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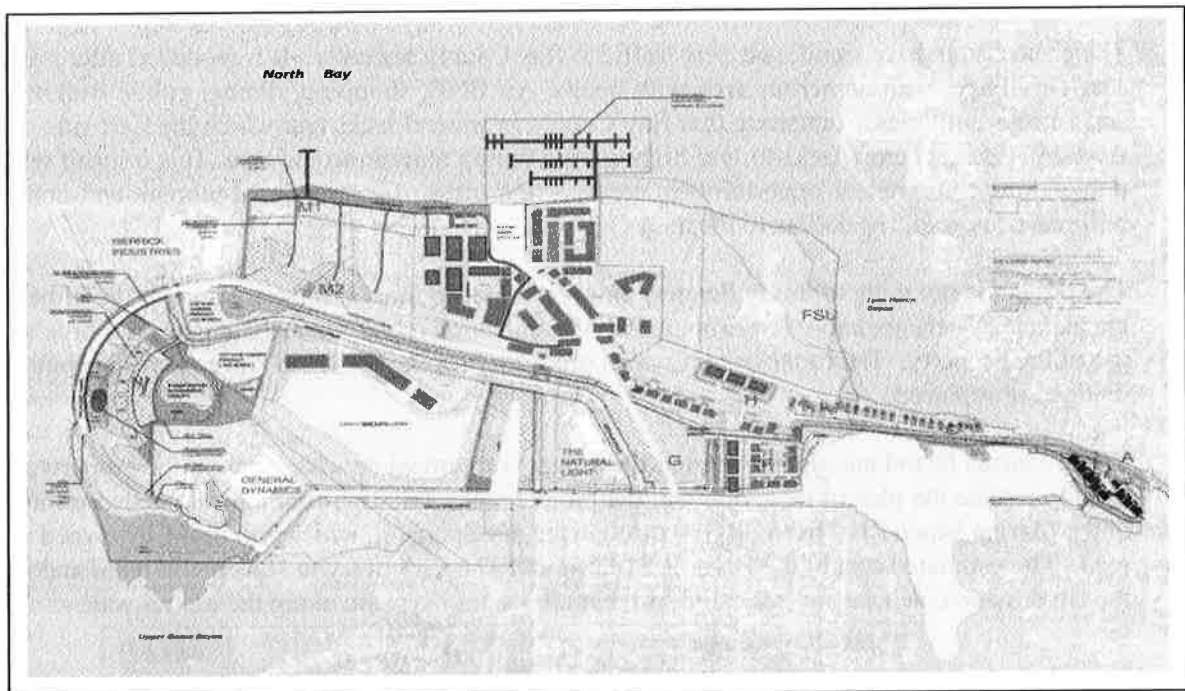


**MARINA ISLAND, LLC  
INFRASTRUCTURE IMPROVEMENTS FOR FORMER AIR FORCE FUEL DEPOT SITE**

**Executive Summary**

Marina Island, LLC, is the titled or beneficial owner of 243 acres of real estate in Lynn Haven, Florida, including the fuel depot property acquired by the City of Lynn Haven from the United States Air Force and surrounding portions of the Hugh Nelson Industrial Park. It acquired the fuel depot in August 2017.

The property includes over 25,000 front feet of waterfront, including exposure to North Bay, Upper Goose Bayou, Lynn Haven Bayou canal, and Lynn Haven Bayou, and has an existing, but poorly maintained, canal system. Proposed canals, marina basin, and waterways will add another 10,000 linear feet of waterfront. See below for the latest Masterplan.



As part of the acquisition of the fuel depot property by the City, Florida State University acquired an additional 40 acres of real estate immediately adjacent to the project, and the developer has committed to cooperating with FSU in their development plans. The development is also supporting a rails-to-trails program along the railroad right of way leading from the former fuel depot site throughout Lynn Haven southeasterly to US 231 north of East Avenue, including donating 40 acres of right of way to the City for that project. Additionally, the project team has been working with Friends of Lynn Haven Bayou to address the restoration of Lynn Haven Bayou as part of the development plan.



# Marina Island™

Marina Island intends to develop the property into a seaside type village resort, an unparalleled mixed use development providing a range of residential, commercial, civil, and recreational opportunities for Bay County. As currently envisioned, the plan includes 24 acres of recreation and conservation land including a rails to trails system that connects to the Florida Bike Sun Trail Network, and approximately 31 acres of recreational waterways including a new 5 acre inland marina cut, a 500 slip marina on North Bay, and an innovative canal system which facilitates the flushing of Lynn Haven Bayou while providing a unique amenity to the residents and visitors to the project.

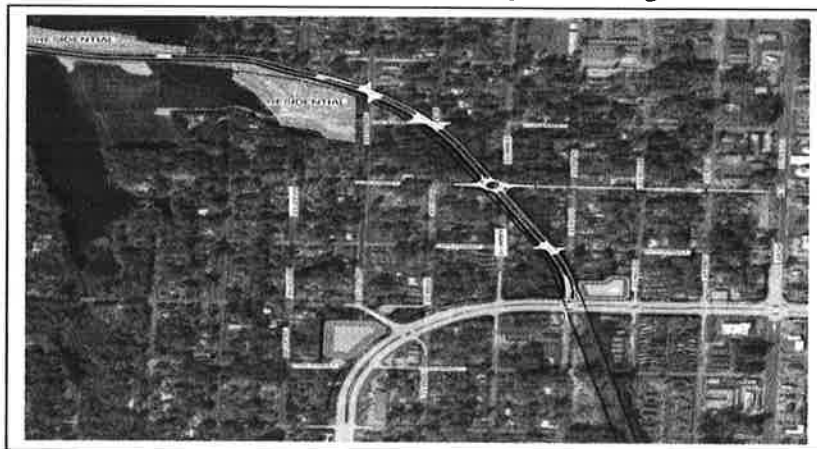
Additionally, the development will create a number of areas to encourage local entrepreneurship- a Craftsmen's Square where local artisans, wood workers, metal smith, and other crafts can create and sell their respective handicrafts; a farmer's market; local boutiques and restaurants and a state of the art aquarium. The aquarium and other facilities will encourage domestic and international tourism to the area, generating significant and sustainable tax revenues to local and state government.

At build-out, Marina Island anticipates having added **\$450 million** in increased taxable value to Bay County, creating 600-700 construction jobs and up to 1,000 permanent jobs, both skilled and unskilled. In the process, Marina Island and its development partners anticipate investing over **\$300 million** directly into the local economy over the next 10-15 years.

The project will drive significant new traffic to Bay County annually. It is modelled after a European seaside village, with numerous area with hotels, Air BNB, shopping, dining, public walking streets and various activities. Something that Bay County in general lacks and which the East side of the St. Andrew's Bay severely lacks to lure high-quality family tourism to the area. This in itself will create tremendous entrepreneur opportunities, create a new class of international tourism and hundreds of millions of new tourist dollars to the area.

The project is not without its challenges, however. Transportation infrastructure to the project site is inadequate. There are known environmental contamination issues arising from the Air Force's historic use of the property. The canal system which provides flushing for Lynn Haven Bayou needs to be re-dredged or replaced.

While Marina Island has already started the process of vertical development on the property, in order to fully realize the plan of development, the project seeks Triumph funding for needed infrastructure of the Marina Island Blvd from SR 390 through the development, which will be a City owned collector road. The estimated cost of the Blvd. is **\$10.0M** and The City of Lynn Haven will build and maintain the Blvd, which includes an extension of the multiuse trail system, along the old railway.





**Marina Island will guarantee a minimum of 100% match of investment to match the Triumph request for \$10.0M and will guarantee 200 jobs within 5 years. Jobs such as service, hospitality, technical (facilities engineers) transportation, management as well as many general service and labor jobs.**

**Many of these components will also aid the existing industrial facilities in the High Nelson Industrial Park by improving the transportation flow for their employees and suppliers, as well as create new infrastructure to access the area, moving heavy traffic flow from the existing residential neighborhoods streets surrounding the site.**

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BOCC

Santa Rosa

**TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM**

The SANTA ROSA COUNTY BOARD OF COUNTY COMMISSIONERS approved the City of Gulf Breeze Town Center Infill Redevelopment Project as a priority project for the Triumph first round submittal, and has submitted a letter of endorsement.

**APPLICANT INFORMATION:**

Name of Individual/Entity/Organization: **City of Gulf Breeze**

Brief Description of Background of Individual/Entity/Organization:

Gulf Breeze is a business-friendly municipality in South Santa Rosa County which consistently ranks amongst the nation's top rated most livable places, known for its innovative medical and technology industries, excellent schools, recreation amenities, and entrepreneurship whereby the peninsula-City provides 11% of the unincorporated area's utility services including Pensacola Beach. The City is 55 years old, founded by prominent business leaders in the Pensacola-region who value service-first.

**Contact Information:**

Primary Contact Information:	<u>Samantha D. Abell</u>
Title:	<u>City Manager</u>
Mailing Address:	<u>1070 Shoreline Drive</u>
Telephone Number:	<u>850-203-6033</u>
Email Address:	<u>sabell@gulfbreezefl.gov</u>
Website:	<u>cityofgulfbreeze.com</u>

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: City of Gulf Breeze, Santa Rosa County School District

**REQUIRED EXECUTIVE SUMMARY:**

In a maximum of three (3) pages, please describe the proposed project or program, including (i) the amount of funds being sought from Triumph Gulf Coast; (ii) the amount and identity of other sources of funds for the proposed project or program; (iii) the location of the project or program; (iv) summary description of the proposed program, including how the program will be transformational and promote economic recovery, diversification, and enhancement of the disproportionately affected counties, and (v) a summary timeline for the proposed project or program.

**IMPORTANT NOTICE**

This pre-application process will not result in an award of funding by Triumph Gulf Coast. Rather, this process is designed to facilitate submission of ideas for potential projects or programs before the Applicant expends time and/or resources to complete a full Application. All Applicants for funding are required to complete an Application, which will be scored, and then considered for award in the discretion of Triumph Gulf Coast Board.

## **The City of Gulf Breeze Town Center Infill Redevelopment Project**

The City of Gulf Breeze currently lacks a “Town Center”. Gulf Breeze is a peninsula-City comprised of residential subdivisions and parklands, with retail and school facilities along its Highway 98 corridor which contributes to traffic congestion and the arterial bisection of the City. Because the City is 98% built out, infill redevelopment is required to create a Town Center. The City’s Master Plan, Comprehensive Plan and CRA Plan outline the need for a mixed-use lifestyle center connected by sidewalks with its residential outlying areas.

Town centers are place-based developments. A sense of place functions as an anchor and helps distinguish a town center from a typical single-use development. The integration of multiple uses with a multilayered system of streets, sidewalks, paths, and parks helps create a memorable environment for both pedestrian and patrons. Town centers connect with people at an emotional level through a diverse urban character that people identify with and enjoy.

The “Town Center” Project is precipitated on the relocation of Gulf Breeze High School Stadium and Baseball/Softball Fields to City of Gulf Breeze Parks. The City and School District will swap land for the purpose of developing a Town Center comprised of 260,000–300,000 sq. ft. of restaurant and retail space and 900,000–1,000,000 sq. ft. of office space in the heart of Gulf Breeze. The relocation of the ballfields to City property will require the demolition and relocation of City Hall to adjacent library property, for a new City Hall which combines both the library and City Hall administration.

### **Summary Location and Description:**

The portion of land identified for infill redevelopment is comprised of 18.772 acres of Santa Rosa School District property along Highway 98 consisting of Santa Rosa County School District athletic fields. Additionally, a vacant 3.738 acres of outparcel property behind the Wal-Mart Center would be necessary for redevelopment.

### **Project Scope:**

The project’s goal is to prepare a site ready for Town Center development as envisioned in the City of Gulf Breeze Most Livable City Master Plan. The project requires several major milestones: (1) Acquisition of the vacant 3.738 acre vacant outparcel property behind the Wal-Mart Center. The outparcel would be used for construction staging as well as education and municipal services during construction and demolition. (2) Demolition of highway-fronting recreation facilities and the new construction of an interior service road. The project will incorporate the demolition of present facilities to prepare the site for a private developer’s new construction of a mixed-use Town Center. City hall, the Gulf Breeze Library, the Gulf Breeze High Schools Stadium and ballfields will all be demolished. (3) Relocation of the athletic facilities and municipal facilities to city-owned parklands.

### **Leveraging Funds:**

The Potential Bonding Capacity of the CRA is \$41-42 million. In Gulf Breeze, the CRA is able to utilize 74.3% of the annual tax increment (i.e., 25.75% of the annual increment is set-aside for other costs associated with revitalization) for potential bonding capacity. Utilizing industry-standard financing terms, including a debt coverage ratio of 1.25x, as well as various discount (i.e., interest) rates (ranging from 4.5% to 8%) yields, a revenue bond of \$41-42 million would require an annual payment of \$1.6 to \$1.7 million. Therefore, the City has the ability to finance a portion of the necessary capital improvements. This funding can be put toward surface or structured parking, stormwater facilities, roadway construction, or other public infrastructure. The funding match for this project is comprised of private dollars and also CRA dollars at a 75/25 funding share.

