

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: Wendy & Jean Noel Mignot/ La Vie Est Belle

Brief Description of Background of Individual/Entity/Organization: La Vie Est Belle, the original pearl & leather boutique of 30A. Wendy & Jean Noel's hand-crafted collections represent elegance and sophistication. The Mignot's capture the character & culture of the Mignot-French connection, as well as the design & aesthetic that has become a world renowned brand defining Gypset & Bohemian Chic Style. Their one of a kind jewelry became a reflection of their adventures at sea, with each design representing family, fashion & culture. The trademark designs are THE sought after pearl & leather brand of The Emerald Coast.

Contact Information:

Primary Contact Information: Wendy and Jean Noel Mignot
 Title: Owner/President
 Mailing Address: 28 Lake Pointe Drive Santa Rosa Beach, FL 32459
 Telephone Number: 850.218.0080/ 850.496.4939
 Email Address: wendymignot@gmail.com/ jnmignot@gmail.com/ pearls@lvebseaside.com
 Website: www.wendymignot.com

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

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.

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**The Papillion Pavilion
(condensed version)**

We would like to propose our idea for a local butterfly farm here in South Walton county. This would include a greenhouse comprised of native butterflies and plants indigenous to our community in a space available to the public. We would include tours, education and an experience that would benefit our regional assets. Working with schools to provide new knowledge of plants and insects would be a priority to expand our horticulture industry in the NW panhandle of Florida. Our ecosystem is a delicate balance of all walks of life here in So Wal and we would love the opportunity to enhance and educate locals, and tourists alike on the importance of butterflies in our area.

II.

Project Papillion Pavilion

(condensed version)

Land	\$800,000
Greenhouse Buildout	\$150,000
Plants, Trees, Fountains, & Walkways	\$150,000
Renovation of Existing Structure	\$50,000
Parking	\$0
Total Cost of Operations	\$482,700
Total for Proposed Project	\$1,632,700.00

Cost of Operations

(estimated yearly)

Salaries	\$200,000
Wages	\$60,000
Payroll Taxes	\$31,200
Insurance	\$3,000
Property Taxes	\$3,000
Accounting Fees	\$3,500
Advertising Fees (marketing/branding)	\$60,000
Automobile	\$7,000
Utilities	\$5,000
Misc.	\$10,000
Butterflies/Supplies/Etc.	\$100,000
Total	\$482,700

In 2016,

3.6 Million Visitors to Walton County

Average Family

Size: 5.6 people

Spends: \$5,400 per visit

Stays # of Nights: 5.7

If only 5% of visitors visit our Papillion Pavilion, we estimate a gross revenue of \$1,440,000

III. Proposed Location of Butterfly Farm (Papillion Pavilion)

24750 US Highway 331

Santa Rosa Beach, FL 32459

IV.

The program will be transformational as we will be working directly with Tourist Development Council (TDC), The Cultural Arts Association (CAA) and educating thousands of students on the importance of horticulture, botany, and the positive effects it brings to the environment. It will also promote economic recovery by bringing sales taxes to Walton County along with new jobs. It will become a destination to bring new and returning people to our counties. We are offering diversification by educating and enlightening both locals and tourists, on how indigenous plants in our area help to promote butterfly and bee growth, which are essential for our environment. Proposed location is at the main corridor of 331, being in close relation to the TDC, along with being front row to incoming tourist traffic.

V.

Timeline. I believe we can complete this project within one year.

Thank you for consideration for the Triumph Gulf Coast Assistance Program. We truly believe in our project and stand behind the growth and revitalization of our home! Please note this is a condensed version, so please feel free to reach out directly for any additional information.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is 'Wendy Mignot' and the signature on the right is 'Jean Noel Mignot'. Both signatures are written in a cursive, flowing style.

Wendy and Jean Noel Mignot





Cellarus Partners

November 10, 2017

Triumph Gulf Coast Inc
P.O. Box 12007
Tallahassee, FL 32317

RE: Triumph Pre Application Submission

Dear Triumph Board Members

On behalf of our entire team at Cellarus Partners I would like to thank the Triumph Board for this unique opportunity to participate in the economic transformation of the greater Gulf Coast of Florida. The project we are proposing that we intend to execute as a public / private partnership with State, County and Local governmental entities in order to ensure the greatest benefits and protection for the taxpayers of the gulf region and the entire State of Florida.

The opportunity we are presenting is certainly large in scope and also in its impact to the region. Every great business starts with a problem that needs to be solved. Given the number of highly trained people that are in our region from the US Air Force and Navy, focusing on other industries where these same skills have critical value is the key to business opportunities and regional economic transformation. Having spent most of my business life in the commercial airline, aviation and aerospace industry, we have always seen very strong synergies with other technical manufacturing industries such as automotive.

To attract such firms to the region more than highly trained and available human capital will be required. While there is available land for large-scale projects such as technical automotive or aerospace development and manufacturing, there is a need for infrastructure as most of these firms have many other options where "ready to build" opportunities are available. Our plans actually move beyond that vision into a large-scale automotive and aerospace technology complex that will create new ways for companies to collaborate and cooperate on common core technologies in developing new products and in some cases new industries.

Cellarus is also proposing that this project be developed as a regional project and be structured as a public and private venture with State, County and City municipalities to best leverage the unique opportunity from the Gulf Coast Recovery Act while also ensuring that the best interests of the region and the taxpayers are fully represented and protected.

We look forward to discussing our plans in greater detail.

Sincerely,

A handwritten signature in black ink that reads "Jeff Erickson". The signature is written in a cursive, flowing style.

Jeff Erickson
Chairman

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APPLICANT INFORMATION:

Name of Individual/Entity/Organization: Cellarus Partners, L.L.C.

Brief Description of Background of Individual/Entity/Organization: A State of Georgia L.L.C
focused on automotive industry projections made up of a collection of highly experienced Fortune
500 CXO from the Automotive, Travel & Leisure, Technology and Consulting Industries

Contact Information:

Primary Contact Information: Jeff Erickson
Title: Managing Partner & Chairman
Mailing Address: 1050 Crown Pointe Pkwy, Suite 500, Atlanta, Ga 30338
Telephone Number: 404-795-6242
Email Address: jhe@cellaruspartners.com
Website: www.cellaruspartners.com

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: None at this time

REQUIRED EXECUTIVE SUMMARY:

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Emerald Coast Motorsports Park

Vision Statement

Cellarus Partners, a Georgia based LLC, is proposing to develop an Automotive, Aerospace and Education industrial development that will leverage the highly valuable human capital resources of the region derived from our US Military and related industries, while also driving Vocational and Science, Technology, Engineering and Math (STEM) education and employment opportunities that will impact the entire Gulf Coast Region. The project vision is centered around the common employment skill set needs for both aerospace and automotive and to create new advanced and high paying positions by attracting commercial opportunities in the automotive and aerospace industries for development, testing and manufacturing in a common infrastructure development. Cellarus Partners plans are centered on creating a new automotive technology development that will include professional racing facilities that will attract a variety of companies to the development from automotive manufacturers and their suppliers to professional race teams and those firms that support them. Such facilities can also draw in manufactures that are looking to create permanent facilities for their dealers and customers to experience their products and can draw participants on a global scale. Facilities and infrastructure can also be designed to provide research and development opportunities for commercial aerospace. Lastly, Cellarus will also look to integrate this project with additional educational opportunities from the high school and college levels as well as youth support programs for K through 12 as may be beneficial to our regional community.

Project Summary

The core of the proposed "Emerald Coast Motorsports Park" project will be a fully sanctioned raceway capable of holding professional racing events but largely focused on a more permanent and on going business model for testing, development and manufacturing of vehicles, technology and components for the automotive and aerospace industries. Cellarus believes strongly that in order to best leverage the unique opportunity presented by the Gulf Coast Recovery Act that a true public / private partnership with State, County and Local stakeholders will be the best model for the State's taxpayers and local residents.

After a great deal of research Cellarus has found that at present, no existing racing facility has been developed with this industrial focus and that testing time on existing facilities is very limited and is high in cost. Projects that have focused on creating a development to hold races as their primary source of income with testing and industrial aspects as followers have learned that such a business model is financially very challenged and often requires ongoing state and local governmental financial support to remain as a viable business. While this capability will be part of the long-term plan, Cellarus has chosen to focus on creating long term and sustainable jobs as the focus and look to racing events that will drive tourism as a follow on capability. Further, no existing facility has integrated an aerospace focus that further leverages the common skills sets from our regional human capital each industry requires to grow.

Based upon research that Cellarus has performed the economic impact of such a project at maturity should be in excess of \$250 million annually to the region. As an example, the nearest facility that is close to the vision for Emerald Coast Motorsports Park is Barber Motorsports Park in Birmingham Alabama that is actually smaller at 830 acres than what Cellarus is proposing. The Greater Birmingham visitors and Convention Bureau has consistently reported the annual impact of BMSP at in excess of \$145 million annually and has delivered \$1.4 billion to the region over the last ten years. BMSP also

operates on a similar model and has both Porsche and Mercedes as tenants for their brand experience centers for high value customers and their dealers.

In creating such a project it is important to have a clear vision of the stakeholders and the value that this project will bring to their specific industry or business. In the fast paced automotive industry whether you are in the racing or production car side of the space, having access to advanced facilities drives new capabilities that can increase the speed of innovation while decreasing time to market which drives competitive advantage. Such capabilities will enable advanced product development and testing for automotive manufacturers that leverage the advanced workforce capabilities that are present in the gulf region. Such facilities also allow both manufacturers and race teams to grow their businesses by using the facilities for brand experiences for consumers, dealers and sponsors in a highly attractive resort community.

The Florida Gulf Coast has a long and distinguished history of aviation from our strong ties with the US Air Force and US Navy. The ability to both continue that support with additional off base and yet advanced facilities can further strengthen those ties. The ability to also expand further into commercial aviation for such new technologies as autonomous ground and air vehicles and advanced propulsion such as electric drive will be important areas of opportunity and focus. In both automotive and aerospace new and advanced propulsion technologies are in development or on the horizon. While electric propulsion has already come to ground transportation it has now moved into the unmanned vehicle space and a number of viable commercial startups are working on electric turbine drives for aircraft. We are presently seeing that electric propulsion, autonomous aircraft and automotive technologies are leading the way in the creation of entire new industries.

Cellarus Partners is fully committed to integrating with the State and Local Education systems to provide unique career development opportunities. For every business to be successful over the long term it must have a core value of putting more into the community than the community provides to the business. While this may seem to be counter to the current business culture, all great businesses have taken this as part of their mission. Given the mission of Emerald Coast Motorsports Park including training facilities and capabilities will be an opportunity to increase our first responders and military exposure to such training and likely at a lower cost with greater convenience for such personnel and their families. The Florida Gulf Coast already has a solid foundation in vocational education starting at the high school level and moving up through our community colleges and adult vocational education programs. By creating both direct job as well as apprentice programs we can fill in the some of the gaps that exist between education and employment. We also see how new programs that can extend down into the high school level and work to help students of all ages connect their passion for automobiles and aircraft to their schoolwork through special science and education programs.

Certain aspects will take on more of a technology business park where individual firms may purchase or lease facilities or raw land within the complex. The core elements of the proposed project are:

Fully Sanctioned FIA Track Facilities

The key to the entire project is creating a track that is designed and built as both a development and testing track for race teams, manufacturers and suppliers that is also a fully sanctioned facility by the many racing bodies of the motorsports industry that opens the door to race events in the future.

Race Team Facilities

With track testing time being both in high demand, by having a world-class track combined with individual and community based facilities a full racing development community to teams and suppliers will be

created that will also create job demand for the high value workforce of the region.

Brand Experience Centers

Many of the world's leading automotive performance brands are looking to grow their abilities to connect with their dealers, suppliers, the media and the public, to promote new products and their overall brand. Having such facilities on track in a resort coastal community will add value to their overall experience.

Vehicle Testing and Manufacturing

Whether the production family car or sedan to high performance vehicles and their supplier community, the opportunity to test and develop together is a key success factor for this project. This can also be extended to our military and first responders to ensure they have the finest equipment possible.

Private Track Club

The private track experience industry is one of the fastest growing sectors in the automotive industry. These services range from a country club model to day events as well as those just offering lap and half day events. These retail extensions will drive global awareness of the track and our region of Florida.

Outdoor Karting Track & Club

Many racers start into their careers in this form of racing so we also see this as a key element of our plans to support regional youth. It is also another area with specialty manufacturers and suppliers so including such firms in our range of view widen the opportunities to attract business to this project.

Proposed Budget

After consultations with the Tilke Group, www.tilke.de, the worlds leading architecture and engineering firm with an exclusive focus on industry leading racing facilities for major manufacturers such as Mercedes and Porsche as well as Formula One, the construction of the core raceway will likely have a cost of between \$40M to \$70M, exclusive of land acquisition and other infrastructure costs depending upon site selection. Additional development costs for the industrial capability and common facilities should be budgeted at an additional \$20M to \$30M, again depending upon the site selection and cost. Cellarus has identified parcels that are suitable but due to the size some additional infrastructure development will likely be required. Cellarus has also been pursuing land acquisition, long term lease and partnership structures and taking into account traffic patterns, environmental sensitivities and other variables that also require further study and discussions with local County, City and Community Stakeholders. In addition to outside private equity sources, Cellarus is also aware of other potential State and Federal financing sources that may be utilized.

Project Timeline

Tilke has further advised Cellarus that once the site is cleared for construction and the support infrastructure is in place to service the site that construction is likely to take 18 to 36 months depending upon the size and scale of the overall project. Given the timelines for additional State and Local requirements for economic and environmental impact studies, public review and comment requirements as part of the local review and approval process, that an overall project timeline of 24 to 48 months is a realistic plan. Tilke has also recommended that a phased approach be taken to that development and investment by all parties to be timed with the needs and commitments of firms locating within the project.

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APPLICANT INFORMATION:

Name of Individual/Entity/Organization: Florida State University College of Law

Brief Description of Background of Individual/Entity/Organization: Located in Tallahassee, Florida, Florida State University College of Law was founded in 1966.

Contact Information:

Primary Contact Information: Paolo Annino
Title: Co-Director, FSU College of Law Public Interest Law Center
Mailing Address: 425 W. Jefferson St., Tallahassee, FL, 32301
Telephone Number: 850-644-9930
Email Address: pannino@law.fsu.edu
Website: www.law.fsu.edu

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.

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Executive Summary
FSU College of Law Center for Economic Opportunity
for Veterans and Small Businesses

I. The Amount of Funds Being Sought from Triumph Gulf Coast

\$600,000 (\$200,000 per year for 3 years). A detailed budget will be submitted with the application.

II. Amount and Identity of Other Sources of Funds for the Proposed Project or Program

Florida State University College of Law will provide any required matching funds.

III. Location of the Project or Program

Crawfordville, Wakulla County, Florida

IV. Summary Description of the Proposed Program

The FSU College of Law Center for Economic Opportunity for Veterans and Small Businesses will provide veterans and small businesses with free legal services that will be transformational in helping to remove the impediments to full participation in the economy, and will thereby promote economic recovery, diversification, and enhancement in Wakulla County. Legal services will be provided at a rented office in Crawfordville, staffed by two staff attorneys/graduate fellows who will be supervised by FSU College of Law faculty and assisted by law students. This model will not only allow direct legal services to be provided to clients, but will also help train and inspire students for future public interest legal work with veterans and small businesses.

A. Veterans

1. The Need

When Jeff M., a veteran living in Crawfordville, was threatened with contempt of court for failure to pay child support, he had no access to free legal help in Wakulla County. He had lost his job, but continued to pay child support until he exhausted his savings. He tried to navigate the legal system, but without a lawyer, was unsuccessful. When he missed a few child support payments, his driver's license was suspended. Jeff had become one of many veterans caught in this trap—without a driver's license, he was unable to get a good job. Without a good job, he was unable to catch up on his child support.

