

## 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: **Florida State University**

Brief Description of Background of Individual/Entity/Organization: **4-year institution of higher education, Research I University, one of two State of Florida Preeminent Universities**

#### Contact Information:

Primary Contact Information: **Dr. Gary K. Ostrander**  
Title: **Vice President for Research & Professor of Medicine**  
Mailing Address: **3012 Westcott North Annex**  
**Florida State University**  
**Tallahassee, FL 32306-1330**  
Telephone Number: **850-644-3347**  
Email Address: **gary@fsu.edu**  
Website: **www.fsu.edu**

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: **FSU Panama City Campus, FSU College of Medicine, FSU College of Engineering, FSU Research Foundation, The St. Joe Company**

### **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.

**Introduction** - Florida State University (i.e. Panama City Campus, College of Medicine, College of Engineering and the FSU Research Foundation) and The St. Joe Company propose to develop the **Panhandle Aging Research Center (FSU-PARC)**. This center will be a state-of-the-art research facility located in a planned residential community that primarily serves age 55 and older adults. The purpose of the center is to research and test initiatives that will promote “successful longevity”. Such research is fundamentally necessary as life expectancies increase and as those who live into their 70’s, 80’s, and 90’s seek to maintain physically active and mentally stimulated lives. Upon build-out, the FSU-PARC will expand the housing market, will create 130 permanent jobs in the facility, will enlarge the regional tax base, and will increase the health science curriculum and degree offerings at the FSU Panama City Campus. The center is intended to be a facility of regional significance in Northwest Florida and is therefore anticipated to serve all of counties in Northwest Florida as well as shape aging and caring strategies in the State of Florida and around the globe.

**(i) Funds being sought from Triumph Gulf Coast over a 10-year period:** Florida State University seeks \$78,000,000 from the Triumph Fund with an initial request of \$5,000,000. As detailed in “ii” below, FSU and the St. Joe Company will also provide a significant real dollar cost share both during the initial 10 years and in perpetuity. Preliminary programming suggests the need for a ~90,000 gross square foot building containing research labs, classrooms, exercise and demonstration kitchen facilities and clinical spaces. Should this be adopted as a Triumph Fund project, an architect would be engaged to verify programming, create a final design for the facility, and participate in selection of a construction manager. Given the advanced stages of entitlements currently obtained in the Bay-Walton Sector Plan (Sector Plan), pre-construction and construction activities can be achieved within about 15-18 months. Accordingly, Triumph funds will be requested on pace with construction progress. In the first year \$5 million will be requested. Subsequent construction (years 2 and 3) will lead to two annual requests of ~\$30-\$35 million to create an operational facility after about 30 months. Final Triumph support ranging from about \$1-\$5 million/year (years 4-6) will lead to a total Triumph Fund outlay of \$78M.

**(ii) Other sources of funding for the 10-year duration of the proposed effort:** Florida State University will contribute over \$81 million during the same period including \$47 million in cash and an additional \$34 million in cumulative grant support. The St. Joe Company will donate 10-acres of land (estimated value of \$1.25M), develop the necessary infrastructure (e.g. potable water and sanitary sewer with an estimated value of \$5M) and create a new foundation similar in structure to The St. Joe Community Foundation. The foundation will charge a fee on all real estate transactions within the planned active adult community and use those funds to support the FSU-PARC. This program and the anticipated revenue stream will be detailed in our full proposal. After 10 years Florida State University will fund the ongoing operation at a cost of \$6.5 million/year in 2017 dollars. With the addition of extramural research grants the total increases to ~\$12 million/year and the return of funds from the new Foundation will significantly raise that number.

**(iii) The location of the project or program:** The FSU-PARC will operate on the FSU Panama City Campus and within a new community being planned by the St. Joe Company. This community is proposed to be located at the intersection of the west side SR 79 and the Inter-Coastal Waterway in Bay County, Florida. The community will be strategically sited near the NW Florida Beaches International Airport and at the geographic center of the Florida Panhandle’s “eight disproportionately affected counties”. The first phase of the new community is being planned to accommodate up to 1,500 single-family detached units and complimentary non-residential uses, including infrastructure, open space and trails. The details associated with this proposal are approximate and will be defined with more granular planning and programming and will be integrated with the development of the FSU-PARC.

**(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:** The Triumph Fund legislation directs Triumph Gulf Coast, Inc. to make awards to projects or programs that meet the priorities for economic recovery, diversification, and enhancement of the disproportionately affected counties. The legislation articulates a number of specific areas for which this proposed effort is directly responsive. The primary activity will be centered in Bay County and will impact residents throughout NW Florida to include all eight disproportionately affected counties. Primary partners will include the Florida State University (FSU Panama City Campus, FSU College of Medicine, FAMU-FSU College of Engineering and FSU Research Foundation) and The St. Joe Company. The proposed effort will:

- **Create the FSU-Panhandle Aging Research Center (FSU-PARC).** Florida State University proposes the creation of a research center focused on successful longevity. The Center will be housed in a 90,000 gross square foot facility and will employ 18 faculty members with biomedical and/or engineering expertise. Each faculty member will develop an independently and externally funded research program and train graduate students. Faculty will have their academic appointments at the FSU Panama City campus and will teach in FSU Panama City's current and planned health science and engineering related degree programs.

