

## 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:** Pensacola-Escambia Promotion and Development Commission.

**Brief Description of Background of Individual/Entity/Organization:** The Pensacola-Escambia Promotion and Development Commission (PEDC) is Escambia County’s economic development authority created by Special Act 67-1365, Laws of Florida. The PEDC is governed by a 9-Member Board of Directors, focused on the development of job creation assets and economic development marketing and promotion. The PEDC has a contractual relationship with FloridaWest, the community’s sole economic development organization, whose purpose is to grow economic prosperity in the greater Pensacola, FL area.

### **Contact Information:**

Primary Contact Information:	Scott Luth
Title:	Chief Executive Officer (CEO)
Mailing Address:	3 West Garden Street, Suite 615 Pensacola, FL 32502
Telephone Number:	(850) 375-1060 cell - (850) 898-2201 office
Email Address:	sluth@floridawesteda.com
Website:	www.floridawesteda.com

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.

# THE BLUFFS CORRIDOR – BECK’S LAKE ROAD SEGMENT

TRIUMPH GULF COAST, INC. PRE-APPLICATION SUMMARY, November, 2017

Prepared by: Pensacola Escambia Promotion and Development Commission

## A. BACKGROUND

The Pensacola-Escambia Development and Promotion Commission (PEDC) has been tasked by the State of Florida to facilitate the development of competitive industrial sites along the lower Escambia River Basin. Programming, planning, design and regulatory work is currently underway. This effort is focused on developing low-cost and marketable sites to support an expanded manufacturing cluster in the panhandle of Florida. The gross study area includes properties totaling 6,328 Acres, and a number of off-site infrastructural assets and systems. The properties are owned by four contiguous, adjacent entities along the lower Escambia River as follows:

Emerald Coast Utilities Authority	2,181 AC.
Ascend Performance Materials	1,782 AC.
Gulf Power Company	941 AC.
University of West Florida	1,424 AC.

## B. CURRENT PROGRESS

The Phases of work have been programmed to support the gradual development of new heavy commercial and industrial site inventory. Thus far, these include necessary heavy industrial transportation and utility connections from Beck’s Lake Road southeasterly to Old Chemstrand Road. (Refer to Industrial Connector Map, page 3). Work progress is as follows:

### PROGRAM PRIORITIES

Program Stage	Description	Date (* = pending)
<b>Industrial Development Study</b>	Master Industrial Programming	2016
<b>Phase 1 Industrial Connector</b>	Planning, Design and Regulatory Coordination	2017
<b>Phase 2 Industrial Connector</b>	Planning, Design and Regulatory Coordination	2018*
<b>Phase 3 Industrial Connector</b>	Planning, Design and Regulatory Coordination	2019*
<b>Beck’s Lake Road Construction</b>	Construct Beck’s Lake Road Segment	2019*

Thus far, PEDC has been tasked by DEO and FDOT to execute a complete Industrial Development Study over the ten square mile project area, and to provide design and regulatory support for the Phase 1 and Phase 2 Industrial corridor alignment.

### C. TRIUMPH Request.

This pre-application is focused on securing funding for the construction of the **Beck's Lake Road Segment** of the program identified in the Program Priorities listed above. Preliminary estimates for the Beck's Lake Road Segment of the Industrial Connector are **\$8 million**.

In the attached Industrial Connector graphic, the extent of the Beck's Lake Road segment included in this request is identified. This segment represents approximately 1.5 miles of the overall Industrial Connector alignment and would directly result in the accessibility and development of **Live Oak Bluff**. Additional technical, regulatory and programmatic detail associated with this request will be provided with the full application.



*Live Oak Bluff, IDS Report*

### D. Justification and Economic Analysis

The Bluffs is directly aligned with the priorities established by the State of Florida for economic diversification. In particular, the Bluffs program conforms with the economic development objectives outlined in the **Florida Trade and Logistics Study 2.0**. The Bluffs has very recently been evaluated for Economic return on investment by a number of agencies, interest groups and industrial development experts. As such, PEDC is prepared to provide all of the economic development market data and analysis necessary to support qualification for funding by TRIUMPH Gulf Coast, Inc.



