

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 for 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: **Santa Rosa County Board of County Commissioners**

Brief Description of Background of Individual/Entity/Organization: Unit of government established by Florida Law.

Contact Information:

Primary Contact Information: Shannon Ogletree
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Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: None.

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 the 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.

EXECUTIVE SUMMARY

Description of Proposed Project: **Northwest Florida Industrial Park @ I-10 – Phase 2**

(i) Funds requested from Triumph Gulf Coast: \$3,680,000.

(ii) Amount and sources of other funds in support of the project: From Santa Rosa County, \$3,089,200 property acquisition in 2009, plus \$920,000 in cash match. Total match with property acquisition included is \$4,009,200 or 52% match.



(iii) Location: One half mile from the I-10/State Road 87 interchange, Exit # 31.

(iv) Summary description including how the program will be transformational and promote economic recovery, diversification, and enhancement of disproportionately affected counties

Transformational

With development of Phase 2, the Northwest Florida (NWFL) Industrial Park @ I-10 is ready to help transform Santa Rosa County's economy by strengthening its position as a provider of prime industrial-zoned property at an excellent location on I-10, also with access to the coastal communities along US 98 via State Road (SR) 87 and a vision to improve access to I-65 in the future. State Road 87 between I-10 and US 98 is on the state's Strategic Intermodal System (SIS) meaning it is intended to carry a higher volume of traffic, at higher speeds to meet Florida's economic goals. The Florida Department of Transportation is currently completing the last segments of widening SR 87 from two to four lanes from I-10 to US 98. SR 87 fronting the industrial park is currently four lanes to I-10 and continues northward for another mile to US 90. The location could not be better to serve freight traffic. The vision is to widen SR 87 to four lanes northward to the Alabama State Line to improve access to I-65, a truly strategic and transformational connection for Northwest Florida.

In December 2014, Gulf Power certified the I-10 industrial park in its Florida First Sites Program. To earn the certification, the site had to meet the following criteria:

- A minimum of 50 developable, contiguous acres – has 90 acres
- Available for lease or sale – available
- Zoned for industrial use – zoned industrial
- Free from judgments, liens, easements or restrictive covenants that would negatively affect the site's developability – none
- Outside the 100-year flood zone – Zone X outside 100-year flood zone

- Free from environmental concerns or have a plan for mitigation – no environmental concerns
- Free of wetlands or have a plan for mitigation – no wetlands
- Free of threatened or endangered species or have a plan for mitigation – only 3 gopher tortoise burrows found and they can be mitigated
- Free of areas of archaeological or historical significance for have a plan for mitigation – none found
- Soils compatible with industrial development - compatible
- Directly served by a road compatible with standards for tractor-trailer access (80,000 pounds/20,000 pounds per axle) – excellent road network
- If marketed as having rail access, must be served by rail currently or within 12 months - N/A
- Site must be served currently or within six months by industrial quality power, natural gas, water, wastewater, a minimum of DS-1 or T-1 telecommunications – can be done within 6 months
- Have a site concept plan – yes

The NWFL Industrial Park @ I-10 met all criteria and is currently certified through December 30, 2019 at which time the Santa Rosa Economic Development Office will submit for recertification. Funding of phase 2 of this application will further position the County to attract logistics and warehousing companies desiring to locate along the I-10 corridor from New Orleans to Tallahassee, Florida.

Economic Recovery

Santa Rosa County took a very hard hit after the downturn of the economy in 2008 and the Deepwater Horizon Oil Spill in 2010. According to the Northwest Florida FORWARD website, unemployment rose from 2.8 in 2006 to 9.5 in 2010. The County relied on growth in the construction/housing industry and tourism for jobs and revenues. Years later, the choice among better paying jobs in the county is still limited. As of 2016 according to the County Snapshots, the top five industry sectors by employment are, in order, elementary and secondary schools, limited service restaurants, full service restaurants, the federal government including military, and local government. Unemployment has dropped to slightly over 4%, but as the industry sector jobs show, most better paying jobs are in government (school, military and local government). Investment in the infrastructure of the park will play a vital role in Santa Rosa County's future as the county continues to grow at a record pace. Santa Rosa County since 2010 is one of the fastest growing counties in the U.S. with a current population of approximately 170,000 and an estimated annual growth rate of 1.9%, more good-paying jobs are needed. The infrastructure to be funded by this application will increase the marketability of prime property consistent with the needs of distribution centers, warehousing and logistics businesses. The County has developed a pricing reduction methodology to target companies who can build larger square footage, create higher number of jobs, and provide higher wages. The Santa Rosa Economic Development Office (EDO) is currently working with a company expressing interest in locating on 30 acres at the industrial park and is expected to hire approximately 350 employees with an average wage of 115% of the local average wage rate. Based upon these assumptions, the project would have an estimated total economic impact of \$267 million over a nine-year period and a direct wage impact of over \$12.0 million per year, according to an economic impact analysis for the park by the University of West Florida Haas Center for Business Research and Economic Development.

Diversification

The County is seeking diversification by concentrating its efforts on attracting high-skill level jobs in the aviation/aerospace industry with development of the Whiting Aviation Park and mid-skill level jobs by

attracting distribution/warehousing and logistics businesses at the NWFL Industrial Park @ I-10. The distribution/warehousing/logistics employment will also include managers and supervisors as well as entry level positions. As with any industry, pay increases as experience and responsibility increase. Room certainly exists for this type of employment in Santa Rosa County and the region. The park will help add another leg to the economy, now heavily based on tourism, agriculture, service industry and government jobs.

Enhancement of Disproportionately Affected Counties

The disproportionately affected counties will be enhanced by the location of distribution/warehousing and logistics facilities at the I-10/SR 87 interchange. Nearby, a truck driving school attracts students from neighboring counties. Because of the excellent transportation network, the new industrial park could be easily accessed by workers in neighboring counties. The industrial park will be an asset not only to the County but to the region as well.

(v) Summary timeline. Because of the readiness of the site, as demonstrated by its certification as a Florida First Site by Gulf Power, Phase 2 of the project can be completed within 18 months. The map below shows the utilities already in place waiting to come into the industrial park:

