

Learning Center Project Narrative

Describe outcomes of Four-Factor Analysis for Limited English Proficiency

1. Number or proportion of LEP persons served or encountered in the eligible service population (served or encountered includes those persons who would be served by the recipient if the person received education and outreach and the recipient provided sufficient language services).

Martin County utilized American Community Survey data within the 2019 5-Year Language Spoken at Home for the Population 5 Years and Over table (C16001). Based on this data, no language group exceeds 5% of Martin County's population.

2. The frequency with which the LEP persons come into contact with the program.

The proposed project will provide job training and other learning opportunities for LEP persons, among many Martin County residents, on an ongoing basis.

3. The nature and importance of the program, activity, or service provided by the program.

The pandemic has highlighted a desperate need to reeducate or up-skill the existing and entering workforce in Martin County. Martin County seeks to rehabilitate Building 17 at Witham Field to operate as a Learning Center, with job training and other educational opportunities available from Indian River State College. Low- and moderate-income (LMI) individuals are the target audience for this training, including LEP persons.

4. The resources available and costs to the recipient.

Martin County provides translation services of all public notices. Additionally, Martin County uses the Language Line Solutions service to provide translation services to communicate with LEP residents. Martin County is also proposing to conduct English as a Second Language courses at the training center. Therefore, these limited LAP measures are reasonable given the resources available to Martin County.

Describe the methods used to solicit participation of low- and moderate-income persons in public hearing(s):

Martin County published a public notice in the TC Palm newspaper on March 9 seeking comment from residents on the proposed construction of a workforce training center. That announcement solicited comments from businesses seeking to train workers and low-/moderate-income residents who have lost jobs as a result of the pandemic. The goal of the public hearing was to determine interest, identify workforce skill needs in certain fields (e.g., health care, aviation), and begin to align interests with workforce training center programming.

Information was also posted to the Martin County web site announcing the public hearing and providing access to the CDBG-CV application.

Denote any adverse comments/complaints received in the public hearing(s) and describe the resolution:

XXX – TO BE COMPLETED FOLLOWING THE PUBLIC HEARING

If no comments were made by the residents during the public hearing, describe efforts to obtain input from residents on the project.

XXX – TO BE COMPLETED FOLLOWING THE PUBLIC HEARING

Project/Program Title:

Development of Countywide Learning Center at Witham Field

Project/Program Description: Describe the proposed project/program. Limit to 500 words.

The proposed project involves the rehabilitation of Building 17 at the Martin County airport – Witham Field – as a Learning Center to support LMI residents that have lost employment resulting from COVID-19. The health crisis has significantly impacted Martin County’s economy, particularly the retail, dining, hospitality, and service industry sectors. Martin County is partnering with Indian River State College to deliver vocational training that will prepare workers for post-pandemic careers. This training will focus on the health care, marine, and aviation/aerospace sectors. The Learning Center will also provide LMI residents with classroom opportunities to enhance English language skills, improve financial literacy, and practice interviewing techniques.

According to the Florida Department of Health, as of March 1, 2021, Martin County has seen 10,415 total cases of COVID-19, with 691 hospitalizations and 284 deaths. More than 15,000 workers across Martin County (including 3,750 in the retail, hotel, and food service sectors) have filed for unemployment benefits from the start of the outbreak through January 30, 2021. COVID-19 continues to affect the area’s health and economy; Florida’s first case of the B.1.1.7 coronavirus variant was discovered in Martin County.

Since the onset of the pandemic, many local businesses, especially retail shops, personal service industries, and restaurateurs, have been affected by the loss of customers. In most cases, these businesses have had to make cuts to maintain a bottom line, adapt to new businesses procedures, reduce worker hours, and in some cases close entirely. This has led to rising unemployment and underemployment in Martin County.

