

CITY OF APALACHICOLA

1 Avenue E • Apalachicola, Florida 32320 • 850-653-9319 • Fax 850-653-2205

www.cityofapalachicola.com



November 8, 2018

Mayor

Van W. Johnson, Sr.

Commissioners

Brenda Ash

John M. Bartley, Sr.

James L. Elliott

Anita Grove

Mr. Don Gaetz, Chair

Triumph Gulf Coast Board

P.O. Box 12007

Tallahassee, FL 32317

City Manager

Ron Nalley

Dear Chairman Gaetz,

City Administrator

Lee H. Mathes, MMC

City Clerk

Deborah Guillotte, CMC

City Attorney

J. Patrick Floyd

The City of Apalachicola is pleased to submit for your consideration this Triumph Gulf Coast application for a solar power project that would immediately reduce utility costs and save the city more than \$1.5 million over the next 25 years and bring a high-growth, transformational industry to a rural county with limited growth options. The City of Apalachicola has chosen to submit its applications directly to the Triumph Board without endorsement from the Franklin County Board of Commissioners.

The City's project applications collectively exceed a cap that was established by the Franklin County Commission for project endorsement so the City has chosen to forgo County endorsement and submit their individual projects directly to the Triumph Board.

We appreciate the board's consideration of this and subsequent applications and the City stands ready to partner with all entities to promote economic development throughout the region.

Sincerely,

Van W. Johnson, Sr., Mayor
City of Apalachicola

Triumph Gulf Coast, Inc. Trust Fund Application for Funds

Proposal Instructions: The Triumph Gulf Coast, Inc. Trust Fund Grant Application (this document) must be completed by the entity applying for the grant and signed, as applicable, by either the individual applying for funds, an individual authorized to bind the entity applying for funds, a chief elected official, the administrator for the governmental entity or their designee. Please read the Application carefully as some questions may require a separate narrative to be completed. In addition, please complete all Addendums that may be applicable to the proposed project or program.

Triumph Gulf Coast, Inc. will make awards from available funds to projects or programs that meet the priorities for economic recovery, diversification, and enhancement of the disproportionately affected counties. Triumph Gulf Coast, Inc. may make awards for:

- Ad valorem tax rate reduction within disproportionately affected counties;
- Local match requirements of s. 288.0655 for projects in the disproportionately affected counties;
- Public infrastructure projects for construction, expansion, or maintenance which are shown to enhance economic recovery, diversification, and enhancement of the disproportionately affected counties;
- Grants to local governments in the disproportionately affected counties to establish and maintain equipment and trained personnel for local action plans of response to respond to disasters, such as plans created for the Coastal Impacts Assistance Program;
- Grants to support programs that prepare students for future occupations and careers at K-20 institutions that have campuses in the disproportionately affected counties. Eligible programs include those that increase students' technology skills and knowledge; encourage industry certifications; provide rigorous, alternative pathways for students to meet high school graduation requirements; strengthen career readiness initiatives; fund high-demand programs of emphasis at the bachelor's and master's level designated by the Board of Governors; and, similar to or the same as talent retention programs created by the Chancellor of the State University System and the Commission of Education; encourage students with interest or aptitude for science, technology, engineering, mathematics, and medical disciplines to pursue postsecondary education at a state university or a Florida College System institution within 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 counties.

Pursuant to Florida Law, Triumph Gulf Coast, Inc. will provide priority consideration to Applications for projects or programs that:

- Generate maximum estimated economic benefits, based on tools and models not generally employed by economic input-output analyses, including cost-benefit, return-on-investment, or dynamic scoring techniques to determine how the long-term economic growth potential of the disproportionately affected counties may be enhanced by the investment.
- Increase household income in the disproportionately affected counties above national average household income.
- Leverage or further enhance key regional assets, including educational institutions, research facilities, and military bases.
- Partner with local governments to provide funds, infrastructure, land, or other assistance for the project.
- Benefit the environment, in addition to the economy.
- Provide outcome measures.
- Partner with K-20 educational institutions or school districts located within the disproportionately affected counties as of January 1, 2017.
- Are recommended by the board of county commissioners of the county in which the project or program will be located.
- Partner with convention and visitor bureaus, tourist development councils, or chambers of commerce located within the disproportionately affected counties.

Additionally, the Board of Triumph Gulf Coast, Inc. may provide discretionary priority to consideration of Applications for projects and programs that:

- Are considered transformational for the future of the Northwest Florida region.
- May be consummated quickly and efficiently.
- Promote net-new jobs in the private sector with an income above regional average household income.
- Align with Northwest Florida FORWARD, the regional strategic initiative for Northwest Florida economic transformation.
- Create net-new jobs in targeted industries to include: aerospace and defense, financial services/shared services, water transportation, artificial intelligence, cybersecurity, information technology, manufacturing, and robotics.
- Promote industry cluster impact for unique targeted industries.
- Create net-new jobs with wages above national average wage (*e.g.*, similar to EFI QTI program, measured on graduated scale).
- Are located in Rural Area of Opportunity as defined by the State of Florida (DEO).
- Provide a wider regional impact versus solely local impact.
- Align with other similar programs across the regions for greater regional impact, and not be duplicative of other existing projects or programs.
- Enhance research and innovative technologies in the region.
- Enhance a targeted industry cluster or create a Center of Excellence unique to Northwest Florida.