**Probable Cost Estimates:**

At build out, private dollar construction costs would be an average of \$88 per square feet of gross building area.

**The following are necessary public infrastructure components:**

- All Facilities Demolition - \$1,600,000
- Construct New Softball Field - \$500,000
- New City Hall - \$10,400,000
- Construct New Baseball Field - \$750,000
- Football Stadium - \$5,000,000
- 10 foot wide Trail - \$340,000
- 12 foot wide Trail - \$1,300,000
- Land Acquisition - \$1,200,000
- Project Total: \$21,090,000

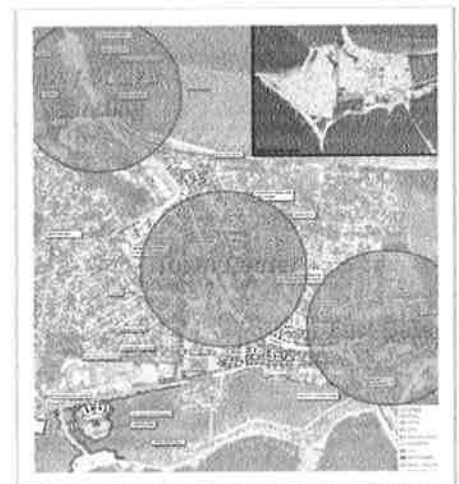
**Total Request of Triumph: \$15,817,500 (75%)**

**Economic Recovery and Enhancement:**

WTL+a, a national real estate and economic consulting firm based in Washington, D.C., with extensive experience throughout Florida, was retained by VHB, Inc., on behalf of the City of Gulf Breeze, FL in March 2016 to prepare an economic analysis as part of a CRA Master Plan for the Highway 98 corridor through the City. The potential development capacity of the Walmart site consists of 25,300 S.F. of retail and restaurant space, and 7,200 S.F. of office space. The potential development capacity of the ballfields sites consists of 129,000 S.F. of retail and restaurant space, 435,645 S.F. of office space, and 60 units of multifamily residential.

**Summary Timeline:**

- 2019: Property Acquisition
- 2020: Facilities Demolition
- 2020: Infrastructure Construction
- 2021: Facilities construction completion  
*(City Hall, Library, and Gulf Breeze High School Athletic Fields)*
- 2022: Project completion





**MOST LIVABLE CITY PLAN**  
 GULF BREEZE MASTER PLAN • GULF BREEZE, FLORIDA

**VHB MillerSellen**  
 2016 Atlantic Ave., Suite 201 • Orlando, Florida 32801  
 Tel: 407.226.1111 • Fax: 407.226.1112 • www.vhb.com



**SANTA ROSA COUNTY  
BOARD OF COMMISSIONERS**

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

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. Samantha Abell  
1070 Shoreline Drive  
Gulf Breeze, FL 32561

Dear Ms. Abell,

At the October 26, 2017 meeting, the Santa Rosa County Board of Commissioners voted unanimously to support the submittal of the Town Center Infill Redevelopment Project, the Medical and Technology Office Park Infill Redevelopment Project, and the Andrews Research and Education Foundation 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



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BOCC

Santa Rosa

TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM

The SANTA ROSA COUNTY BOARD OF COUNTY COMMISSIONERS approved the City of Gulf Breeze Medical and Technology Office Park Infill Redevelopment Project as a priority project for the Triumph first round submittal, and has submitted a letter of endorsement.

**APPLICANT INFORMATION:**

Name of Individual/Entity/Organization: **City of Gulf Breeze**  
Brief Description of Background of Individual/Entity/Organization:

Gulf Breeze is a business-friendly municipality in South Santa Rosa County which consistently ranks amongst the nation's top rated most livable places, known for its innovative medical and technology industries, excellent schools, recreation amenities, and entrepreneurship whereby the peninsula-City provides 11% of the unincorporated area's utility services including Pensacola Beach. The City is 55 years old, founded by prominent business leaders in the Pensacola-region who value service-first.

Contact Information:

Primary Contact Information: Samantha D. Abell  
Title: City Manager  
Mailing Address: 1070 Shoreline Drive  
Telephone Number: 850-203-6033  
Email Address: sabell@gulfbreezefl.gov  
Website: cityofgulfbreeze.com

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: **Baptist Health Care System, AppRiver, Andrews Institute, Catalyst HRE, Santa Rosa County, City of Gulf Breeze.**

**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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## **City of Gulf Breeze Medical and Technology Office Park Infill Redevelopment Project**

The redevelopment of a 9.38-acre retail strip center with one vacant outparcel for the purpose of expanding adjacent medical and technology industries, namely AppRiver, Baptist Hospital System and Andrews Institute. To provide for adequate infrastructure, the City would acquire right-of-way from the rear of the Live Oak Village parcel and Harbourtown Village in order to construct a new parallel east/west road south of US-98 to move local traffic, as well as acquire on-site land to construct a public parking garage and pedestrian walk-over.

### **Summary Location and Description:**

The Live Oak Village Shopping Center is located along Highway 98 at the eastern developed limits of the City, immediately adjacent to the Gulf Islands National Seashore - Naval Live Oaks Area. Baptist Hospital, Andrews Institute for Orthopedics and Sports Medicine, and AppRiver are located adjacent and across Highway 98 from the retail strip center. Catalyst HRE, a medical office space development company, has partnered with the City and Baptist in order to develop expansion plans for the site which will require the acquisition and tear down of the strip center, and the construction of a new connector road behind medical office space fronting Highway 98. The redevelopment of this site with a new connector road is included in the City's Most Livable City Master Plan, Comprehensive Plan, and the Community Redevelopment Area Plan.

The Live Oak Village site currently consists of underutilized retail use and fast-food. This site is strategically located at the southeast corner of two major crossroads and across from Baptist Hospital making it an ideal location for prime office space. The first phase of redevelopment for this site will consist of two large office buildings and two parking garages. The second phase will expand upon the first phase to create a live-work-play concept for the entire site. The second site will consist of multi-use development to match the City's new mixed-use zoning "MXD", by providing residential above retail and creating a walkable urban district within the city. A signalized intersection provides access to the new aligned entry road to Andrews and Baptist Hospital and access to the Graves Property and Live Oak site. This road, which provides access to the hotel and office sites, is the beginning of the southern parallel road to US 98 and runs westerly crossing Pensacola Beach Boulevard to McAbee Court and ultimately ties into Shoreline Drive.

### **Project Scope:**

- Acquire property to construct a new parallel east/west road south of US-98 to move local traffic off Highway 98. The new parallel east/west road will require right-of-way from the back of the Live Oak Village parcel and Harbourtown.
- Acquire on-site property for a parking garage and pedestrian walk-over to serve the expanding medical and commerce industries, as well as recruit new targeted industries to the medical and technology office park.
- Move existing traffic signal at Live Oak Village east to provide better access to north and south properties.
- Provide new traffic signal and on-grade intersection at site of existing bridge flyover.

**Leveraging Funds:**

The Potential Bonding Capacity of the CRA is \$41-42 million. In Gulf Breeze, the CRA is able to utilize 74.3% of the annual tax increment (i.e., 25.75% of the annual increment is set aside for other costs associated with revitalization) for potential bonding capacity. Utilizing industry-standard financing terms and interest rates (currently projected at 4.75-5.00%), including a debt service coverage ratio of 1.25x, a revenue bond of \$41-42 million would require an annual payment of \$1.6 to \$1.7 million. Therefore, the City has the ability to finance a portion of the necessary capital improvements. This funding can be put toward surface or structured parking, stormwater facilities, roadway construction, or other public infrastructure.

**Probable Cost Estimates:**

**At build out, private dollar construction costs would be an average of \$250-275 per square foot of gross building area. For the first phase of private construction this represents a minimum of \$36,000,000 of private investment.**

**The following are necessary public infrastructure components:**

East/West Parallel Road: \$8,687,500

New Traffic Signals, 4-Leg Intersection: \$350,000.00

Parking Garage: \$9,000,000.00 (\$49/sq.ft)

Pedestrian Walk-Over: \$300,000.00

Property Acquisition for Roadway & Parking Garage: \$2,000,000.00

**Total: \$20,337,500.00 (75/25 match)**

**Triumph Request \$15,253,125.00**

**City Match \$5,084,375.00**

**Economic Recovery and Enhancement:**

WTL+a, a national real estate and economic consulting firm based in Washington, D.C., with extensive experience throughout Florida, was retained by VHB, Inc., on behalf of the City of Gulf Breeze, FL in March 2016 to prepare an economic analysis as part of a CRA Master Plan for the Highway 98 corridor through the City.

- Gulf Breeze accounts for roughly 23% of the County's gross office inventory. The City has maintained its share of the County's office market in the range of 23% to 24% over the past nine years;
- Despite its small inventory, **the City's office market is characterized by extremely low vacancies and higher rents** (as compared to the County) as well as limited/negative

absorption. In fact, the stock of medical office buildings has full/100% occupancy, and the vacancy rate among all other office buildings is only 0.4%. Across the entire inventory, vacancies peaked at 5.8% in 2008 and have since declined by 85% to only 0.3%;

- However, the lack of available office space has also limited net absorption/leasing activity.

Since 2007, net absorption in Gulf Breeze was **negative: -1,300 sq. ft., which has caused office rents in Gulf Breeze to jump by 30% since 2013;**

- Total redevelopment of the site is projected to produce ad valorem revenue to Santa Rosa County of approximately \$600,000 annually; total direct and indirect jobs are projected at 576, representing \$28.6 million in annual salaries. Workforce estimates for this development would result in approximately 697 construction jobs.
- The main tenants of the first phase of the redevelopment, App River and Baptist Hospital, both have outgrown their current space and need to expand. Without additional space, they will have no choice but to locate outside of Santa Rosa County, removing hundreds of employees and the economic impact those employees have on retail, restaurant, and grocery sales, plus their associated sales taxes.

**Summary Timeline:**

2018: Property acquisition by Catalyst HRE/developer and the City  
Lease buy-out/pre-leasing by Catalyst HRE

2019: Demolition and infrastructure construction including parallel road and parking garage

2020: Medical and Office Park construction

2022: Project completion





**SANTA ROSA COUNTY  
BOARD OF COMMISSIONERS**

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

ROBERT A. "BOB" COLE, District 2  
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TONY GOMILUON, County Administrator  
ROY V. ANDREWS, County Attorney  
DAN SCHEBLER, Asst. County Administrator

November 8, 2017

Ms. Samantha Abell  
1070 Shoreline Drive  
Gulf Breeze, FL 32561

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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**

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: Community Redevelopment Agency of the City of Pensacola

Brief Description of Background of Individual/Entity/Organization: The Community Redevelopment Agency of the City of Pensacola is a public body corporate and politic of the State of Florida which operates under the authority of Chapter 163, Florida Statutes.

**Contact Information:**

Primary Contact Information: Helen Gibson

Title: CRA Administrator

Mailing Address: 222 W Main St., 3<sup>rd</sup> Floor, Pensacola FL 32502

Telephone Number: 850-436-5650

Email Address: hgibson@cityofpensacola.com

Website: www.cityofpensacola.com/531/Community-Redevelopment-

Agency-CRA

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

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**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:**

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

\$1 million – Program Implementation

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

<b>Funding Type</b>	<b>Amount</b>	<b>Cost Description</b>
Public/Private Partnership Funds	\$200,000/year	Program Continuation (To begin after proposed five (5) year implementation period)

**(iii) Location of the project or program.**

The proposed project will be primarily located in Escambia County. However, field trips and employment opportunities may be offered at locations across the Northwest Florida-Gulf Coast region.

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

The Youth Environmental Empowerment Program is a summer education program which focuses on providing environmental education to youth, ages 11 through 19. The program will offer four weeks of summer learning with focused course work in ecology, resource management, pollution and society. Students will engage in field trips which are designed to provide interactive learning opportunities with environmental professionals such as environmental law specialists and businesses which promote green standards.

Program participation will facilitate employment of young adults within the environmental field and encourage lifelong careers within the environmental sector. Access to environmental education will encourage students to become environmental stewards and promote sound decision-making for generations to come.

The program will provide training to a total of 2,500 students over a five year period, with 500 students receiving training per year. After the first five years, the program will be reduced to 50 students per year and will be open to 5th grade students. Funding is requested for \$1,000,000 to cover the first five years of training. During and after the first five years, public and private partnerships will be developed to support the project.

Program success will be measured throughout the five year period with participant surveys conducted annually to determine program impact. Implementation will be guided by Escambia County School Board standards and an advisory board consisting of community leaders, environmentalists, educators, business leaders, and government officials.



(v) Summary timeline for the proposed project or program.

