

**GRANT FUNDING AGREEMENT
BETWEEN ALACHUA COUNTY AND THE CITY OF HAWTHORNE
FOR AWARD AND DISTRIBUTION OF LOCAL
GOVERNMENT INFRASTRUCTURE SURTAX,
NO 14541**

THIS GRANT FUNDING AGREEMENT (this "Agreement") is entered into this between Alachua County, a charter county and a political subdivision of the State of Florida, by and through its Board of County Commissioners (hereinafter referred to as the "County"), and the City of Hawthorne, a municipal corporation of the State of Florida, by and through its governing board, (hereinafter referred to as the "Municipality") (as used herein, the County and the Municipality shall be referred to collectively as the "Parties").

WITNESSETH:

WHEREAS, Subsection 212.055(2), Florida Statutes, provides the County the authority to levy, in addition to other taxes allowed by law, a local government infrastructure sales surtax pursuant to ordinance enacted by a majority of the members of the Board of County Commissioners and approved by a majority of the electors of the County; and

WHEREAS, the local government infrastructure surtax may be used to fund the various types of programs that are enumerated in subsection 212.055(2), Florida Statutes; and

WHEREAS, on March 22, 2022, the Board of County Commissioners of Alachua County, Florida ("**Board**") adopted Ordinance 2022-08 to levy a 1.0 percent local government infrastructure surtax (the "**Surtax Ordinance**"); and

WHEREAS, the Surtax Ordinance provides that the proceeds of the surtax must be divided in two equal parts, with 50% of the proceeds to be used only for "**Wild Spaces Public Places Uses**" and 50% of the proceeds to be used only for "**Other Infrastructure Uses**"; and

WHEREAS, the Surtax Ordinance provides that the **Wild Spaced Public Places Uses** allocation may be used only to acquire any interest in land for public recreation, conservation, or protection of natural resources, to improve conservation lands, or to create, improve, maintain and operate the parks and recreational programs and facilities established with the proceeds of the surtax within Alachua County (hereinafter, "**Wild Spaces Public Places Uses**" or "**WSPP Uses**"); and

WHEREAS, the Surtax Ordinance provides that the **Other Infrastructure Uses** allocation may only be used to for the following: land acquisition, land improvement, design, engineering costs, and all other professional and related cost to finance, plan, construct, reconstruct

or improve public facilities that have a life expectancy of 5 years or more; land acquisition expenditures for a residential housing project in which at least 30 percent of the units are affordable to individuals or families whose total annual household income does not exceed 120 percent of the area median income adjusted for household size, if the land is owned by a local government or by a special district that enters into a written agreement with the local government to provide such housing; and up to 15 percent of the surtax may be allocated for funding economic development projects having a general public purpose of improving local economies, including the funding of operational costs and incentives related to economic development (collectively, “**Other Infrastructure Uses**”); and

WHEREAS, the surtax was approved by a majority of the electors voting in the referendum held on November 8, 2022, became effective on January 1, 2023, and is scheduled to expire on December 31, 2032; and

WHEREAS, the Surtax Ordinance created four Municipal Partnership Grant Programs from the County’s statutory formula share of the surtax proceeds, whereby the County will award matching grant funds for qualifying municipal grant projects on a cost reimbursement basis; and

WHEREAS, the four Municipal Partnership Grant Programs created by the Surtax Ordinance are: (1) \$3,000,000 for the City of Gainesville for WSPP Uses (the “**Gainesville WSPP Grant Program**”); (2) \$3,000,000 to be allocated amount all nine Alachua County municipalities for WSPP Uses (the “**Municipalities WSPP Grant Program**”); (3) \$3,000,000 for the City of Gainesville for Other Infrastructure Uses (the “**Gainesville Other Infrastructure Grant Program**”); and (4) \$3,000,000 to be allocated amount all nine Alachua County municipalities for Other Infrastructure Uses (the “**Municipalities Other Infrastructure Grant Program**”); and

WHEREAS, on May 23, 2023, the Board determined that the \$3,000,000 grant funding to be allocated to among all nine Alachua County municipalities under the **Municipalities WSPP Grant Program** and the \$3,000,000 grant funding to be allocated among to all nine Alachua County municipalities under the **Municipalities Other Infrastructure Grant Program**, be divided equally among the nine municipalities, so that each municipality will receive up to \$333,333.33 under each of the two grant programs; and

WHEREAS, on _____, 2024, the Municipality submitted an application to the County for funding under the under the Joint Infrastructure Surtax, a copy of the application is attached hereto as **Exhibit 1** (the “Project”); and

WHEREAS, the Municipality represents and warrants to the County that any and all grant funding provided to it by the County under this Agreement shall be used in strict accordance with the Surtax Ordinance and §212.055(2), Florida Statutes; and

WHEREAS, the Board finds, based on the Municipality’s application, representations and warranties, that the Project qualifies for grant funding under the Surtax Ordinance; and

WHEREAS, the Parties desire to enter into this Agreement to award and implement the grant.