Seeking free legal help meant traveling to Tallahassee, to seek help from the Tallahassee Veterans Legal Collaborative advice and referral clinic. TVLC lawyers were able to work out an agreement on the contempt motion and Jeff was able to work out a deal with Department of Revenue to have his license reinstated and was able to get a good-paying job. He is now able to

support himself and his daughter and is a productive member of the economy in Wakulla County.

Wakulla County is home to an estimated 3,000 veterans. Unfortunately, many of these veterans do not have access to transportation to Tallahassee, so finding legal help is even more difficult.

2. A Solution: Access to Legal Services

The Center will provide free legal services for low-to-moderate-income veterans in a variety of areas related to economic productivity. For example, veterans can receive assistance with expungement of criminal records that may be preventing them from obtaining jobs or professional licenses. Additionally, assistance with child support modifications and conversion of court fees to community service hours may enable veterans to obtain reinstatement of their drivers licenses, which will enable them to obtain employment.

B. Small Businesses

1. The Need

Finding competent legal advice can also be a struggle for small business owners and entrepreneurs seeking to start a new venture and facing a myriad of common legal issues. One study¹, commissioned by a legal insurance company, surveyed over 1,000 businesses having 1 to 250 employees and concluded that “more than 13 million, or nearly 60%, of all small businesses experienced significant legal events in the past two years.” Of those, nearly 60% did not engage an attorney for assistance with the matter with 3 million overall citing cost as the reason. Issues that commonly arise include reviewing and negotiating contracts, state and federal tax matters including audits, employee and independent contractor concerns as well as new business formation and related issues arising among co-founders. These issues can slow or otherwise impede the formation of new businesses and the growth of existing businesses.

2. A Solution: Access to Legal Services

The Center will provide free legal services for low-to-moderate-income business owners, and entrepreneurs in Wakulla County to remove barriers to new business development and to improve the legal security of small businesses owners and their employees.

The Center will provide services that include assisting entrepreneurs with proper business formation:

- Limiting personal liability
- Ensuring the business is tax efficient
- Facilitating co-ownership and investment

¹ Legal Needs of Small Business Survey, commissioned by LegalShield. Survey of 1,007 business owners conducted May 2 through May 14, 2013. See: https://business.legalshield.com/sites/default/files/reports/legal-needs-of-small-business_0.pdf (last visited November 1, 2017)

Other services provided will include: 1) advising business owners on state and federal tax matters, compliance with regulatory requirements, and day-to-day transactional law matters; 2) drafting contracts appropriate for typical transactions, and 3) securing trademarks and other Intellectual Property protection.

V. Summary Timeline for the Proposed Project or Program

As soon as possible after funding is available, office space will be leased in Wakulla County, and two staff attorneys/graduate fellows will be hired to begin providing legal services to veterans and small businesses. At the beginning of the following academic semester, law students will be assigned to the Center and the availability of free legal assistance will be publicized. The Center will be open 52 weeks of the year.

The project is intended to be a long-term project, and continued funding will be provided after the third year to allow the Center to provide legal services even after funding from Triumph Gulf Coast is no longer available. A detailed plan for continued funding will be submitted with the application.

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APPLICANT INFORMATION:

Name of Individual/Entity/Organization: North Port St. Joe Project Area Coalition (NPSJ-PAC)

Brief Description of Background of Individual/Entity/Organization:

The NPSJPAC was formed in 2015 by a group of concerned North Port St Joe residents to address the neighborhood blight that has been eroding local property values for several decades. It has produced an illustrated master plan and implementation plan for North Port St. Joe that has been adopted by the Port St Joe Redevelopment Agency and City Commissioners. It is currently preparing a detailed plan for the mixed-use redevelopment of Martin Luther King Boulevard. It is also forming a 501(c)3 Community Development Corporation to manage the redevelopment process.

Contact Information:

Primary Contact Information: Pastor Chester Davis

Title: President

Mailing Address: 261 Avenue D (care of 282 Avenue D) Port St. Joe, FL 32456

Telephone Number: 850-866-4571

Email Address: chesterd282d@gmail.com

Website: http://www.redevelopingnpsj.org

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: City of Port St. Joe (Mayor Bo Patterson), Gulf County Commission (Commissioner Quinn), Port St Joe Redevelopment Agency (Commissioner Buzzett). We will also intend to liaise with: Port St. Joe Port Authority, Gulf County Economic Development Corporation, the St Joe Company and Sacred Heart Hospital

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Executive Summary

North Port St. Joe is a historic African-American neighborhood in Gulf County. In 2008, a Finding of Necessity Study Report identified clearly the impact of chronic blight on this community which, by 2010, numbered 928 residents. This represented 27% of the population of Port St. Joe and 6% of Gulf County.

The consequent inclusion of the community in Port St. Joe's Downtown Redevelopment area has failed to improve the neighborhood through lack of any but modest financial support. Therefore the community must look beyond Gulf County for the assistance it needs to restore itself. The Triumph Gulf Coast fund provides the hope that North Port St. Joe's residents can at last address the local blight and poverty that has depressed it for decades. **To that end, it seeks the financial support necessary to replace and augment the Martin Luther Boulevard corridor's inadequate infrastructure and by so doing, attract the investment necessary to provide homes, create jobs and rebuild this proud community's wealth, health and true potential as a vibrant neighborhood in Port St. Joe and Gulf County.**

FUNDING BEING SOUGHT

The community of North Port St. Joe is seeking \$5,750,000 to renew the inadequate and outdated infrastructure of the 18.5 acre Martin Luther King Boulevard mixed-use corridor.

In late 2016, the community of North Port St. Joe held three public meetings that culminated in *Redeveloping North Port St. Joe*, a redevelopment vision and plan for the neighborhood, and its accompanying document *Implementing the Community's Plan*. Both documents were presented to and endorsed by the local Redevelopment Agency and The City of Port St. Joe Commission. Subsequently, funds were released by the Redevelopment Agency for the community of North Port St. Joe to produce a detailed plan for the redevelopment and restoration of Martin Luther King Boulevard, North Port St. Joe's former Main Street.

The Martin Luther King Boulevard plan will be presented to the Redevelopment Agency on 5th December 2017. It will include an important infrastructure element that in turn will be the basis for refining the cost of its restoration and renewal.

The redevelopment of Martin Luther King Boulevard will be a major catalyst for change. Its detailed proposals and costings with respect to its infrastructure needs will be the benchmark for extending infrastructure and upgrades and renewal into the wider neighborhood, thereby addressing other blighted areas in North Port St. Joe.

AMOUNT AND IDENTITY OF OTHER SOURCES OF FUNDS

This project has, in effect, been underway in North Port St. Joe since at least February 2016. That's when the Project Area Committee embarked, at its own volition, on a community vision and illustrated planning process for the neighborhood.

The work that followed, and which is outlined above, was completed with the aid of two grants: the first, by the Port St. Joe Redevelopment Agency, of \$15,000. To be clear, this was an out-and-out grant and not a contribution from the Port St. Joe Redevelopment Trust Fund which was revised in 2010 to generate tax increment funding for the North Port St. Joe neighborhood and which has yet to receive a single dollar in tax increment due to the falling tax base in this specific community.

Executive Summary

The Redevelopment Agency's funding was matched by the Jesse Ball DuPont Fund which contributed \$35,000 for a total of \$50,000. In 2017, the Jesse Ball DuPont Fund has donated a further \$49,525 to two elements of the redevelopment *Implementation Plan*. The Port St Joe Redevelopment Agency has also donated \$20,000 for the detailed planning of Martin Luther King Boulevard, the *Implementation Plan's* highest priority.

Almost \$120,000 has been raised in the last 21 months to establish and implement the community's redevelopment program.

PROJECT LOCATION

The 18.5 acre Martin Luther King Boulevard mixed-use corridor was formerly named Main Street and is located in North Port St. Joe, a historic African-American community in Gulf County.

North Port St. Joe has a population of almost a thousand people and is immediately adjacent to the proposed Port of Port St Joe at the gateway to the City of Port St Joe. North Port St Joe comprises almost 400 acres of land and is bounded by the railroad tracks and the former paper mill site that are now designated as Port land and Highway 98.

SUMMARY DESCRIPTION AND PROGRAM

A transformational program

The restoration of Martin Luther King Boulevard is the the community redevelopment plan's highest priority.

The Boulevard corridor was formally the beating heart of a vibrant community that helped provide the workforce for the adjacent paper mill and other industrial concerns in Port St Joe and Gulf County. The paper mill closed in the late 1990s, followed by the decline of other local employers during the most recent recession. The new port facility that surrounds the community of North Port St. Joe will offer an enormous opportunity to build, once again, a vibrant commercial street based on the best practices of mixed use development. The community's 2016 vision is to once again attract economic development to the Boulevard corridor where there was once over thirty-five named enterprises and where there is now just one. The community's plan for the Boulevard's walkable corridor also includes various forms of new mixed-income multi-generational housing, as well as a children's daycare center and an adjacent seniors center, grouped on a single parcel. The Port, within walking distance, however, will further reinforce the program with its needs: for workforce housing and neighborhood facilities and services for its employees and those of the enterprises and services that will be spawned by it.

The infrastructure in the Martin Luther King Boulevard corridor is outmoded and in such a poor condition that it undermines the confidence of the existing property owners, lenders, developers and other potential investors. This application seeks the support of Triumph Gulf Coast Inc. in rebuilding the infrastructure of the Martin Luther King Boulevard corridor so that it becomes a viable and attractive investment opportunity and once gain takes on the role of the beating heart of the vibrant neighborhood of North Port St Joe.

Executive Summary

Promoting economic recovery and diversification

North Port St. Joe's community - and Martin Luther King Boulevard, in particular - is hampered by blight. Empty and abandoned lots depress the value of neighboring properties and wipe out any equity that their owners may have accumulated over the years.

Crumbling, outmoded and inadequate infrastructure compounds the downward spiral and sends a very clear, negative signal to even the most broad-minded of potential investors. All of the health metrics for North Port St. Joe compare poorly with the neighborhoods that surround it.

Investment in infrastructure is the first step in eliminating blight, restoring hope and signalling economic recovery. The redevelopment plan for the Martin Luther King Boulevard corridor engages the support of the City of Port St. Joe through rezoning that will allow increased density, encourage groups of existing property owners to consolidate their lots to create large infill opportunities and attract investors from outside the community.

The new Port of Port St. Joe will help establish diversity and create opportunities for retailing and service businesses. In addition, recent tourism trends in the community have highlighted a growing number of visitors interested in making Port St. Joe their vacation center because it is compact, has bike paths, a walkable 'downtown' with places to eat and shop and a growing range of places to stay. Martin Luther King Boulevard's residential area will be walkable and compact. Its infrastructure will provide the framework for creating this experience. A third element of economic diversity will be the increased need in the community for personal services such as nursing for the proposed senior housing center and childcare for the new daycare facility both of which will be located in the Martin Luther King Boulevard corridor.

Promoting enhancement of disproportionately affected counties

Removing the blight that envelops North Port St. Joe will have a positive effect on all of Gulf County, whether in visual terms or as a result of raising land values and, therefore, tax revenues or through the increased health of a significant proportion of its residents.

Gulf County has few gateways. North Port St. Joe is clearly visible from one of them, thereby providing an extremely poor message to all that travel along Highway 98. Blight also has a significant negative impact on property values. The cost of allowing blight to continue can be measured in foregone property tax. Martin Luther King corridor alone accounts for \$80,000 per year in foregone property tax revenues for the County due to its disproportionately low tax base. Furthermore, static or declining annual tax revenue prevents the designated redevelopment area of North Port St. Joe benefitting from the tax increment financing that it so badly needs to help renew its infrastructure, improve neighborhood security, seed economic development and address the health and welfare of its citizens.

Timeline

This project will be defined sufficiently by the end of 2017 so that an Application to Triumph Gulf Coast Inc. may be made. The infrastructure work that forms the heart of our application is estimated to require 24-36 months from detailed design to completion.

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: City of Niceville, Florida

Brief Description of Background of Individual/Entity/Organization: City municipal government

Contact Information:

Primary Contact Information: Ammy Hanson
Title: Engineering and Planning Assistant
Mailing Address: 208 North Partin Drive, Niceville, FL 32578
Telephone Number: 850-279-6436, Ext 2004
Email Address: ahanson@niceville.org
Website: www.cityofniceville.org

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: Niceville Community Redevelopment Agency

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.

P1

PROJECT SUMMARY: NICEVILLE PUBLIC LANDING PHASE II

The City of Niceville is requesting a grant from Triumph Gulf Coast to provide partial and non-recurring funding for the construction of a public landing and pier facility on Boggy Bayou of Choctawhatchee Bay. The purpose of the landing structure is twofold: first, to facilitate a National Fish and Wildlife Foundation (NFWF) /Transocean (oil spill) Grant to restore the headwaters of Boggy Bayou by providing an access and staging facility to services to support the needs for personnel and equipment for the comprehensive restoration of the bayou. There are no public access facilities capable of supporting the restoration effort.

Secondly, the landing will be configured to provide for public access and use of the facility as the centerpiece of the economic revitalization of Niceville's Historic Central Business District. The Institute for Senior Professionals at Northwest Florida State College has determined that a multi-use public landing would have as much as an \$11 million impact on the economic revitalization of Niceville's Historic Downtown.

The City currently has commitments for the overall bayou project of \$2.65 million. This includes \$1.6 million from NFWF for comprehensive bayou restoration, \$400,000 from Okaloosa County's Transocean Spill funds for landing site acquisition, with \$150,000 from the City to match the County's allocation, and \$500,000 appropriation from the Florida Legislature in 2016 to be used exclusively for the landing facility itself. All future operation and maintenance costs will be provided by the City of Niceville.

The facility would serve a multitude of local, regional, and state interests. The City of Niceville has included both the Landing and Restoration of the bayou as major recommendations in its recently adopted CRA Plan. On a regional basis, both Okaloosa County and the Choctawhatchee Basin Alliance are officially on record of supporting the overall program. The Okaloosa Economic Development and the Niceville/Valparaiso Chamber of Commerce are on record for supporting the CRA objectives. Additionally, the project will serve and be available for use for activities associated with the adjacent Eglin Air Force Base. This would include official uses by the Air Force as well as recreational uses by Eglin personnel and their families. Lastly, Florida's interests will substantially benefit from improved water quality and habitat of state waters within Boggy Bayou through the approved restoration program.

At this time, the City of Niceville has other program/project commitments which preclude available funds to support the costs of completing the landing facility. Funds for access/staging/support facilities are not included in the NFWF Transocean grant.

The target population for the proposed projects include over 194,000 residents and some one million plus visitors who enjoy the waters and resort type commercial facilities in Southern Okaloosa County.

This funding request is Phase II of the project to complete the offshore public access and use pier to serve as water access to and from the CRA commercial redevelopment area / project. The facility will be approximately 5,000 square feet of pier to serve as a public assembly facility,

transient boat moorings, and waterfront promenade. The facility will ultimately be the centerpiece of Niceville's Old Town economic revitalization.

Specific Objectives

The objectives of this project as identified in the CRA Plan, is to develop Bayou front property in Niceville's Historic Downtown to serve as a public landing as part of the economic revitalization of the City's once prominent business area.

At the request of the City, The Institute for Senior Professionals of the Northwest Florida State College provided an Economic Assessment of the proposed project. The report concluded that:

- The proposed project is the "center piece" of the commercial restoration of the Historic Downtown District and will make a significant impact on the local economy.
- The designated project has significant potential as a year round venue and will provide economic stimulus to the City.
- The project will anchor other developments in the Historic Downtown District.
- More significant will be jobs resulting from business drawn to the Historic Downtown District by the signature Bayou Landing.

Increased economic impacts over the ten year planning Horizon could be as much as \$11,713,610 for private returns on investments and some \$1,590,000 in CRA revenues.