Martin County has coordinated with Indian River State College and regional employers to develop the proposed Learning Center concept. Through collaborative sessions with the Business Development Board of Martin County, the Martin County Economic Council, the Stuart/Martin County Chamber of Commerce, and other business non-profits, Martin County has identified training opportunities that will help to diversify the regional economy. Health care is emerging sector with locally-based Martin Health System and the expansion of the Cleveland Clinic hospital

campus in adjacent St. Lucie County, presenting openings for entry-level jobs including medical assistants, lab techs, and other health aides. Home to a \$227 million maritime economy that supports more than 5,000 jobs, Martin County FL is an ideal location for marine-based companies. Long a hub for aviation/aerospace products and services, Martin County is also ideally suited to meet the needs of growing companies in this sector.

CDBG-CV investment will help Martin County develop a Learning Center to respond to the economic impacts of the pandemic. Following construction, affirmative marketing and outreach will be conducted to attract unemployed and underemployed residents to workforce training opportunities at the facility. Income certification will be conducted to ensure that at least 51% of Learning Center users meet HUD LMI requirements. Private sector companies are already committing to interview and apprentice trained workers.

Specifically, CDBG-CV grant funds will support:

- design and engineering of the Learning Center;
- Building 17 renovations;
- creation of vocational classrooms; and
- sitework and landscaping.

Project/Program Need: Describe the need for the proposed project/program. Limit to 500 words.

The current pandemic has crippled Martin County. The region has experienced job loss, rising unemployment, and other economic hardship as a result of the health crisis. Before the pandemic, the unemployment rate in Martin County was 3.0%. By April 2020, unemployment had risen to 11.8% as social distancing measures shut down workplaces, causing job losses across nearly every sector. While unemployment has slowly declined, many Martin County residents remain unemployed or underemployed.

Traditionally, tourism has been a key economic driver in Martin County. However, many of the businesses in Martin County most affected by COVID-19 are within the retail, dining, hospitality, and service industry sectors. Studies show that nearly 40% of these small businesses never reopen after a major disaster. As some of these jobs will never return, Martin County seeks to expand employment opportunities for LMI residents in the emerging health care, marine, and aviation/aerospace sectors. A diversified economy will create new career paths in the region.

CDBG-CV investment aligns with Martin County's long-term economic development goals. A principal goal of Martin County is to promote balanced, sustainable growth. The proposed Learning Center directly support Policy 15.2B.5 of the Comprehensive Growth Management Plan – "Martin County shall encourage and pursue opportunities for life science and aerospace industries and related businesses."

Based in Stuart, Martin Health System comprises three hospitals, one MediCenter, a free-standing emergency center, and numerous centers and clinics. In nearby St. Lucie County, Cleveland Clinic Tradition Hospital is expanding operations with plans to conduct biomedical research in Port St.

Lucie, its first research facility outside of Cleveland. This work at the Florida Research and Innovations Center will require staff to support transformational research in disease control and vaccine development, including the study of coronaviruses. The proposed Learning Center will support job growth at these facilities with entry-level training for medical assistants, lab techs, and other health aides.

Martin County is also already home to many marine (American Custom Yachts, Armstrong Nautical Products, Bausch Enterprises, Blair Propeller & Marine Services, Bonadeo Boatworks, Chariot Robotics, Continental Shelf Associates, GyroGale Stabilizers, Jim Smith Boats, Ocean5 Naval Architects, Ocean Master Boats, Mack Sails, Seatorque Control Systems, Whiticar Marine Group, and Yacht Watchman) and aviation/aerospace (including Triumph Aerostructures, Paradigm Precision, PAC Seating Systems, STS Aviation Group, Advanced Technologies Group, EB Airfoils, ETS Power Group, EMC/RF Labs, Level 3 Inspection, and Kreiger Machine Company) businesses. These local employers have identified specific skills gaps in marine and aviation/aerospace manufacturing. The Learning Center will conduct hands-on training and offer accredited apprenticeship programs to meet local demand for a highly-skilled workforce.

Finally, the Learning Center will provide classes to improve the life skills of LMI individuals. This instruction will include English as a Second Language, preparing for the GED, financial literacy, homeownership, interview workshops, and parenting.

Martin County is partnering with Indian River State College to provide training at the Learning Center. A collaboration agreement is currently being developed and will be executed before construction of the facility.