- Create a unique asset in the region that can be leveraged for regional growth of targeted industries.
- Demonstrate long-term financial sustainability following Triumph Gulf Coast, Inc. funding.
- Leverage funding from other government and private entity sources.
- Provide local investment and spending.
- Are supported by more than one governmental entity and/or private sector companies, in particular proposed projects or programs supported by more than one county in the region.
- Provide clear performance metrics over duration of project or program.
- Include deliverables-based payment system dependent upon achievement of interim performance metrics.
- Provide capacity building support for regional economic growth.
- Are environmentally conscious and business focused.
- Include Applicant and selected partners/vendors located in Northwest Florida.

Applications will be evaluated and scored based on compliance with the statutory requirements of the Triumph Gulf Coast legislation, including but not limited to the priorities identified therein and the geographic region served by the proposed project or program.

Applicant Information

Name of Individual (if applying in individual capacity): _____

Name of Entity/Organization: _____ City of Apalachicola

Background of Applicant Individual/Entity/Organization: _____

The City of Apalachicola is located within Franklin County, one of the eight disproportionately affected counties in Northwest Florida. See additional details on attached document.

(If additional space is needed, please attach a Word document with your entire answer.)

Federal Employer Identification Number: **59-60000264**

Contact Information:

Primary Contact Information: _____ Lee Mathes

Title: _____ City Administrator

Mailing Address: _____ I Ave. E. Apalachicola, FL 32320

Phone: _____ 850 653 9319

Email: _____ leemathes@cityofapalachicola.com

Website: _____ <http://www.cityofapalachicola.com>

Identify any co-applicants, partners, or other entities or organizations that will have a role in the proposed project or program and such partners proposed roles.

Duke Energy of Florida provided the initial idea for this project, and Duke has held repeated meetings with City officials and staff to discuss other related infrastructure investments. Duke has already committed to installing several electric vehicle (EV) charging stations at no cost to the City. Duke will also have ongoing input to make sure this proposed solar power installation meets all regulations to properly tie into the electric grid.

(If additional space is needed, please attach a Word document with your entire answer.)

Total amount of funding requested from Triumph Gulf Coast: **\$900,000**

Has the applicant in the past requested or applied for funds for all or part of the proposed project/program?

☐ Yes ☒ No

If yes, please provide detailed information concerning the prior request for funding, including:

- the date the request/application for funding was made;
- the source to which the request/application for funding was made,
- the results of the request/application for funding, and
- projected or realized results and/or outcomes from prior funding.

(If additional space is needed, please attach a Word document with your entire answer.)

Describe the financial status of the applicant and any co-applicants or partners:

Document I attached

(If additional space is needed, please attach a Word document with your entire answer.)

In a separate attachment, please provide financial statements or information that details the financial status of the applicant and any co-applicants or partners.

Has the applicant or any co-applicants, partners or any associated or affiliated entities or individuals filed for bankruptcy in the last ten (10) years?

☐ Yes ☒ No

If yes, please identify the entity or individual that filed for bankruptcy and the date of filing.

(If additional space is needed, please attach a Word document with your entire answer.)

Eligibility

Pursuant to Section 288.8017, Triumph Gulf Coast, Inc. was created to make awards from available funds to projects or programs that meet the priorities for economic recovery, diversification, and enhancement of the disproportionately affected counties. The disproportionately affected counties are: Bay County, Escambia County, Franklin County, Gulf County, Okaloosa County, Santa Rosa County, Walton County, or Wakulla County. *See*, Section 288.08012.

1. From the choices below, please check the box that describes the purpose of the proposed project or program (check all that apply):

- ☒ Ad valorem tax rate reduction within disproportionately affected counties;
- ☐ Local match requirements of s. 288.0655 for projects in the disproportionately affected counties;
- ☒ Public infrastructure projects for construction, expansion, or maintenance which are shown to enhance economic recovery, diversification, and enhancement of the disproportionately affected counties;
- ☐ Grants to local governments in the disproportionately affected counties to establish and maintain equipment and trained personnel for local action plans of response to respond to disasters, such as plans created for the Coastal Impacts Assistance Program;
- ☐ Grants to support programs that prepare students for future occupations and careers at K-20 institutions that have campuses in the disproportionately affected counties. Eligible programs include those that increase students' technology skills and knowledge; encourage industry certifications; provide rigorous, alternative pathways for students to meet high school graduation requirements; strengthen career readiness initiatives; fund high-demand programs of emphasis at the bachelor's and master's level designated by the Board of Governors; and, similar to or the same as talent retention programs created by the Chancellor of the State University System and the Commission of Education, encourage students with interest or aptitude for science, technology, engineering, mathematics, and medical disciplines to pursue postsecondary education at a state university or a Florida College System institution within 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 counties.

2. Provide the title and a detailed description of the proposed project or program, including the location of the proposed project or program, a detailed description of, and quantitative evidence demonstrating how the proposed project or program will promote economic recovery, diversification, and enhancement of the disproportionately affected counties, a proposed timeline for the proposed project or program, and the disproportionately affected counties that will be impacted by the proposed project or program.

Project title and details attached in Document #2

(If additional space is needed, please attach a Word document with your entire answer.)

3. Explain how the proposed project or program is considered transformational and how it will effect the disproportionately affected counties in the next ten (10) years.

Details in attached Document #2

(If additional space is needed, please attach a Word document with your entire answer.)

4. Describe data or information available to demonstrate the viability of the proposed project or program.

Details in attached Document #2

(If additional space is needed, please attach a Word document with your entire answer.)

5. Describe how the impacts to the disproportionately affected counties will be measured long term.

Details in attached Document #2

(If additional space is needed, please attach a Word document with your entire answer.)