<b>Program Implementation</b>
RFP for Educational Partner: 3 months/.25 years
Program Development: 3 months/.25 years
Program Implementation: 60 months/5 years
<b>Total: 5.50 Years</b>

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Escambia

**TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM**

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Title: CRA Administrator

Mailing Address: 222 W Main St., 3<sup>rd</sup> Floor, Pensacola FL 32502

Telephone Number: 850-436-5650

Email Address: hgibson@cityofpensacola.com

Website: www.cityofpensacola.com/531/Community-Redevelopment-

Agency-CRA

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: City of Pensacola, Baptist Hospital, Escambia County Board of County Commissioners

**REQUIRED EXECUTIVE SUMMARY:**

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**EXECUTIVE SUMMARY:**

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

\$9.1 million

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

<b>Funding Type</b>	<b>Amount</b>	<b>Cost Description</b>
FEMA HMGP Grant	\$556,665.82	Lee Street Stormwater Improvements
City of Pensacola Funds	\$185,555.27	25% FEMA HMGP Grant Match
City of Pensacola Funds	\$400,000.00*	Acquisition Costs (2 Residential Properties)
CRA Funds	\$600,000.00*	Acquisition Costs (3 Residential Properties)
Baptist Hospital In-Kind	\$200,000.00*	Lot Donation**

\*Estimated costs. \*\*Pending final approval by Baptist Hospital.

**(iii) Location of the project or program.**

The proposed project is located in Escambia County within the City of Pensacola, Florida. All improvements will be constructed adjacent to Baptist Hospital, located within the City of Pensacola's Westside Community Redevelopment Area. The boundaries of the proposed stormwater park will include West Blount Street to the north, West Lee Street to the south and North "F" Street to the west, and North "E" Street to the east, and the northwest and northeast quadrants of the city block located to the south, which is bound by North Lee Street to the north, West Lloyd Street to the south and North "F" Street and North "E" Street to the west and east, respectively. Streetscape improvements will be constructed on North "E" Street from West Cervantes Street to West Moreno Street, West Moreno, West Blount and West Lee Streets from North "E" Street to North "J" Street" and North "H", North "G" and North "F" Street from West Blount Street to West Moreno Street.

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

The West Moreno Stormwater and Streetscape Project is an innovative project that addresses stormwater and flooding mitigation, sustainable urban design and place making, neighborhood revitalization and economic development. This public investment has potential to create an exponential return to the community.

The City has been awarded a FEMA grant to construct needed stormwater improvements to mitigate repetitive flooding in the West Moreno district. The project is sited near the entrance to Baptist Hospital - Pensacola's only inner city hospital, and institutional anchor for the West Moreno neighborhood. There is a vision to use this stormwater project as a catalyst to transform the blighted and underserved, high poverty neighborhood surrounding the hospital. The funded stormwater facilities plan can be modified to a dual-purpose, stormwater park/gateway facility that will be the cornerstone of transformation in the district and support hospital-driven revitalization.

A recent study, jointly funded by Baptist Hospital, the City of Pensacola and Escambia County, showed that hospital employees, visitors, patients and neighborhood residents need a convenient, central and accessible public space for walking, or sitting that is safe and attractive. The study, also, identified a market gap and unmet demand for retail services generated by the residents and thousands of people coming into the neighborhood because of the hospital. This project will create a significantly enhanced entrance to Baptist Hospital that is distinct, safe and walkable and contribute to the neighborhood as a desirable place to live and work with amenities that are convenient and accessible.

- **Development of a Recreational Stormwater Park.** Repetitive flood damage is a major contributor to blight within the West Moreno neighborhood. The development of a recreational stormwater park will address stormwater retention and treatment and provide a critical neighborhood asset which promotes health and wellness and actively diversifies the public realm. This amenity will include green space with attractive landscaping, multi-use paths, park seating, decorative lighting, and children’s play equipment. **Budget: \$2.6 million**

- **Streetscape Improvements.** Addressing several key factors, streetscape enhancements will improve walkability, accessibility, neighborhood safety and beautification of public thoroughfares. Improvements will include installation of decorative lighting, landscaping, sidewalks, on-street parking, banners and subsurface infrastructure. **Budget: \$6.5 million**

Public investment in the West Moreno Stormwater Park and Streetscape Improvements are components are a greater revitalization strategy which leverages the position of Baptist Hospital, as a powerful economic driver to encourage the expansion of the healthcare industry within this underserved community. The expansion of this industry has the potential to provide community transformation through its intrinsic relationship with complimentary sub-sectors including retail, and restaurant, childcare facilities, hotels, and the medical research sectors. In addition, the industry provides an array of workforce opportunities with a wide variety of occupation types, salary ranges, and a healthy demand for employees.

To align workforce demand with the availability of affordable, quality housing, the revitalization strategy implements a residential improvement method. This method layers and targets available housing resources to improve homes and infill lots surrounding Baptist Hospital. This approach serves to revitalize these inner city neighborhoods and when coupled with the availability of functional park space and streetscape improvements will provide a unique urban niche which offers a desirable neighborhood to live, work and play. This trifecta provides a stable foundation for the growth and expansion of the hospital which will, in turn, holistically drive the development of complimentary sub-sectors in and around the West Moreno area.

(v) Summary timeline for the proposed project or program.

<b>Stormwater Park &amp; Streetscape Improvements</b>
Design: 6 months/.5 years
Construction: 14 months/1.2 years
<b>Total: 20 months/1.7 years</b>

**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: Community Redevelopment Agency of the City of Pensacola

Brief Description of Background of Individual/Entity/Organization: The Community Redevelopment Agency of the City of Pensacola is a public body corporate and politic of the State of Florida which operates under the authority of Chapter 163, Florida Statutes.

**Contact Information:**

Primary Contact Information: Helen Gibson

Title: CRA Administrator

Mailing Address: 222 W Main St., 3<sup>rd</sup> Floor, Pensacola FL 32502

Telephone Number: 850-436-5650

Email Address: hgibson@cityofpensacola.com

Website: www.cityofpensacola.com/531/Community-Redevelopment-

Agency-CRA

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

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**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:**

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

\$20.8 million – Design and Construction

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

<b>Funding Type</b>	<b>Amount</b>	<b>Cost Description</b>
None currently identified.		

**(iii) Location of the project or program.**

The proposed project is located in Escambia County within the City of Pensacola, Florida. The project will be implemented along DeVilliers Street, Reus Street and “A” Street from Cervantes Street to Main Street.

**(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.**

Inadequacies within Pensacola’s existing downtown neighborhood transportation corridors undermine the community’s connectivity to the waterfront. Outdated and deteriorated infrastructure conditions create an unsafe and uncomfortable environment which diminishes pedestrian and non-vehicular activity. These infrastructure conditions also limit area market potential for redevelopment by deterring private sector investment. “Complete Streets” streetscape improvements will leverage recent drainage and recreational improvements provided by the construction of the Government Street Regional Stormwater Facility at Corrine Jones Park and encourage westward moving development. Construction of a Complete Streets system of improvements, will support smart and equitable growth, which capitalizes on existing infrastructure, development potential and market demand. These community thoroughfares will be redesigned to address safety, lighting and aesthetic inadequacies and will include widened ADA accessible sidewalk systems, decorative street lighting, landscaping with shade trees, on-street parking and subsurface infrastructure. The improvements will enhance community walkability providing health, environmental and economic benefits to all residents of the City’s downtown neighborhoods.

- Integrates Pensacola’s Downtown Core and inner city neighborhoods by upgrading three key transitional streets, DeVilliers, Reus and “A” Streets, providing connectivity to the City’s waterfront as well as major commercial corridors - Cervantes, Garden and Main Street.
- Enhances livability and linkages by employing sustainable urban design within Pensacola’s Inner City neighborhoods targeted for blight removal and revitalization.

- Provides walkability between three historical downtown neighborhoods (Tanyard, Belmont-DeVilliers and North Hill), the Community Maritime Park, the newly developed Corrine Jones Stormwater Park, as well as other community amenities.

The streetscape enhancements will transform the public realm and serve a wide range of users. These improvements will act as a powerful social and economic driver providing improved urban access along Pensacola's western transitional core. By bridging the gap between Pensacola's lower income communities and the downtown amenities and commercial corridors, the project will drive economic vigor and catalyze westward moving growth and vitality spurred by the success of Pensacola's Downtown Business District and waterfront.

(v) Summary timeline for the proposed project or program.

<b>Streetscape Improvements</b>
Design: 6 months/.5 years
Construction: 12 months/1 year
<b>Total: 18 months/1.5 years</b>

**TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM**

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**APPLICANT INFORMATION:**

Name of Individual/Entity/Organization: Community Redevelopment Agency of the City of Pensacola

Brief Description of Background of Individual/Entity/Organization: The Community Redevelopment Agency of the City of Pensacola is a public body corporate and politic of the State of Florida which operates under the authority of Chapter 163, Florida Statutes.

**Contact Information:**

Primary Contact Information: Helen Gibson

Title: CRA Administrator

Mailing Address: 222 W Main St., 3<sup>rd</sup> Floor, Pensacola FL 32502

Telephone Number: 850-436-5650

Email Address: hgibson@cityofpensacola.com

Website: www.cityofpensacola.com/531/Community-Redevelopment-

Agency-CRA

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

**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:**

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

12.5 million -- Phase 2, Construction

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

<b>Funding Type</b>	<b>Amount</b>	<b>Cost Description</b>
RESTORE Direct Component Funds – Escambia County	\$1.5 million	Phase 1: Planning, Design and Permitting

**(iii) Location of the project or program.**

The proposed project is located in Escambia County within the City of Pensacola, Florida. The project area is along the I-110 interstate underpass from East Maxwell Street to the north to East Wright Street to the south.

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

The proposed Hollice T. Williams Urban Greenway is an adaptive use of underutilized space beneath the elevated Interstate 110 highway, near its southern terminus in downtown Pensacola, adjacent to Pensacola Bay. This project will create a radically revitalized gateway corridor into the heart of the city and become a destination for those who seek a unique and culturally diverse venue for recreation or relaxation.

The Hollice T. Williams Greenway will achieve the multiple purposes of stormwater mitigation, recreation, and creation of a unique civic space designed to attract a diverse range of visitors and encourage neighborhood reinvestment. The project will aid the City of Pensacola in collecting, treating and routing 1.3 miles of stormwater, providing relief to diverse adjacent neighborhoods in flood prone areas near Hollice T. Williams Park. A concept similar to Tallahassee's Cascades Park, consisting of a network of underground channels, open streams and ponds designed to provide both flood protection and treatment of run-off during intense storms, the Hollice T. Williams stormwater/recreation basins will maximize the use of public lands to manage large run-off volumes generated quickly during storm events. Dual use dry ponds will double as youth athletic and passive fields.

In addition to its adaptive approach to stormwater management, urban place making will be achieved by this project. Taking a note from New York's Highline Park, the City looks to transform the dreary hardscape of the highway underpass to a vibrant space supporting community health and wellness, tourism and economic development. The Greenway will feature

gateways, waterscape, artistic hardscape, decorative lighting, sculptures, stonescapes, decorative seating, exercise stations, shade gardens and edible plantings.

The project will provide passive, active and community gathering spaces. It will serve people of all ages and interests from children to seniors, traditional and non-traditional athletes and the “forgotten youth” of the community. Private and non- profit partners, including Upward Intuition and Innisfree Hotels, are collaborating with the City to support the development and operation of a community garden, a world class competitive skate park/amphitheater and to build early-learning opportunities into the Greenway.

The Greenway will be an iconic, one of a kind, urban green spine that will mitigate flooding, and provide community-wide enjoyment and activity options for all ages. This project will catalyze the revitalization of adjacent inner city neighborhoods and the entire corridor.

(v) Summary timeline for the proposed project or program.

<b>Urban Greenway Improvements</b>
Design: 6 months/.5 years
Construction: 18 months/1.5 year
<b>Total: 24 months/2.0 years</b>

**TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM**

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**APPLICANT INFORMATION:**

Name of Individual/Entity/Organization: Community Redevelopment Agency of the City of Pensacola

Brief Description of Background of Individual/Entity/Organization: The Community Redevelopment Agency of the City of Pensacola is a public body corporate and politic of the State of Florida which operates under the authority of Chapter 163, Florida Statutes.

**Contact Information:**

Primary Contact Information: Helen Gibson

Title: CRA Administrator

Mailing Address: 222 W Main St., 3<sup>rd</sup> Floor, Pensacola FL 32502

Telephone Number: 850-436-5650

Email Address: hgibson@cityofpensacola.com

Website: www.cityofpensacola.com/531/Community-Redevelopment-

Agency-CRA

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: City of Pensacola, Escambia County Board of County Commissioners, Florida Department of Transportation (FDOT), and the Florida-Alabama Transportation Planning Organization (TPO)

**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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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:**

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

Funds being sought to support this project are estimated at \$30 million. Actual costs are contingent upon the findings of a road lane reduction feasibility analysis and Project Development and Environment (PD&E) Study.

