

**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: The District Board of Trustees of Tallahassee Community College (TCC)

Brief Description of Background of Individual/Entity/Organization: TCC is an open admission, 2-year institution that serves annually over 12,000 students. Our Wakulla campus houses the Wakulla Environmental Institute whose mission is education (job-training), conservation, and recreation that stimulates economic development in an environmentally responsible way.

Contact Information:

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Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: N/A

**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.

**Tallahassee Community College's  
Wakulla Environmental Institute's Training Center of Excellence  
Pre-Application**

*Introduction*

Located in one of North America's top five biodiversity hotspots, Tallahassee Community College's Wakulla Environmental Institute (WEI) serves as a hub for education (job training), conservation and recreation in Northwest Florida. The Center provides job training in aquaculture and maritime occupations, leads efforts in environmental conservation and restoration of water quality and promotes regional tourism and recreation activity to stimulate economic growth across the Big Bend. While the College developed the first phase of the Institute to support the revitalization of industries that collapsed as a result of the Deepwater Horizon oil spill, the College's work in leading economic development activity in Wakulla County spawned new opportunities and initiatives that can only be completed with the addition of a second phase. Leveraging a record of sound financial and environmental stewardship, the proposed second phase, the WEI Training Center of Excellence, equips the College to grow its operation at WEI and catalyze transformational growth along the Gulf Coast.

*(i) The amount of funds being sought from Triumph Gulf Coast.*

- \$15,000,000 for the WEI Training Center of Excellence, the second phase of the Institute's development which includes a 71,000-square foot mixed-use facility. The Training Center of Excellence will focus on the creation of jobs and businesses in aquaculture, sustainable seafood farming, seafood packaging, land management, unmanned systems (drones), manufacturing, construction and ecotourism.

*(ii) The amount and identity of other sources of funds for the proposed project or program.*

- \$6,400,000 previously invested in Phase I of WEI
  - \$4,500,000 from the Florida Legislature for construction of the Institute's first phase, a multiple award-winning 10,000 square foot facility that houses classrooms, meeting space and a state-of-the-art wet lab.
  - \$1,500,000 grant received from the US Economic Development Administration in the Department of Commerce for core infrastructure improvements to the WEI.
  - \$400,000 for the value of property where Phase I is located and where the Phase II building will be constructed.

*(iii) The location of the project or program.*

- WEI's Training Center of Excellence will be located in Wakulla County. The building will be located on the Institute's 158-acre main campus next to the first building; which was awarded the 2017 Green Business of the Year Award, and the Associated Builders and Contractors top award for Sustainable Green Building. The campus site is located at 170 Preservation Way in Crawfordville with idyllic natural features of a pine forest, a natural land bridge, sink holes and a swamp.

*(iv) Summary description of the proposed program*

Tallahassee Community College's mission is "to provide a learning environment that prepares students for success in a global economy by offering higher education pathways, workforce opportunities, and civic engagement experiences." The WEI Training Center of Excellence is the manifestation of this mission. The Center builds on the College's success in Wakulla County over the past 10 years and provides the training, resources and facility necessary to fundamentally change

the livelihood for all residents in the County and across Northwest Florida.

TCC's work through the Wakulla Environmental Institute has led to the creation of nearly 100 new businesses in ecotourism and sustainable seafood farming. Within just two years since opening the WEI and establishing its Oyster Aquaculture program, Wakulla County is now a national leader in oyster production. The Institute is partnering with research universities, including Florida State University, the University of Florida, Florida A&M University and Auburn University to explore methods to further expand the number and operation of aquaculture and related businesses along the Gulf Coast. This expansion will drive economic development in the region and allow for research on sustainable approaches to improving water quality in our state.

The College seeks \$15 million to fund the construction of the second phase of Wakulla Environmental Institute, and create a Training Center of Excellence. The next phase of the Institute will spur even more environmental education and job training opportunities. With over 70,000 square feet, it will include classrooms, meeting rooms and space needed to scale training and support startup business ventures. The WEI Training Center will be a mixed-use state-of-the-art facility that will provide unique training opportunities for Wakulla County residents and citizens in our region. All training programs will lead to the creation of small businesses and prepare talent for in-demand jobs that pay higher than average wages for our state and are in highly sought-after fields.

