

TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM

Triumph Gulf Coast, Inc. ("Triumph Gulf Coast") has created a pre-application process to provide initial consideration of potential ideas for projects or programs that may seek an award of funding. Applicants are required to participate in the pre-application process. Notwithstanding the response from Triumph Gulf Coast on the pre-application form, an Applicant may still elect to submit an Application.

APPLICANT INFORMATION:

Name of Individual/Entity/Organization: Walton County Board of County Commissioners

Brief Description of Background of Individual/Entity/Organization: County Government

Contact Information:

Primary Contact Information: Bill Williams

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Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: Walton County TDC, Emerald Coast Tech College,

NWFSC (TCC/FSU), Owl's Head Farms

REQUIRED EXECUTIVE SUMMARY:

In a maximum of three (3) pages, please describe the proposed project or program, including (i) the amount of funds being sought from Triumph Gulf Coast; (ii) the amount and identity of other sources of funds for the proposed project or program; (iii) the location of the project or program; (iv) summary description of the proposed program, including how the program will be transformational and promote economic recovery, diversification, and enhancement of the disproportionately affected counties, and (v) a summary timeline for the proposed project or program.

IMPORTANT NOTICE

This pre-application process will **not** result in an award of funding by Triumph Gulf Coast. Rather, this process is designed to facilitate submission of ideas for potential projects or programs before the Applicant expends time and/or resources to complete a full Application. All Applicants for funding are required to complete an Application, which will be scored, and then considered for award in the discretion of Triumph Gulf Coast Board.

Walton County Research & Education Institute at Owl's Head Farms, Phase I Executive Summary

Walton County ranks 24th in the nation in income disparity when comparing the top 1% income to the bottom 99% income of residents¹. The reality of such disparities present geographically in Walton County when comparing the economic climate north and south of the Choctawhatchee Bay. In an effort to address these disparities and bring about transformational change in the local and regional economy, Walton County will create the Walton County Education and Research Institute. The Institute will serve as a co-op hub for a range of educational programs, research initiatives and economic development incubation.

1. Amount of funds being sought from Triumph Gulf Coast, Inc.

The Walton County Board of County Commissioners, in conjunction with the Walton County Tourist Development Council, Emerald Coast Tech College, Northwest Florida State College and Owl's Head Farms, is requesting a non-reoccurring **\$10 million** grant from Triumph Gulf Coast, Inc. The total cost of the project is approximately \$15 million.

2. Amount and Identity of Other Sources of Funds for the Proposed Project.

Total Proposed Matching funds for the Project: \$5,000,000

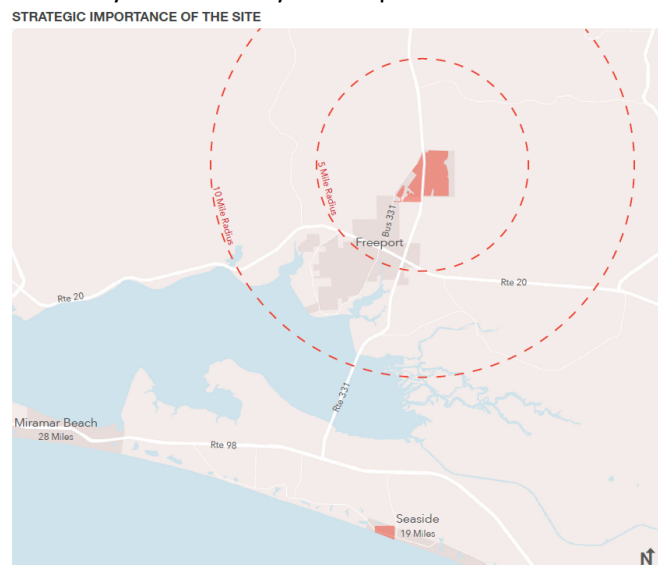
- \$2,000,000 land donation (10- acres) by DRE Investment LLC
- \$1,000,000 cash investment by DRE Investment LLC
- \$2,000,000 from Walton County RESTORE Pot 1 funds*

3. Location of the Project or Program.

The project is located north of Choctawhatchee Bay in Owl's Head Farms, a 1,200 acre master planned, mixed-use Agrarian Community, under development along Highway 331 in Walton County, Florida. Owl's Head Farms is approximately five miles north of Hwy 20 in the City of Freeport.

This project is located in a Rural Area of Opportunity (RAO). The RAO designation will be of particular benefit for expedited permitting and to start ups that spin off from projects and training opportunities at the Institute.

Additionally, Walton County has been designated a Strike Force County by the United States Department of Agriculture. This designation ensures that the federal government will give Walton County priority over other local governments should the County seek technical assistance or matching funds for this project.



¹ Adapted from Estelle Sommeiller, Mark Price, and Ellis Wazeter, Income inequality in the U.S. by state, metropolitan area, and county, an Economic Policy Institute report published in June 2016. Data are for tax units (single adults or married couples), referred to in the report as families, and for 2013, unless otherwise indicated.

*Subject to final BOCC appropriation

4. Summary Description of the Proposed Program.

This project will plan, design and construct necessary infrastructure, the Walton County Research & Education Institute building, its support facilities and fund the implementation of phase 1 programs.