6. Describe how the proposed project or program is sustainable. (Note: Sustainable means how the proposed project or program will remain financially viable and continue to perform in the long-term after Triumph Gulf Coast, Inc. funding.)

Details in attached Document #2

(If additional space is needed, please attach a Word document with your entire answer.)

7. Describe how the deliverables for the proposed project or program will be measured.

Details in attached Document #2

(If additional space is needed, please attach a Word document with your entire answer.)

Priorities

1. Please check the box if the proposed project or program will meet any of the following priorities (check all that apply):

- ☒ Generate maximum estimated economic benefits, based on tools and models not generally employed by economic input-output analyses, including cost-benefit, return-on-investment, or dynamic scoring techniques to determine how the long-term economic growth potential of the disproportionately affected counties may be enhanced by the investment.
- ☐ Increase household income in the disproportionately affected counties above national average household income.
- ☐ Leverage or further enhance key regional assets, including educational institutions, research facilities, and military bases.

- ☒ Partner with local governments to provide funds, infrastructure, land, or other assistance for the project.
- ☒ Benefit the environment, in addition to the economy.
- ☒ Provide outcome measures.
- ☐ Partner with K-20 educational institutions or school districts located within the disproportionately affected counties as of January 1, 2017.
- ☐ Are recommended by the board of county commissioners of the county in which the project or program will be located.
- ☒ Partner with convention and visitor bureaus, tourist development councils, or chambers of commerce located within the disproportionately affected counties.

2. Please explain how the proposed project meets the priorities identified above.

Details in attached Document #2

(If additional space is needed, please attach a Word document with your entire answer.)

3. Please explain how the proposed project or program meets the discretionary priorities identified by the Board.

Details in attached Document #2

(If additional space is needed, please attach a Word document with your entire answer.)

4. In which of the eight disproportionately affected county/counties is the proposed project or program located? (Circle all that apply)

Escambia Santa Rosa Okaloosa Walton Bay Gulf **Franklin** Wakulla

5. Was this proposed project or program on a list of proposed projects and programs submitted to Triumph Gulf Coast, Inc., by one (or more) of the eight disproportionately affected Counties as a project and program located within its county?

☐ Yes ☒ No

If yes, list all Counties that apply: _____

6. Does the Board of County Commissioners for each County listed in response to question 5, above, recommend this project or program to Triumph?

☐ Yes ☐ No **See attachment #2**

****Please attach proof of recommendation(s) from each County identified.**

Approvals and Authority

1. If the Applicant is awarded grant funds based on this proposal, what approvals must be obtained before Applicant can execute an agreement with Triumph Gulf Coast, Inc.?

Basic building permit

(If additional space is needed, please attach a Word document with your entire answer.)

2. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the entity and Triumph Gulf Coast:

A. Provide the schedule of upcoming meetings for the group for a period of at least six months.

B. State whether that group can hold special meetings, and if so, upon how many days' notice.

N/A

(If additional space is needed, please attach a Word document with your entire answer.)

3. Describe the timeline for the proposed project or program if an award of funding is approved, including milestones that will be achieved following an award through completion of the proposed project or program.

Project can be completed within six (6) to eight (8) months of grant award

(If additional space is needed, please attach a Word document with your entire answer.)

4. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the entity applying for funding. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc. In addition, please attach any support letters from partners.

Funding and Budget:

Pursuant to Section 288.8017, awards may not be used to finance 100 percent of any project or program. An awardee may not receive all of the funds available in any given year.

1. Identify the amount of funding sought from Triumph Gulf Coast, Inc. and the time period over which funding is requested.

\$900,000 in calendar year 2018

(If additional space is needed, please attach a Word document with your entire answer.)

2. What percentage of total program or project costs does the requested award from Triumph Gulf Coast, Inc. represent? (Please note that an award of funding will be for a defined monetary amount and will not be based on percentage of projected project costs.)

100%

(If additional space is needed, please attach a Word document with your entire answer.)

3. Please describe the types and number of jobs expected from the proposed project or program and the expected average wage.

See attachment #2

(If additional space is needed, please attach a Word document with your entire answer.)

4. Does the potential award supplement but not supplant existing funding sources? If yes, describe how the potential award supplements existing funding sources.

☐ Yes ☒ No

(If additional space is needed, please attach a Word document with your entire answer.)

5. Please provide a Project/Program Budget. Include all applicable costs and other funding sources available to support the proposal.

A. Project/Program Costs: **\$900,000**

Example Costs (Note: Not exhaustive list of possible Cost categories.)

Construction	\$ 887,400
Reconstruction	\$ _____
Design & Engineering	\$ _____
Land Acquisition	\$ _____
Land Improvement	\$ 10,000
Equipment	\$ _____
Supplies	\$ _____
Salaries	\$ _____

Other (specify) \$ **\$2,600 (permits and fees)**

Total Project Costs: \$ **\$900,000**

B. Other Project Funding Sources:

Example Funding Sources (Note: Not an exhaustive list of possible Funding Sources.)

City/County \$ _____

Private Sources \$ _____

Other (e.g., grants, etc.) \$ _____

Total Other Funding \$ _____

Total Amount Requested: \$ **\$900,000**

Note: The total amount requested must equal the difference between the costs in 3A. and the other project funding sources in 3.B.

C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

The licensed solar contractor will be responsible for Certified Installation, Electrical Connection & Equipment Rental, Design, Engineering, and Permitting.

Contractors have already visited the potential sites and done preliminary estimates.

(If additional space is needed, please attach a Word document with your entire answer.)

