tribal Historic Preservation Officers (THPO), Tribal Leaders, and other interested parties to be consulted with, as well as any comments already obtained from these parties. This can be obtained from the State Historic Preservation Officer (SHPO), Native American organizations, or online. The National Association of Tribal Historic Preservation Officers maintains a database of currently recognized THPOs. In addition, the Advisory Council on Historic Preservation (ACHP) and the National Park Service both has information on THPOs.

Applicants will be required to provide the relevant SHPO with information about the project and request that the SHPO submit comments on the proposed project to the appropriate EDA Regional Office **prior to final approval** of any award. **Note that the applicant is not required to contact the SHPO until directed to do so by EDA.** If comments from the SHPO have already been received, they should be attached along with copies of the information provided to the SHPO. The following information will be required for the SHPO to review the project:

- a. a narrative description of the project's elements and its location;
- b. a map of the area surrounding the project, which identifies the project site, adjacent streets and other identifiable objects, and the Area of Potential Effect;
- c. line drawings or sketches of the project;
- d. photographs of the affected properties if building demolition or renovation is involved; and
- e. an archeological survey and report if one has been prepared.

D. AFFECTED ENVIRONMENT

For the resource areas identified below, indicate potential direct, indirect, and cumulative impacts from proposed project activities and specify proposed measures to mitigate probable impacts.

1. Affected Area

Describe the general project area, including topography, historic land usages, unique geological features, and economic history. Provide site photographs if available.

2. Shorelines, Estuaries, Beaches and Dunes

Identify any shorelines, beaches, dunes, or estuaries within or adjacent to the project site(s). Indicate whether the project is located within a designated coastal zone subject to the Coastal Zone Management Act. Information on coastal zone boundaries is available on the National Oceanic and Atmospheric Administration's (NOAA) website at www.noaa.gov. Also indicate if there are any proposed overwater structures that could impact navigable waters.

3. Wetlands

Identify any wetlands within or adjacent to the project site(s). If available, provide an on-site wetland/waters delineation performed in accordance with the 1987 (or current version) U.S.

Army Corps of Engineers Wetland Delineation Manual, as amended. If the delineation has received a preliminary or final Jurisdictional Determination from the U.S. Army Corps of Engineers (USACE), please provide the determination. Provide a determination of effects including the amount of jurisdictional waters affected by type (e.g. 1.1 acres of palustrine emergent wetlands would be impacted by the proposed project).

If wetlands, streams, or navigable waters may be impacted, it is recommended that Applicants contact USACE concerning any jurisdictional waters resources. Include any correspondence or comments from USACE related to the project's impacts as an exhibit to the environmental narrative as part of the application for EDA assistance.

4. Floodplains

Provide a FEMA floodplain map (with the map number and effective date) displaying the project location and boundaries, existing and proposed project components, and location of all sites and/or companies benefiting from the proposed project. The document should be of sufficient clarity for adequate interpretation of the applicant's intentions. Floodplain maps can be viewed and printed from FEMA's website at www.fema.gov. If FEMA floodplain maps do not exist in the project area, provide a letter from a Professional Engineer regarding the presence or absence of a 100-year flood plain. The narrative should also indicate whether the Applicant's community participates in the National Flood Plain Insurance Program.

5. Vegetation and Wildlife Resources

Identify native vegetation and wildlife found in the project area or its immediate vicinity.

Describe the amount and type of vegetation in the project area and indicate the impact to vegetation if removed (e.g., 1.2 acres of early successional native hardwood forest).

Identify any designated State and National Parks, National Wildlife Refuges, or National Game Preserves located on or in the vicinity of the proposed project activities.

Identify any Wilderness Areas, as designated or proposed under the Wilderness Act, or wild or scenic rivers, as designated or proposed under the Wild and Scenic Rivers Act, that are located on or in the vicinity of the proposed project activities.

6. Endangered Species

Provide a list of all threatened, endangered, and candidate species located in the project area and its immediate vicinity. Identify these species' potential or existing habitat, and critical habitat designations in the project area. Critical habitat designations and lists of protected species by county are generally available on the U.S. Fish and Wildlife Services (USFWS) website. If an Effect Determination or Biological Assessment has been completed for any of the species listed, please provide them. Applicants may refer to the most recent USFWS Endangered Species Consultation Handbook for effect determination definitions.