Serving as nucleus of educational and entrepreneurial energy, the Institute will connect Walton County residents, businesses and educational institutions with new opportunities. The Institute will be operated through a public-private partnership between Walton County, academic partners and the private sector.

The Institute will host innovative programs related to agriculture, aquaculture, culinary, hospitality, healthcare, environmental research and autonomous vehicles. As a hub for economic development incubation, the Institute will seek to bridge the gap between academia and the private sector by supporting private sector partnerships that coincide with the programs offered.

The first phase will include a 9,000 square foot, state of the art, multipurpose facility housing two classrooms, a fully equipped lab, office space and meeting space. Additionally, the first phase will include greenhouses, an indoor arena and a commissary kitchen/food distribution center to support the institute's agricultural and culinary programming, as well as the economic development objectives.



Educational Programs. Phase 1 Educational Programs will focus on agriculture, aquaculture, culinary and hospitality certifications and degrees. Programming will focus on innovative training methods to prepare the workforce to meet the existing demands of the tourism industry, while seeking to transform traditional agriculture practices and cultivating more profitable distribution networks.

The Institute will host the following Phase 1 Certification & Degree Programs:

- Emerald Coast Technical College and Walton County Tourist Development Council: Commercial Foods & Culinary Arts/Professional Culinary Arts & Hospitality
- Emerald Coast Technical College: Landscape & Turf Management
- Emerald Coast Technical College: Nursery Management
- Northwest Florida State College: Hospitality and Culinary Management Associate of Arts
- Northwest Florida State College: Entrepreneurial Agriculture Programs

Research Initiatives.

Environmental. In order to address the critical needs of the five (5) water sheds within the eight (8) disproportionately affected counties, the Institute will bring together local governments, state and federal agencies, NGOs and academia to develop a comprehensive strategy to develop and direct projects related to estuaries, storm-water, septic to sewer conversions, sediment loading, and State/FEMA mitigation recovery expenditures. Under the Federal RESTORE Act, 1.6 billion is allocated to Pot 2 for such projects. A concerted, comprehensive strategy to compete for these funds would transform Northwest Florida.

Autonomous Vehicles. The Institute will serve as a home for research and initiatives related to autonomous vehicles in the Panhandle. The Seaside Institute and Walton County, in coordination with the International Transportation Innovation Center (ITIC) and Clemson University International Center for Automotive Research (CU-ICAR), are working to help develop alternate transportation strategies to address mobility issues on County Road 30A. Vehicle, communication and power system designers, entrepreneurs active in on-demand transportation and transportation infrastructure experts from across the country are participating in what proves to be one of the most innovative transportation planning initiatives ever launched in Florida.

Economic Development Incubation. The synergies created through the Institute will be the catalyst for innovative public-private partnerships and new business ventures. Walton County is working to co-locate with the Institute a healthcare laboratory/research company wishing to bring 43 jobs with annual salaries averaging between 75k and 100k to Walton County. Strategic connectivity of this new venture with Sacred Heart Health Systems will further spur job growth while increasing access to rural healthcare. Programming will be implemented in Phase II to train healthcare professionals and technicians to meet the demands of the Healthcare industry as a whole, as well as new companies relocating to Walton County.

Additionally, a panhandle farm is looking to expand its specialized greenhouse operation to Walton County and is poised to co-locate operations with the Institute. They see great synergies and opportunities in locating alongside the Institute, benefits in supporting the educational programming provided by the Institute through on the job training opportunities and internships and ready access to a trained workforce. The new venture will create 12+ new jobs in the first year of operations.

Triumph Eligible Activities and Priorities:

Walton County believes this project should be considered for funding by Triumph Gulf Coast, Inc, because it meets the following eligibility requirements:

- The funds will be used for construction, expansion, and maintenance of public infrastructure which Triumph Gulf Coast, Inc has determined will enhance economic recovery and diversification of disproportionately affected counties.
- The funds will be used to support programs that prepare students for future occupations and careers at a K-20 institution that has a campus in the disproportionately affected counties
- The funds will be used to support programs that will provide participants in the disproportionately affected counties with transferable, sustainable workforce skills that are not confined to a single employer.

Walton County believes this project should be considered for funding by Triumph Gulf Coast, Inc, because it meets the following priorities:

- Generate maximum estimated economic benefits, based on tools and models not generally employed by economic input-output analyses, including cost-benefit, return-on-investment, or dynamic scoring techniques to determine how the long-term economic growth potential of the disproportionately affected counties may be enhanced by the investment
- The funds will be used to leverage and further enhance key regional assets, including an educational institution.
- The funds will be leveraged with local government funds, infrastructure, lands, and other assistance for the project.
- The funds will be used to create a project that benefits the environment, in addition to the economy.
- The project will produce outcome measures.
- The funds will support the economic development efforts of a partnership between Walton County, private industry, and a K-20 educational institution.
- This project has been recommended by the BOCC of Walton County.
- This project is being pursued in partnership with the convention and visitor bureau.

The Board of County Commissioners approved this project on November 7, 2017.

5. Summary Timeline for the Proposed Project

This project has been under development since July 2016 with an initial investment of approximately \$100,000 on planning and coordination. This project can be completed within a window of 18 – 24 months once funding is secured. It is estimated that the final planning and design phase of this project will take approximately six months. The construction phase of this project will be completed in approximately 12 months.