The WEI Training Center of Excellence programming will revolve around the three equal spokes of education (job training), conservation and recreation. We will create centers that each house these complimentary and synergistic programs. The first center will be the *Educational Aquaculture Development and Training Center*. This builds upon our existing oyster aquaculture and farming programs and includes classes on oyster farming, oyster boat building, oyster cage manufacturing, development of new aquaculture crops (mullet canning and processing, scallops and bait fish). In addition, we will offer complementary job training programs in underwater welding, ship engine maintenance, submersible drone technology and port and logistics training. These programs align with the Northwest Florida FORWARD strategic initiative and result in job creation in these targeted industries.

Our environment in Northwest Florida is our most precious and important resource, and preserving, enhancing and realizing both the economic and intrinsic value is one of the core tenants of the WEI and its Training Center of Excellence. Under our environmental conservation focus, we will be creating an *Environmental and Technical Training Center* that will continue our programming of green building automation, support our environmental restoration training programs (long leaf pine), expand our garden and farm certifications programs (partnering with the University of Florida's Extension Office), and our prescribed burn programs. In addition, we will continue growing our Green Guide Certification program, which is designed for those interested in starting a nature-based business, those pursuing work in a nature-based field, and those already working in nature-based jobs and wanting to upgrade their skills.

We all know the importance of tourism in our region. Florida Tax Watch's independent research has shown that every 85 visitors to Florida equals one new job in the state, and that only half of those jobs are created in the tourism sector. The other half are created in non-tourism industry sectors. The WEI Training Center of Excellence provides this perfect balance of tourism and job creation. Our location is optimal for connecting visitors with ecotourism activities like cycling, camping, fishing, hunting, paddling, hiking, birding, visiting scenic byways and other wildlife viewing across the Gulf Coast. Serving as the trail head for the 175-mile Capital City to the Sea Loop Trail – the first trail

system in the country that connects a capital city to the sea – the Institute will attract a global audience seeking natural adventure. The location of the WEI Training Center of Excellence also links the Capital City to the Sea Loop Trail with the Big Bend Scenic Byway, a 220-mile byway that extends through Leon, Wakulla, Liberty and Franklin Counties, connecting these communities and driving visitors along the Gulf Coast.

Capitalizing on this, the WEI Training Center of Excellence’s *Tourism and Recreation Center* will play a prominent role in stimulating ecotourism activity in the region that generates hundreds of millions of dollars in revenue and creates thousands of jobs in Northwest Florida. The mixed-use space planned for the building features over 30,000 square feet of open air space, and the ability to accommodate more than 5,000 people, allowing the Institute to serve as an ideal venue for hosting trade shows, exhibitions and large concerts. The WEI Training Center of Excellence will also partner with local government entities, schools and community organizations to host large programs and events that attract visitors from outside the region.

The WEI Training Center of Excellence, the second phase of TCC’s WEI will offer the only venue of its kind in Wakulla County and the surrounding region. The Gulf Coast will reap immediate benefits from construction at WEI through the purchase of building materials and employment of workers from across the region. Long term, increasing the Institute’s footprint and job training programming portfolio will attract job seekers from Wakulla County and our region, visitors, students, entrepreneurs and investors from outside Wakulla County and the state. The influx in new residents, creation of thousands of new jobs and businesses, visitors and money in this region will drive economic growth and stimulate business development in Wakulla County and along the Gulf Coast.

(v) *A summary timeline for the proposed project or program.*

	<b>February 2018- September 2018</b>	<b>October 2018- May 2019</b>	<b>June 2019 – January 2020</b>
<b>Project Activities</b>			
<b>Objective 1: Construction of the Marine Manufacturing Training Center</b>			
1.1 Finalize architectural drawings for both buildings, receive all permits, finalize bids for construction	✓		
1.2 Begin construction of buildings		✓	
1.3 Complete construction and installation of equipment and furniture			✓
<b>Objective 2: Creation and Staffing of Job Training Centers</b>			
2.1 Continue and expand classes and job training programs at the Educational Aquaculture Development and Training Center	✓	✓	✓
2.2 Continue and expand programs at our Environmental and Technical Training Center	✓	✓	✓
2.3 Continue job training programs at our Tourism and Recreation Center	✓	✓	✓