Applicants should include any correspondence with the USFWS that exists related to their proposal for EDA investment assistance as an exhibit to the Environmental Narrative. For projects with possible impacts to marine/coastal species, provide and correspondence with the National Marine Fisheries Service (NMFS).

7. Land Use and Zoning

Describe the present formal zoning designation and current land use of the specific project site and adjacent land parcels. The areas include: the site of construction activities, adjacent areas,

and areas affected by the primary beneficiaries. Land uses to be considered include, but are not limited to, industrial, commercial, residential, agriculture, recreational, woodlands, mines/quarries, and open spaces. Please indicate if the project is located entirely within a city limit. Identify agriculture land parcels designated as “prime/unique agriculture lands” by the U.S. Department of Agriculture (USDA) under the Federal Farmlands Protection Act or a local equivalent. Additional information may be found at the USDA’s Natural Resources Conservation Service website.

8. Solid Waste Management

Indicate the types and quantities of solid wastes to be produced by the project facilities and primary beneficiary. Describe local solid waste collection and disposal methods and the expected useful life of the disposal facility.

Indicate if recycling or resource recovery programs are currently being use or will be used in the future.

9. Hazardous or Toxic Substances

Describe any toxic, hazardous, or radioactive substances that will be utilized or produced by the proposed project facilities and primary beneficiaries.

Describe the manner in which these substances will be stored, used, or disposed.

Complete and sign one “Applicant Certification Clause” for each co-applicant (see Appendix A).

If a recent Phase I or Phase II Environmental Site Assessment has been performed, please provide a copy.

10. Water Resources

Describe surface and underground water resources at or near the project site(s) and any impacts of the project to these. If groundwater will be used, is the aquifer in overdraft and /or adjudicated? If there will be discharges to surface water, is the receiving surface water body listed on the U.S. Environmental Protection Agency’s (EPA) Section 303(d) list of impaired waters? Is a National Pollution Discharge Elimination System (NPDES) permit required for any discharges to surface waters? Indicate if the proposed project is located within an area mapped by the EPA as sole source aquifer recharge area (maps and further information are available on EPA’s website at www.epa.gov). Describe any induced changes in local surface water runoff patterns, and the status of storm water discharge permit processes (if applicable).

11. Water Supply and Distribution System

Indicate the source, quality, and supply capacity of local domestic and industrial/commercial water resources, and the amount of water that project facilities and primary beneficiaries are expected to utilize. Applicants should note whether the water that is being supplied is in compliance with the Safe Drinking Water Act, and if not, what steps are being taken to ensure compliance.

12. Wastewater Collection and Treatment Facilities

Describe all domestic class or process wastewater or other discharges associated with the project facilities and its primary beneficiaries, and the expected composition and quantities to be discharged either to a municipal system or to the local environment.

Describe the wastewater treatment facilities available for processing the additional effluent and indicate their design capacities and current loading (both daily average and peak), and their adequacy in terms of degree and type of treatment required. Indicate all discharges that will

require on-site pre-treatment. Applicants should note whether the wastewater treatment plant is in violation of the Clean Water Act, and if so, what steps are being taken to ensure compliance. If local treatment and sewer systems are or will be inadequate or overloaded, describe the steps being taken for necessary improvements and their completion dates.

13. Environmental Justice (Executive Order 12898)

Applicants should describe whether the proposed project will result in disproportionate adverse human health or environmental impacts relative to minority and low income populations. Sufficient detail should be provided to enable EDA to determine whether the project will comply with Executive Order 12898.

14. Transportation (Streets, Traffic and Parking)

Briefly describe the local street/road system serving the project site(s) and describe any new traffic patterns that may arise because of the project. Indicate if land use in the vicinity, such as residential, hospital, school, or recreational, will be affected by these new traffic patterns. Indicate if any existing capacities of these transportation facilities will be exceeded as a direct or indirect result of this project implementation, particularly in terms of car and truck traffic, and what the new Level of Service designation will be.

15. Air Quality

Indicate types and quantities of air emissions (including odors) to be produced by the project facilities and its primary beneficiaries, and any measures proposed to mitigate adverse impacts. Indicate the impact that the project would have on greenhouse gas emissions. Is the proposed project site classified as a "non-attainment" area for any criteria pollutants? If so, what are those pollutants? Indicate any local topographical or meteorological conditions that hinder the dispersal of air emissions.