Applicant understands that the Triumph Gulf Coast, Inc. statute requires that the award contract must include provisions requiring a performance report on the contracted activities, must account for the proper use of funds provided under the contract, and must include provisions for recovery of awards in the event the award was based upon fraudulent information or the awardee is not meeting the performance requirements of the award.

☒ Yes ☐ No

Applicant understands that awardees must regularly report to Triumph Gulf Coast, Inc. the expenditure of funds and the status of the project or program on a schedule determined by Triumph Gulf Coast, Inc.

☒ Yes ☐ No

Applicant acknowledges that Applicant and any co-Applicants will make books and records and other financial data available to Triumph Gulf Coast, Inc. as necessary to measure and confirm performance metrics and deliverables.

☒ Yes ☐ No

Applicant acknowledges that Triumph Gulf Coast, Inc. reserves the right to request additional information from Applicant concerning the proposed project or program.

☒ Yes ☐ No

ADDENDUM FOR INFRASTRUCTURE PROPOSALS:

1. Program Requirements

- A. Is the infrastructure owned by the public?
☒ Yes ☐ No
- B. Is the infrastructure for public use or does it predominately benefit the public?
☒ Yes ☐ No
- C. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?
☐ Yes ☒ No
- D. Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current and future businesses.

See attachment #2

(If additional space is needed, please attach a Word document with your entire answer.)

- E. Provide a detailed description of, and quantitative evidence demonstrating how the proposed public infrastructure project will promote:
- Economic recovery,
 - Economic Diversification,
 - Enhancement of the disproportionately affected counties,
 - Enhancement of a Targeted Industry.

See attachment #2

(If additional space is needed, please attach a Word document with your entire answer.)

2. Additional Information

- A. Is this project an expansion of existing infrastructure project?
☐ Yes ☒ No
- B. Provide the proposed beginning commencement date and number of days required to complete construction of the infrastructure project.

January 1 2019 / 180 days

(If additional space is needed, please attach a Word document with your entire answer.)

- C. What is the location of the public infrastructure? (Provide the road number, if applicable.)

At the City wastewater treatment plant, 991 U.S. Highway 98, and the Johnson Complex

(If additional space is needed, please attach a Word document with your entire answer.)

- D. Who is responsible for maintenance and upkeep? (Indicate if more than one are applicable.)

City of Apalachicola

(If additional space is needed, please attach a Word document with your entire answer.)

- E. What permits are necessary for the infrastructure project?

The contractor shall obtain the Building Permits necessary for the project.

(If additional space is needed, please attach a Word document with your entire answer.)

Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

The permits have not been secured. Local permits will be expedited.

(If additional space is needed, please attach a Word document with your entire answer.)

- F. What is the future land use and zoning designation on the proposed site of the Infrastructure improvement, and will the improvements conform to those uses?

The Sewer Plant parcel is zoned as Municipal property, and the High School is SFR, Public Facility.

(If additional space is needed, please attach a Word document with your entire answer.)

- G. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline
☐ Yes ☒ No
-

(If additional space is needed, please attach a Word document with your entire answer.)

- H. Does this project have a local match amount? If yes, please describe the entity providing the match and the amount.
☐ Yes ☒ No
-

(If additional space is needed, please attach a Word document with your entire answer.)

- I. Provide any additional information or attachments to be considered for this proposal.
-

(If additional space is needed, please attach a Word document with your entire answer.)

ADDENDUM FOR AD VALOREM TAX RATE REDUCTION:

1. Program Requirements

- A. Describe the property or transaction that will be supported by the ad valorem tax rate reduction.

All business and residential property owners.

(If additional space is needed, please attach a Word document with your entire answer.)

- B. Provide a detailed explanation of how the ad valorem tax rate reduction will connect to a broader economic recovery, diversification, enhancement of the disproportionately affected counties and/or enhancement of a targeted industry.

See attachment #2

(If additional space is needed, please attach a Word document with your entire answer.)

- C. Provide a detailed description of the quantitative evidence demonstrating how the proposed ad valorem tax reduction will promote:

- Economic recovery,
- Economic Diversification,
- Enhancement of the disproportionately affected counties,
- Enhancement of a Targeted Industry.

See attachment #2

(If additional space is needed, please attach a Word document with your entire answer.)

2. Additional Information

- A. What is the location of the property or transaction that will be supported by the ad valorem tax rate reduction?

All business and residential property owners

(If additional space is needed, please attach a Word document with your entire answer.)

- B. Detail the current status of the property or transaction that will be supported by the ad valorem tax rate reduction and provide a detailed description of when and how the ad valorem tax rate reduction will be implemented.

The ad valorem tax reduction will be implemented by the City Commission based on documented utility bill savings after the solar projects are operational.

(If additional space is needed, please attach a Word document with your entire answer.)

- C. Does this proposed project have a local match amount? If yes, please describe the entity providing the match and the amount.

☐ Yes ☒ No

The City has donated land and volunteer grant writing services.

(If additional space is needed, please attach a Word document with your entire answer.)

- D. Provide any additional information or attachments to be considered for this proposal.

(If additional space is needed, please attach a Word document with your entire answer.)

**ADDENDUM FOR LOCAL MATCH REQUIREMENTS OF SECTION 288.0655,
FLORIDA STATUTES**

1. Program Requirements

- A. Describe the local match requirements of Section 288.0655 and the underlying project, program or transaction that will be funded by the proposed award.

(If additional space is needed, please attach a Word document with your entire answer.)

- B. Provide a detailed explanation of how the local match requirements and the underlying project or program will connect to a broader economic recovery, diversification, enhancement of the disproportionately affected counties and/or enhancement of a targeted industry.