Goals and Objectives Summary:

In summary, the proposed project is intended to:

- support economic revitalization of Niceville's Historic Downtown
- assist in Boggy Bayou Restoration
- improve and serve as a model for shoreline restoration
- serve as a catalyst for intensive retail and high quality residential development, commercial redevelopment of the Historic Downtown;
- provide public access to and from area waters;
- major recommendation of a CRA Plan; and
- the project is a focal point for comprehensive improvements of the City's commercial waterfront, recreation infrastructure and comprehensive Bayou restoration.

Job Creation

The proposed project is a major component of the City's Community Redevelopment Area Economic Revitalization Plan. Which are specifically crafted to revitalize the economy of Niceville's Historic Downtown while also providing for a major utilization enhancement for public access to and from the water. This facility must be viewed in the context of the comprehensive revitalization efforts currently being made or proposed by the City. All these efforts collectively are intended to: create new and/or expanded businesses and, as such, jobs, raise property values, provide a quality built environment to conduct business either buying or selling, and to provide quality public access to area waters and events. To assist in determining the long term economic development importance of these proposed projects, the City requested

the Institute for Senior Professionals (ISP) at NW Florida State College to provide an economic assessment of the impact of this project on the City

PROJECT LOCATION:

The project is located in the corporate limits of the City of Niceville and is specifically sited in the City's Historic Old Town on Boggy Bayou. The project is within the City's Community Redevelopment Area (CRA) and is one of the five CRA Plan major recommended projects.

OTHER FUNDING OPPORTUNITES:

The proposed project has become an integrated funding effort aggregating funding from a number of sources These include \$1,600,000 from the National Fish and Wildlife Foundation for bayou restoration; \$400,000 from Okaloosa County's RESTORE Funding; \$150,000 cash and in-kind services from the City of Niceville; and \$500,000 in Boating Improvement Funds from the Florida Legislature.

In terms of the 2016 Legislature appropriation, the original Representative Matt Gaetz request was for \$1,750,000 to complete the Landing Docking Facility. The City of Niceville, is now requesting Triumph funds to support the final \$1,250,000 (Phase II) of the project.

Landing Facility Funding Summary:

RESTORE	\$ 400,000
City of Niceville	50,000
Boating Improvement	<u>500,000</u>
TOTAL	\$1,050,000

BUDGET:

The total amount requested is \$1,250,000 to complete the Niceville Landing Project Phase II detailed budget is:

Niceville Landing Pier:	Design and permitting	\$ 187,500
	Construction	<u>1,062,000</u>
	Total Landing Phase II	\$1,250,000

TIMETABLE:

The City has purchased the Landing property (2016) and has completed Phase I of the Landing (upland applications) in 2017. The Phase II request is estimate to be completed as follows:

Design:	July, 2018
Permitting:	November, 2018
Construction:	December, 2019

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: Franklin County Board of County Commissioners

Brief Description of Background of Individual/Entity/Organization: The Franklin County Board of County Commissioners is one of the eight disproportionately affected counties in Northwest Florida.

Contact Information:

Primary Contact Information: Mr. Mark Curenton

Title: Franklin County Planner

Mailing Address: 34 Forbes St. Apalachicola, FL 32320

Telephone Number: 850-653-9783, ext 160

Email Address: markc@franklincountyflorida.com

Website: www.franklincountyflorida.com

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: Franklin County Tourist Development Council

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.

I. Amount of funding requested: \$2,000,000.00

- Construction – Fire Sprinkler System- \$275,000.00
- Construction – Main Hall - \$100,000.00
- Construction – Meeting Room - \$180,000.00
- Redo the handicap ramp from entrance hallway to main hall –\$90,000.00
- Paving and landscaping on the northwest side of the main building – \$135,000.00
- Reroof Main Auditorium - \$220,000.00
- Historic Exterior Restoration including refurbishment of windows on the second floor of the main hall - \$730,000.00
- Architectural and Engineering fees - 15% - 20% (\$259,500.00 - \$346,000.00)

II. Franklin County Tourist Development Council - \$100,000.00

III. Fort Coombs Armory & Convention Center

66 4th Street

Apalachicola, Florida 32320

- IV. This project is intended to (1) install an automatic fire sprinkling system in the building, (2) remediate and encapsulate the lead based paint and refinish the wood floor in the main hall, (3) renovate the walls, floor and ceiling in the meeting room, including the windows, (4) reconstruct the handicap ramp from the entrance hallway to the main hall , (5) adding additional parking and landscaping to the northwest side of the main building, (6) reroof the main auditorium, and (7) restoration of the exterior doors as well as pressure washing the exterior brick wall, point and repair of the brick veneer, refurbishing the fifteen windows on the second floor of the main hall and providing a new elastomeric paint system to the exterior brick veneer.

The State Fire Marshal has determined that, based on the use and construction of the building, it is required to have an automatic fire sprinkling system. There will have to be sprinkler heads in the attic above the main hall, in the main hall and adjoining spaces and in the crawl space under the building to meet the current fire safety codes.

The Armory is 116 years old and all the painted surfaces contain lead based paint that was applied many years ago. At some places in the main hall the paint is flaking off from the surface. In these areas, special precautions will have to be taken to scrape the flaking paint off the surface; then the entire painted surface will be repainted to encapsulate the existing lead based paint. The floor in the main hall will be refinished to remove any lead paint dust that has settled there.

The meeting room was part of the 1936 addition to the Armory. It appears to have been remodeled in the early 1950s. There is a suspended ceiling with fluorescent lighting. The walls have wooden wainscoting with fiberboard panels above. The fiberboard has deteriorated and become very brittle. The rooms are heated and cooled with window air conditioning units. This project will install central heating and air conditioning to the room. The original restrooms for the building, which are not handicapped accessible, will be converted to storage and a coffee preparation area. The eight windows in the northwest wall will be restored to their original condition and the walls and ceiling will be renovated to an appropriate period appearance.

Fort Coombs Armory is the largest event/entertainment site for rent in Franklin County. The renovations on the building will be beneficial to the community and attract visitors from out of town. In return, the local shops, restaurants, catering companies, hotels, bed and breakfasts, and rental homes in the area will profit from the improvements because of the increased use of the Armory.

Franklin County is a Rural Area of Opportunity, designated in July 8, 2015.

- V. We anticipate the project to last anywhere from 12 to 18 months.

The Armory is a state building that Franklin County leases from the State of Florida. The renovations on this building will be beneficial to the State, while also preserving a historic building. The projects we are proposing will bring us closer to completion of the Armory. Franklin County has already received over \$500,000.00 in grant funds and about the same in local sources, including Tourist Development Council and Board of County Commissioners. Listed below are the renovations and projects that the Armory has had in the past.

2012 – Reroof Armory (\$224,702.00)

2013 – TDC funded renovations and program study (\$58,172.00)

2014 – Lead-based paint abatement consultant services and termite treatment (\$116,844.00)

2015 – Replacement of half the windows, installing central heating and cooling system in the building, building new ADA accessible restrooms, and building a new warming kitchen. (\$1,009,849.00)

2016 – Leveling the floors in the main hall. (\$195,532.00)

Total renovations to date - \$1,605,099.00

IMPORTANT NOTICE

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TRIUMPH GULF COAST, INC. PRE-SCREENING FORM

Triumph Gulf Coast, Inc. ("Triumph Gulf Coast") has created an optional pre-screening process to provide initial consideration of potential ideas for projects or programs that may seek an award of funding. Applicants are not required to participate in the pre-screen process and may elect to submit an Application for consideration by Triumph Gulf Coast. In addition, notwithstanding the response from Triumph Gulf Coast on the pre-screening form, an Applicant may still elect to submit an Application.

APPLICANT INFORMATION:

Name of Individual/Entity/Organization: Santa Rosa County School District

Brief Description of Background of Individual/Entity/Organization: Santa Rosa County School District is the public education provider for Santa Rosa County but for the purpose of this project is seeking to expand to serve students through the disproportionately affected counties of Northwest Florida in career development.

Contact Information:

Primary Contact Information: Charlin Knight
 Title: Director of Workforce Education
 Mailing Address: 5086 Canal Street, Milton, FL 32570
 Telephone Number: (850) 983-5058
 Email Address: knightc@santarosa.k12.fl.us
 Website: www.santarosa.k12.fl.us

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: Santa Rosa Economic Development, Pensacola State College, Locklin Tech, Pensacola State College, University of West Florida, App River, Gulf Power, Ascend Performance Materials, Institute of Human and Machine Cognition, Northwest Florida Manufacturer's Council

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.

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EXECUTIVE SUMMARY

Santa Rosa County School District (SRCSD) is the public education provider for Santa Rosa County and seeks to expand to serve additional students through the disproportionately affected counties of Northwest Florida. SRCSD proposes the construction of Innovation High School which will serve 1,000 high school students through career programs and workforce development tailored to enhance the economic competitiveness of the region.

Project Overview/Description:

SRCSD is seeking an award of \$40 million from Triumph Gulf Coast for the construction of Innovation High School. Innovation High School will utilize a career-themed approach to workforce development and college and career readiness that simultaneously meets the needs of students and industry across Northwest Florida. The school will nurture innovation through science, technology, engineering and math (STEM) while preparing students for those high-skill, high wage employment opportunities in demand in our region. In addition to career-themed coursework, Innovation High will provide entrepreneurship skills training, activities to help students transfer to postsecondary education/training, and services that provide regional labor market and employment information.

The site for the proposed Innovation High School is a 40 acre parcel of land zoned for commercial or industry use which is centrally located in Milton, approximately 1 mile northwest of Interstate 10 off Avalon Boulevard. This site is located in close proximity to this major transportation corridor as well as its existing major railway.

Innovation High School will be dedicated to developing those essential skills needed to prepare students for regional in-demand career clusters including Advanced & Aerospace Manufacturing, Digital Systems & Cybersecurity, and Health & Human Services. SRCSD will partner with universities, state colleges, career centers, and industry leaders to develop exclusive training opportunities related to each career cluster allowing students to earn credit while investigating a potential career pathway. Through a collaborative approach, Innovation High School will supply talent needed to elevate our regional workforce.

Student Benefits:

Innovation High School will offer programs that prepare students for future occupations and postsecondary pathways at K-20 institutions with campuses in the disproportionately affected counties. Unlike traditional high schools, Innovation High School offers a career pathway for every student with curricula infused with real problems supplied by regional partners. This project will also address the needs of students who face unique economic challenges, including out-of-school and at-risk youth who seek college and career opportunities that may not currently be available to them in a traditional school setting.

These learning environments strengthen career readiness initiatives and provide the following benefits to students:

- Career exploration with multiple pathways for success
- Flexible choice programs
- Innovation, problem solving collaboration
- Industry certification earning opportunities
- Industry involvement in the classroom setting
- Various options for transitioning to higher education

This problem solving approach to education will provide rigorous, alternative pathways for students to meet high school graduation requirements and utilize work-based learning, promote career exploration and incorporate employability skills into all aspects of the learning environment. The district's STEAM Innovate program has fostered a passion for science, technology, engineering, arts and mathematics (STEAM). Innovation High is a natural next step for these students as well as any other STEAM minded student from within our region, regardless of attendance lines and county boundaries.

The workforce development training initiative accomplished through the career and technical programs proposed for Innovation High will strengthen career readiness; prepare students for high-skill, high wage employment opportunities; and encourage the pursuit of postsecondary education and advanced career training opportunities in the high demand industry clusters.

Community Benefits:

SRCSD is committed to establishing sustainable on-going partnerships to ensure that the programs offered at Innovation High School will provide students with transferable, sustainable workforce skills that are not confined to a single employer; and promote workforce and infrastructure. These programs will evolve as industry needs evolve for our region.

SRCSD will partner with the following regional industry and postsecondary education providers:

- Santa Rosa Economic Development
- AppRiver
- Ascend Performance Materials
- Gulf Power
- Institute for Human and Machine Cognition
- Northwest Florida Manufacturer's Council
- Locklin Technical Center
- Pensacola State College
- Northwest Florida State College
- University of West Florida

The communities of Northwest Florida will benefit by collaboratively addressing critical workforce needs in high demand areas thereby strengthening our region's economic competitiveness. This

collaborative approach will ensure that our students are ready for success after high school whether they choose to immediately enter the workforce or to pursue a postsecondary pathway. Internships with regional industry partners will also lead to higher employee retention and lower employee turnover.

Measurable Objectives:

The goal of Innovation High School is to provide students with real-world, technical job training skills to ready them for college or the workforce. Innovation High School's sustainable partnerships and workforce development programs create a comprehensive and integrated model that combines education, occupational skills, and support services. The success of Innovation High School will be measured in the following ways:

- High School graduation rate
- Industry Certification attainment
- Student placement in postsecondary training programs
- Internships with regional industry partners
- Employment with regional industry partners

In-kind Match and Project Timeline Summary:

Pre-construction/Planning: SRCSD will provide the parcel of land valued at approximately \$350,000.00 on which to construct Innovation High School. SRCSD will also provide the cost of the architecture and engineering estimated at \$2.7 million with an anticipated completion date within 6 – 8 months of project award.

Construction: SRCSD plans to use funds from the Triumph Gulf Coast for the actual construction of Innovation High School which is estimated at \$40 million. The project is anticipated to be completed within 18 -24 months of receiving the requested project award.

Post-construction: SRCSD will provide the estimated annual cost of \$5.5 million for the operation for Innovation High School including but not limited to student support services, instructional services, curriculum development, staff training, operation of plant, and school administration.

Conclusion:

SRCSD is requesting funding from Triumph Gulf Coast, Inc. for the construction of Innovation High School to serve students through the disproportionately affected counties of Northwest Florida. Innovation High School will offer programs emphasizing attainment of basic job skill competencies, provide unlimited opportunities for academic and occupational training, and ensure exposure of students and their parents to the regional job market and employment prospects. Innovation High School will give students a jump-start on a promising future straight out of high school by providing mastery of real-world, technical skills needed to supply our regional industry's evolving needs.



**SANTA ROSA COUNTY
BOARD OF COMMISSIONERS**

Administrative Offices | 6495 Caroline Street, Suite M | Milton, Florida 32570-4592

SAM PARKER, District 1
ROBERT A. "BOB" COLE, District 2
W. D. "DON" SALTER, District 3
ROB WILLIAMSON, District 4
R. LANE LYNCHARD, District 5

TONY GOMILLION, County Administrator
ROY V. ANDREWS, County Attorney
DAN SCHEBLER, Asst. County Administrator

November 8, 2017

Ms. Charlin Knight
Santa Rosa County School Board
5086 Canal Street
Milton, FL 32570

Dear Ms. Knight,

At the October 26, 2017 meeting, the Santa Rosa County Board of Commissioners voted unanimously to support the submittal of the Innovation High School project to Triumph Gulf Coast, Inc.

Please feel free to contact this office at (850) 983-1855 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Schebler".

Dan Schebler
Assistant County Administrator

cc: Erica Grancagnolo

TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM

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APPLICANT INFORMATION:

Name of Individual/Entity/Organization: City of Carrabelle

Brief Description of Background of Individual/Entity/Organization: City of Carrabelle is a city in Franklin County, Florida incorporated in 1893.

Contact Information:

Primary Contact Information: Courtney Millender
Title: City Administrator
Mailing Address: 1001 Gray Avenue, Carrabelle, Florida 32322
Telephone Number: (850) 697-2727
Email Address: citycbel@gtcom.net
Website: www.mycarrabelle.com

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.

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EXECUTIVE SUMMARY

Funding Request Narrative for Northwest Downtown Carrabelle Commercial Revitalization Project To Include Storm Water Drainage, Roadway Resurfacing with Curb and Gutter, and New Sidewalks

**City of Carrabelle, Florida
November 6, 2017**

Amount Requested: \$860,000

Matching Funds: \$650,000 From the Small Cities CDBG Commercial Revitalization Grant #17DB-OL-02-29-02-C01. \$210,000.00 from the City of Carrabelle Community Redevelopment Agency (CRA). This \$210,000.00 in CRA match funding represents the cost of design and permitting, which has already been expended, as well as a portion of the construction cost of the project.