NOW, THEREFORE, pursuant to the Surtax Ordinance and consideration of the mutual covenants contained herein, the Parties hereto agree as follows:

1. Recitals. The Parties agree that all of the recitals set forth above are true, correct, and are hereby incorporated into and made part of this Agreement.
2. Term. This Agreement shall take effect on the day and year that it has been executed by the last party and shall continue until the Municipality has completed the Project and the County has reimbursed the Municipality for the County’s portion of the Project cost, as required herein.
3. Project Construction and Funding. The County award to the Municipality grant funding in an amount that shall not exceed \$333,333.00 (the “Grant Funding”) for completion of the Project. The Project shall consist of the construction of a public gymnasium at the Athletic Park in the City of Hawthorne as more particularly described in **Exhibit 1**. The following elements of the Project constitute allowable costs for which the Municipality shall be reimbursed as provided in this Agreement: Design and construction of a 15,000-20,000 square foot multipurpose public gymnasium located at 6000 SW 205th St., Hawthorne, Florida. The Municipality shall begin construction of the Project not later than **June 1, 2025**, and proceed diligently to final completion. The Municipality shall achieve final completion of the Project, by no later than **October 30, 2026**. Upon achieving final completion of the Project, the Municipality shall submit a written invoice to the County in an amount that shall not exceed 50% of the allowable Project costs incurred and paid by the Municipality for the Project, along with documentation sufficient to demonstrate the total cost of the Project and a written statement from the Municipality’s Public Works Director or Project Consultant certifying to the County that the Project has achieved final completion. The County shall reimburse up to fifty percent (50%) of the amount expended by the Municipality for such Project within 60 days of the County’s receipt of an invoice that includes all receipts, statements, or other records as the County or the Clerk of Court may reasonably require to substantiate the cost of the Project and the amount requested by the Municipality. Notwithstanding anything in this Agreement to the contrary, the Parties acknowledge and agree that maximum amount payable by the County to the Municipality for the Project is \$333,333.00.
4. Use of Project by County Residents. Upon completion of the Project: (a) the Project shall be open and available to all County residents at the same fee or fee structure, if any, that is applicable to Municipal residents; and (b) the Municipality shall erect and maintain on-site

signage, as provided by the County, recognizing the contributions of the Alachua County Citizens towards to construction of the Project.

5. Notices. All notices from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery with receipt. For purposes of all notices, the representatives of the County and Municipality are:

County: County Manager
12 S.E. 1st Street
Gainesville, FL 32601

Municipality: City Manager
6875 SE 221st St,
Hawthorne, FL 32640

6. Default and Termination. The failure of either party to comply with any provision of this Agreement will place that party in default. The party claiming default will notify other party in writing. This notification will make specific reference to the provision which gave rise to the default. The defaulting party will have (7) days to cure the default or to submit a plan to cure acceptable to the other party. The County Manager is authorized to provide written notice of default on behalf of the County, and if the default situation is not corrected within the allotted time, the County Manager shall refer the matter to the Board for authorization to terminate this Agreement and, if grant funding has been received by the Municipality, seek reimbursement of grant funding from the Municipality. The City Mayor is authorized to provide written notice of default on behalf of the Municipality, and if the default situation is not corrected within the allotted time, the City Mayor shall refer the matter to the City Commissioner.

7. Repayment. The Municipality agrees to return to the County, within sixty (60) calendar days' of written demand from the County, all Grant Funding, or any portion thereof, paid to the Municipality under the terms of this Agreement upon the County finding that the Municipality has violated any term of this Agreement, the Surtax Ordinance, or §212.055(2), Florida Statutes. This provision shall survive the expiration or termination of this Agreement.

8. Laws & Regulations. The Municipality shall comply with all federal, state, and local laws, ordinances, regulations, rules and code requirements applicable to the Project and the grant funding awarded pursuant to this Agreement.

9. Sovereign Immunity. Each Parties fully retains all sovereign immunity protections afforded to it as a municipal corporation of the State of Florida, and a charter county and a political subdivision of the State of Florida, respectively. Without in any way waiving, limiting or restricting any defenses of sovereign immunity, each party shall be solely responsible for its own negligent acts or omissions, as well as those of its own employees. This Agreement is not intended, and shall not be interpreted to constitute, a waiver of sovereign immunity, an

authorization of claims by third parties, a waiver of the limits of liability as established by §768.28, Florida Statutes, or to waive any other provision of §768.28, Florida Statutes. Nothing in this Agreement is intended to inure to the benefit of any third party for the purposes of allowing any claim that would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