(If additional space is needed, please attach a Word document with your entire answer.)

- C. Provide a detailed description of, and quantitative evidence demonstrating how the proposed local match requirements will promote:
- Economic recovery,
 - Economic Diversification,
 - Enhancement of the disproportionately affected counties,
 - Enhancement of a Targeted Industry.

(If additional space is needed, please attach a Word document with your entire answer.)

2. Additional Information

- A. What is the location of the property or transaction that will be supported by the local match requirements?

(If additional space is needed, please attach a Word document with your entire answer.)

- B. Detail the current status of the property or transaction that will be supported by the local match requirement and provide a detailed description of when and how the local match requirement will be implemented.

(If additional space is needed, please attach a Word document with your entire answer.)

- C. Provide any additional information or attachments to be considered for this proposal.

(If additional space is needed, please attach a Word document with your entire answer.)

I, the undersigned, do hereby certify that I have express authority to sign this proposal on my behalf or on behalf of the above-described entity, organization, or governmental entity:

Name of Applicant: _____

Name and Title of Authorized Representative: _____

Representative Signature: _____

Signature Date: _____

Triumph Gulf Coast

City of Apalachicola Solar Project
Full Application following Pre-Application No. 34

Additional details

Background

The City of Apalachicola is a municipality in Franklin County, one of the eight disproportionately-affected counties. Apalachicola is located at the mouth of the Apalachicola River, overlooking Apalachicola Bay, and adjacent to the Apalachicola National Forest. The town is part of the Apalachicola Natural Estuarine Research Reserve. Apalachicola was designated an Area of Critical State Concern in 1985 and maintains that designation today because of the unique and fragile town environment surrounding Apalachicola Bay.

Approximately 88% of Franklin County is protected as either State or Federal lands. These tracts do not generate tax revenue or allow for expanded population or other development. Using City-owned land for solar projects makes financial and environmental sense.

Project Title and Description

The City of Apalachicola seeks to enhance the economic well-being of the community with solar power projects that are projected to immediately reduce utility costs and save the city more than \$1.5 million over the next 25 years.

Juggling the need for environmental protection with a small tax base has resulted in an infrastructure challenge for the City. The solar projects will improve City finances, reduce Ad Valorem tax rates, benefit the environment, and bring a high-growth, transformational industry to a rural county with limited growth options.

The City of Apalachicola has suffered severe long-term damage to the traditional local fishing economy because of Georgia's excessive water use, and economic harm from the BP Oil Spill. This project will help the city survive these challenges; will compliment an emerging eco-tourism-related economy; will reduce city and ratepayer bills; and will provide examples of new technology that could be used in future job training programs.

Location: There will be two solar projects: The city wastewater treatment plant located at 991 U.S. Highway 98, and the Mayor Van W. Johnson, Sr., Recreation and Community Complex at 190 14th Street, Apalachicola.

Economic recovery, diversification, and enhancement:

The City's Ad Valorem Tax Rate is currently 9.6 mills – the highest in Northwest Florida. On an annual basis the City has less than \$200,000 to \$300,000 in discretionary income.

The solar projects are projected to immediately reduce City utility bills by \$60,000 per year, based on estimates from nationally known solar installers who have built similar systems for many other municipalities, such as Valdosta, Georgia, and Jacksonville, Florida.

The City of Apalachicola is currently heavily dependent on tourism, real estate, and construction sectors, all of which can experience periodic downturns. Solar power is a clean, consistent, cost-effective, and inherently stable resource.

This project can be expanded in the future to other City sites, and will fit with and encourage long-term clean development plans.

Technical Details and Timeline

The project consists of a 496kW solar system at the wastewater site with 1,440 ground mounted commercial solar panels and related hardware, covering about 2.5 acres; and a 89kW system with 260 commercial solar panels at the Recreation and Community Complex. Projected costs are \$750,00 for the wastewater portion and \$150,000 for the Recreation and Community Complex.

The sustainable long-term operational savings will benefit the environment, reduce utility bills, free up funds for critical infrastructure maintenance for the wastewater plant, and support multiple community service programs based at the 14th street location.

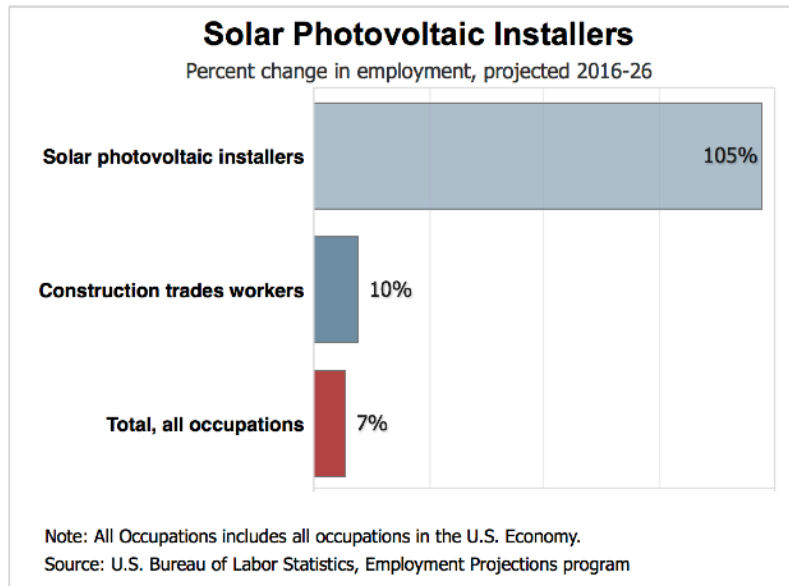
The solar wastewater portion will provide 811,000 kWh of electricity per year, reducing those monthly bills by more than 50 percent. The Recreation and Community Complex portion will provide 137,000 kWh per year.