16. Noise Pollution

Will operation of project facilities or primary beneficiaries' facilities increase local ambient noise levels? If yes, indicate the estimated levels of increase, and the areas and sensitive receptors (e.g., residences) to be affected.

17. Permits

Identify any Federal, State, or local permits of an environmental nature needed for the project (e.g., USACE, US Environmental Protection Agency (EPA), Coastal Zone Management/Shoreline Management, Air Quality, State Environmental Policy Act, NPDES, etc.) and the status of any such permits. Attach copies of any such permits and all associated correspondence, including the permit applications.

18. Public Notification/Controversy

Provide evidence of the community's awareness of the project, such as newspaper articles or public notification and/or public meetings, as applicable.

If a formal public hearing has been held, attach a copy of the transcript.

Fully describe any public controversy or objections which have been made concerning this proposed project and discuss steps taken to resolve such objections.

19. Direct, Indirect, and Cumulative Effects

Please list projects (public and private) that have occurred or will occur in the past, present, and future in and around the project area that could result in significant cumulative or indirect impacts when considered in aggregate with the proposed EDA project. Cumulative impacts result from the incremental impacts of a proposed action when added to other past, present and reasonable foreseeable future actions (40 C.F.R. Section 1508.7). Indirect impacts are those that are caused by a proposed action, but that may occur later in time or farther removed in distance, relative to the primary impacts of the proposed action (40 C.F.R. Section 1508.7)

Applicants should identify the direct and indirect effects of the proposed action; which resources, ecosystems, and human communities are affected; and which effects on these resources are important from a cumulative effects perspective.

E. LIST OF ATTACHMENTS

The following checklist is a list of required and optional attachments to the Environmental Narrative as described in the sections above. The items listed in the optional section may be required by EDA at a later date to complete the project review and selection process, so it is recommended that you provide them now if they are currently available to expedite decision-making. While the documents listed below are the most common required to make determinations of compliance with all environmental requirements, EDA reserves the right to request additional items that are not listed below when necessary.

Applicants are not required to contact other governmental agencies for environmental or historical resources consultation until directed by EDA, though any interagency coordination letters that may be currently available should be provided. **EDA expects that all Applicants whose projects are selected for a Non-Binding Commitment letter will proceed with consultations in an expeditious manner. As such, Applicants should have the required information prepared for submission immediately upon notification of selection by EDA.** If you determine that your project may affect environmental or historical resources, you may contact the appropriate Regional Environmental Officer to determine if early interagency consultation is appropriate.

Checklist of Required Environmental Documents that must be submitted with Application:

- USGS topographic map(s) and site map(s) (see Section B1)
- FEMA floodplain map with map number (see D4)
- Appendix A: Applicant Certification Clause (See D9)

Checklist of Optional Environmental Documents that should be submitted with Application if available (will expedite review and selection process):

- SHPO/THPO and Tribal leader comments and copy of submittals (see Section C)
- Site photographs (see Section D1)
- Coastal Zone consistency determination (see D2)
- Wetland delineation and/or Jurisdictional Determination (see D3)
- Preliminary wetland info (see D3)
- U.S. Army Corps of Engineers comments, Section 404 Permit, Section 10 Permit, and/or Water Quality Certification (401 approval) (see D3)
- Biological Assessment and/or survey for federally protected species (see D6)
- Correspondence with US Fish and Wildlife Service and/or National Marine Fisheries Service (see D6)
- Natural Resources Conservation Service determination of Prime Farmland, Form AD-1006, if applicable (see D7)
- Phase I and II Environmental Site Assessment (see D9)
- Sole Source Aquifer review by US Environmental Protection Agency, if applicable (see D10)
- Other federal, state and local environmental permits (see D17)
- Copies of public notices, public hearing minutes, etc. (see D18)

All References refer to applicable Environmental Compliance section of Form ED-900, *Application for EDA Assistance*. Applicants should carefully review the applicable FFO for unique requirements for each individual grant competition.

Overview

EDA is required to complete an engineering review for all construction and design projects before making an award. EDA's Application Form (Form ED-900, *Application for EDA Assistance*) and related forms require Applicants to provide key information about the proposed construction and design projects to enable EDA to complete its requisite reviews.