The target demographic of the planned community fits the profile that FSU is seeking to serve. The residents of the community can provide a ready-made research pool to support the FSU biomedical research efforts and even support long term longitudinal and other correlational research studies. In addition to research, the residents can also serve as patients to the clinical component and clients to the wellness component of the FSU facility. We anticipate that the College of Engineering research will contribute to construction of smart homes and develop wearable sensors and devices to compensate for lost function due to the aging process. For example, cardiac patients who elect to participate may have continuing monitoring of their hearts with their doctors or emergency personal notified in real time, as appropriate, of any adverse events.

- **Create 130 permanent jobs.** Typically, the major expenses on research grants are salaries. We conservatively project grant revenues ramping up to about \$5-6 million per year in the first 5 years of the program with additional growth thereafter. Total employment at the new facility will be about 130 high paying jobs all of which will be funded long-term by new dollars brought into the region primarily by FSU, federal/foundation grants and private donations. By comparison, last year FSU was awarded \$210 million in research grants and contracts and the total for the last 5 years was over \$1 billion dollars. As such, we believe we are accurately projecting the grant success rate of the FSU-PARC.
- **Increase Course offerings, Degree Offerings, and Grant Awards.** FSU Panama City is in the process of significantly expanding program offerings, including the engineering and health areas. The FSU Board of Trustees will consider approval of a biomedical engineering degree in January 2018 and expects to start an interdisciplinary health degree at FSU Panama City. The faculty at FSU-PARC will play a critical role in the development of these programs. Research efforts will be focused on successful longevity and the faculty will all reside in Bay or adjacent counties. The faculty will generate federal grants (primarily National Institutes of Health & National Science Foundation), state grants, and private foundation research grants that will bring new dollars into the local economy.

- **Create Outreach Services to Citizens of Northwest Florida.** A cornerstone of the FSU-PARC will be outreach efforts focused on all citizens of the panhandle. The Colleges of Engineering and Medicine will bring real time data collection via wearable and building-anchored sensors that will inform the health activities of the residents. From this outreach capability in synergy with the Sector Plan, longitudinal studies analogous to the Honolulu and Framingham Heart studies can be pursued for the benefit of the residents of the Florida panhandle as they age.
- **Provide Positive Economic Impact.** In addition to the positive impact on panhandle education and citizen health we will see a positive economic impact on multiple levels. The Sector Plan allows the construction of up to 170,000 residential units over the next 50 years, a significant percentage will be within active adult communities. With this plan for the future, the pace will be directly linked to regional market forces that will attract people in this age group. Creation of a large research facility focused on healthy aging that is linked to a major Research University will make this possible in the near-term. It will also differentiate the Panhandle region as a preferred location for older adults who will likely self-select to be those who are more active and health conscious within their age group. This can be expected to create positive momentum in demand for active adult housing leading to a faster development pace. As well, active adults moving into the Panhandle region would be more engaged in their communities, leading to increased retail and other business, creating additional new jobs and the need for housing. These factors that speed development also act to increase the tax base (property and sales taxes) faster than otherwise would occur. Thus, we believe the FSU-PARC, in addition to the creation of a significant number of high paying jobs at the facility, will act as a catalyst for faster development and job growth in the region. The economic impact of the FSU-PARC and the active adult community will be year round and will help ameliorate the seasonal aspects of the local and regional economy.
- **Create Future Research and Development Opportunities.** Numerous examples exist, across America, of the successful integration of community-based research, education, outreach and economic development. Our approach, to be fully articulated in the full proposal, builds on the lessons learned for the success and failures of these ventures. There is a real opportunity to attract investment and interest in the fields of health care, bioengineering and product development. It is not unreasonable to think we could stimulate a Research Park centered on “successful longevity”. We will draw on the FSU School of Entrepreneurship to test these and other ideas as we develop our full proposal.

**(v) Summary timeline for the proposed project or program:** The proposal can commence immediately. FSU has developed a budget that allows planning and implementation during fiscal year 2018-19. In addition, the location of the center is in a proposed community to be located in the Bay-Walton Sector Plan. The significance of the Sector Plan is that all major local and state agency entitlements have been received. Furthermore, design, engineering, permitting, site development and construction could be accomplished in approximately 18-24 months. Likewise, based on preliminary work that will be detailed in our full proposal, the proposed FSU-PARC could be under construction within 15 months and operable within 18-24 months thereafter. The proposed effort will result in the creation of the Panhandle Aging Research Center (FSU-PARC), will create permanent jobs, will increase course and degree offerings at FSU Panama City, expand health related education and outreach activities for all community members, will create housing stock and other economic impacts in Bay County and will anchor future research and development strategies for the region.