Months from Award to Execution of Activity Contracts:

2 months

Months from Activity Contracts to Activity Implementation:

3 months

Months from Activity Implementation to Activity Completion:

7 months

Briefly explain the timeline provided above:

The total project timeline is one year. Upon award, Martin County will conduct a two-month Request for Proposals process seeking bidders interested in developing the Learning Center. After procurement, the contractor will have a period of three months to complete design and engineering of the facility improvements. Next, a seven-month schedule will launch the renovation of Building 17, creation of vocational classrooms, and all necessary sitework and landscaping. Presuming an award date of October 1, 2021, Martin County will implement all project activities by September 30, 2022.

Budget attachment

\$1.4 MILLION BUDGET REQUEST BEING FINALIZED

Provide a brief narrative explanation of the proposed budget:

TO BE COMPLETED

Explain why the National Objective was selected and how this project meets the criteria of that objective.

The proposed Learning Center meets the CDGG national objective of primarily serving LMI individuals. The project will serve an LMI limited clientele, in that the Learning Center will deliver training programs that principally meet the needs of Martin County's unemployed and underemployed residents. While courses at the Learning Center will be promoted countywide, it will provide benefits to a specific group of persons rather than everyone in the defined service area. Income certification will be conducted to ensure that at least 51% of Learning Center users meet HUD LMI requirements.

List the census tract number(s) that are proposed to be included in the project area:

- 12085000100
- 12085000200
- 12085000300
- 12085000400
- 12085000500
- 12085000501
- 12085000502
- 12085000603
- 12085000604
- 12085000606
- 12085000607
- 12085000610
- 12085000700
- 12085000800
- 12085000900
- 12085000901
- 12085000902
- 12085001000
- 12085001104
- 12085001102
- 12085001103
- 12085001104
- 12085001200
- 12085001301

12085001302
12085001303
12085001404
12085001405
12085001406
12085001407
12085001408
12085001409
12085001410
12085001500
12085001600
12085001601
12085001602
12085001700
12085001800
12085001801
12085001802
12085990000
12085990100

List the census tract block group(s) that are included in each of the census tracts listed above:

12085000100: Block Groups 1, 2, and 3
12085000200: Block Groups 1, 2, and 3
12085000300: Block Groups 1, 2, and 3
12085000400: Block Groups 1, 2, 3, and 4
12085000500: Block Groups 2, 4, 6, 8, and 9
12085000501: Block Groups 1, 2, 3, and 4
12085000502: Block Groups 1 and 2
12085000601: Block Groups 1 and 2
12085000602: Block Groups 2, 3, and 4
12085000603: Block Groups 1, 2, 3, and 4
12085000604: Block Groups 1 and 2
12085000606: Block Groups 1, 2, and 3
12085000607: Block Groups 1 and 2
12085000610: Block Groups 1 and 2
12085000700: Block Groups 1, 2, 3, 4, and 6
12085000800: Block Groups 1, 2, and 3
12085000900: Block Groups 1, 2, 3, 4, 5, 6, and 7
12085000901: Block Groups 1, 2, and 3
12085000902: Block Groups 1, 2, 3, and 4
12085001000: Block Groups 1, 2, and 3
12085001101: Block Groups 1, 2, 3, and 4
12085001102: Block Groups 1, 2, 3, 5, and 6
12085001103: Block Group 1
12085001104: Block Groups 1, 2, and 3

12085001200: Block Groups 1 and 2
12085001301: Block Groups 1, 2, 3, and 4
12085001302: Block Groups 1, 2, 3, 6, and 7
12085001403: Block Groups 2, 3, and 4
12085001404: Block Groups 1, 2, 3, 5, and 6
12085001405: Block Group 1
12085001406: Block Groups 1 and 2
12085001407: Block Groups 1 and 2
12085001408: Block Groups 1 and 2
12085001409: Block Groups 1 and 2
12085001410: Block Groups 1, 2, and 3
12085001500: Block Groups 1 and 2
12085001600: Block Group 1
12085001601: Block Groups 1, 2, and 3
12085001602: Block Group 1
12085001700: Block Groups 1, 2, 3, and 4
12085001800: Block Groups 1, 2, 3, 4, and 5
12085001801: Block Groups 1, 2, and 3
12085001802: Block Groups 1 and 2
12085990000: Block Group 0
12085990100: Block Group 0

Describe the applicants' and/or the subrecipients' experience and qualifications for performing the proposed activity.