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

<b>Funding Type</b>	<b>Amount</b>	<b>Cost Description</b>
City of Pensacola Funds	\$1.5 million	Short term improvements
Escambia County Funds*	\$TBD	Short term improvements
FDOT Grant Funds*	\$TBD	Safety Improvements, Sidewalks, Landscaping

\*Potential funding sources.

**(iii) Location of the project or program.**

The proposed project is located in Escambia County within the City of Pensacola, Florida and unincorporated Escambia County. The project area is located on West Cervantes Street-Mobile Highway between North "A" Street and Dominguez Street.

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

The West Cervantes Street-Mobile Highway corridor, which spans from North "A" Street on the east to Dominguez Street on the west, serves as the principal commercial corridor and urban center of Pensacola's Westside and Brownsville communities. Historically, this former economic hub invited a wide variety of visitors to its once thriving city streets and entrepreneurial businesses. Today, however, the corridor has fallen victim to urban sprawl, deterioration, and disinvestment resulting in economic decline, dilapidated building stocks, and increased poverty and crime. Both communities have been designated for revitalization by the City and County respectively.

The West Cervantes Street-Mobile Highway Corridor Management Plan (CMP) establishes four key objectives designed to restore the economic vibrancy of the West Cervantes Street-Mobile Highway corridor by improving safety, accessibility, comfort and appeal in the built environment. These objectives include:

**Improvements to Multimodal Transportation.** Analyses conducted during the preparation of the CMP identify critical multimodal facility inadequacies within the corridor. To address these inadequacies, plan implementation includes the adoption of a two lane roadway system

with provisions for bicycle lanes, on-street parking, pedestrian crosswalks, additional public transit shelters, medians and streetscape improvements. Implementation follows the Florida Department of Transportation's (FDOT) Complete Streets principles and includes widened ADA accessible sidewalk systems with curb extensions, decorative lighting and landscaping enhancements.

□ **Enhancements to Pedestrian Safety and Walkability.** Walkable communities generate activation of public thoroughfares, and promote neighborhood health and wellness. A recent traffic safety study documents a high incidence of pedestrian involved crashes along the corridor. To encourage safety and enlivenment of Pensacola's Westside and Brownsville communities, implementation includes improvements to sidewalk interconnectivity throughout adjoining neighborhoods and to community amenities such as existing parks and the library.

□ **Improvements to Key Corridor Gateways (A Street, E Street, and Pace Boulevard).** Beautification of key corridor gateways provide appeal and evoke a sense of arrival representative of neighborhood character. Implementation includes dual purpose gateway improvements which promote quality of place and provide an amenity such as park seating or beautification.

□ **Improvements to Workforce through Revitalization of Commercial Corridors.** Existing conditions along the West Cervantes Street-Mobile Highway Corridor include an abundance of vacant parcels and dilapidated structures which present prime opportunities for redevelopment. Implementation includes the use of sound urban design principles to generate redevelopment which catalyzes economic growth through the availability of office, retail and restaurant space, and promotes active public use. Quality mixed-use facilities offering outdoor seating or plazas will be proposed by redevelopment.

Implementation of the West Cervantes Street Corridor Management Plan (CMP), has gained unprecedented public and inter-agency support and is backed by a partnership between the Florida Department of Transportation (FDOT), West Florida Regional Planning Council, Florida-Alabama Transportation Planning Organization, City of Pensacola and Escambia County.

The current economic climate, fueled by the active renaissance occurring in Downtown Pensacola, provides a prime opportunity to leverage the redevelopment potential of this critical commercial corridor. Investment along this thoroughfare has been curtailed for decades due to the dismantled platform on which the corridor exists. The proposed improvements will reassemble the corridor and re-establish a true town center by slowing traffic patterns and returning the corridor to its original urban form, allowing businesses to prosper and reinvestment to occur. Although within close proximity to Downtown Pensacola, the character of the West Cervantes corridor is fundamentally unique in comparison to that of its more established neighbor. The regeneration of this area will effectively diversify Pensacola's existing markets and create more competition within and amongst industry sectors. This competition will continue to drive growth, ultimately strengthening the local economy overall.

(v) Summary timeline for the proposed project or program.

<b>Corridor Improvements</b>
Feasibility Study & PD&E: 18 months/1.5 years
Design: 18 months/1.5 years
Right of Way Acquisition: 18 months/1.5 years
Construction: 24 months/2 years
<b>Total: 78 months/6.5 years</b>

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**APPLICANT INFORMATION:**

Name of Individual/Entity/Organization    City of St Marks

Brief Description of Background of Individual/Entity/Organization: City of St Marks commission has five board members, a city attorney, city manager, administrative assistant with two maintenance employees with an estimates annual budget of \$750,000.000

**Contact Information:**

Primary Contact Information: Zoe A Mansfield

Title: City Manager

Mailing: PO Box 296 St Marks FL 32355

Telephone Number: 850-925-6224

Email Address: cityofst.marks@comcast.net

Website: cityofstmarks.com

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

Cardno Inc.

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**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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## St. Marks ADA Compliant Kayak Canoe Launch

The City of St. Marks ("St. Marks") is a small, rural fishing community located in Wakulla County, roughly 18 miles south of Tallahassee in Florida's Big Bend region where the state's Gulf of Mexico coastline changes from a north-south direction to an east-west direction. With a total area of 1.9 square miles and a population of just 293 residents, St. Marks is the only town on the St. Marks and Wakulla Rivers, which are recognized as Outstanding Florida Waterways. St. Marks has officially been designated as a Waterfronts Florida Program Community. The small community is also home to the St. Marks National Wildlife Refuge Center and the historic St. Marks Lighthouse, operated by the U.S. Fish and Wildlife Service. Uplands forests, forested swamps, fresh and brackish water marshes and a pristine salt water estuary ecosystem compose this unique area of Florida's Gulf Coast, making the refuge a favorite for birders and outdoor enthusiasts alike.

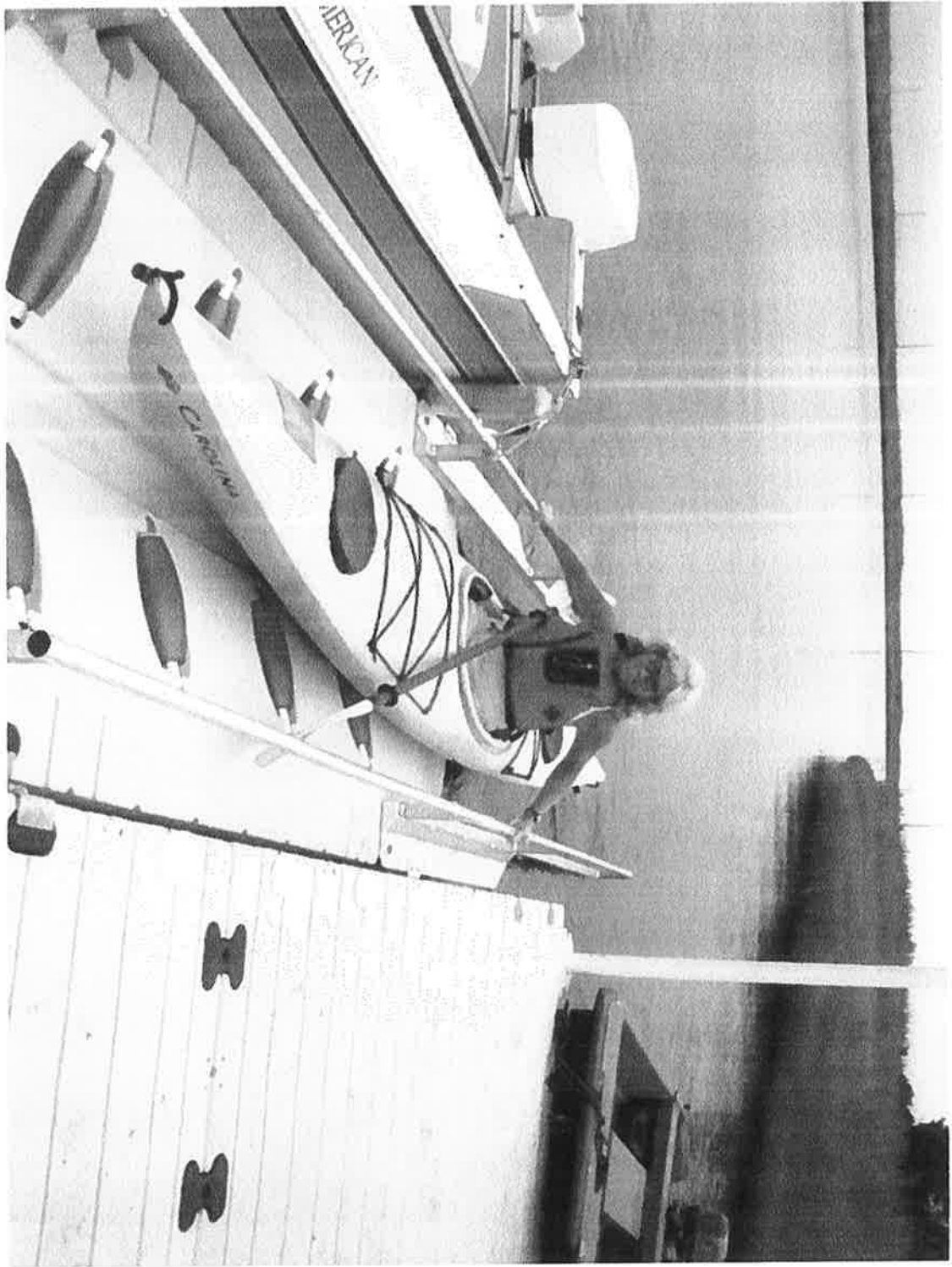
Despite its small size and population, St. Marks has a long history and environmental legacy as a "port" town. Although St. Marks was incorporated in 1833, St. Marks is reportedly the 3<sup>rd</sup> oldest settlement in North America. The founding date of the settlement, by the Spanish, probably occurred on the feast day of the patron saint, St. Marks, as that name was applied to both the town and the river sometime in the early 1500's. The completion of the 20-mile Tallahassee-St. Marks Railroad line in 1837 was Florida's first, conceived and financed by area of farmers and businesses to aid in transporting cotton crops and timber to the port at St. Marks. The railroad operated until 1983. The former railroad line was converted to the first Rails-to-Trails bike pathway in Florida and terminates in downtown St. Marks at the St. Marks River's northern bank.

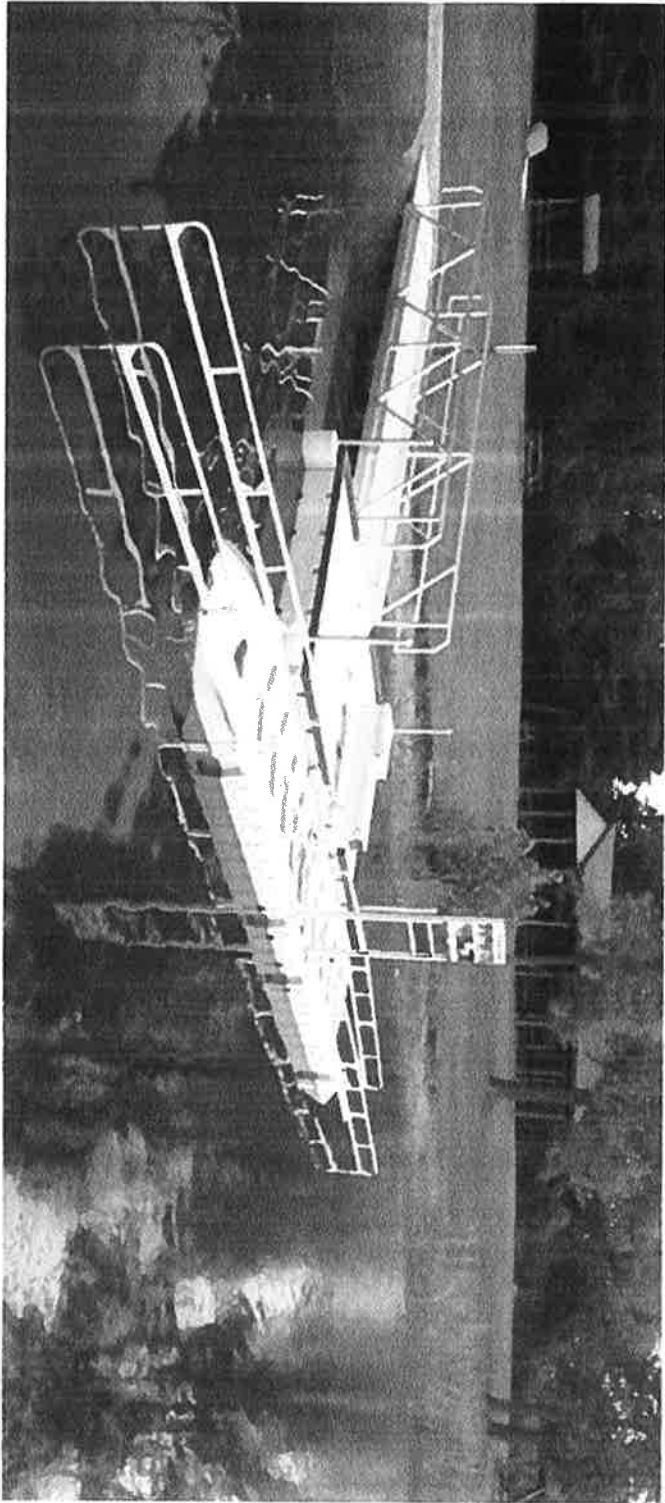
The St. Marks and Wakulla Rivers provide miles of shoreline that provide the public with ample recreation and leisure opportunities. The City of St. Marks proposes the construction of an **ADA compliant Kayak & Canoe Launch to be installed adjacent to the existing public boat ramp** located along the St. Marks River and what will be the second in the County. The accessible floating kayak launch facility promoting active living and will provide an opportunity for all its citizens, disabled residents and visitors to transfer independently into kayaks and canoes to begin their journey up or down the St. Marks and Wakulla Rivers.