All applications for construction and design assistance must complete the **Preliminary Engineering Report (PER)**. The following outline provides more detailed information on these requirements in order to assist Applicants in preparing their application.

Preliminary Engineering Report Requirements

In order to be considered for assistance, all construction and design applications must include a PER that at a minimum provides the following information:

1. Description of Project Components –Provide a general description of all project components involved in the project. Indicate where the project involves the construction of new facilities or the renovation or replacement of existing ones. Describe each of the project components in terms of dimensions, quantities, capacities, square footage, etc..
2. A statement verifying the project components described in the engineering report are consistent with the EDA investment project description that is provided in Section A.2 of Form ED-900. Engineering reports that describe project components that are inconsistent with the EDA investment project description in Section A.2 of Form ED-900 will not be considered valid.
3. Sketches of schematics showing the general layout and location of the existing site conditions and of the project components as well as location of project beneficiary(s) identified in Section B.5 of Form ED-900 that provide economic justification for the project, if any. Rough dimensions and quantities for major project components should be shown and labeled on the drawings. Drawings should clearly identify the project components that are being proposed. Applicants are encouraged to clarify such drawings, for example, through color coding, labeling, and other appropriate methods.
4. A feasibility analysis for the constructability of the project, including a review of the existing conditions and noting particular features, alignments, and events affecting construction of project components.
5. The proposed method of construction. Indicate whether construction procurement shall be done through competitive bid or other method. Indicate if any portion of the project is to be done by design/build, construction management at risk, by the applicant's own forces, or whether a third party construction manager will be used. If an alternate construction procurement method (other than traditional design/bid/build with sealed competitive bid process) is proposed, a construction services procurement plan must be provided to EDA for approval in accordance with EDA's regulation at 13 C.F.R. 305.6(a).
6. The number of construction contracts anticipated. If multiple contracts are proposed, provide a description of the project components included in each contract. If separate contracts are

anticipated for demolition or site work, the budget information cost classification should reflect the estimated costs for these components. If project phasing is proposed, a project phasing request must be provided to EDA for approval per EDA's regulation at 13 C.F.R. 305.9(a).

7. A current detailed construction cost estimate for each of the project components, showing quantities, unit prices, and total costs. Provide a basis for the determination of construction contingencies.
8. If the budget includes costs for real property acquisition, the Applicant should include a current fair market value appraisal completed by a certified appraiser for the property to be purchased.
9. A list of all permits required for the proposed project and their current status. Identify all permits required; include the timeline to obtain the permits and discuss how the permitting relates to the overall project schedule. If the project crosses a railroad right-of-way or is within a railroad right-of-way, provide an explanation of any permitting or approvals that may be required from the railroad or other authority and the timeframe for obtaining these permits or approvals.
10. An overall estimated project schedule, including the number of months for each of the following:
 - i. design period;
 - ii. period of time to obtain required permits;
 - iii. period of time to obtain any required easements of rights-of-way;
 - iv. solicitation of bids and awarding of contracts, and
 - v. construction period.

December 31, 2019

Mayor Lioneld Jordan
Fayetteville City Council
113 W. Mountain St.
Fayetteville, AR 72701

Dear Mayor Jordan and Council Aldermen,

I strongly support the submission of the Federal Grant application through the Northwest Arkansas Economic Development District for a road extension in the Commerce District. This grant for \$2,605,900 will only require a 20% match by the City or \$521,180. The Economic Development bond's first use will generate an immediate 500% return and open over 40 acres for small to medium scale light manufacturing facilities in Fayetteville.

The Chamber requests approval of the resolution to

- Apply for the grant
- Mayor Jordan to sign a funding commitment letter
- Conduct Environmental Study

The estimated costs are listed below

- Construction: \$2,200,000
- Engineering (15%): \$330,000
- Administrative/NWAEDD (3% of Construction and Engineering): \$75,900
- Total Grant Ask: \$2,605,900
- City of Fayetteville 20% Match: \$521,180

This project supports the City's economic development goals as outlined in our contract. The type jobs typical of the Commerce District pay well above the City average and therefore improves the standard of living for all Fayetteville and Northwest Arkansas residents. By creating the opportunity for expansion in the Commerce District, we also create access to higher paying jobs for our citizens who live nearby. This project contributes to the sustainability of a manufacturer base in Fayetteville.