10. Auditing Rights and Information. County reserves the right to require the Municipality to submit to an audit, by any auditor of the County's choosing. The Municipality shall provide access to all of its records, which relate directly or indirectly to the Project or this Agreement, at its city hall during regular business hours. The Municipality shall retain all records pertaining to the Project or this Agreement and upon request make them available to County for inspection, copying and auditing for a period of five (5) complete calendar years following expiration or termination of this Agreement. The Municipality agrees to provide such assistance as may be necessary to facilitate the review or audit by the County to ensure compliance with applicable accounting and financial standards. If an audit inspection or examination pursuant to this section discloses overpricing, overcharges, or disallowed cost of any nature by the Municipality to the County (the "Overcharged Amount"), the Municipality agrees to pay the Overcharged Amount to the County within 60 calendar days of demand from the County. The access, inspection, copying and auditing rights shall survive the expiration or termination of this Agreement.

11. Exhibits. All exhibits and attachments attached to this Agreement are incorporated into and made part of this Agreement by reference.

12. Amendment and Assignment. The Parties may only modify or amend this Agreement by a mutual written agreement that is executed by both Parties. Neither party will assign or transfer any interest in this Agreement without prior written consent of the other party.

13. Third Party Beneficiaries. This Agreement does not create any relationship with, or any rights in favor of, any third party.

14. Governing Law and Venue. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. Sole and exclusive venue for all actions arising from or related to this Agreement shall be in Alachua County, Florida.

15. Construction. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that both Parties have substantially contributed to the preparation of this Agreement.

16. Counterparts. This Agreement may be executed in any number of and by the different Parties hereto on separate counterparts, each of which when so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same instrument. Receipt via email with pdf attachment by a party or its designated legal counsel of an executed counterpart of this Amendment shall constitute valid and sufficient delivery in order to complete execution and delivery of this Amendment and bind the Parties to the terms hereof.

17. Electronic Signatures. The Parties agree that an electronic version of this

Agreement shall have the same legal effect and enforceability as a paper version. The Parties further agree that this Agreement, regardless of whether in electronic or paper form, may be executed by use of electronic signatures. Electronic signatures shall have the same legal effect and enforceability as manually written signatures. Delivery of this Agreement or any other document contemplated hereby bearing an manually written or electronic signature, by electronic mail in “portable document format” (“.pdf”) form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature.

18. Entire Agreement. This Agreement constitutes the entire agreement between the Parties regarding the Project and the Grant Funding, and supersedes all prior written or oral agreements, understandings, or representations of the Parties regarding same.

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IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be approved and executed by their duly authorized officials.

ALACHUA COUNTY, FLORIDA

By: _____
Charles S. Chestnut, IV, Chair
Board of County Commissioners

Date: _____

ATTEST:

APPROVED AS TO FORM

Jesse K. Irby, II, Clerk
(SEAL)

Alachua County Attorney

CITY OF _____

By: _____
Mayor

Date: _____

ATTEST:

Approved as to Form

Clerk
(SEAL)

City Attorney

EXHIBIT 1: APPLICATION



For staff use only

Date Received: _____

Date Approved: _____

Joint Infrastructure Surtax Projects Application

Please complete one form for each proposed project. Please check one:

Wild Spaces & Public Places (not to exceed \$333,333)

Infrastructure (not to exceed \$333,333)

Municipality: City of Hawthorne

Primary Contact First/Last Name: Robert Thompson

Primary Contact Daytime Phone Number: 352-481-2432

Primary Contact Email Address: citymanager@cityofhawthorne.net

Name of Project: Hawthorne Community Gymnasium

Project Address/Location: 6000 SW 205th Street, Hawthorne, FL 32640-3572

Estimated Project Cost: \$ 3.75 Million

Estimated Start Date: March 3, 2025 Estimated Completion Date: July 31, 2026

Who will benefit from the project:

A community gymnasium in Hawthorne would be a multi-benefit investment, providing immediate recreational and wellness advantages for local residents, while also fostering broader regional economic, educational, and social impacts. It would serve as a critical asset to meet diverse community needs, improve quality of life, and bolster regional health and economic resilience. A gymnasium would not only meet current recreation and wellness needs but also foster a healthier, more connected, and economically resilient community in Hawthorne. This project has the potential to enrich local life across generations, making it a valuable investment in Hawthorne's future.

Key groups that would benefit from this project include:

- 1. Local and Regional Residents

Local Significance of Project to your Municipality:

A new gymnasium in Hawthorne would hold significant local value, addressing critical needs for recreation, health, and community connection in an area with limited access to such facilities. We envision that this project would impact the local community in the following ways:

1. Addressing Recreation Needs in an Underserved Community

a. Lack of Existing Facilities: Hawthorne has few recreational spaces, and residents currently travel to nearby cities for sports and wellness activities. A local gymnasium would bring convenient access to year-round, weather-independent recreational options.

b. Youth Programs and Engagement: With a gym, Hawthorne could offer sports programs

County-Wide Significance of Project (optional – attach plans/drawings/maps):

The significance of a new gymnasium in Hawthorne extends beyond local benefits, as it can serve as a critical resource for the entire eastern and southeastern regions of Alachua County. We firmly believe this project aligns with County-wide goals of fulfilling important roles in recreation, health, economic development, and regional equity.