"The St. Marks and Wakulla Rivers provide is an amazing natural resource located right here in our backyard that is an asset to be explored; and, one that is truly opened to the public, regardless of physical limitations. It is a beautiful thing to offer river access to all residents and visitors of Wakulla County." – City Manager, Zoe Mansfield, St. Marks.

The project will enhance recreational opportunities in the area by creating a universally accessible launch allowing persons with disabilities, the elderly, recovering patients low-impact access to the coastal Gulf of Mexico and the St. Marks and Wakulla Rivers. It will expand recreational activities to more persons who are currently limited by the existing

facilities offered in the region. The project will utilize the already existing City of St. Marks Boat Landing's pilings and floating docks to connect the ADA Compliant transfer platform including ADA compliant gangways, rails and launch rollway. The primary costs associated with this project will be for the prefabricated floating dock, launch, gangways and rails; the City of St. Marks public works personnel will provide cost share / in-kind costs in the form of labor hours for the installation and access from the parking area to the proposed kayak and canoe launch. The total funds requested for this project is \$ 65,000.







**WAKULLA**  
C O U N T Y

**BOARD OF  
COUNTY COMMISSIONERS**

**Ralph Thomas**  
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

November 6, 2017

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.

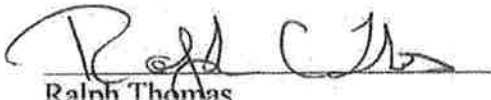
It is anticipated that the Board will update its list of recommended projects from time to time as projects are funded or as priorities shift

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 8<sup>th</sup> 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

Organization	Project Title/Brief Description	Est. Project Cost	Board Priority
Wakulla County Board of County Commissioners	<p><b>First Responder Communication System:</b> 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><b>New Library:</b> 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><b>Medart Rec Park Improvements:</b> 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><b>Realignment of County Road 61/Shell Point:</b> 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><b>Camp Indian Springs Campground Partnership:</b> 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><b>New Rec Park -- US 319:</b> 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><b>Wakulla Career and Technical Education Center:</b> 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><b>Wakulla County Learning Center:</b> 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><b>ADA Compliant Kayak/Canoe Launch:</b> 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><b>St. Marks WWTP – Conversion of Grinders to Gravity Sewer:</b> First a feasibility study (i.e., preliminary engineer report) will need to be conducted to determine if conversion is feasibly and probable cost. Funds are needed for feasibility study/preliminary engineering report.</p> <p><b>St. Marks Board Walk:</b> 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>\$65 K</p> <p>\$350 K</p> <p>\$900 K</p>	<p>#5</p>
<p>Wakulla Commercial Fishermen's Assoc, Inc.</p>	<p><b>A Partnership Reviving Apalachee Bay Oyster Reefs:</b> 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><b>Marine Manufacturing Training Center:</b> 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**

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**APPLICANT INFORMATION:**

Name of Individual/Entity/Organization City of St Marks

Brief Description of Background of Individual/Entity/Organization: City of St Marks commission has five board members, a city attorney, city manager, administrative assistant with two maintenance employees with an estimates annual budget of \$750,000.000

Contact Information:

Primary Contact Information: Zoe A Mansfield

Title: City Manager

Mailing: PO Box 296 St Marks FL 32355

Telephone Number: 850-925-6224

Email Address: cityofst.marks@comcast.net

Website: cityofstmarks.com

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

Cardno Inc.

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**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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## **St. Marks River Walk**

The City of St. Marks ("St. Marks") is a small, rural fishing community located in Wakulla County, roughly 18 miles south of Tallahassee in Florida's Big Bend region where the state's Gulf of Mexico coastline changes from a north-south direction to an east-west direction. With a total area of 1.9 square miles and a population of just 293 residents, St. Marks is the only town on the St. Marks and Wakulla Rivers, which are recognized as Outstanding Florida Waterways. St. Marks has officially been designated as a Waterfronts Florida Program Community. The small community is also home to the St. Marks National Wildlife Refuge Center and the historic St. Marks Lighthouse, operated by the U.S. Fish and Wildlife Service. Uplands forests, forested swamps, fresh and brackish water marshes and a pristine salt water estuary ecosystem compose this unique area of Florida's Gulf Coast, making the refuge a favorite for birders and outdoor enthusiasts alike.

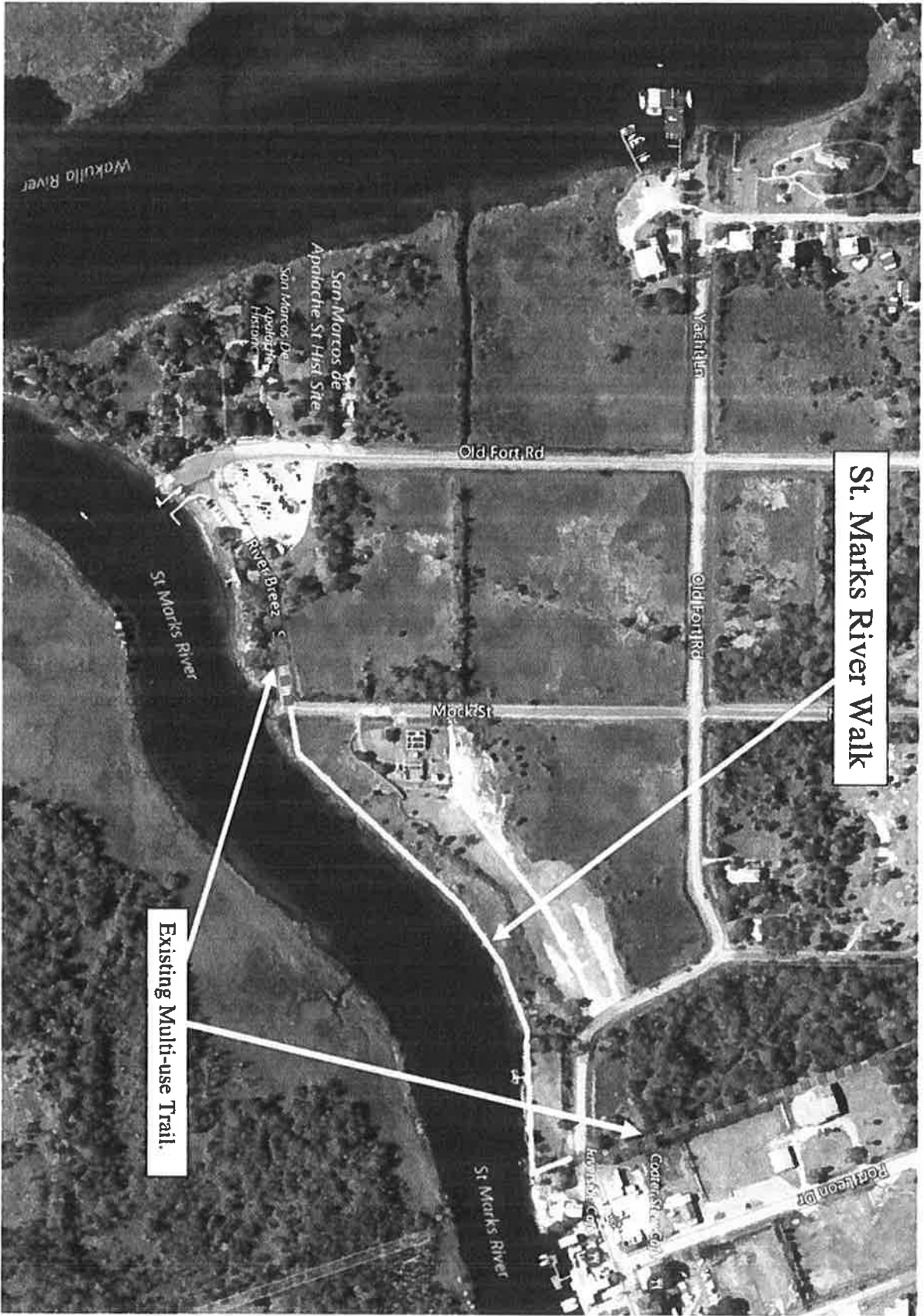
Despite its small size and population, St. Marks has a long history and environmental legacy as a "port" town. Although St. Marks was incorporated in 1833, St. Marks is reportedly the 3<sup>rd</sup> oldest settlement in North America. The founding date of the settlement, by the Spanish, probably occurred on the feast day of the patron saint, St. Marks, as that name was applied to both the town and the river sometime in the early 1500's. The completion of the 20-mile Tallahassee-St. Marks Railroad line in 1837 was Florida's first, conceived and financed by area of farmers and businesses to aid in transporting cotton crops and timber to the port at St. Marks. The railroad operated until 1983. The former railroad line was converted to the first Rails-to-Trails bike pathway in Florida and terminates in downtown St. Marks at the St. Marks River's northern bank.

**The St. Marks River Walk will open up the waterfront along the St. Marks River to the public and from the San Marcos de Apalachee State Park from the junction of the Wakulla and St. Marks Rivers to the business district of the town of St. Marks. The City's civic and business leaders have envisioned the creation of the Riverwalk expanding over 1,500 linear feet that opens up the riverfront to residential, business, and educational, cultural and retail properties. A local businessman has recently invested in several large parcels in the center of the City with plans to develop into mixed use residential properties with retail spaces available for businesses. The St. Marks Riverwalk project will transform the waterfront for walking, cycling, and fishing into the center of the City.**

The City also hosts several large events, the annual St. Marks Stone Crab Festival and the bi-annual cultural event spotlighting the 'Pinta' and the 'Nina', replicas of Columbus' Ships, which are docked along the riverfront for educational walk-aboard tours to the general public. The 'Nina' was built completely by hand and without the use of power tools. Archaeology magazine called the ship "the most historically correct Columbus replica ever built." The "Pinta" was recently built in Brazil to accompany the Nina on all of her travels. She is a larger version of the archetypal caravel. Historians consider the caravel the Space Shuttle of the fifteenth century. Both ships tour together as a new and enhanced 'sailing museum' for the purpose of educating the public and school children on the 'caravel', a Portuguese ship used by Columbus.

This project will spur business development, while promoting historic and ecotourism, and enhance recreational and public opportunities within the community and surrounding Counties. The projected time frame for completion of this project is 3-years and at a total cost of \$ 1,295,000.

<i>Leveraged Funding Expended</i>	<i>Costs</i>
<i>Architectural Design Drawings and Specifications</i>	<i>\$ 6,000</i>
<i>Preliminary Environmental Permitting (To be Renewed)</i>	<i>\$ 10,000</i>
<i>Cost Share Expended for Personnel Charges</i>	<i>\$ 8,000</i>
<i>Construction of Approximately 100 feet of Riverwalk (Wooden)</i>	<i>\$ 200,000</i>
<i>Total Costs Expended</i>	<i>\$ 224,000</i>



St. Marks River Walk

Existing Multi-use Trail.

85

BOCC

WALTON

**TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM**

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**Brief Description of Background of Individual/Entity/Organization:** Westonwood Ranch is a non-profit development established in February 2017 and is awaiting 501c(3) status. Emerald Coast Autism Center (ECAC) is a 501c(3) therapy-based school for children with autism located on the college campus of Northwest Florida State College in Niceville, FL. For the past year, ECAC has been serving as the fiscal sponsor of Westonwood Ranch and will continue to collaborate in its operations.

**Contact Information:**

Primary Contact Information: Westonwood Ranch, Inc.  
Title: Lindy Wood, President  
Mailing Address: 4390 Highway 20 West, Freeport FL, 32439  
Telephone Number: (205)499-6142  
Email Address: westonwoodranch@gmail.com  
Website: www.westonwood.org

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

Emerald Coast Autism Center, Okaloosa County (www.ecautismcenter.org) – co-applicant. Our community partners are Special Olympics of Walton County, Alaqua Animal Refuge of Walton County, Biophilia Center of Walton County, Coastal Blue Hydroponic Farms of Walton County \*WALTON COUNTY BOARD OF COMMISSION ENDORSED THIS PROJECT at their Nov 7<sup>th</sup> BOCC Meeting.