Thank you for your consideration,



Steve Clark
President and Chief Executive Officer
Fayetteville Chamber of Commerce
21 W. Mountain St., Ste. 300 72701

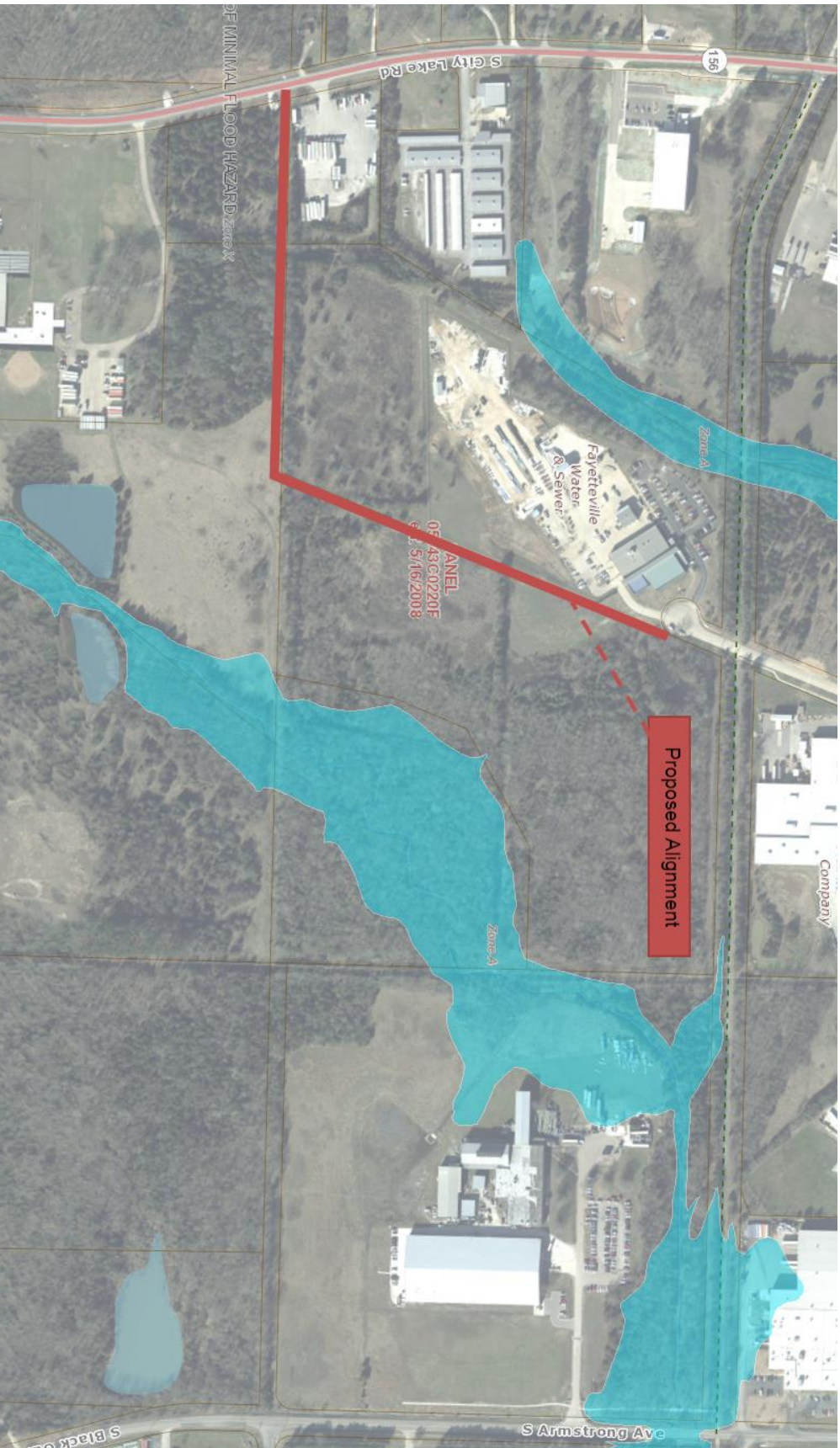


EXHIBIT F: Flood Plain Map