Location:

This project is located along the following streets within the City of Carrabelle:

- Avenue B between 3rd Street on the east and 11th Street on the west;
- 3rd Street between US Highway 98 and Avenue B;
- 4th Street between US Highway 98 and Avenue B;
- 5th Street between US Highway 98 and Avenue B;
- 5th Street between US Highway 98 and Avenue B;
- 6th Street between US Highway 98 and Avenue B;
- 7th Street between US Highway 98 and Avenue B;
- 8th Street between US Highway 98 and Avenue B; and
- 9th Street between US Highway 98 and Avenue B;

Summary Description

By converting the storm drainage system within the project area from swale ditches, a rural drainage system, to underground culverts, an urban drainage system, the City will have sufficient right of way to install sidewalks within the project area. Currently, the proposed project area floods during significant storm events. The existing swale ditches retain standing water for a significant period of time after a storm event. The only pedestrian access is within the existing roadway resulting in a conflict between vehicular and pedestrian traffic. The lack of pedestrian access, periodic flooding and standing water within the swale ditches has resulted in a high vacancy rate for the commercial and residential properties located within the project area.

The plans for the project have been completed, all required permits have been obtained, including the permit from DOT to utilize the storm water drainage system within U. S. Highway 98 as the storm water drainage system for the proposed project. The City recently received a "Release of Funds" for the Small Cities CDBG grant funding from the Florida Department of Economic Opportunity (DEO). The project is ready to go to bid.

By resolving the issues with the storm water drainage system in the northwestern portion of Carrabelle's downtown, resurfacing roadways, to include curb and gutter, and creating pedestrian access, all in the project location; the area will be a viable option for businesses looking for an affordable location to open, relocate or expand their existing operation. Private sector investment in this blighted area within the City of Carrabelle's CRA District will result in a significant increase in Tax Increment Financing (TIF) funding for the City to invest in other areas with the CRA. The City of Carrabelle and the surrounding area has become a tourist destination. The development of new and diversified businesses within close proximity to US Highway 98 in northwestern Carrabelle will encourage tourists to stop, shop, dine, and return or relocate to the City of Carrabelle. Tourism is a crucial part of Carrabelle's economy and is now the targeted industry for creation of new jobs in eastern Franklin County. The revitalization of the northwestern downtown area immediately north of US Highway 98 will be a major step in the economic impact to the City of Carrabelle, Franklin County, and the surrounding area.

As mentioned earlier, the project is shovel ready. The plans and specifications for the project have been completed. All required permits have been obtained. The CDBG Environmental Review for the project has been completed and "Release of Funds" has been obtained from DEO. The City is in the process of placing the project out for bids. Construction of the project is tentatively scheduled to begin within the next two to three months and is scheduled to be completed prior to the end of 2018. The recommended budget with contingencies is \$1,720,000.00 with the City of Carrabelle offering approximately \$210,000.00 in CRA cash leveraging and \$650,000.00 in Small Cities CDBG funding. The City of Carrabelle respectfully requests Triumph Gulf Coast funding in the amount of \$860,000.00 as match leveraging needed to complete the project.

Timeline/Schedule:

Procurement:	February, 2018
Begin Construction:	April, 2018
Construction Complete:	December, 2018

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: City of Carrabelle - Carrabelle Airport

Brief Description of Background of Individual/Entity/Organization:
The Carrabelle Airport is owned and operated by the City of Carrabelle and serves as a gateway to the Gulf region in Franklin County.

Contact Information:

Primary Contact Information: Courtney Dempsey
 Title: City Administrator
 Mailing Address: 1001 Gray Avenue, Carrabelle, Florida 32322
 Telephone Number: 850-697-2727 ext. 104
 Email Address: citycbel@gtcom.net
 Website: www.mycarrabelle.com

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

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EXECUTIVE SUMMARY

Funding Request Narrative for the Carrabelle Airport Project

Carrabelle Airport, Carrabelle, Florida

November 6, 2017

Amount Requested: \$30,000.00

Matching Funds: \$75,000.00 from the Carrabelle Airport

Location: The proposed project is at the Carrabelle Airport in Franklin County, Florida, which is about 1.5 miles southwest of the City of Carrabelle (Figure 1). Airport coordinates are 29.843141°, -84.696391°. The project area includes wooded land northeast and south of the runway (Figure 2). The land to the south of the runway is recommended to be cleared for the ability to develop additional apron and hangar space, as is being proposed in the Airport Master Plan that is being developed. These development projects will be funded by FDOT and will enhance the economic viability of the airport through increased revenue diversification. The land to the north and northeast of the runway is proposed to have the trees removed to keep the airport licensed and eligible for funding through FDOT. (Note: The airport was issued a “special license” at last airport inspection because of the encroaching trees. If the encroaching trees are not removed the airport will not pass inspection in April 2018).

Figure 1. Project Location Map



Figure 2. Project Area Map



Summary Description: The Carrabelle Airport is seeking funding to implement a series of projects to improve airport operability and expand airport services through the removal of trees around the airport property. The project is a component of and supports the development of the Airport Master Plan, which is currently being funded by the Florida Department of Transportation (FDOT). Tree removal is one of the first steps of upgrading and expanding the airport and its services to contribute to the economic enhancement and diversification of Franklin County and the City of Carrabelle.

The proposed project consists removing vegetation and clearing land to support improving airport operability and increase airport services. The airport proposes to remove trees encroaching the runway to improve visibility and safety. The proposed project also includes removing vegetation adjacent to the current apron to support additional airport improvements. This project will also improve airport drainage allowing for increased operational safety for the airport. Additionally, trees that are removed can be sold for profit by the airport to use as additional funding sources.

The proposed project contributes to economic enhancement and diversification in Franklin County and the City of Carrabelle. The additional hanger space and new tenants this project supports would help to increase airport revenue and employment in the area. One key aspect of this project allowing for the potential connection to the existing industrial building located near the airport. The property is owned by the City and having connections to the airport would allow for increased options for industrial development. Additionally, related industries, such as tourism, will also benefit from additional airport

services. Furthermore, the proposed project supports implementation of the FDOT funded Airport Master Plan and Airport Layout Plan. The Carrabelle Airport recognizes through this plan a need to expand the airport to better serve the region.

Expanding the airport will also improve the justification for the airport for inclusion in the National Plan of Integrated Airport Systems (NPIAS), which makes available Federal grants under the Airport Improvement Program (AIP). This funding would greatly enhance the operability of the airport through additional funding sources and federal operational standards.

Timeline/Schedule: It is anticipated that this project would be completed within six months of funding being received.

TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM

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APPLICANT INFORMATION:

Name of Individual/Entity/Organization: City of Carrabelle

Brief Description of Background of Individual/Entity/Organization: The City of Carrabelle is city in Franklin County Florida incorporated in 1893.

Contact Information:

Primary Contact Information: Courtney Millender
Title: City Administrator
Mailing Address: 1001 Gray Avenue, Carrabelle, Florida 32322
Telephone Number: 850-697-2727
Email Address: citycbel@gtcom.net
Website: www.mycarrabelle.com

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.

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EXECUTIVE SUMMARY

Funding Request Narrative for New City Hall

City of Carrabelle, Florida
November 6, 2017

Amount Requested: \$280,000

Matching Funds: \$280,000 From the City of Carrabelle. This 50% match represents the cost of design and permitting, which has already been expended, as well as a portion of the construction cost.

Location:

This project is located at the intersection of 12th Street and US 98 in Carrabelle.



LOCATION MAP
NTS

LOCATION OF PROJECT



Summary Description

Bringing the Carrabelle City Hall building up to the standards of other city hall buildings in the eight disproportionate counties will immediately enhance the viability of the City of Carrabelle and significantly improve the City's infrastructure. Currently City administrative services are conducted out of the old Carrabelle High School, built in 1972, now well beyond its useful life and in need of demolition. The average annual operational and maintenance cost is \$67,000.00 on this 60,000 sq. ft. building used to house an administrative staff of four and one police chief. The Carrabelle property owners immediately saw their taxes go up in 2008 when the City made a deal with the Franklin County School Board to take over the old school building and moving City Hall from a 3,400 sq. ft. building. By relocating City Hall to a new energy-efficient, low-maintenance, 5,300 sq. ft. building designed specifically for City administration, monthly operational expenses will be reduced to less than \$1,000. A rendering of the new City Hall building can be seen above.

This new building will be located on US Highway 98 at the eastern gateway to the City on City-owned property. This eastern gateway is the corridor leading directly to Carrabelle's Community Redevelopment Agency District. Several decades ago only a few small businesses and churches were established in this area which have become blighted with very little private sector investment in the past 20 years. Public sector investment in a modern, energy efficient, Florida vernacular style building will promote private sector investment along this blighted corridor leading into Carrabelle's CRA District. New construction at this location will play a crucial part in the revitalization efforts taking place in the eastern City Limits adjoining the CRA District where ongoing redevelopment continues.

Carrabelle and the surrounding area has long been a sought-after tourist destination for recreational fishing, eco-tourism, and local history. Tourism is a vital part of Carrabelle's economy and now the targeted industry for creation of new jobs in eastern



Franklin County. The new building will be strategically located directly on the Big Bend Scenic Byway and Old Florida's Coastal Trail U.S. 98 where it will clearly demonstrate the City is investing in itself, further encouraging tourism and private sector investment in the community. This will be a major step toward promoting job diversification from the oyster harvesting industry and be a positive economic impact to the City of Carrabelle and eastern Franklin County.

This project is shovel ready with the land owned by the City; floorplans, elevations, and site plans completed; construction documents completed; required permitting obtained; and advertisements for bidding underway. The project is tentatively scheduled to begin within the next two to three months and will be finished within a short duration. The recommended budget with contingencies is \$1,013,000.00 with the City of Carrabelle offering \$280,000.00 in cash leveraging. The City of Carrabelle respectfully requests Triumph Gulf Coast funding in the amount of \$280,000.00 as match leveraging. This will result in a total overall long-term debt service of approximately \$453,000.00, thus significantly reducing the tax burden on the citizens of Carrabelle from what they are experiencing now by supporting a deteriorated 60,000 sq. ft. old school building used for City administrative services.

Timeline/Schedule:

Procurement:	December, 2017
Begin Construction:	January, 2018
Construction Complete:	July, 2018

TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM

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APPLICANT INFORMATION:

Name of Individual/Entity/Organization: City of Carrabelle

Brief Description of Background of Individual/Entity/Organization: _____

The City of Carrabelle is city in Franklin County Florida incorporated in 1893.

Contact Information:

Primary Contact Information: Courtney Millender

Title: City Administrator

Mailing Address: 1001 Gray Avenue, Carrabelle, Florida 32322

Telephone Number: 850-697-2727

Email Address: citycbel@gtcom.net

Website: www.mycarrabelle.com

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 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.

EXECUTIVE SUMMARY

Funding Request Narrative for The Lighthouse Estates Septic Tank Abatement / St. George Sound Protection Project

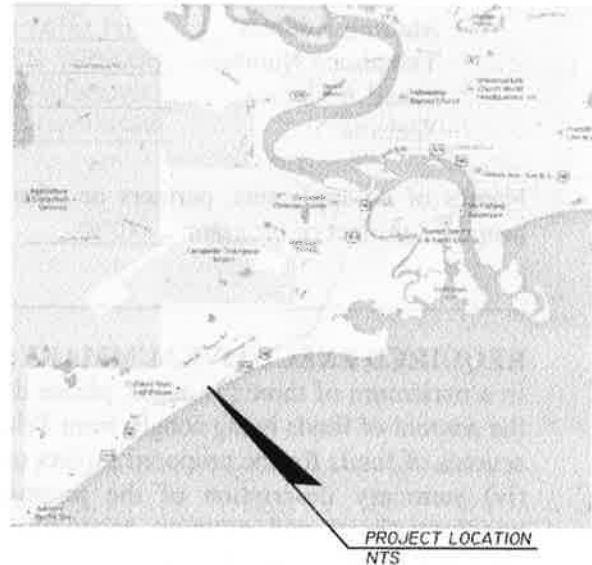
**City of Carrabelle, Florida
November 6, 2017**

Amount Requested: \$590,000

Matching Funds: \$851,000 From the NFWFMD. This amount has already been awarded and a grant agreement has been executed between the NFWFMD and the City of Carrabelle (Grant Agreement No.: 17-069).

Location:

This project is located within the Lighthouse Estates residential subdivision on the west side of Carrabelle. This area falls within the utility service are of the City of Carrabelle.



Summary Description

Generally, this project involves the removal of 53 existing individual septic tank systems within a portion of the Lighthouse Estates subdivision, and in turn constructing central sewer and water service to individual residences. The existing septic tank systems to be removed are in close proximity to the sensitive surface waters of St. George Sound and Apalachicola Bay, and contribute to its degradation of water quality. Removal of the septic tank systems is estimated to result in a Total Nitrogen Load reduction of 986 Lbs per year. This project is consistent with the priorities outlined in the Apalachicola River and Bay SWIM Plan implemented by the NFWFMD. This project will

transformational in two ways 1) that the current on-site system for sewage disposal is being removed from the sensitive surface waters, and 2) that the current on-site water supply system, which has been shown to provide poor water quality, will be removed and replaced with a clean and reliable water source.

Sewer Funding

The City of Carrabelle has already been awarded funding for extension of central sewer through the Northwest Florida Water Management District (NFWFMD).

Water Funding

Funding for the extension of central water is not available through the NFWFMD, since water supply is not an element of the particular funding program for sewer. However, extension of central water is necessary for the extension of central sewer to be constructed. For a typical residence, water service can be provided without sewer, but sewer service cannot be provided without water service. The reason for this is that 1) individual sewer services cannot be metered and billed by the provider based on water usage, and 2) compliance with billing cannot be enforced without water services. For example, an individual water service can be turned off by the provider for nonpayment, however, sewer service cannot be turned off, because doing so would create a health hazard. Water supply is a critical part of the success of this project as it serves as a companion project for connection to central sewer. Therefore, funding for the water extension portion of this project is being requested through this application process.

Secondary benefits of extension of central water are many and include:

1. Increased ability for the City of Carrabelle to provide a quality, long-term water supply to the region.
2. Supplying the residents of Lighthouse Estates with clean and regulated drinking water thereby reducing health risks.
3. Providing the community with fire protection.
4. Eliminate concerns of well contamination, as this will eliminate the use of private wells at residences that are also being served by individual septic tank systems.

Funding of the extension of central water by this request complements the objectives and initiatives of the Northwest Florida Water Management district. The combination of funding sources will improve the water quality of St. George Sound, and provide the residents of Lighthouse Estates with reliable sewer and water services. Ultimately this project will provide a platform for economic recovery of the community in general by halting and enhancing the water quality of St. George Sound.

Timeline/Schedule:

Complete Design and Permitting:	June 1, 2018
Procurement:	August, 2018
Begin Construction:	October, 2018
Construction Complete:	February, 2019

TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM**APPLICANT INFORMATION:**

Name of Individual/Entity/Organization: City of Apalachicola

Brief Description of Background of Individual/Entity/Organization: Florida Municipal Government

Contact Information:

Primary Contact Information: Augusta R. West

Title: Community Redevelopment Director

Mailing Address: 1 Avenue E, Apalachicola, FL 32320

Telephone Number: (850) 274-1321

Email Address: awest@apalachicolamainstreet.org

Website: www.downtownapalachicola.com

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: City of Apalachicola, Apalachicola Community Redevelopment Agency, Apalachicola Main Street

**PORT OF APALACHICOLA:
Commercial and Recreational/Sports Watercraft Facilities Improvement, Expansion,
and Management Program**

Project Summary: Port of Apalachicola, Watercraft Infrastructure Facilities

The City of Apalachicola is proposing a complete restoration, upgrade, and expansion of its Port facilities which support comprehensive water based economic development and the environmental enhancement of its existing and proposed new facilities.

Apalachicola has served as a Port since the late 1700s, and was the third largest port of the United States' Gulf Coast before the Civil War. The Port has three distinct physical advantages with its direct access to the Gulf of Mexico, its location along the Gulf Intracoastal Waterway, and its immediate up-river access by a federally authorized water-way to ports in Alabama and Georgia. No other port in Florida has such strategic access or development potential for use to support commercial, recreational, or sports watercrafts, both local and transit.