**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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## **WESTONWOOD RANCH, WALTON CO. FL**

### **PROJECT LOCATION:**

4390 Highway 20 West in the Freeport Municipality of Walton County, FL 32439.  
Centrally located in Walton County.

<b>TRIUMPH FUNDING REQUEST:</b>	<b>1,078,230</b>
<b>MATCH FUNDING:</b>	<b>367,000</b>
<b>Total Cash:</b>	<b>1,445,230</b>

### **ELIGIBILITY**

- ✓ Grants to support programs that prepare students for future occupations and careers at K-20 institutions that have campuses in the disproportionately affected counties. Grants to support programs that provide participants in the disproportionately affected counties with transferable, sustainable workforce skills that are not confined to a single employer; and
- ✓ Grants to the tourism entity created under s. 288.1226 for the purpose of advertising and promoting tourism and Fresh from Florida, and grants to promote workforce and infrastructure, on behalf of all of the disproportionately affected

**SUMMARY:** Autism affects 1 in 68 children in the US (CDC), many of whom will need to follow a vocational track once they age out of the educational system. There is a significant need in Walton County for transition-to- work programs that target young adults on the autism spectrum, especially those on the mid- to lower-functioning end in addition to other related developmental disabilities.

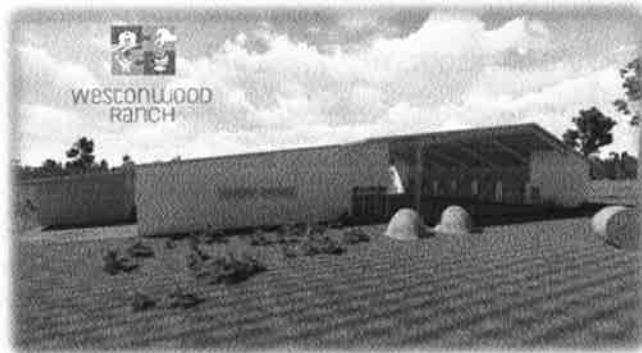
Westonwood Ranch (WWR) is the transformational, non-profit, farm based, therapeutic program to address life skill deficits and job training needs of individuals with Autism and related Developmental Disabilities in Okaloosa and Walton County. This unique program, structure and highly skilled staffing is like no other program available in the Panhandle. The end result of this program is gainful employment in local business entities or permanent employment on the ranch.

The project development site is located on 10 acres on a 40-acre ranch in Freeport, FL. Project design includes a 12,000 sf vocational training center (4,580sf of heated and cooled space) which includes a covered equine arena with stables. A commercial scale 120'x 32' aquaponic greenhouse will serve as a self-sustaining enterprise for participants. Our program will establish and foster working relationships with local businesses to serve as internship sites for permanent employment opportunities (current sites include Alaqua, Biophilia Center and Coastal Blue Farms) . We also plan to implement various outreach/educational programs addressing autism inclusion in the community. Our focus is to teach FUNCTIONAL life skills that will translate into the community and to place participants in jobs throughout Walton and Okaloosa.



The Westonwood Ranch (WWR) will begin operations with 24 paid full time staff. Our program will have the capacity to serve approximately 140 students in our program, with the ultimate goal of community employment. WWR fundamentally changes the landscape for young adults with autism in our community by providing ongoing vocational training and supports once students age out of the educational system. This includes Emerald Coast Autism Center existing stakeholders, in addition to individuals currently enrolled in Okaloosa and Walton County School District. This provides a natural, and desperately needed, extension of their mission. These families are looking ahead and trying to prepare for adulthood for their children with few, if any, opportunities available. In many cases we see parents quitting their jobs and staying home with these young adults once they age out. This is not sustainable, nor is it in the best interest of the individuals with autism, their families, or the community as a whole. Additionally, WWR vastly expands the amount and types of stakeholders that ECAC can serve. We are not limited to existing ECAC students, we can serve individuals with autism throughout Okaloosa and Walton counties, on both ends of the autism spectrum, develop productive futures.

With the looming crisis of individuals with Autism reaching adulthood, many families are searching for permanent residences/relocating to specialized services for their family member affected by autism so that their futures will be enhanced and supported. This program has the ability to draw other families from out of state to relocate to Okaloosa and Walton Counties in order to obtain these innovative services to their special needs family member.



## Impacting Lives and the Larger Community

- ❖ Job training and life skills services are designed to help participants succeed in jobs that enable them to live as independently as possible, reduce or eliminate their need for publicly funded benefits, and be fully contributing members of their local communities.
- ❖ Promotion of Fresh from Florida campaign through our produce grown directly in our commercial aquaponic facility and our focus on sustainable agriculture.
- ❖ CDC reports the incident rate of autism to be 1:68. Combining that with US Census Bureau data, we estimate the number of individuals affected by autism in Walton County alone to be 968.
- ❖ The positive impact is also felt by the FAMILY supporting the participant. Parents should not be forced to abandon their own careers to be primary caregivers.
- ❖ The creation of a **diverse workforce** and **inclusive culture** will not happen on its own. We will step in and foster working relationships with individual businesses providing support and education regarding employment of individuals with special abilities.



## **BUDGET**

### **Expenses**

Construction Costs	903,000
Commercial Aquaponics greenhouse	84,000
Furniture and Equipment	45,000
Farm Equipment	12,300
Pre-Owned Passenger Van	26,430
website	7,500

### **Sources of Funds**

development site	150,000 (in kind)
Salary (development phase)	65,000 (in kind)
Legal Fees	2,000 (in kind)
Therapy Horses/Horse Tack	13,000 (in Kind)
Private Donor CASH MATCH	50,000
Third Party Charitable Pledges	25,000
La Lumiere Foundation Grant	50,000
Naming Campaign Fundraising	12,000

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<b>TRIUMPH FUNDING REQUEST:</b>	<b>1,078,230</b>
<b>MATCH FUNDING:</b>	<b>367,000</b>
<b>Total Cash:</b>	<b>1,445,230</b>

**FUNDING:** WWR is designed to have each of the divisions contribute financially back to the overall expenses of the program. The aquaponics greenhouse design lends itself to be self-sustainable. The organic greens and catfish produced will be sold within the community and the revenue will go back into WWR. Likewise, the Animal Husbandry and Landscape Maintenance divisions will produce revenue-generating services and reduce overall maintenance expenses. The overall program at WWR will be tuition-based (will be a McKay and Gardiner Scholarship Provider) but will also rely on donations and other grants. We also expect to levy support in the form of various community fundraising events at the farm ranging from professional rodeos, fall festivals....

**SUMMARY TIMELINE:** Westonwood Ranch Project has obtained necessary Development Order from Walton County. Architectural design is complete. Currently seeking building permitting. This project is shovel ready. Construction phase slated to begin Jan 15<sup>th</sup>, 2018 with project completion December 2018

THANK YOU FOR YOUR CONSIDERATION.



WESTONWOOD  
RANCH





**WALTON COUNTY, FLORIDA**  
**Board of County Commissioners**

William "Bill" Chapman, District 1, *Vice-Chair*  
Cecilia Jones, District 2, *Chairwoman*  
Melanie Nipper, District 3  
Sara Comander, District 4  
Tony Anderson, District 5  
P.O. Box 1355 DeFuniak Springs, FL 32435  
Phone: 850-892-8155 Fax: 850-892-8454  
[www.co.walton.fl.us](http://www.co.walton.fl.us)

November 14, 2017

Susan Skelton, Executive Director  
Florida Triumph Gulf Coast, Inc.  
P.O. Box 12007  
Tallahassee, Florida 32317

Dear Susan,

Let this letter serve as formal notification of the activities and directives taken by the Walton County Board of County Commissioners (BCC) to comply with 288.8017, Fla. Stat.:

*"Each Board of County Commissioners shall solicit proposed projects and programs from other elected local governing boards within the County as shall provide Triumph Gulf Coast Inc. with a list of proposed projects and programs located within the County."*

After holding numerous public meetings throughout the County to educate and encourage citizens and business owners regarding the opportunities presented by Triumph Gulf Coast, 36 prescreen applications were submitted to the County for possible endorsement. The Walton County BCC appointed a committee, known as the Local Triumph Committee, of eleven individuals to evaluate and score these submittals. This committee is comprised of five nonaffiliated community stakeholders along with six members affiliated with local governmental agencies. Details regarding The Local Triumph Committee can be found on the Walton County website.

The initial meeting of the committee was held on November 1, 2017 to review and score the 36 submitted projects, which were to be submitted to the County by 5PM October 30. At this meeting, one project, Destin Fisherman's Co-op, was approved to be considered and scored by the committee even though it missed the submittal deadline. The committee was instructed to answer three questions about each project; 1) does the project meet statutory requirements for eligible uses 2) does the project meet statutory priorities and 3) is the project transformational. It was explained to the committee that the first two criteria were somewhat objective in nature and that the concept of "transformational" was quite subjective. Given the subjective nature of the final question each member was encouraged to use their creative mind to determine whether a project was transformational or not. Committee members were to vote either yes or no on each of the three scoring questions for every project.

Local TRUMPH Committee Project Pre-Applications

Project	Name	Category	Project	Name	Category	Project	Name	Category
1	331 Water & Sewer Project	A	13	Westwood Ranch	B	25	Withdrawn	
2	Cwf's Head	A	14	LECOM	A	26	Tango Tango	D
3	Walton County Broadband	A	15	Destin Fishermart's Op-op	A	27	Sunshine Shuttle	B
4	Walton County School Board K-12	A	16	Stone Clinical	A	28	Waterside	D
5	Walton County Sheriff - Jail Project	A	17	Crown Clinic	B	29	Kevo Properties	D
6	Walton County Sheriff - Security Project	A	18	Louis Louis	D	30	Seaside Institute 1	D
7	NWF State College Sm City	A	19	Beech Street Transportation	D	31	Seaside Institute 2	D
8	Regional Utilities	A	20	Electric 98	D	32	Amy Stokes	D
9	ARC	A	21	Victory Light house	D	33	Compass Rose Academy	D
10	Veteran's Lodge	A	22	Arca Gosal	D	34	Anita Powell	D
11	Alaqua	A	23	Withdrawn		35	William Bricell - Light Rail	C
12	Biophila	A	24	Withdrawn		36	Walton Wiffi (Non-County)	C

Each proposer was permitted to address the committee for three minutes to present their project. Those projects with no one to speak to the committee were read into the record and presented by county staff. After every presentation, each committee member scored the project by selecting yes or no on the above mentioned criteria. Upon all projects being presented and scoring complete, the Clerk of Count collected the scoring forms and reported the results back to county staff. Those projects receiving three yes votes got an A, those receiving two yes votes got a B, those receiving one yes vote a C and those not receiving any yes votes scored a D.

On November 7, 2017 the Walton County BCC was presented results of the scoring process and voted that those projects which received an A or B score would be endorsed for contemplation by the Triumph Gulf Coast Board of Directors as projects worthy of further consideration.

Please find attached, a complete list of submitted projects and the committee's score for each project. Those projects with scores of A and B are those endorsed by the Walton County Board of County Commissioners.

Sincerely,

A handwritten signature in cursive script that reads "Cecilia Jones".

Cecilia Jones, Chairwoman  
Walton County Board of County Commissioners

enc

CJ/mb

**TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM**

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**APPLICANT INFORMATION:**

Name of Individual/Entity/Organization: TechFarms Capital

Brief Description of Background of Individual/Entity/Organization: TechFarms Capital is an angel investment company that focuses on technology startups.

**Contact Information:**

Primary Contact Information: Steve Millaway  
 Title: Managing Director  
 Mailing Address: 7506 Holley Circle, Panama City Beach FL 32408  
 Telephone Number: (850) 896-2871  
 Email Address: smillaway@msn.com  
 Website: TechFarmsCapital.com

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: Currently interviewing individuals across NWFL for positions as directors, advisors, etc. Investigating strategic partnerships also.

**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 - TRIUMPH ANGEL FUND  
A GRASSROOTS APPROACH TO TRANSFORMATIVE CHANGE  
IN THE BUSINESS INVESTMENT LANDSCAPE OF NORTHWEST FLORIDA

#### PROJECT ELGIBILITY

The project described herein has been structured to meet the following Triumph Gulf Coast goals:

- Meet the local match requirements of Section 288.0655.
- Provide participants in the disproportionately affected counties with transferable, sustainable workforce skills not confined to a single employer.
- Generate long-term economic growth for disproportionately affected counties.
- Increase household income in the disproportionately affected counties above national average household income.
- Partner with K-20 educational institutions located within the disproportionately affected counties as of January 1, 2017.
- Meet all discretionary priority items detailed in pages 2-3 of the Triumph Fund Grant Application, except a) the project's duration and scope is long-term and may not be considered "consummated quickly", and b) although it is very probable, it is impossible at this point to know if any elements of the project will be located in a Rural Area of Opportunity.