The projects can be completed within four (4) to five (5) months of a final contract, potentially producing immediate savings before the end of 2018.

Explain how the proposed project or program is considered transformational and how it will effect the disproportionately affected counties in the next ten (10) years.

The project will transform the existing energy dynamic away from a system that imports power, and towards a high-growth sector that generates electricity, revenue, and jobs locally.

The U.S. Department of Labor predicts that employment of solar photovoltaic (PV) installers will grow 105 percent from 2016 to 2026, much faster than the average for all occupations. This will lead to excellent job opportunities for qualified individuals.



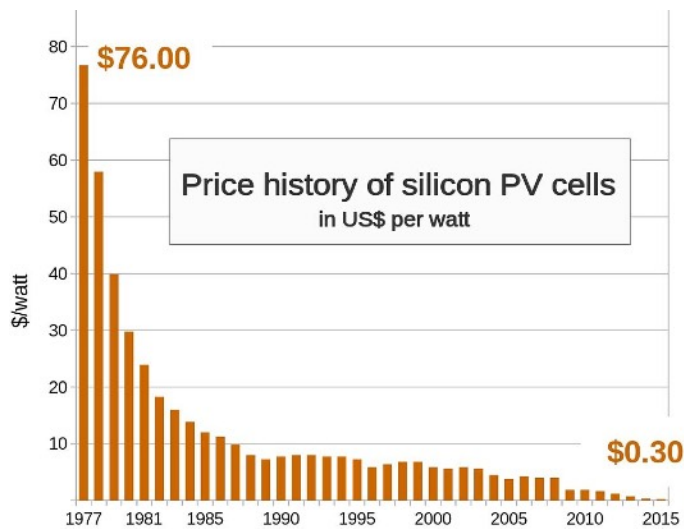
Quick Facts: Solar Photovoltaic Installers	
2016 Median Pay ?	\$39,240 per year \$18.87 per hour
Typical Entry-Level Education ?	High school diploma or equivalent
Work Experience in a Related Occupation ?	None
On-the-job Training ?	Moderate-term on-the-job training
Number of Jobs, 2016 ?	11,300
Job Outlook, 2016-26 ?	105% (Much faster than average)
Employment Change, 2016-26 ?	11,800

Source: U.S. Department of Labor

Describe data or information available to demonstrate the viability of the proposed project or program.

This project is viable because of massive declines in solar energy costs and large-scale ongoing investment in manufacturing and training. Though the Trump Administration imposed new tariffs on imported solar panels earlier this year, contractors are holding to price estimates that were given to the City in late 2017 during the Pre-Approval process.

Florida is already experiencing strong growth in the solar power sector. Duke Energy, Florida Power & Light, military bases, and numerous municipalities have built or are planning significant projects. For example, the Florida Municipal Solar Project aims to install 900,000 solar panels on three sites totaling about 1,200 acres in Osceola and Orange Counties, benefitting 12 cities.



Source: Bloomberg New Energy Finance

Orlando Mayor Buddy Dyer says “We believe the transition to a clean energy future is one of the greatest opportunities of the 21st century for cities to improve community health, quality of life, environmental sustainability, and a vibrant and robust economy.”

This year JinkoSolar, a global company, announced plans to build a large solar manufacturing facility in Florida that will produce more than one million panels each year. The City of Jacksonville, Gov. Rick Scott, Enterprise Florida, and other groups partnered to attract Jinko, which expects the project to go online by late 2018, ultimately creating 200 direct jobs at an average salary of more than \$45,000.

NextEra Energy, Inc., a Florida-based company, said it was “thrilled to have the opportunity to buy cost-effective, reliable solar panels made here in America,” and that large-scale manufacturing will help stimulate the growth of solar power in Florida.

Describe how the impacts to the disproportionately affected counties will be measured long term.

Output of the solar panels will electronically monitored on a daily basis, and compared to previous utility bills on a monthly and yearly basis. Reductions of Ad Valorem taxes will be monitored on a yearly basis.

Describe how the proposed project or program is sustainable. (Note: Sustainable means how the proposed project or program will remain financially viable and continue to perform in the long-term after Triumph Gulf Coast, Inc. funding.)

The solar panels are rated and guaranteed for 25 years of production.

Describe how the deliverables for the proposed project or program will be measured.

Output of the solar panels will electronically monitored on a daily basis, and compared to previous utility bills on a monthly and yearly basis.

Priorities

Please explain how the proposed project meets the priorities identified above.

The Apalachicola Solar Project will lead to local Ad valorem tax rate reduction; will create new jobs; will create new public infrastructure that enhances economic recovery and diversification; is a partnership that includes local government and utility Duke Energy; and will benefit the environment by generating clean energy.

Apalachicola has no institutions of higher learning and limited options for industrial development. These solar project will introduce a new, high-growth, and clean sector to the economy in a way that does not conflict with existing seafood or tourism industries.

The Apalachicola Bay Chamber of Commerce, Main Street Apalachicola, and the Apalachicola National Estuarine Research Reserve have written letters of support for the Apalachicola Solar Project.

Please explain how the proposed project or program meets the discretionary priorities identified by the Board.

By embracing a high-growth new technology sector, this project compliments the expansion of solar power throughout Northwest Florida. Utility companies, municipalities, businesses, and military bases are embracing solar power as a clean, cost-effective power source.