Martin County has conducted numerous successful construction and renovation projects across the region, including XXX, XXX, XXX, and XXX. These capital projects were conducted on-budget and on-time. Martin County procures qualified contractors to complete these construction and renovation projects, following all applicable federal and/or state funding requirements.

The project will be managed by George Stokus, Martin County's Assistant County Administrator. George has over 19 years of experience in municipal operations. He previously served as the Airport Manager at Witham Field, where he oversaw multiple improvement projects to runways, hangars, and other airport facilities. George has managed federal funding and is familiar with CDBG reporting requirements.

Martin County's partner Indian River State College is a public college based in Fort Pierce serving the counties of Indian River, Martin, Okeechobee, and St. Lucie. It has branch campuses in Okeechobee (Dixon Hendry campus), Port St. Lucie (Pruitt campus), Stuart (Chastain campus), and Vero Beach (Mueller campus), plus additional learning centers facilities in the area. Indian River State College is accredited by the Commission on Colleges of the Southern Association of Colleges and Schools to award Associate and Baccalaureate Degrees. The institution also offers additional educational programs such as Technical Certificates, Applied Technology Diplomas, and Adult High School Programs. The college was named as one of the ten best community colleges in the United States by the Aspen Institute. Indian River State College has established programming in the health care, marine, and aviation/aerospace sectors.

Similar Projects/Programs: Identify the four (4) most recent projects similar to the one proposed that the grantee and/or subrecipient has either completed or assisted in completing.

NEED EXAMPLES

Upload a project narrative for each project or program listed.

NEED SUMMARIES FOR EXAMPLES

Key personnel.

SEE TEMPLATE

Describe the applicant's fiscal management structure, financial controls, and process for managing grant funds, including the process and protocol for preparing and managing the quality and accuracy of reporting on grant outcomes and related grant expense requests prior to their submittal for reimbursement to grant funders.

NEED HELP

Describe how this activity will prevent, respond to, or assist in the recovery from the coronavirus pandemic.

According to the Florida Department of Health, as of March 1, 2021, Martin County has seen 10,415 total cases of COVID-19, with 691 hospitalizations and 284 deaths. The pandemic continues to affect the area's health and economy; Florida's first case of the B.1.1.7 coronavirus variant was discovered in Martin County.

More than 15,000 workers across Martin County have filed for unemployment benefits from the start of the outbreak through January 30, 2020, including the following claimants by industry:

- Accommodation and Food Services – 2,364
- Self-Employed – 1,734
- Retail Trade – 1,386
- Health Care and Social Assistance – 1,378
- Waste Management, Remediation – 1,321
- Arts, Entertainment, and Recreation – 565
- Construction – 552
- Professional, Scientific, and Technical Services – 538
- Manufacturing – 443

CDBG-CV investment will help the region respond to and recover from the coronavirus pandemic. Many of the jobs lost due to the health crisis are in the retail, dining, hospitality, and service industry sectors. Studies suggest that many of these small businesses will not reopen. As such, Martin County seeks to diversify its economy and provide training opportunities to its unemployed

and underemployed LMI residents. The proposed Learning Center will focus on preparing workers for entry-level positions in the health care, marine, and aviation/aerospace industries.

Federal resources are needed to design and renovate Building 17 at Witham Field into the Learning Center. Working in partnership with Indian River State College and area businesses, Martin County seeks to close skills gaps in the region and prepare workers for post-pandemic careers. Hands-on work opportunities and apprentice programs offered through the Learning Center will help to place LMI residents into high-wage jobs, reducing economic inequality.

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