#### THE OPPORTUNITY

For decades now, the 13 counties comprising NW Florida (the "Region") have sought to transform and diversify their economic profiles. Unfortunately, the fact remains that the Region is still largely a two-dimensional economy heavily dependent on tourism and the military. For the last several years, however, an unprecedented effort comprised of hundreds of individuals from across the Region has resulted in a new comprehensive regional strategy. The culmination of this ongoing effort is contained in Northwest Florida Forward's *Regional Strategy for Economic Transformation* report (the "Report").

The Report identifies *Entrepreneurship and Innovation* as one of the five most important focus areas for future economic growth and vitality for the Region. Of all the strategies & actions identified under the Entrepreneurship and Innovation section of the Report, only one received a "High-Priority, Short-Term" rating – Section 4.3 "Increase access to capital for Northwest Florida entrepreneurs and develop a formal mechanism to access funds." The reason is simple: small businesses nationwide account for 7/10 new jobs created annually, and furthermore, cities without vibrant entrepreneurial ecosystems often do not possess the skilled workforce required to attract larger firms. In addition, the lack of capital is continually driving our most promising new ventures to larger cities like Atlanta where capital is abundant.

An incredible once-in-a-generation opportunity exists to match investment funds from individual and institutional investors with those from Triumph Gulf Coast to finally put in place a long-term funding mechanism that will help stimulate regional economic growth for decades to come.

#### TECHFARMS CAPITAL

TechFarms Capital Management (hereinafter, TechFarms Capital or "TFC") is early-stage angel investment firm that was formed to address the shortage of capital facing promising technology startups in the Southeast and specifically in Northwest Florida. TFC's first fund is targeting tech startups in FL, AL and GA, while TFC's second fund (hereinafter, the Triumph Angel Fund) will target tech startups specifically located in Northwest Florida. It is envisioned that the majority (~80%) of the Triumph Angel Fund's investments will go to technology startups located in the 8 disproportionately affected counties.

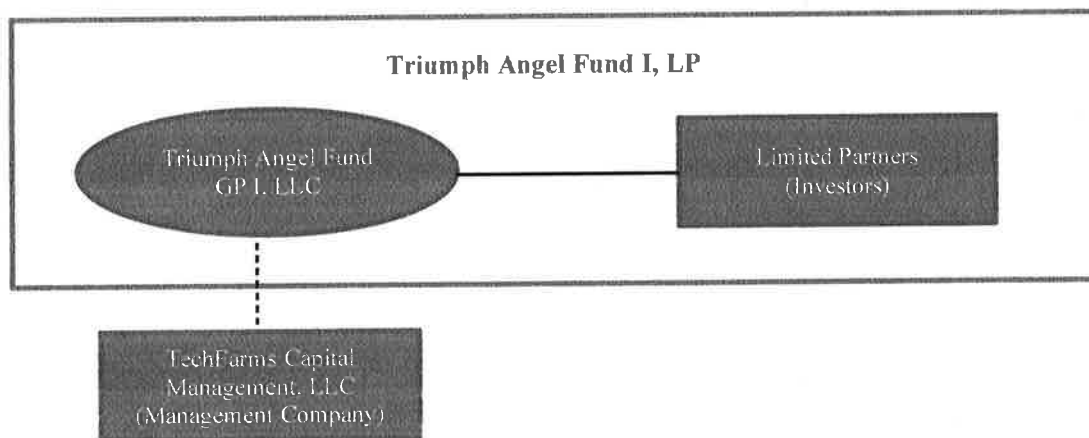
TFC believes that it is the best-positioned entity within the Region to fulfill this high-priority, short-term requirement to provide a formal mechanism for promising entrepreneurs to access capital. Formed in 2016, TFC has made good progress towards identifying skilled entrepreneurs, promising tech startups, strategic partners, and many highly skilled individuals willing to join the TFC team.

TFC’s management strongly believes that *private sector technology companies* represent the Region’s greatest potential for transformative and sustainable economic growth. Evidence of this can be found in the fast growing economies of Austin, Silicon Valley, and Boston, and by noting that the top 5 most valuable US companies by market capitalization – Apple, Google, Microsoft, Facebook and Amazon - are all private sector technology companies. As detailed in the Report, enormous opportunities for technology entrepreneurs exist across all targeted industries including aerospace and defense, financial services, water transportation, cybersecurity, advanced manufacturing, artificial intelligence, robotics, and information technology.

TechFarms Capital’s founder/Managing Director, Steve Millaway, is a Panama City native with 39 years’ experience in the technology sector. He is the founder and CEO of TechFarms, a technology incubator located in Panama City Beach, a current member of Gulf Coast State College’s (“GCSC”) District Board of Trustees, an advisor to GCSC’s Millaway Institute, and a board member of Defensewerx (formally the Doolittle Institute) located in Ft. Walton Beach. He has 24 years’ experience as a serial technology entrepreneur and angel investor. One of his startup companies, Gain Communications, Inc., was the first company in the US to provide wireless Internet access - a service that later became known as “Wi-Fi”, and another startup, Gain Technology Corporation, was the first company in the US to introduce the USB 2.0 chip currently used in 500M+ PC’s and peripherals worldwide. More recently, Mr. Millaway has helped TechFarms’ first graduate, Mine Survival Inc., secure more that \$1M in angel funding. Mine Survival Inc. has successfully commercialized local military technology and TechFarms Capital hopes to repeat this success across the Region, especially given the Region’s significant military intellectual property assets. See [www.TechFarmsCapital.com](http://www.TechFarmsCapital.com) for more information.

#### THE TRIUMPH ANGEL FUND

The Triumph Angel Fund consists of the traditional limited partnership arrangement in which investors (Limited Partners) own a percentage of a Limited Partnership that is managed by a General Partner who is, in turn, managed and controlled by a management entity as shown below.



The Triumph Angel Fund I, LP (the “Partnership”) is comprised of accredited investors and institutional partners, including corporations and university endowments, as well as grant awards from Triumph Gulf Coast. These investors contribute capital to the fund; all other duties, including due diligence, screening,

investment decisions, and ongoing management, are performed by the fund’s General Partner, Triumph Angel Fund GP I, LLC. Distributions (i.e. profits/or losses) flow to the Limited Partners in proportion to their individual investments, except that profits from Triumph grants will be reinvested in subsequent funds (i.e. Triumph Angel Fund II, III, etc.). Reinvestment of Triumph profits provides a powerful engine for future economic growth and a strong incentive for investors to continue to participate in future funds. With Triumph Gulf Coast’s prior approval, TFC’s planned second fund entities (TechFarms Capital Fund II, LP and TechFarms Capital GP II, LLC) will be renamed with the Triumph Angel Fund brand as illustrated above to more easily convey the fund’s intent to investors and prospective startups.

Fund oversight will be provided by directors and advisors from across the Region. Accounting and annual reviews/audits will be performed by TFC’s accounting firm, Warren-Averett. TFC’s legal team consists of attorney’s from Trenam Law in Tampa – a firm with significant angel fund experience. TFC’s management fee structure (2% of committed funds annually) follows the industry standard for most angel funds. Maintenance fees cover the cost of travel, legal, accounting, employee compensation, etc. TFC currently shares low cost office facilities with TechFarms, so no new office facility expenses are anticipated. Although TFC will seek investors from across the Region, investors can be any US citizen. The minimum investment level per fund is \$50,000.00. TFC’s ownership receives distributions from fund profits, but only after all other investors receive their full distributions. Should TFC cease operations at any point in the future, any accrued profits derived from Triumph grants will be returned to Triumph Gulf Coast or distributed to the entity (or entities) of their choice.

#### PARTNERSHIP OPPORTUNITES

TechFarms and TFC are both currently partnering with Socialdesk Enterprises. A partnership with the University of West Florida and several other entities across the Region is currently being evaluated.

#### FUNDING REQUEST

Starting in 2018, TechFarms Capital is seeking 1:1 Triumph matching funds of \$2M in 2018, and \$1.5M per year over the next 4-years for a total of \$8M. Funds will launch every other year starting in 2019. Funds have a maximum life of 10-years, although they’re normally 6-8 years – the average length of time required for most startups to have profitable exits or cease operations with little or no profits. Table 1 below illustrates the timing of up-front investment funds and the timing and amount of expected profits (2X gain, conservative minimum) for Triumph Angel Fund I. By its very nature angel investing is risky and there is no guarantee of profits. Profits could be higher or lower than shown below. In the example below, a \$3.5M Triumph investment yields \$7M in profits that are then reinvested throughout the Region.

Year	Fund Year	Description	Investors (\$M)	Triumph (\$M)	Totals (\$M)
2018		Investments in	2	2	4
2019	1	Investments in	1.5	1.5	3
2020	2	Totals:	3.5	3.5	7
2021	3				
2022	4				
2023	5	Profits out	1	1	2
2024	6	Profits out	1	1	2
2025	7	Profits out	2	2	4
2026	8	Profits out	2	2	4
2027	9	Profits out	1	1	2
2028	10	Profits out			
		Totals:	7	7	14

Table 1. Timing for Investments and Estimated Profits for Triumph Angel Fund I

**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 Milton

Brief Description of Background of Individual/Entity/Organization: The City of Milton is a political subdivision of the State of Florida and in accordance with Article 8, Section 2(b) of the Florida Constitution possesses governmental, corporate and proprietary powers to enable the City to conduct municipal government, perform municipal functions and render municipal services, and may exercise any power for municipal purposes except as otherwise prohibited by law.

**Contact Information:**

Primary Contact Information: Brian Watkins  
Title: City Manager  
Mailing Address: P.O. Box 909, Milton FL. 32572  
Telephone Number: 850-983-5411  
Email Address: bwatkins@miltonfl.org  
Website: www.miltonfl.org

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

**REQUIRED EXECUTIVE SUMMARY:**

In a maximum of three (3) pages, please describe the proposed project or program, including

Project Name: **North Santa Rosa Regional Water Reclamation Facility (NSRRWRF)**

**(i) Funds being sought from Triumph Gulf Coast;**

<u>Item</u>	<u>Cost</u>	<u>Status</u>	<u>Funds Source</u>
Land Acquisition	\$ 125,000	Funded & Complete	City of Milton
Design	\$ 1,200,000	Funded & Complete	City of Milton
Permitting	\$ 100,000	Funded & Complete	City of Milton
Construction	\$30,000,000	Unfunded	
<b>Total Project Cost</b>	<b>\$31,425,000</b>		



The City of Milton is requesting \$20,000,000 from Triumph Gulf Coast to fund the construction of the project.

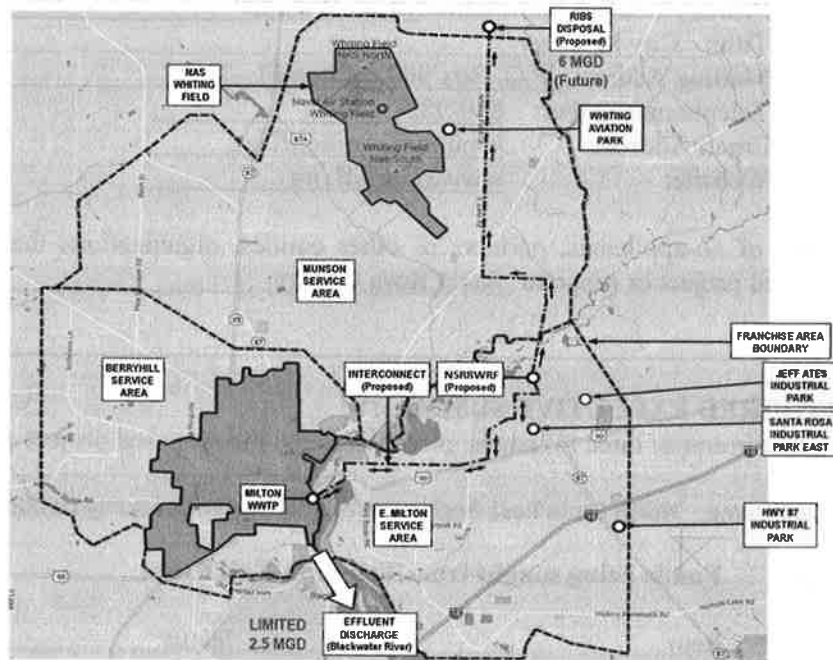
(ii) **Amount and identity of other sources of funds for the proposed project or program;**

- a. City of Milton \$5,000,000
- b. State of Florida \$5,000,000

(iii) **Location of the project or program;**

The proposed NSRRWRF is to be constructed just north of the Santa Rosa County Industrial Park on City of Milton property (30.651691Latitude/ -86.977349 Longitude). The effluent disposal portion of the project begins at the City of Milton Wastewater Treatment Plant located within the City of Milton in Santa Rosa County, Florida (30.618589 Latitude/-87.033296 Longitude) and terminates at the wastewater effluent disposal site located in Santa Rosa County Florida north of Naval Air Station Whiting Field (30.737181 Latitude/-87.01544 Longitude). See Figure 1 for location and service areas.