The City of Apalachicola proposes to expand the carrying capacity of its port facilities to contribute as a major stimulus to its local and regional economy. The City's Proposed Project includes four major components as follows:

1. The designation of the Port as a public utility with its operations as a distinct department, its own user-based revenue structure (estimated at \$500,000 annually) and budget, its specific operational codes and ordinances, and its mission specific management.
2. The upgrade of the existing and the development of additional new watercraft facilities from the 133 existing berths to 212, enhanced dockage facilities for motorized watercraft, improvement of existing boating facilities, and provide launching and recovery facilities for non-motorized craft.
3. Provide for the creation of 24 direct and 38 indirect jobs within the Franklin County area.
4. The enhanced environmental impacts on Apalachicola River and Bay through site-specific pollution containment efforts, water quality circulation and flushing of facilities, and development of water quality guidelines and monitoring.

This overall Project is composed of seven individual sites which are: 1) Battery Park Boat Basin, 2) Andres Pier, 3) Apalachicola Boat Works, 4) Riverfront Lot G, 5) Sineth Landing Paddle Park, 6) Houseboat Moorings, and 7) Scipio Creek Commercial Marina and Boat Yard.

The Apalachicola City Commission and senior staff held a workshop on May 11, 2017 and determined that this proposed Project, would have the largest and most meaningful impact on the City's economy, its growing tourism industry, and also optimize the use of its "existing assets". The scope of this Project includes existing City facilities which, in the determination of many, are not providing the levels of economic impact within the community as they could if improved. As such, Port capacity and facilities improvement has been determined by the City Commission to significantly have the greatest economic impact of any other potential project.

This comprehensive project has a specific order of tasks which are independent and some dependent on others. Basically, there are seven components to the proposed effort that can be initiated after the Franklin County Board of Commissioners recommends the Port of Apalachicola Development Plan in the Full Triumph Application. These are:

INITIAL TASKS

1. City Attorney and Staff begin the process to create a City of Apalachicola Port Utility Department for inclusion in the City's Organizational Structure. These documents would include: The responsibilities and scope of authorities of the Port Department; the integration into the Comprehensive Plan and the CRA Plan; the Port revenue structure and budget; a preliminary staffing plan; and advertising for a Port Department Director.
2. The City's engineering consultant to begin a conceptual design plan for the Port improvements.
3. Determine which components will require permits or submerged land leases and file for approvals.

TASKS AFTER TRIUMPH APPROVAL:

4. Complete the final design and permitting of approved activities, within 180 days.
5. Bid and select a construction contractor and issue notice to proceed, within 60 days.
6. Complete construction of new or enhanced facilities, within 270 days.
7. Acceptance by the City and initiate operational control, and implement management plan.

Economic Impact and Job Creation

The public mooring facilities in Apalachicola may be the single largest contributor to the City's economic base. Moreover, this entire Project to Triumph Gulf Coast, is to enhance, or provide additions to the Port's existing assets. The entire scope of this Project is to: Revitalize the economic development potential of all Port related activities while enhancing the natural conditions of the near-shore waters of Apalachicola River and Bay.

The Port of Apalachicola currently has some 133 public mooring berths at its City owned facilities. Of the existing berths, approximately 25 percent are unusable and another 15 percent are occupied by non-operational watercraft. Additionally, the physical condition and appearance of the existing facilities are below acceptable standards and substantially below the standards of other area marina facilities available in St. Marks, Port St. Joe, Mexico Beach, or Panama City. The physical condition and lack of attractiveness are significant deterrents to mooring high quality watercraft in the Port's public facilities.

In the above context of the current sub-standard public mooring facilities, the Port of Apalachicola is proposing a thorough and complete upgrade and economic revitalization to the Port's docking infrastructure and to provide a massive new contribution to the Apalachicola region's economy.

With the addition of 79 permanent mooring berths and the rehabilitation of the existing 133, the Port will be able to support some 212 watercraft and their collective economic contribution to the City's economic base. It is estimated that the workforce and job creation impact from this Project would be:

<u>Activity</u>	<u>Jobs</u>	<u>Economic Contribution</u>
1. Project construction	20*	\$ 400,000 24 month total
2. Port management	4	424,000 yearly
3. Goods and services	12	300,000 yearly
4. Maintenance/repair	6	300,000 yearly
5. Retail/food services	10	250,000 yearly
6. Charter/sports fishing	<u>10</u>	<u>250,000 yearly</u>
Total estimated	62	\$1,924,000

*24 months total

By removing the construction workers from the calculations above and assuming vacancy and/or seasonal employment opportunities, THIS PROJECT SHOULD CONTRIBUTE APPROXIMATELY \$2,000,000 ANNUALLY TO THE LOCAL ECONOMY.

Project Coordination/Support

To support the expansion, operations and management of The Port of Apalachicola, it will execute agreements with Apalachicola Main Street and the Apalachicola Community Redevelopment Agency (CRA) to enhance and utilize each other's missions for mutual benefits of all programs. Additionally, the City will propose agreements with both State Parks within the City to optimize visitors utilizing both venues. The City intends to initiate formal written agreements with all parties designated above as well as the Apalachicola Chamber of Commerce, the Apalachicola Estuarine Research Reserve, the Apalachicola River Keeper, Franklin County Seafood Workers Association, the ACF Stakeholders, Inc., the Florida Seafood Festival, Inc., the Franklin County Health Department, and the Franklin County Tourist Development Council.

Project Location

The project is located totally within the Community Redevelopment Area of the City of Apalachicola and consists of seven individual mooring and watercraft repair and construction sites.

Project Budget

There should be no question of project feasibility since Apalachicola has served as a commercial port for over 200 years. Therefore, the only condition governing the Project's feasibility is the funds necessary to implement it. An allocation of the TRIUMPH GULF COAST Funds to complete the primary phase of the Apalachicola Port Improvement Plan are:

1. Funding to create a Department of the Port of Apalachicola, its authorities and operational responsibilities, its revenue structure, inclusion in existing local Plans, and staffing plan. Cost: Estimated at \$80,000 – Provided In-Kind by City of Apalachicola.
2. Development of a Concept Plan for Port improvements by City engineering consultant. Cost: Estimated at \$70,000 – Provided by City of Apalachicola.
3. File Permit applications for selected Phase 1 improvements by City engineer. Cost: Estimated at \$40,000 – Provided by City of Apalachicola.
4. Provide Final Design of Improvements. Cost \$110,000 – Provided by TRIUMPH GULF COAST.
5. Select and engage contractor. Cost: Estimated at \$800,000 by TRIUMPH GULF COAST.

Total Direct Costs:

City of Apalachicola	\$ 190,000 Match
TRIUMPH GULF COAST	\$ <u>910,000</u> Grant
Estimated Total	\$1,100,000

Indirect Costs: The City of Apalachicola has an estimated \$26 million dollars currently invested in the land and improvements in the seven sites included in this project.

Project Timetable

Upon approval of funding the Proposal Timetable is:

- A. Design and Permitting: 180 days
- B. Contractor Selection: 60 days
- C. Construction Completion: 270 days

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BOCC

GULF

TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM

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APPLICANT INFORMATION:

Name of Individual/Entity/Organization: Gulf County BOCC

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

Contact Information:

Primary Contact Information: Warren Yeager

Title: Gulf County EDC Executive Director

Mailing Address: 1000 Cecil G. Costin Sr. Blvd., Port St. Joe, FL 32456

Telephone Number: (850) 229-2396/ (850) 899-7337

Email Address: wyeager@gulfcountry-fl.gov

Website: www.gulfcountry-fl.gov

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: Port St. Joe Port Authority

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.

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Summary: In 1994, a Florida Constitutional Amendment banned fishing nets which directly impacted Gulf County and its multi-generational fishing industry. Five years later, our longstanding papermill closed, was demolished and with it hundreds of jobs evaporated. Our community began what would become a decades-long campaign to desperately attract jobs and stability to Gulf County. Despite sporadic flashes of hope, meaningful and stable employment to significantly undergird our economy has been illusive for nearly 20 years. Breadwinners stretched to find employment traveling further and further distances to provide for their families. Eventually, out of necessity, many chose to relocate elsewhere. Less than 46% of Gulf County's population is in the workforce, which is nearly 20% below the State average. The median household income is \$41,788 with per capita income of \$19,631 and 22% in poverty. Our civilian workforce peaked in 1994 and declined to a record low in 2000, rising to a record high in 2005 with the real estate boom, but has since experienced an overall general decline.

Eastern Shipbuilding Group, Inc. ("ESG") has been manufacturing commercial vessels for decades and has been awarded a longterm contract by the United States Coast Guard ("USCG"). Three commercial vessels currently under construction will be outfitted in Port St Joe. These varied contracts enable ESG and Gulf County to establish economic and physical infrastructure along with a developing a workforce for years of work. This infrastructure provides opportunities for government and commercial vessel haul out and vessel repair that doesn't exist elsewhere in Florida's northern Gulf Coast.

1. Amount of funds being sought from Triumph Gulf Coast; \$28,425,000.

2. Amount and identity of other sources of funds for the proposed project or program;

	<u>Cost</u>	<u>JPA(2017 Legis.)</u>	<u>Triumph</u>	<u>ESG</u>
Manufacturing				\$75M
Equipment on Hand				
Real Property				\$13M
Dredging	\$1,900,000.	\$1,000,000.	\$900,000.	
Bulkhead	\$200,000.	\$200,000.		
Electrical	\$250,000.	\$250,000.		
Water/Sewer	\$75,000.	\$75,000.		
Workshop Building	\$2,000,000.	\$2,000,000.		
Floating Dry Dock	\$30,000,000.	\$2,475,000.	\$27,525,000.	
Totals	\$34,425,000.	\$6,000,000.	\$28,425,000.	\$88M

¹ <https://www.census.gov/quickfacts/fact/chart/gulfcountyflorida/INC110215#viewtop>

3. Location of the project or program; Port St Joe, Florida

4. 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.

Eastern Shipbuilding Group, Inc. has been awarded a contract to design and construct, over 10 years, 9 vessels for the USCG². The program of record is for 25 vessels over 20 years with a total contract value over \$10 Billion. ESG is proposing to create infrastructure, a skilled workforce and an ongoing ship repair, outfitting and haul out yard on its deepwater property in Port St Joe. The haul out capability is necessary for the USCG OPC contract and the remaining work is to support and supplement ESG's ongoing commercial work, some of which is being relocated because of the dedication of its Nelson St. facility for the USCG.

Following fabrication, manufacture and launching of cutter and commercial vessels in Bay County, ESG needs a military grade, self-docking floating dry dock capable of handling vessels up to 10,000 LT weight; bulkhead repair and bundled pilings; and upland site improvements for vessel outfitting and haul out. The same infrastructure is useful in ship repair, which doesn't exist in Florida's northern Gulf of Mexico. Following dredging of an area immediately adjacent to its existing 1,000 foot bulkhead and construction of a 10,000 LT self-docking, floating facility, the dry dock will be situated adjacent to ESG's 20 acre Port St Joe waterfront parcel. Following the construction and launch of three New York City Staten Island Ollis Class Ferries, which are currently under construction, ESG will complete outfitting in Port St Joe.³

This project is supported by all Gulf County elected boards and the Port Authority due to its catalytic and transformational potential for our county and the eastern region of the Panhandle. "Most of the indirect and induced economic impact of the (shipbuilding/ repairing) industry is associated with the industry's ongoing operations, as its capital expenditures account for less than five percent. The largest

² http://www.easternshipbuilding.com/wp-content/sdaolpu/2016/09/ESG-Press-Release_uscg-Approved-R1.pdf

³ <http://www.easternshipbuilding.com/current-projects/> ; <http://www.professionalmariner.com/Web-Bulletin-2017/Eastern-gets-notice-to-proceed-on-new-Staten-Island-ferries/>

amount of indirect and induced economic activity associated with the industry is in the services sector.⁴ Other significant indirect and induced activities occur in wholesale and retail trade; finance, insurance and real estate; and manufacturing.⁵ Considering the indirect and induced impacts, each direct job in the U.S. shipbuilding and repairing industry is associated with another 2.62 jobs in other parts of the national economy; each dollar of direct labor income and GDP is associated with another \$1.74 in labor income and \$2.49 in GDP, respectively, outside of the shipbuilding and repairing industry.”⁶

Project Employment Summary for Port St Joe:		
Site Construction, Dredging, Bulkhead, Utilities, Warehouse	20-25 FTEs	Jan, 2018 to completion
Vessel Outfitting:	75 FTEs	June 2019 - indefinite
Dry Dock Construction:	25 FTEs	Jan 2020 – June 2020
Repair Haul Out Yard:	45 FTEs	June 2020 – indefinite
Totals:	Permanent FTEs	120
	Indirect FTEs	314
	Total FTEs	434
		*Full time equivalent (FTE)

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

Upland Site Construction, Dredging, Bulkhead Repair, Utilities, Workshop/ Warehouse construction	Jan, 2018 to completion
Dry Dock Design	Jan 2018 – May 2018
Dry Dock Construction – Allanton	May 2018 - Oct 2019
Vessel Outfitting	June 2019 -
Dry Dock Assembly – Port St Joe	Oct 2019 – April 2020
Repair Haul Out Yard:	June, 2020 –

ESG comes to Gulf County with a longstanding tradition of success. Work here will begin immediately and sizeable, longterm work that’s already in the pipeline will follow shortly thereafter. This is our opportunity to rejuvenate our county and bring home our natives who’ve scattered for work and new residents who can all call Gulf County home.

⁴ The services sector, such as management of companies, architectural, engineering, and related services, other professional services, employment services, and business support services, received nearly half of the indirect impact due to its importance in the supply chain to the shipbuilding and repairing industry. The services sector further received more than half of the induced impact from consumer spending attributable to the industry.

⁵ Wholesale trade accounted for 7.5 percent of the shipbuilding and repairing industry’s intermediate purchases in 2013. Retail trade typically receives a large share of the induced impact from consumer spending.

⁶ *The Economic Importance of the U.S. Shipbuilding and Repairing Industry*, United States Maritime Administration, November 2015

BOARD OF COUNTY COMMISSIONERS GULF COUNTY, FLORIDA

1000 CECIL G. COSTIN SR. BLVD., ROOM 302 , PORT ST. JOE, FLORIDA 32456

PHONE (850)229-6106/639-6700 • FAX (850) 229-9252

WEBSITE: www.gulfcounty-fl.gov • EMAIL: bocc@gulfcounty-fl.gov

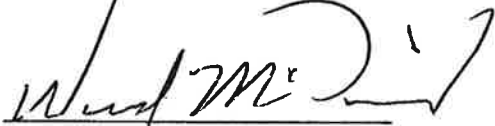
DATE AND TIME OF MEETINGS • FOURTH TUESDAY AT 9:00 A.M., E.T.

November 20, 2017

This letter is to inform the Triumph Gulf Coast Board that the Gulf County Board of County Commissioners is recommending one project for Gulf County. That project is for a floating dry dock.

Please let me know if I can be of any further assistance or if you have any questions.

Sincerely,



Ward McDaniel

Chairman

Gulf County Board of County Commissioners

DAVID RICH
District 1

WARD MCDANIEL
District 2

JIMMY ROGERS
District 3

SANDY QUINN
District 4

PHIL MCCROAN
District 5

CONSENT
11/28/17 MS

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: Wakulla County School Board/Wakulla Career and Preparatory Academy

Brief Description of Background of Individual/Entity/Organization: K-12 Public School District/Not for profit entity

Contact Information:

Primary Contact Information: Robert Pearce
Title: Superintendent of Schools, Wakulla County
Mailing Address: 69 Arran Road, Crawfordville, FL, 32327
Telephone Number: (850) 926-0065
Email Address: Robert.pearce@wcsb.us
Website: Wakulla.schooldesk.net

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: Wakulla County Commission, Tallahassee Community College, and Wakulla Career Preparatory Academy (AKA Wakulla County Learning Center)

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.