The Apalachicola Solar Project can be completed quickly and efficiently, without complicated permitting or construction.

The project will deliver detailed performance metrics and financial stability through electronic monitoring and Florida's outstanding natural solar resource, and will create a unique asset in Franklin County that could be used for future job training programs under consideration by the School Board and other groups.

Duke Energy has held repeated meetings with City officials and staff to discuss other related infrastructure investments. Duke has already committed to installing several electric vehicle (EV) charging stations at no cost to the City.

These solar projects fit perfectly with local eco-tourism marketing, but are also designed to deliver savings to individuals and businesses.

One possible vendor for the project is based in Escambia County, and local electrical contractors may be used for portions of the work.

Approvals and Authority

Describe the timeline for the proposed project or program if an award of funding is approved, including milestones that will be achieved following an award through completion of the proposed project or program.

The projected can be completed within six to eight months, based on contractor estimates.

ADDENDUM FOR INFRASTRUCTURE PROPOSALS:

D: Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current and future businesses.

The Apalachicola Solar Project will lead to local Ad valorem tax rate reductions that benefit all businesses and homeowners in the city, and will introduce a new, high-growth, and clean sector to the economy in a way that does not conflict with existing seafood or tourism industries.

The Apalachicola Solar Project has already inspired other public infrastructure improvements. Duke Energy has held repeated meetings with City officials and staff to discuss other related infrastructure investments. Duke has already committed to installing several electric vehicle (EV) charging stations at no cost to the City, which will provide a clean energy amenity to both tourists and visitors. Duke has also discussed the possibility of providing a battery storage unit at the wastewater plant to complement a solar panel system. Both the EV charging station project and the battery concept were inspired by Duke/City meetings that grew out of the original Apalachicola Solar Project Triumph pre-application.

Such diversification is critically important because for decades Apalachicola had an economy supported primarily by the commercial seafood industry. With the decline of the seafood industry, many locals can no longer make their living from the surrounding waters as previous generations have. More than half of Apalachicola's 2,200 residents fall into the Low to Moderate Income category, with many living below the poverty level. While Florida's overall population has increased in recent years, Apalachicola's population has decreased over the last decade as people look for work in other cities.

The State of Florida has a vested interest in this community due to its unique historic and environmental attributes. In 1985, Apalachicola was designated an Area of Critical State Concern by the Florida Legislature. That designation continues today. As a result of the designation, the City has adopted a conservative approach to growth management and requires strict adherence to concurrency requirements necessary to ensure responsible growth consistent with environmental protection. The City's Comprehensive Plan calls for growth and diversification of the local econ-

omy that is consistent with protecting the natural resources of the Apalachicola River and Bay Area.

E: Provide a detailed description of, and quantitative evidence demonstrating how the proposed public infrastructure project will promote:

- o Economic recovery,
- o Economic Diversification,
- o Enhancement of the disproportionately affected counties, or Enhancement of a Targeted Industry.

The Apalachee Regional Planning Council has done REMI modeling for this project. (Documents attached)

Over the next 20 years the basic ARPC research shows a ROI of more than 2.5 to 1; 42 new jobs within Franklin, Gulf, and Wakulla counties; and an additional \$2.28 million dollars in GDP.

The ARPC has also estimated the economic benefits if the work is done by an Escambia County solar contractor. This information is included for reference only, since the City of Apalachicola may decide to accept a lowest-cost bid.

If an Escambia business does the work, ARPC estimates a total of \$8.66 million in additional GDP for the region; a ROI of more than 9.6 to 1; and 86 jobs within Franklin, Gulf, and Wakulla counties.

By embracing a high-growth new technology sector, this project compliments the expansion of solar power throughout Northwest Florida. Utility companies, municipalities, businesses, and military bases are embracing solar power as a clean, cost-effective power source.

Small businesses are the primary job creators in Apalachicola, and Ad Valorem tax relief will help their bottom line. Downtown businesses are almost exclusively locally-owned small businesses which reinvest their revenues back into the region's economy.

ADDENDUM FOR AD VALOREM TAX RATE REDUCTION:

The Apalachicola Solar Project will lead to local Ad valorem tax rate reductions that benefit all businesses and homeowners in the city, and will introduce a new, high-growth, and clean sector to the economy in a way that does not conflict with existing seafood or tourism industries.

The City will turn 45 percent of yearly wastewater plant and Johnson Center utility bill savings into ad valorem tax reductions, to be calculated at the same time tax rates are set, and using pre-solar bill averages for 2017/2018.

For example, if the City saves \$60,000 in a year, \$27,000 will go towards tax reduction.

The Apalachicola City Commission passed a resolution in support of the 45 percent figure on September 4, 2018.