Figure 1



The service area for the NSRRWRF also includes the SRC Well Head protection zone that encompasses the potable water wells for the Fairpoint Regional Utility System that provides drinking water for the south end of Santa Rosa County from the sand and gravel aquifer. This area also has over 6000 septic systems.

(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**

The City of Milton WWTP is permitted to 2.5 MGD and discharges effluent into the Blackwater River. Current average daily flows of 1.98 MGD, inclusive of flows from Naval Air Station Whiting Field, the Santa Rosa Industrial Parks and East Milton, place the plant at 79.20% capacity. Approved developments and remaining capacity allocated to the Santa Rosa Industrial Park place the plant at approximately 88.80% capacity. Historical growth rates and the accompanying capacity utilization are projected to place the plant at capacity by 2023.

Capacity projections do not include three Santa Rosa County commerce parks, two with certified developable land, which endeavor to attract aviation, logistics, warehousing and technology industries to establish and sustain a base of good paying jobs in one of the ten fastest growing counties in Florida. Five proposed projects in the three commerce parks are projected to provide a combined 9 year economic impact of \$861.69M to Santa Rosa County. See Figure 2 for economic projections.

A prerequisite to this broader economic development vision is the NSRRWRF. Construction of the facility moves the vision forward by providing required wastewater capacity demonstrating to industry that the area is truly open for business. Without the project, growth will be limited as development slows from insufficient wastewater capacity.

Figure 2

Category	Units	2017	2018	2019	2020	2021	2022	2023	2024	2025	9yr Totals
Direct Employment		1020	1020	1020	1020	1020	1020	1020	1020	1020	9180
Additional Employment		484	582	645	667	669	661	651	641	630	5630
Economic Impact	Millions of Current Dollars	81.22	87.88	92.87	95.91	97.8	99.51	100.9	102.2	103.4	\$ 861.69
Income Increase	Millions of Current Dollars	53.21	64.10	77.20	89.27	101.20	113.69	125.76	137.82	150.54	\$ 912.79
<b>Summary:</b> Total of five projects in three Santa Rosa County Industrial Parks with combined 9 year economic impact of \$861.69M. Project A distribution and warehouse industry projected to provide 350 jobs with annual average wage of \$40,000 and 9 year economic impact of \$33.89M. Project B distribution and warehouse industry projected to provide 500 jobs with annual average wage of \$32,000 and 9 year economic impact of \$381.88M. Project C machining industry to provide 50 jobs with annual average wage of \$32,000 and 9 year economic impact of \$33.89M. Project D aviation industry projected to provide 20 jobs with annual average wage of \$35,000 and 9 year economic impact of \$35.11M. Project E manufacturing industry projected to provide 100 jobs with annual average wage of \$50,000 and 9 year economic impact of \$145.53M.											

It also protects and improves the existing eco-tourism industry by eliminating wastewater effluent discharge to the surface waters of the Blackwater River, an Outstanding Florida Water. In addition, it will provide for a septic tank abatement program to improve water Quality in the sand and gravel aquifer, the Blackwater and Yellow Rivers and the Blackwater and East Bays.

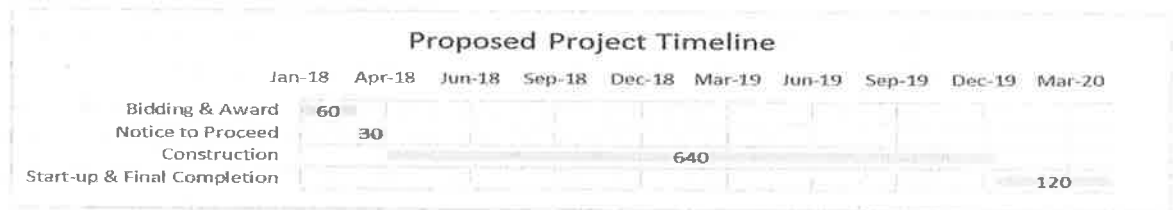
(v) **Summary timeline for the proposed project or program.**

Timeline for advertising for bids through Start-up.

<u>Task</u>	<u>Days</u>	<u>Cumulative</u>
a. Bidding and Award	60 days	60 days
b. Notice to Proceed	30 days	90 days
c. Construction Substantial Completion	640 days	730 days
d. Start-up and Final Completion	120 days	850 days

If the project were approved and construction commenced on January 1, 2018, the facility would be operational by May 3, 2020. See Figure 3.

Figure 3



**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.



**SANTA ROSA COUNTY  
BOARD OF COMMISSIONERS**

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

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

Mr. Brian Watkins  
City of Milton  
6738 Dixon St.  
Milton, FL 32572

Dear Mr. Watkins,

At the October 26, 2017 meeting, the Santa Rosa County Board of Commissioners voted unanimously to support the submittal of the East Milton Water Reclamation Facility 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**

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 Fort Walton Beach

Brief Description of Background of Individual/Entity/Organization: Municipal Government Entity located in Okaloosa County with a population of just under 21,000 persons. Fort Walton Beach is a full-service city offering Public Safety (Police & Fire), Utilities (Water, Wastewater, Reclaimed Water, Stormwater, & Streets), Public Works (Development Services, Permitting, Inspections, Code Enforcement, & CRA), Recreation & Cultural Services (Recreation, Museum, Library, Golf Club, & Cemetery), Financial Services, and Human Resources. The City employs approximately 300 FTEs and is a great place to live, work, and play.

**Contact Information:**

Primary Contact Information: Michael Beedie  
 Title: City Manager  
 Mailing Address: 107 Miracle Strip Parkway SW, Fort Walton Beach, FL 32548  
 Telephone Number: (850) 833-9612  
 Email Address: mbeedie@fwb.org  
 Website: www.fwb.org

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: Fort Walton Beach Community Redevelopment Agency (CRA), Okaloosa County, Okaloosa County Tourist Development Council, Greater Fort Walton Beach Chamber of Commerce, Economic Development Council of Okaloosa County, City of Destin, and the Downtown FWB Association, Inc.

**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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**Project Name:** City of Fort Walton Beach Landing Ferry System & Dock Expansion

**Project Overview:** The #1 asset in Northwest Florida is the waterfront. Each year, during the City of FWB Strategic Planning Session, City Council identifies the need to develop projects to increase the utilization of the waterfront along Santa Rosa Sound. Traffic through Downtown FWB and anywhere along U.S. Highway 98 in Northwest Florida is one of the top issues identified in keeping visitors away from the area. Creating a ferry system between the FWB Landing, Okaloosa Island, and the City of Destin would alleviate traffic on U.S. 98 and provides an easy route for visitors staying along the beaches. There is also potential to expand the ferry system to include Shalimar and Niceville in the future.

**Project Benefits:** A ferry system between the various beach areas would alleviate traffic on U.S. 98 and would provide an easy way for visitors to move around the area. It would open up Downtown FWB to a wider audience as more and more events occur in the area. This project, in coordination with the Landing Improvement Project, would allow Downtown FWB to host larger events, attracting more visitors to the area, increasing the economic viability of the local businesses. The project would be a partnership between the City of FWB Community Redevelopment Agency (CRA), Okaloosa County, the Okaloosa County TDC, the City of Destin, Greater FWB Chamber of Commerce, Downtown FWB Association, and the hotels and condos in the area.

This project complies with the Infrastructure and Quality of Place focus areas discussed in the Northwest Florida Forward Strategy report. It allows for the use of the region's greatest asset, the water, to transport citizens and visitors to various destinations along the Emerald Coast while alleviating traffic along the major east-west corridor in the south end of Okaloosa County. The project also provides a new attraction aimed at drawing visitors to the area to explore and enjoy the scenery of the pristine waters of Choctawhatchee Bay, Santa Rosa Sound and surrounding waterways.

The City and the CRA are currently completing an overall Downtown Fort Walton Beach Master Plan that will be a comprehensive guide in shaping the short- and long-term future of Downtown FWB. The Downtown Master Plan will incorporate the economic benefits of all ongoing and all proposed projects, which includes the Ferry System and improvements to the Landing park area. The initial phase of the Downtown FWB Master Plan was completed in November 2017. The remaining phase of the Master Plan will be completed in April 2018, which will include the full economic analysis of this project.

**Funding Request:** The estimated amount of funding requested from Triumph Gulf Coast, Inc. to complete the ferry system is \$7,500,000. The funding would be used to expand the existing dock at the FWB Landing to accommodate the ferry and to purchase the infrastructure and equipment to begin the ferry service.

The funding would also be used to accommodate the necessary improvements at the Okaloosa Island and Destin stops for the ferry landings.

The City of FWB CRA would provide the funding to complete a master plan for the ferry system and the design of the improvements to accommodate the ferry system at the FWB Landing. To complete the Master Plan is approximately \$250,000.

The City of FWB CRA also invested \$250,000 to complete the Downtown FWB Master Plan which will include the economic analysis of this project.

**Project Timeline:** The Master Plan for the Ferry System would be completed by October 2018 with design of the Ferry System and Dock Expansion completed by April 2019. Construction would be complete by April 2020.



**TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM**

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**APPLICANT INFORMATION:**

Name of Individual/Entity/Organization: City of Fort Walton Beach

Brief Description of Background of Individual/Entity/Organization: Municipal Government Entity located in Okaloosa County with a population of just under 21,000 persons. Fort Walton Beach is a full-service city offering Public Safety (Police & Fire), Utilities (Water, Wastewater, Reclaimed Water, Stormwater, & Streets), Public Works (Development Services, Permitting, Inspections, Code Enforcement, & CRA), Recreation & Cultural Services (Recreation, Museum, Library, Golf Club, & Cemetery), Financial Services, and Human Resources. The City employs approximately 300 FTEs and is a great place to live, work, and play.

**Contact Information:**

Primary Contact Information: Michael Beedie  
 Title: City Manager  
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 Telephone Number: (850) 833-9612  
 Email Address: mbeedie@fwb.org  
 Website: www.fwb.org

Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: Fort Walton Beach Community Redevelopment Agency (CRA), Okaloosa County, Okaloosa County Tourist Development Council, Greater Fort Walton Beach Chamber of Commerce, Economic Development Council of Okaloosa County, and private sector to accomplish the development of the property and operation of the marina.

**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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**Project Name:** City of Fort Walton Beach Municipal Marina

**Project Overview:** The #1 asset in Northwest Florida is the waterfront. Each year, during the City of FWB Strategic Planning Session, City Council identifies the need to develop projects to increase the utilization of the waterfront along Santa Rosa Sound. Throughout the State of Florida and the United States, municipal marinas are becoming more and more popular. Municipal marinas provide an economical stopping point for boat traffic and provide areas where locals and visitors can stop to visit the local attractions. The City of FWB has an opportunity to purchase a property that currently serves as a private marina and partner with a private developer to convert the property into a municipal marina with various amenities, including a hotel, dry boat storage area, and restaurants.

**Project Benefits:** Marinas in Northwest Florida are in high demand, and a municipal marina will provide an economical point for local boaters to stop in the area to visit local attractions. The goal is to not compete with any existing private marinas but to provide another option for boaters. The marina could serve as home base for inshore fishing charters and other commercial entities. The property also opens up the opportunity to develop the upland portion as a mixed use development that could include a hotel, dry boat storage facility, and restaurants. The City would partner with a private developer through the CRA to develop the property and operate the marina.

This project complies with the Infrastructure and Quality of Place focus areas discussed in the Northwest Florida Forward Strategy report. It allows for the expansion of the use of the region's greatest asset, the water, to provide an affordable location for boat traffic to dock with the intent to explore and enjoy the attractions of the Emerald Coast. It also provides a location to host fishing tournaments, charter fishing excursions, and overnight docking for extended stays in the area.

The City and the CRA are currently completing an overall Downtown Fort Walton Beach Master Plan that will be a comprehensive guide in shaping the short- and long-term future of Downtown FWB. The Downtown Master Plan will incorporate the economic benefits of all ongoing and all proposed projects, which includes the Municipal Marina. The initial phase of the Downtown FWB Master Plan was completed in November 2017. The remaining phase of the Master Plan will be completed in April 2018, which will include the full economic analysis of this project.

**Funding Request:** The estimated amount of funding requested from Triumph Gulf Coast, Inc. to complete the municipal marina is \$10,000,000. The funding would be used to purchase the property and construct the marina and dry boat storage facilities.

The City of FWB Community Redevelopment Agency would provide the funding to complete the Master Plan and design of the marina and mixed-use development. This task is estimated to cost approximately \$500,000.

The City of FWB CRA also invested \$250,000 to complete the Downtown FWB Master Plan which will include the economic analysis of this project.

**Project Timeline:** The property purchase could be completed by mid-2018. The Master Plan for this site will be completed by April 2019, design completed by December 2019, and construction of the marina and dry storage would be complete by December 2020.