EXECUTIVE SUMMARY

Collaborative Partnership

Wakulla County School Board (WCSB) with approval from Tallahassee Community College (TCC), and partnering with Wakulla County Board of County Commissioners (BoCC) and Wakulla Career Preparatory Academy (WCPA) is requesting funds from Triumph Gulf Coast to transform a portion of the Northwest Florida Region through the creation and operation of a charter academic center. WCSB, a Florida public body corporate organized and existing pursuant to the Florida Constitution and Statutes, is responsible for operating, controlling and supervising all public schools within Wakulla County. Tallahassee Community College is a statutorily authorized Florida College System Institution that provides post-secondary academic and career education. WCPA is a Florida not-for-profit entity, established to provide innovative post-secondary instruction through the establishment and operation of a charter school in Wakulla County. This collaborative proposal is hereby presented to enrich our regions talent base, by increasing educational opportunities during and after high school for residents in Wakulla, Franklin and surrounding counties.

Program Description and Objectives

The goal is to provide opportunities for both traditional K-12 students and adult learners to obtain an Associates of Arts (A.A.) degree from a charter academic center located in Wakulla County. Students enrolled in Wakulla County School District who choose this route will be able to attain their full A.A. degree while in high school, without having to travel to Leon County, expanding the choice options currently available to Wakulla County students. In addition, the facility will be open for adult learners in Franklin, Wakulla and surrounding counties to complete coursework towards an A.A. degree. Data from Wakulla County schools and the Florida Department of Education show that enrollment in post-secondary programs helps to enhance students' workforce preparation, which can increase the future earning potential of their households at no cost to their families.

Phased Project Development

This funding request is the catalyst to create a charter academic center in Wakulla County. The primary phase, the one presented here, involves constructing a facility to house a charter academic center in Wakulla County located at 3237 Coastal Highway. The proposed location allows for easy access by high school and adult students who reside in Franklin and Wakulla Counties. The secondary phase is incorporating additional dual enrollment courses through TCC. That process is approved by TCC and applications are being made to create an extension campus in Wakulla County approved by the Southern Association of Colleges and Schools Commission on College (SACSCOC).

Students will be prepared for future careers from a K-20 institution and attain transferrable, sustainable workforce skills that will not be confined to a single employer. In addition, students will then be able to merge into institutions of higher learning to advance their skill level if they desire.

Funding Sources

WCSB will provide \$375,000 of matching funds for a portion of this request by using settlement dollars from the Deepwater Horizon Incident received from British Petroleum Corporation North America Inc., et al. The other source of matching will be in kind in land donation totaling \$20,000. WCSB and WCPA will provide all construction oversight. Amount requested: \$5,771,521.00

Timeline

The anticipated start date of the project is immediately after funds are secured and completion date will be 34 months from award date.

Wakulla Career Preparatory Academy			
Quantity	Space	NSF/Space	Total NSF
1	Communications Classroom	1,000	1,000
1	Humanities Classroom	1,000	1,000
1	Math Classroom	1,000	1,000
2	Science Classrooms	1,000	2,000
1	Science Lab	1,250	1,250
1	Chemical Storage	400	400
1	Social Science Classroom	1,000	1,000
2	Elective Classrooms	1,000	2,000
2	Computer Labs	800	1,600
1	Library	1,600	1,600
1	Bookstore	400	400
1	Student Lounge	650	650
1	Student Services Area	400	400
1	Advising/Retention/Counseling Area	400	400
12	Offices	120	1,440
3	Sub Waiting Areas	150	450
2	Admin Office	200	400
1	Conference Room	200	200
1	Storage Rooms	400	400
1	Student Records (Fireproof)	250	250
1	Main Reception Area	800	800
2	Restrooms	400	800
Subtotal			19,440
Net/Gross Conversion (35% - Includes MP&E & Circulation)			26,244

WAKULLA COUNTY SCHOOLS

Wakulla Career Preparatory Academy

COST ANALYSIS - 10-23-17

NEW CONSTRUCTION - TOTAL GSF	26,244
COST PER GSF	\$180.00
TOTAL CONSTRUCTION PROJECT COST	\$ 4,723,920
Professional Fees (Architectural, Mechanical, Electrical, Plumbing, Structural, etc.)	\$ 357,601
Reimbursables (Civil, Survey, Geotechnical, Environmental, etc.)	\$ 100,000
Fixtures, Furniture & Equipment	\$ 150,000
Low Voltage Wiring/Equip for Data, A/V, Security, etc.	\$ 100,000
Electronics (Touchpanels, Overhead Projectors, smartboards, etc.)	\$ 75,000
Permitting Fees (Environmental & Building)	\$ 50,000
Extend Driveway & Parking (50 Parking Spaces)	\$ 100,000
Fencing	\$ 25,000
Utility Extension - Water	\$ 30,000
Extend Sewer & Lift Station	\$ 60,000
Total Project Cost Estimate	\$ 5,771,521



November 6, 2017

**BOARD OF
COUNTY COMMISSIONERS**

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Vice-Chairman, District 3

Randy Merritt
District 2

Jerry Moore
District 4

Charles Hess, Ph.D.
District 5

J. David Edwards
County Administrator

Heather J. Encinosa
County Attorney
(850) 224-4070

Mr. Alan Bense, Chairman
Triumph Gulf Coast, Inc.
Post Office Box 12007
Tallahassee, Florida 32317

Dear Chairman Bense,

The Wakulla County Board of County Commissioners (Board) held a workshop on October 30, 2017, for the purpose of discussing Triumph Gulf Coast, Inc. (Triumph) funds, project criteria, and to provide a venue for our boards of elected officials and citizens to present projects for Board consideration and recommendation to Triumph pursuant to statute.

We were very appreciative of Jason Shoaf and Scott Remington taking time to attend our Workshop. Their input and response to questions certainly exceeded expectations and contributed to the success of our Workshop.

The Board met on November 6, 2017, to finalize its initial list of recommended projects for Triumph funding and identified five priority projects that can be implemented quickly and provide optimum results for the funding being requested. The County's five priority projects below align with existing local strategic and planning documents and the Great Northwest Florida Forward strategic plan.

1. Wakulla Career and Technical Education Center
2. Wakulla County Learning Center
3. First Responder Communication System
4. New County Library
5. ADA Compliant Kayak/Canoe Launch – St. marks City Park

Summary information on each project is provided in the enclosed list of Board recommended projects for Triumph funding as of November 6, 2017. The forth coming Pre-Screening Application for each of the projects will provide further information.

It is anticipated that the Board will update its list of recommended projects from time to time as projects are funded or as priorities shift

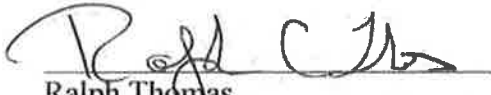
Office of Intergovernmental Affairs
Post Office Box 1263
Crawfordville, FL 32326
(850) 926-0919 x 705
www.mywakulla.com

Mr. Alan Bense
Page Two
November 6, 2017

to reflect current needs and conditions. Your consideration of each of our projects is greatly appreciated.

We look forward to hosting the November 8th Triumph Board meeting in Wakulla County. Please contact me if you have any questions or need additional information.

Sincerely,



Ralph Thomas
Chairman

RT/stk

Enclosure

Cc:

Mr. Bobby Pearce, Wakulla County School Board
Ms. Gail Gilman, City of St. Marks
Ms. Dana Peck, Wakulla Commercial Fishermen's Association
Mr. Bob Ballard, WEI

WAKULLA COUNTY LIST OF RECOMMENDED PROJECTS FOR TRIUMPH GULF COAST, INC. FUNDING

November 6, 2017

<i>Organization</i>	<i>Project Title/Brief Description</i>	<i>Est. Project Cost</i>	<i>Board Priority</i>
Wakulla County Board of County Commissioners	<p>First Responder Communication System: Replace existing aging and unrepairable first responder communication system with one that can communicate with all federal, state and local first responder agencies as well as extending the range of communication within the County, i.e., national/state forest, metal building, etc. Our County is working with other 7-counties for potential regional project – with each County submitting their own application.</p>	\$2 M	#3
	<p>New Library: Construct a new, larger more centrally located library at the community center to meet the growing demands for new programs and provide space for participation at current and new events. The existing library will be repurposed and used for a much-needed Fire/EMS station in the Medart area, south of Crawfordville. A new library also has the potential to provide virtual classes not provided elsewhere in the County and could target underprivileged populations needing workforce skills. The County owns the property. Funds are needed for design, permitting, construction and furnishings.</p>	\$3.5 M	#4
	<p>Medart Rec Park Improvements: Improve the parking lot, restroom and concession facilities, and sports fields of Wakulla County's only recreation park for organized outdoor youth and adult sports. The County owns the Park. Funds are needed for any design, permitting and construction.</p>	\$2.0 M	
	<p>Realignment of County Road 61/Shell Point: The County has only two north-south bound highways from Capital Circle (Leon County) to US 98 (Wakulla County): US 319 is on the eastern side of the County and US 27 is on the western side. High traffic on both of these highways is attributed mainly to travelers working in Tallahassee and living in Wakulla. Internal arterial roads off of these highways leading to residential areas become clogged at peak times creating extremely hazardous conditions. Additionally, these highways provide the only access to Wakulla's coast, rivers, forest, etc. creating heavy traffic conditions on weekends and holidays. This proposed realignment would provide a north-south bound County Road centrally located in Wakulla County and would ease congestion and increase safety conditions. Funds are needed for design, permitting and construction.</p>	\$2.5 M	
	<p>Camp Indian Springs Campground Partnership: This project proposes a partnership with Department of Environment Protection (DEP), in the event they purchase the Camp Indian Springs Property. The County proposes seeking funds for the improvement of existing buildings on the Camp Indian Springs Campground property and the design, permitting and construction of a RV/Tent camp ground.</p>	TBD	
	<p>New Rec Park – US 319: The County is in need of land to design, permit and construct a larger outdoor multi-use recreational Park on the north side of the County. This park has the potential to serve the region for youth and adult outdoor sports, i.e., softball tournaments, soccer tournaments, etc. Funds are needed for land acquisition, planning, design, construction and furnishings.</p>	\$20 M	

WAKULLA COUNTY LIST OF RECOMMENDED PROJECTS FOR TRIUMPH GULF COAST, INC. FUNDING

November 6, 2017

<p>Wakulla County School Board</p>	<p>Wakulla Career and Technical Education Center: This project would provide training and job skills for the non-degree seeking student for emerging or high-demand jobs. WCSB owns the property and will staff the center once constructed. Funds are requested for design, permitting, construction and furnishings.</p> <p>Wakulla County Learning Center: This project proposes a partnership with TCC for a campus in Wakulla County where students and adults may pursue an AA degree. WCSB owns the property and will staff the center once constructed in partnership with TCC. Funds are requested for design, permitting, construction and furnishings.</p>	<p>\$5.7 M</p>	<p>#1</p>
<p>City of St. Marks,</p>	<p>ADA Compliant Kayak/Canoe Launch: To provide kayak/canoe access to the Wakulla River via the City Park. Increase recreational opportunities and enhanced visitor experience. Will also relieve kayak/canoe launching at the St. Marks Boat Ramp. The City of St. Marks owns the property. Funds are requested for design, permitting and construction.</p> <p>St. Marks WWTP – Conversion of Grinders to Gravity Sewer: First a feasibility study (i.e., preliminary engineer report) will need to be conducted to determine if conversion is feasible and probable cost. Funds are needed for feasibility study/preliminary engineering report.</p> <p>St. Marks Board Walk: Construct a boardwalk that will connect to the terminus of the St. Marks Bike Trail and provide an off-road multi-use pedestrian to the Fort, St. Marks Board Ramp, and back to the St. Marks Bike Trail terminus. The City of St. Marks own the property and the project is designed and permitted. Funds are requested for construction.</p>	<p>\$3.4 M</p>	<p>#2</p>
<p>Wakulla Commercial Fishermen's Assoc, Inc.</p>	<p>ADA Compliant Kayak/Canoe Launch: To provide kayak/canoe access to the Wakulla River via the City Park. Increase recreational opportunities and enhanced visitor experience. Will also relieve kayak/canoe launching at the St. Marks Boat Ramp. The City of St. Marks owns the property. Funds are requested for design, permitting and construction.</p>	<p>\$65 K</p>	<p>#5</p>
<p>Wakulla Commercial Fishermen's Assoc, Inc.</p>	<p>St. Marks WWTP – Conversion of Grinders to Gravity Sewer: First a feasibility study (i.e., preliminary engineer report) will need to be conducted to determine if conversion is feasible and probable cost. Funds are needed for feasibility study/preliminary engineering report.</p> <p>St. Marks Board Walk: Construct a boardwalk that will connect to the terminus of the St. Marks Bike Trail and provide an off-road multi-use pedestrian to the Fort, St. Marks Board Ramp, and back to the St. Marks Bike Trail terminus. The City of St. Marks own the property and the project is designed and permitted. Funds are requested for construction.</p>	<p>\$350 K</p>	
<p>Wakulla Environmental Institute</p>	<p>A Partnership Reviving Apalachee Bay Oyster Reefs: Shoreline restoration on oyster reefs to enhance commercial and recreational fishing; provide tidal, storm surge and coastal erosion protection, improve water quality; strengthen economy, social and environmental capital. Funds are requested for all stages of the project.</p> <p>Marine Manufacturing Training Center: A state of the art multi-purpose facility that will function as an auditorium, conference center, manufacturing center, oyster seed hatchery and commercial kitchen for processing local Gulf Coast seafood products. WEI owns the property. Funds are needed for design, permitting, construction and furnishings. Total estimated project cost is \$22.7 M, seeking \$15M Triumph funds.</p>	<p>\$900 K</p>	
<p>Wakulla Commercial Fishermen's Assoc, Inc.</p>	<p>A Partnership Reviving Apalachee Bay Oyster Reefs: Shoreline restoration on oyster reefs to enhance commercial and recreational fishing; provide tidal, storm surge and coastal erosion protection, improve water quality; strengthen economy, social and environmental capital. Funds are requested for all stages of the project.</p>	<p>\$2.6 M</p>	
<p>Wakulla Environmental Institute</p>	<p>Marine Manufacturing Training Center: A state of the art multi-purpose facility that will function as an auditorium, conference center, manufacturing center, oyster seed hatchery and commercial kitchen for processing local Gulf Coast seafood products. WEI owns the property. Funds are needed for design, permitting, construction and furnishings. Total estimated project cost is \$22.7 M, seeking \$15M Triumph funds.</p>	<p>\$15 M</p>	

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: Wakulla County School Board

Brief Description of Background of Individual/Entity/Organization: K-12 Public School District

Contact Information:

Primary Contact Information: Robert Pearce
Title: Superintendent of Schools, Wakulla County
Mailing Address: 69 Arran Road, Crawfordville, FL, 32327
Telephone Number: (850) 926-0065
Email Address: Robert.pearce@wcsb.us
Website: Wakulla.schooldesk.net

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: Wakulla County Commission, Wakulla County Chamber of Commerce and Economic Development Council, and Lively Technical Center

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.

EXECUTIVE SUMMARY

Collaborative Partnership

WCSB is dedicated to seeing our economic infrastructure along the Gulf Coast restored through the education of its community members. Our goal is to increase students' technology skills and encourage industry certifications by providing rigorous alternative pathways for students to strengthen their career readiness. Career and Technical Education Programs (CTE) are a way for students to move directly into a specific field at no cost to them or their parents. Targeted industry analysis shows workforce training with regard to production in maintenance, welding and machining are required for enhancement of disproportionately affected counties. WCSB is partnering with Lively Technical Center to provide a pathway for students and adults to articulate credit and certificates earned while in Wakulla County. The Economic Development Council is working in alignment with WCSB to broaden the network of opportunities for residents.