A new gymnasium in Hawthorne would represent a strategic investment for Alachua County, creating a recreation and wellness hub that enhances life in eastern Alachua County, supporting the health of all County residents, and fostering equity, economic, and regional development. The gymnasium would serve not only as a local asset but as a county-wide resource that brings communities together, increases access to vital amenities, and supports a healthier, more vibrant Alachua County.

Alachua County's eastern areas, including Hawthorne, currently lack sufficient public indoor recreation facilities. The gymnasium would provide nearby communities such as Windsor, Grove Park, Rochelle, and Campville with accessible recreational space. This enhances recreational access for thousands of county residents who otherwise would need to travel to Gainesville or other distant areas.

This facility could become a venue for regional sports leagues, tournaments, and athletic events. Hosting these events brings together youth and adult teams from across the county, promoting county-wide unity and friendly competition, while reducing travel burdens for eastern Alachua County residents.

The gymnasium would make fitness and wellness programs accessible to rural residents who often face geographic and economic barriers to health resources. By reaching populations that have been historically underserved, the facility will advance the County's objective of reducing health disparities and enhancing quality of life across demographics.

A gymnasium in Hawthorne, may draw residents from throughout the County, which can indirectly benefit Hawthorne's local businesses, from food vendors to retail shops. Increased traffic to Hawthorne helps to boost the local economy, fostering a more balanced economic landscape across the Alachua County.

Indoor recreation facilities in Gainesville are frequently at capacity, and travel to these areas is

Who will benefit from the project (cont.):

a. Youth and Families: The gymnasium would offer a safe and accessible space for after-school programs, sports leagues, and family-friendly activities, addressing a significant need for recreational options in our rural area.

b. Seniors: With programs tailored to older adults, such as low-impact exercise classes and community events, the gym would promote healthy aging and social engagement for the senior population.

c. Individuals from Neighboring Rural Communities: Residents from surrounding rural areas in eastern Alachua County where public facilities are limited would have access to an inclusive facility for year-round activities).

Local Significance of Project to your Municipality (cont.):

b. Youth Programs and Engagement: With a gym, Hawthorne could offer sports programs, after-school activities, and camps, giving youth a safe, supervised environment for recreation and personal development. This is particularly vital in small towns like ours where there may be fewer organized activities available.

2. Supporting Community Health and Wellness

A gymnasium offers a space for fitness classes, sports leagues, and wellness programs, encouraging physical activity and improving overall health. This facility would contribute to reducing sedentary lifestyles and combatting related health issues, such as obesity, which is more prevalent in rural areas like Hawthorne.

3. Strengthening Community Connections and Engagement

The gym would double as a community center, offering a large indoor space for town events, holiday celebrations, public meetings, and other gatherings. This helps build a stronger sense of community, fostering local pride and participation.

4. Enhancing Hawthorne's Regional Role

As one of the only indoor recreational facilities in eastern Alachua County, the gymnasium would draw participants from nearby rural communities, expanding Hawthorne's role as a hub for regional recreation.

- Alachua County in that the facility aligns with the County's commitment to improving public health, enhancing recreational resources, and supporting underserved communities, making it a long-term investment in community development.

County-Wide Significance of Project (optional – attach plans/drawings/maps) (cont.):

Indoor recreation facilities in Gainesville are frequently at capacity, and travel to these areas is often impractical and often not available for Hawthorne residents. By establishing a gymnasium in Hawthorne, Alachua County can reduce strain on Gainesville's infrastructure, balancing recreational resources and distributing public facilities more equitably.

The gymnasium aligns with Alachua County's mission to ensure equitable access to recreational and health resources for all residents. By investing in Hawthorne, the County would be demonstrating its commitment to bridging geographic and socioeconomic divides within its

communities, fulfilling a promise to serve rural areas as robustly as urban and semi-urban ones in the County.

Joint Infrastructure Surtax Projects Application

Estimate for this project will be about \$3,750,000 total cost (based on a 15,000 – 20,000 sf building)

Design, engineering, permitting:	\$ 300,000
Site preparation:	\$ 200,000
Prefab building cost & assembly:	\$ 2,000,000
Interior finishes & fixtures:	\$ 350,000
HVAC, electrical & plumbing:	\$ 550,000
Sports equipment and amenities:	\$ 150,000
Contingency:	\$ 200,000
Total Estimated Cost:	\$3,750,000