Program Description and Objectives

Wakulla County School Board's (WCSB) guiding principles are embedded in success for its students and the community. Through education and workforce development and a strategic plan we can transform economic recovery, in essence, put a plan into action. In order to strengthen Wakulla County's economic base, encourage business growth and prepare our youth for diverse industries and emerging workforce needs- it is our obligation, goal and commitment to provide training and education that will meet workplace needs with a highly skilled and job ready workforce. Therefore WCSB proposes to use Triumph funds to prepare Wakulla County students for future occupations and careers.

Project Development

The initial phase will be to construct a new bus garage on District-owned property at 379 Arran Road, Crawfordville, Florida. The current bus garage will then be renovated to house career and technical programs to boost economic recovery and enhance targeted industries in Wakulla County and surrounding areas, especially Franklin and Gulf counties. All CTE programs will be listed on the Regional Demand Occupations list and will include an annual percent growth rate of over 1% with multiple annual openings in each cluster as noted by the Florida Department of Economic Opportunity, Bureau of Labor Market Statistics. Data from WCSB and Department of Education show that as career and technical programs have increased in Wakulla County, so has graduation rate and post-secondary enrollment along with decreased drop-out rate due to programs such as these.

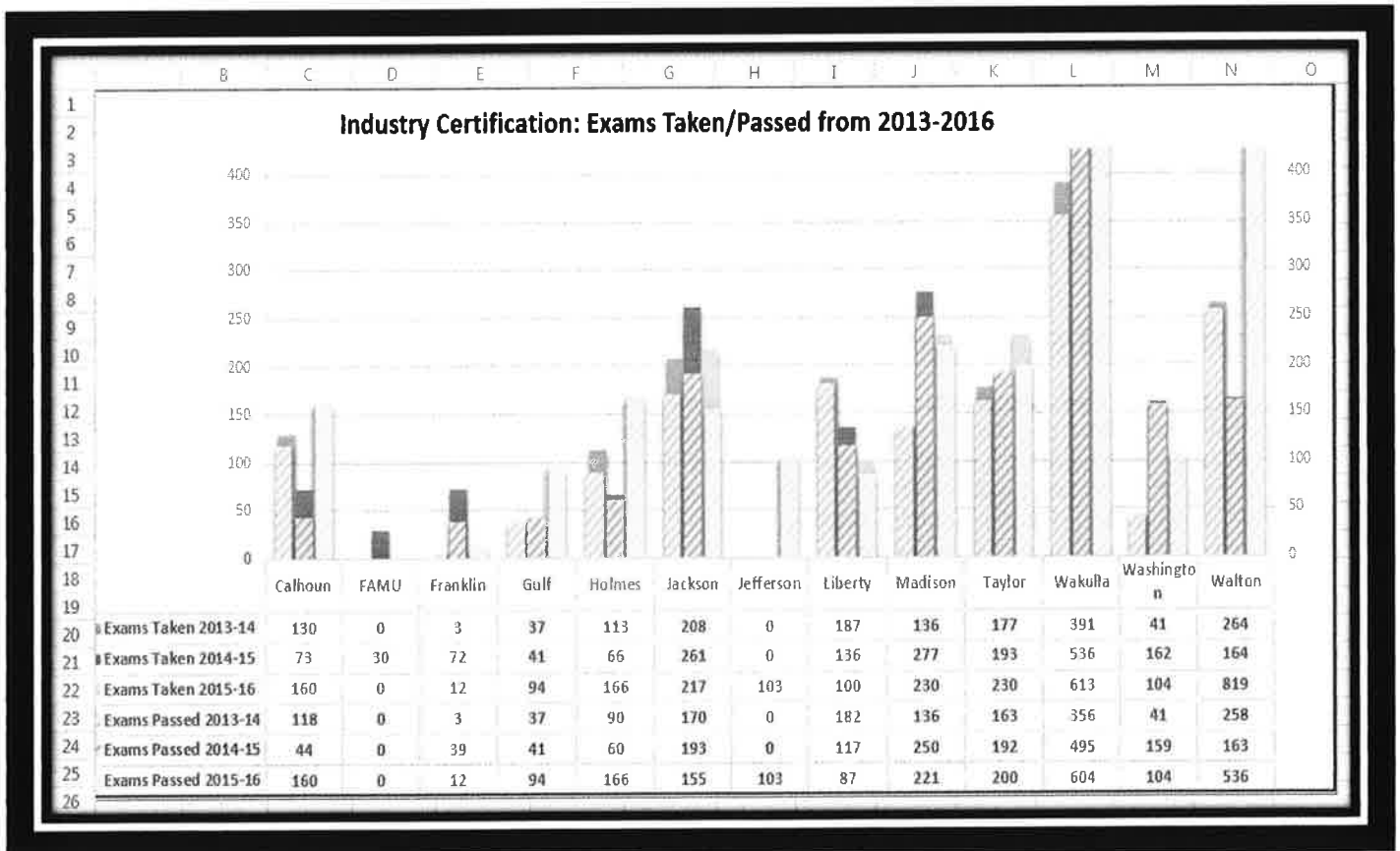
Funding Sources

WCSB will provide matching funds for a portion of this request by using settlement dollars from the Deepwater Horizon Incident received from British Petroleum Corporation North America Inc., et al. in the amount of \$375,000.

Timeline

The project timeline will begin immediately upon approval and end 22 months from start. This simplified chart depicts increased graduation rates within our student population for the past three years. A graph is also provided to show the number of industry certification exams taken in Wakulla County and data comparing Wakulla completers to surrounding counties. With the ability to enhance our CTE programs and add additional programs for students and community members, we project an increase in the number of industry certifications in specific fields and a trained and ready workforce.

YEAR	2013-14			2014-15			2015-16		
	# Cohort/# Graduates/% Graduates			# Cohort/# Graduates/% Graduates			# Cohort/# Graduates/% Graduates		
	338	254	71.5%	325	275	78.8%	327	284	86.9%



The amount of funding requested is below for a total of \$4,121,867.00.

WAKULLA COUNTY SCHOOLS
Remodel For Automotive & HVAC Labs
COST ANALYSIS - 10-12-17

NEW CONSTRUCTION - TOTAL GSF	7,483
COST PER GSF	\$185.00
TOTAL CONSTRUCTION PROJECT COST	\$ 1,384,355
Professional Fees (Architectural, Mechanical, Electrical, Plumbing, Structural, etc.)	\$ 120,162
Reimbursables (Civil, Survey, etc.)	\$ 35,000
Fixtures, Furniture & Equipment	\$ 75,000
Electronics (Touchpanels, Overhead Projectors, smartboard, etc.)	\$ 20,000
Low Voltage Wiring & Equipment for Data, Intercom, A/V, Security, Clocks, etc.	\$ 75,000
Permitting Fees (Environmental & Site)	\$ 50,000
Utilities Extension	\$ 80,000
<u>Total Project Cost Estimate</u>	<u>\$ 1,839,517</u>

WAKULLA COUNTY SCHOOLS
New Bus Barn
COST ANALYSIS - 10-12-17

NEW CONSTRUCTION - TOTAL GSF	5,678
COST PER GSF	\$180.00
TOTAL CONSTRUCTION PROJECT COST	\$ 1,022,040
Professional Fees (Architectural, Mechanical, Electrical, Plumbing, Structural, etc.)	\$ 79,310
Reimbursables (Civil, Survey, Geotechnical, Environmental, etc.)	\$ 100,000
Fixtures, Furniture & Equipment (Including 2 Bus Lifts)	\$ 100,000
Low Voltage Wiring/Equip for Data, A/V, Security, etc.	\$ 50,000
Permitting Fees (Environmental & Building)	\$ 50,000
Land Clearing & Site Improvements	\$ 36,000
DOT Turn Lanes	\$ 250,000
Parking (60 Buses & 80 Cars)	\$ 360,000
Diesel & Gas Fuel Tank Relocation	\$ 50,000
Fencing	\$ 85,000
Utility Extension - Water	\$ 60,000
Sewer Lift Station	\$ 40,000
<u>Total Project Cost Estimate</u>	<u>\$ 2,282,350</u>



November 6, 2017

**BOARD OF
COUNTY COMMISSIONERS**

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Chairman, District 1

Mike Stewart
Vice-Chairman, District 3

Randy Merritt
District 2

Jerry Moore
District 4

Charles Hess, Ph.D.
District 5

J. David Edwards
County Administrator

Heather J. Encinosa
County Attorney
(850) 224-4070

Mr. Alan Bense, Chairman
Triumph Gulf Coast, Inc.
Post Office Box 12007
Tallahassee, Florida 32317

Dear Chairman Bense,

The Wakulla County Board of County Commissioners (Board) held a workshop on October 30, 2017, for the purpose of discussing Triumph Gulf Coast, Inc. (Triumph) funds, project criteria, and to provide a venue for our boards of elected officials and citizens to present projects for Board consideration and recommendation to Triumph pursuant to statute.

We were very appreciative of Jason Shoaf and Scott Remington taking time to attend our Workshop. Their input and response to questions certainly exceeded expectations and contributed to the success of our Workshop.

The Board met on November 6, 2017, to finalize its initial list of recommended projects for Triumph funding and identified five priority projects that can be implemented quickly and provide optimum results for the funding being requested. The County's five priority projects below align with existing local strategic and planning documents and the Great Northwest Florida Forward strategic plan.

1. Wakulla Career and Technical Education Center
2. Wakulla County Learning Center
3. First Responder Communication System
4. New County Library
5. ADA Compliant Kayak/Canoe Launch – St. marks City Park

Summary information on each project is provided in the enclosed list of Board recommended projects for Triumph funding as of November 6, 2017. The forth coming Pre-Screening Application for each of the projects will provide further information.

It is anticipated that the Board will update its list of recommended projects from time to time as projects are funded or as priorities shift

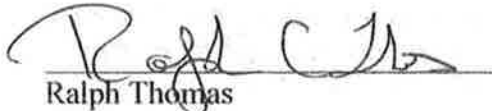
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Mr. Alan Bense
Page Two
November 6, 2017

to reflect current needs and conditions. Your consideration of each of our projects is greatly appreciated.

We look forward to hosting the November 8th Triumph Board meeting in Wakulla County. Please contact me if you have any questions or need additional information.

Sincerely,



Ralph Thomas
Chairman

RT/stk

Enclosure

Cc:

Mr. Bobby Pearce, Wakulla County School Board
Ms. Gail Gilman, City of St. Marks
Ms. Dana Peck, Wakulla Commercial Fishermen's Association
Mr. Bob Ballard, WEI

WAKULLA COUNTY LIST OF RECOMMENDED PROJECTS FOR TRIUMPH GULF COAST, INC. FUNDING
November 6, 2017

<i>Organization</i>	<i>Project Title/Brief Description</i>	<i>Est. Project Cost</i>	<i>Board Priority</i>
Wakulla County Board of County Commissioners	<p>First Responder Communication System: Replace existing aging and unrepairable first responder communication system with one that can communicate with all federal, state and local first responder agencies as well as extending the range of communication within the County, i.e., national/state forest, metal building, etc. Our County is working with other 7-counties for potential regional project – with each County submitting their own application.</p>	\$2 M	#3
	<p>New Library: Construct a new, larger more centrally located library at the community center to meet the growing demands for new programs and provide space for participation at current and new events. The existing library will be repurposed and used for a much-needed Fire/EMS station in the Medart area, south of Crawfordville. A new library also has the potential to provide virtual classes not provided elsewhere in the County and could target underprivileged populations needing workforce skills. The County owns the property. Funds are needed for design, permitting, construction and furnishings.</p>	\$3.5 M	#4
	<p>Medart Rec Park Improvements: Improve the parking lot, restroom and concession facilities, and sports fields of Wakulla County's only recreation park for organized outdoor youth and adult sports. The County owns the Park. Funds are needed for any design, permitting and construction.</p>	\$2.0 M	
	<p>Realignment of County Road 61/Shell Point: The County has only two north-south bound highways from Capital Circle (Leon County) to US 98 (Wakulla County): US 319 is on the eastern side of the County and US 27 is on the western side. High traffic on both of these highways is attributed mainly to travelers working in Tallahassee and living in Wakulla. Internal arterial roads off of these highways leading to residential areas become clogged at peak times creating extremely hazardous conditions. Additionally, these highways provide the only access to Wakulla's coast, rivers, forest, etc. creating heavy traffic conditions on weekends and holidays. This proposed realignment would provide a north-south bound County Road centrally located in Wakulla County and would ease congestion and increase safety conditions. Funds are needed for design, permitting and construction.</p>	\$2.5 M	
	<p>Camp Indian Springs Campground Partnership: This project proposes a partnership with Department of Environment Protection (DEP), in the event they purchase the Camp Indian Springs Property. The County proposes seeking funds for the improvement of existing buildings on the Camp Indian Springs Campground property and the design, permitting and construction of a RV/Tent camp ground.</p>	TBD	
	<p>New Rec Park – US 319: The County is in need of land to design, permit and construct a larger outdoor multi-use recreational Park on the north side of the County. This park has the potential to serve the region for youth and adult outdoor sports, i.e., softball tournaments, soccer tournaments, etc. Funds are needed for land acquisition, planning, design, construction and furnishings.</p>	\$20 M	

WAKULLA COUNTY LIST OF RECOMMENDED PROJECTS FOR TRIUMPH GULF COAST, INC. FUNDING

November 6, 2017

Wakulla County School Board	<p>Wakulla Career and Technical Education Center: This project would provide training and job skills for the non-degree seeking student for emerging or high-demand jobs. WCSB owns the property and will staff the center once constructed. Funds are requested for design, permitting, construction and furnishings.</p>	\$5.7 M	#1
	<p>Wakulla County Learning Center: This project proposes a partnership with TCC for a campus in Wakulla County where students and adults may pursue an AA degree. WCSB owns the property and will staff the center once constructed in partnership with TCC. Funds are requested for design, permitting, construction and furnishings.</p>	\$3.4 M	#2
City of St. Marks,	<p>ADA Compliant Kayak/Canoe Launch: To provide kayak/canoe access to the Wakulla River via the City Park. Increase recreational opportunities and enhanced visitor experience. Will also relieve kayak/canoe launching at the St. Marks Boat Ramp. The City of St. Marks owns the property. Funds are requested for design, permitting and construction.</p>	\$65 K	#5
	<p>St. Marks WWTP – Conversion of Grinders to Gravity Sewer: First a feasibility study (i.e., preliminary engineer report) will need to be conducted to determine if conversion is feasible and probable cost. Funds are needed for feasibility study/preliminary engineering report.</p>	\$350 K	
	<p>St. Marks Board Walk: Construct a boardwalk that will connect to the terminus of the St. Marks Bike Trail and provide an off-road multi-use pedestrian to the Fort, St. Marks Board Ramp, and back to the St. Marks Bike Trail terminus. The City of St. Marks own the property and the project is designed and permitted. Funds are requested for construction.</p>	\$900 K	
Wakulla Commercial Fishermen's Assoc, Inc.	<p>A Partnership Reviving Apalachee Bay Oyster Reefs: Shoreline restoration on oyster reefs to enhance commercial and recreational fishing; provide tidal, storm surge and coastal erosion protection, improve water quality; strengthen economy, social and environmental capital. Funds are requested for all stages of the project.</p>	\$2.6 M	
Wakulla Environmental Institute	<p>Marine Manufacturing Training Center: A state of the art multi-purpose facility that will function as an auditorium, conference center, manufacturing center, oyster seed hatchery and commercial kitchen for processing local Gulf Coast seafood products. WEI owns the property. Funds are needed for design, permitting, construction and furnishings. Total estimated project cost is \$22.7 M, seeking \$15M Triumph funds.</p>	\$15 M	

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: School District of Okaloosa County

Brief Description of Background of Individual/Entity/Organization: The Okaloosa County School District (OCS D) serves approximately 32,000 students and operates thirty-nine neighborhood public schools and one digital learning school. Included in the school system are nineteen elementary schools, eight middle schools, five high schools. two K-12 schools, one K-8 school, one 3-8 performing arts academy in cooperation with the Northwest Florida Ballet, two schools for significantly cognitively delayed students, and one alternative education high school facility. In this district, a professional culture exists in which a high level of performance is expected of OCS D students; therefore, all students engage in rigorous, standards-based curriculum that promotes critical thinking and application of learning across content areas with the ultimate purpose of inspiring a lifelong passion for learning. Because of this high-performance level, the OCS D was one of only three districts in the state that earned a grade of A for two years in a row under the state of Florida's new grading system and the only school district in northwest Florida to earn this accomplishment.

Contact Information:

Primary Contact Information: April Branscome
Title: CTE Specialist
Mailing Address: 120 Lowery Place, Fort Walton Beach, FL 32548
Telephone Number: 850-833-5858
Email Address: branscomea@okaloosaschools.com
Website: http://www.okaloosaschools.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.

Project Description

The Okaloosa County School District was the birthplace of today's modern Career and Technical Education programs across Florida through the creation of CHOICE (Community High: Okaloosa Institutes for Career Education). Based on the District's demonstrated success in preparing students for work as evidenced by earned industry certifications, we believe there is no better place to invest than in Okaloosa County schools, a continued state leader of Career and Technical Education. The District intends to submit a grant application in the amount of \$45,000,000 for our **VEINS (Vocational Education In Need of Support) Project**. Career and Technical Education (CTE) is like a vein, whose sole purpose is to supply oxygen-depleted blood to the heart. Many of the Okaloosa County School District's CTE programs are oxygen-depleted and need cutting edge equipment and facilities to be revived in order to supply the workforce—*oxygen*—to our local, diverse industries.

Northwest Florida Forward, a regional strategic initiative focused on driving economic vitality and growth in the Florida Panhandle, has identified as one of its goals the need to "connect the talent assets of Northwest Florida to key industry clusters and ensure a dynamic and diverse workforce for new and growing business" (*Northwest Florida Forward, 2017, p. 7*). In order for the Okaloosa County School District to assist in making the talent connection, we have to prepare students to be the "*oxygen*" in the highly competitive workforce environment. Educated, highly trained students will strengthen the local community's economy through targeted recruitment of new businesses and will support existing business expansions (*Northwest Florida Forward, 2017, p. 8*). To achieve this goal and transform Okaloosa County, it is important that we offer students customized workforce training programs in modernized facilities with equipment that meets current industry standards.

Since "access to talent continues to be the chief site selection factor for companies planning new facilities, expansion, and/or relocation," the focus for this Triumph Gulf Coast proposal is to promote economic recovery, diversification, and enhancement by meeting the area's workforce demand and be a reason for businesses to relocate to our area (*Northwest Florida Forward, 2017, p. 12*).

The proposed project will be a stimulus for transforming the local area in meeting the talent demand in multiple ways.

- Construction of a modernized facility at Crestview High School to encompass Career and Technical Education programs at the school, including but not limited to, Allied Health, Culinary, Cybersecurity, IT, Robotics, Manufacturing and Cosmetology
- Expansion and modernization of current facilities at Niceville High School, creating a combined location for all of the school's workforce programs, including but not limited to, Allied Health, Culinary, Cybersecurity, IT, Robotics and Manufacturing
- Modernization of equipment in all CTE labs at Baker School, Choctawhatchee High School, OTC high school programs, Fort Walton Beach High School, and Laurel Hill School to provide industry standard equipment.

Estimated Project Timeline

Task	Proposed Timeframe
Project Start-Up	February 2018
Facility Design Submission and Approval by OCSD	March 2018
Begin Project Construction	April 2018
Complete Project Construction	18-24 months

The proposed buildings and updates will significantly increase the District's ability to support the workforce needs of current and future industry in our region.

Triumph Gulf Coast funding will allow the schools to grow the educational opportunities for students through state-of-the-art Career and Technical Education classrooms and lab facilities. The funding will also expand work-based learning and career exploration opportunities for students that will build a bridge in the gap between academic and career planning. The VEINS Project will potentially influence 5,000 students in the first year.

Okaloosa schools are among the oldest in the State of Florida. Our seven high schools have had little or no updates to their facilities and have been limited in their equipment updates because of lack of funding. Career programs at all of the high schools offer students rigorous academic career pathways for all facets of the workforce ranging from cybersecurity to manufacturing to welding and everything in between. As is the case with most educational institutions, our high schools and their innovative instructors have made the workforce training programs successful using out-of-date facilities and equipment. Despite the aging facilities and lack of equipment, the Okaloosa County School District is second in the state and first in northwest Florida in College and Career Acceleration (*Education, Florida Department of. "School Accountability Reports." School Accountability Report, Florida Department of Education, 2017, schoolgrades.fldoe.org/*).

Having newly constructed and remodeled CTE facilities and updated equipment will give more exposure to the availability of career programs at the schools. The availability of career options will encourage students to make informed decisions about career education and training pathways open to them during and beyond high school, as well as train them for local employment. Students in these programs will have the required knowledge to go directly into the workforce or continue on to a postsecondary program. If students aspire to higher-level careers, with their enhanced knowledge in their selected career field, they will be better prepared to move forward into a postsecondary career program or degree.

At the time of this request, industry and labor partners have asked the District's CTE office to strengthen existing programs to better prepare students for entry-level jobs in our local area or to be a stepping-stone to postsecondary institutions. The Economic Development Council of Okaloosa County and the Northwest Florida Manufacturing Council are two prominent local organizations who have shared a strong mutual interest in preparing students for high-skill, high-wage, and high-demand careers. We have also created educational partnerships with Northwest Florida State College, Okaloosa Technical College, University of West Florida, and Florida State University's SSTRIDE program to create a

seamless transition from secondary to postsecondary for students who choose a postsecondary path.

Directly supporting the vision of Northwest Florida Forward, the **VEINS Project** enables the Okaloosa County School District to help transform northwest Florida's workforce development by providing project-based learning from industry-qualified instructors. Students will gain hands-on experience in industry quality labs leading to industry demanded certifications.

While Triumph Gulf Coast Grant funds will assist in building and equipping cutting edge, industry standard labs, the Okaloosa County School District will invest in the CTE programs by their continued support through the purchase of additional equipment through the Carl Perkins grant funds. With the enactment of the Career and Professional Education Act (CAPE), students also have the opportunity to earn national industry certifications that carry state allocated funding to individual programs earning certifications. At this time, approximately \$2.22 million (not including land and instructor salaries/benefits) is available to support the **VEINS Project**. The District will also provide qualified instructors to oversee the updated programs in order to maintain the quality of the equipment and classroom space created.

In order for students to succeed in life, it is our responsibility to prepare them for the ever-changing world of work. This means we have to prepare our students to be college ready and/or career ready. Career and Technical Education programs are the "**VEINS**" of CTE because they offer unique opportunities to engage students in an enormous variety of subjects, incorporating academic, creative and technical skills, with the specific goal, nowhere else represented in education, of preparing students for life.

Partnering with the Okaloosa County School District's Career and Technical Education program is a win-win situation—no matter how you look at it! We plan to transform our programs from **VEINS** to **ARTERIES (Accelerated Rigorous Technical Education Relevant In Employment Security)**, where we provide the oxygen to our workforce!

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: St. Marks Refuge Association, Inc.

Brief Description of Background of Individual/Entity/Organization: The St. Marks Refuge Association, Inc. is a 501.c.3 non-profit charitable organization established in 1987 that supports the St. Marks National Wildlife Refuge in all aspects of its mission. There are currently 13 members of the Board of Directors, and over 500 dues paying members.

Contact Information:

Primary Contact Information: Thomas M. Baird

Title: Vice-President – St. Marks Refuge Association, Inc.

Mailing Address: P.O. Box 368, St. Marks, FL 32355

Telephone Number: 850-491-6074

Email Address: tbaird01@comcast.net

Website: www.stmarksrefuge.org

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: Partners: St. Marks National Wildlife Refuge, Florida Division of Historical Resources

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. (See attached.)

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.

EXECUTIVE SUMMARY:

ST. MARKS LIGHTHOUSE RESTORATION AND PRESERVATION

Project Goals: Repair and protect the lighthouse and keeper's quarters from further deterioration and neglect; preserve the integrity of the structure as a National Historic Site; preserve the history of the lighthouse for future generations; and create an economic asset to Wakulla Co. by increasing tourism.

Amount of Funds Requested: \$300,000

Location of Project: The St. Marks Lighthouse is located on the 70,000 acre St. Marks National Wildlife Refuge in Wakulla County adjacent to the City of St. Marks.

Local and statewide interests addressed: This project will help attract visitors to Wakulla Co. and the entire Big Bend area and help preserve Florida's maritime heritage. Visitors will require gas, food and lodging and are likely to increase attendance at nearby historic sites and state parks, generating a significant economic return on investment.

Measurable Outcomes: Once restored, and open to the public, it is estimated that 36,000 - 40,000 additional visitors will come to the lighthouse each year based on comparable Florida panhandle lighthouses. Each \$1 spent on St. Marks National Wildlife Refuge entrance fees is multiplied 10 times in the community according to a 2010 USFWS study. The Refuge currently hosts 300,000 visitors per year. With the 10 to 1 multiplier, an additional 40,000 visitors times \$5 current entrance fees, generates \$2,000,000 in tourism dollars within Wakulla County. This then continues year after year. An investment for restorations is repaid many times over in increased tourism and related expenditures in the community.

Direct Economic Impact: Based on the most recent study conducted by the U.S. Fish and Wildlife Service (2010), there is a 10:1 multiplier for the community. For every dollar spent on refuge entrance fees translates to ten dollars spent in the community as visitors purchase gas, food, lodging, souvenirs, and increase attendance at nearby historic sites and state parks, generating a significant economic return on investment for the region.

The St. Marks NWR hosts over 300,000 visitors per year, including tourists from every state in the Union and significant numbers of foreign visitors. With forethought and planning, and the support and assistance of lighthouse enthusiasts and preservationists, we are creating a one-of-a-kind destination that will attract visitors to the St. Marks Light Station. Based on the success of similar restoration projects, the lighthouse – once open to the public - is projected to bring in conservatively 36,000 to 40,000 new paying visitors each year.

Revenue generated from admission fees will not only make the lighthouse self-sustaining but will assist the Refuge with their work in habitat management. By restoring this historic treasure, we will protect our cultural and natural history for generations to come.

Current Threats to the Property: Due to years of neglect while under U.S. Coast Guard ownership, the St. Marks Light Station has experienced severe deterioration. Under Coast Guard control the lighthouse received only incidental and inadequate maintenance to the point that the structure is in critical need of stabilization. Deterioration has also created a dire safety situation in parts of the structure. Using funds provided by the Florida Lighthouse Association, the St. Marks Refuge Association, Inc. contracted for a condition assessment conducted by Kenneth Smith

Architects, Inc. and Atlantic Engineering Services of Jacksonville. The March 2014 report cites extensive deteriorating wood beams, rusting fasteners, severe termite damage, lead-based paint and asbestos tiles. Conditions include a deteriorating roof in need of replacement, the need for climate control, electrical upgrades, new windows in the tower and keeper's quarters, new shutters, restoration of the exterior finish and painting. Extensive wood replacement will be required. Because of severe corrosion, the metal lantern room was the first priority to stabilize. Salt air and humidity had damaged the lantern room, railing and fittings. Rust jacking was pulling parts of the structure apart. In some cases, new cast iron fittings were fabricated. This project was completed in September 2016. Major restoration of the lighthouse and keeper's quarters is currently underway under management of Rippee Construction of Tallahassee. This phase is scheduled to be completed by June of 2018.

Current Project Description: However, to allow the public to utilize the site, museum displays must be researched, designed, fabricated and installed. There is great demand for public visitation and tours at St. Marks Lighthouse. Efforts to restore the lighthouse and keeper's house and open the interior of the keeper's quarters and parts of the lighthouse for public visitation are underway. However, funds are limited and the most critical aspects of the restoration are being prioritized.

The keeper's house will provide an excellent facility for public visitation, lighthouse exhibits and interpretation. The planned lighthouse museum will exhibit historic displays to illustrate early life and changes at the lighthouse and light station. Small groups of visitors will be allowed into the lighthouse to climb.

There are no water lines or sewer connections at the lighthouse. The nearest toilets are two miles distant at Tower Pond Trail Head and seven miles distant at the Refuge Visitor Center. Potable water is not available at either location. Due to the large number of current visitors to the lighthouse location and the increased numbers of visitors projected to tour the restored lighthouse and museum, toilet facilities available on site are critical.

There are five distinct elements in this application: Reconstruct the historic privy to provide toilet facilities on-site for staff and visitors, reconstruct the historic cistern to provide a needed source of water on-site, replace the guttering system, reconstruct the historic site-defining fencing for security, and research, design and install museum exhibits and signage to interpret the history of the lighthouse.

The toilets, cistern, and fencing are reconstructions, but historically accurate reconstructions with a much needed and practical use. The need for toilets on site is self-explanatory. The reconstructed cistern will provide water for cleaning, mopping floors, lavatories in the restrooms, fire suppression and landscape irrigation. During periods of insufficient rain, the Wildlife Refuge has a tanker truck as part of their fire-fighting equipment and can be used to fill the cistern when necessary. Having handicapped accessible toilets and a functioning cistern will add to visitor comfort and overall value to the visitor experience. The character-defining historic fencing will add security to the light station when not open for public tours and unifies the complex.

To provide accessible access to the Keepers Quarters/Museum and the proposed restroom facility, a 185', ADA compliant Ramp/boardwalk is planned with funds secured through a DHR Small Matching Grant. The ramp/boardwalk will take visitors from the existing parking lot to the North end of the front porch and connect to the proposed reconstructed toilet facility. Current estimates are that the privy will need a capacity of @21,000 users per year. This is well within the capacity for small composting toilets with similar use patterns, such as at other National Wildlife Refuges and state parks.

Being able to tour the lighthouse museum will help present and future generations understand and appreciate the region's historical development, Florida's maritime heritage, and key events in Florida history.

Historic Significance of the Site: The St. Marks Lighthouse is the oldest lighthouse on the Gulf Coast, and the second oldest in Florida, standing sentinel for nearly 175 years. The tower withstood war, erosion, fire, and numerous hurricanes, serving soldiers during the Civil War and saving the lives of mariners guiding vessels to the mouth of the St. Marks River. The structure consists of the light keeper's house attached to the 80 foot tower, both resting on a 12 foot thick limestone base. According to local legend the limestone blocks are from the ruins of old Fort San Marcos de Apalachee. The St. Marks Lighthouse is one of the few towers with an attached structure—the keeper's house. Together, they today serve as an iconic symbol of the region. The Union blockaded Apalachee Bay during the Civil War and burned the lighthouse stairs to keep it from being used as a lookout post by Confederates. In March 1865 a fleet of 16 ships landed around 1,000 Union troops near the lighthouse prior to their defeat at Natural Bridge on March 6. After the war the tower and keeper's house were rebuilt and the lamp relit on January 8, 1867. A new fourth-order Fresnel lens was installed. Later repairs were undertaken to the house and tower and the porch, still extant, was added. The light station transitioned from the U.S. Lighthouse Service to the U.S. Coast Guard in 1939 and to the U.S. Fish and Wildlife Service in 2013. It was placed on the National Register of Historic Places in 1972. Further historical detail is available in the Florida Master Site File or at www.stmarksrefuge.org Click Lighthouse on the left column.

Other Sources of Funds: 1. Donations from individual private donors total = \$82,000
2. Donations from corporations and organizations = \$31,900
3. State funds = \$550,000 from DHR in 2016; State funds = \$50,000 from DHR in 2017.
This all totals \$713,900 either spent on completed projects or designated for current projects.

In-kind services have been provided by: Ring Power, Wilderness Graphics, Cason Engineering & Demolition, LLC, Wakulla Sign Co., Capelouto Termite & Pest Control.

Timeline: With Triumph Gulf Coast support, these elements can begin as soon as funds are available or at the latest, July 2018 and be completed by June 2019.