City of Apalachicola, Florida

Financial Statements

September 30, 2016



CRI CARR
RIGGS &
INGRAM

CPAs and Advisors

CRIcpa.com

City of Apalachicola, Florida
Balance Sheet
Governmental Funds

September 30, 2016	General Fund	Other Governmental Funds	Total Governmental Funds
Assets			
Cash and cash equivalents	\$ 1,599,270	\$ 414,888	\$ 2,014,158
Investments	-	36,084	36,084
Due from other funds	49,206	49,289	98,495
Due from other governmental units	10,677	-	10,677
Accounts receivable, net	56,183	-	56,183
Notes receivable	-	375,532	375,532
Total assets	\$ 1,715,336	\$ 875,793	2,591,129
Liabilities			
Accounts payable	\$ 237,671	\$ -	237,671
Accrued payroll	9,180	-	9,180
Due to other funds	49,289	516	49,805
Unearned revenue	1,035,334	375,533	1,410,867
Total liabilities	1,331,474	376,049	1,707,523
Fund balance			
Restricted			
Community redevelopment agency	10,337	-	10,337
Library trust	-	364,505	364,505
Raney house	8,814	-	8,814
Local option gas tax	-	40,045	40,045
HUD	-	95,194	95,194
Debt service	20,261	-	20,261
Assigned	316,135	-	316,135
Unassigned	28,315	-	28,315
Total fund balance	383,862	499,744	883,606
Total liabilities and fund balances	\$ 1,715,336	\$ 875,793	
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.			21,691,058
Long-term liabilities are not due and payable in the current period and therefore, are not reported in the funds.			(2,428,882)
Deferred outflows and inflows of resources are not financial resources or liabilities and therefore are not reported in the funds.			401,117
Other long-term assets are not available to pay for current-period expenditures and therefore, are deferred in the funds.			375,533
Net position of governmental activities			\$ 20,922,432

See accompanying notes

Management's Discussion and Analysis

Management's discussion and analysis provides an easily readable analysis of the City of Apalachicola, Florida's (City) financial activities. The analysis provides summary financial information for the City and should be read in conjunction with the City's financial statements.

Financial Highlights

- Total assets and deferred outflows of resources of the City exceeded total liabilities and deferred inflows of resources by \$37,345,198 (net position). Of this amount, a deficit of \$687,357 is unrestricted net position for governmental activities, a deficit of \$387,134 is unrestricted net position for business-type activities, \$539,156 is restricted net position for governmental activities, and \$397,496 is restricted net position for business-type activities.
- Total net position decreased by \$1,203,006. Of this amount, a decrease of \$352,503 is attributable to governmental activities and a decrease of \$850,503 is attributable to business-type activities.
- As of September 30, 2016, the general fund's unassigned fund balance is \$28,315 or 1% of total general fund expenditures.
- Governmental activities' revenues decreased 33% to \$3,242,359, while governmental activities' expenses increased 2% to \$3,594,862. Business-type activities' revenues increased 8% to \$1,945,992, while business-type activities' expenses increased 5% to \$2,796,495.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) *government-wide financial statements*, 2) *fund financial statements*, and 3) *notes to basic financial statements*. The *government-wide financial statements* present an overall picture of the City's financial position and results of operations. The *fund financial statements* present financial information for the City's major funds. The *notes to basic financial statements* provide additional information concerning the City's finances that are not otherwise disclosed in the government-wide statements or fund financial statements.

Government-wide Financial Statements

The *government-wide financial statements* include the *statement of net position* and *statement of activities*, providing both long-term and short-term information about the City's overall financial condition. The *statement of net position* presents increases or decreases in net position from year to year and serves as a useful indicator of the City's improving or declining financial position. Information on how the City's net position changed during this reporting period is presented in the *statement of activities*.

Fund Financial Statements

The *fund financial statements* provide financial information for the City's major funds and more detailed information about the City's activities. Individual funds have been established by the City for the purpose of grouping related accounts to maintain control over resources that have been segregated for specific purposes or objectives to account for revenues that are restricted to certain uses, or to comply with legal requirements. The two major categories of funds found in the City's *fund financial statements* include: governmental funds and proprietary funds.

Notes to Basic Financial Statements

The *notes to basic financial statements* provide additional detail concerning the financial activities and financial balances of the City. Additional information is also included that is essential to a full understanding of the data provided in the financial statements.

Financial Analysis of the City

Statement of Net Position

The following schedule provides a summary of the assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position of the City at September 30, 2016 and 2015. The City is able to report positive balances in all categories of total net position except unrestricted which show a deficit balance.

Statements of Net Position

<i>September 30,</i>	Governmental Activities		Business-type Activities		Total	
	2016	2015	2016	2015	2016	2015
Current and other assets	\$ 2,492,634	\$ 2,007,301	\$ 263,148	\$ 232,413	\$ 2,755,782	\$ 2,239,714
Noncurrent assets	21,691,058	21,306,446	23,811,257	24,844,803	45,502,315	46,151,249
Total assets	24,183,692	23,313,747	24,074,405	25,077,216	48,258,097	48,390,963
Deferred outflows of resources	447,335	290,905	170,490	96,968	617,825	387,873
Current liabilities	1,526,306	362,424	1,001,734	781,267	2,528,040	1,143,691
Noncurrent liabilities	2,136,071	1,639,939	6,802,780	7,010,530	8,938,851	8,650,469
Total liabilities	3,662,377	2,002,363	7,804,514	7,791,797	11,466,891	9,794,160
Deferred inflows of resources	46,218	327,354	17,615	109,118	63,833	436,472
Net position						
Net investment in capital assets	21,070,633	20,637,767	16,412,404	16,976,262	37,483,037	37,614,029
Restricted	539,156	644,197	397,496	593,941	936,652	1,238,138
Unrestricted	(687,357)	(7,029)	(387,134)	(296,934)	(1,074,491)	(303,963)
Total net position	\$ 20,922,432	\$ 21,274,935	\$ 16,422,766	\$ 17,273,269	\$ 37,345,198	\$ 38,548,204

Statement of Activities

The following schedule provides a summary of the changes in net position for the years ended September 30, 2016 and 2015.

Statements of Activities

	Governmental Activities		Business-type Activities		Total	
<i>Years Ended September 30,</i>	2016	2015	2016	2015	2016	2015
Program revenues						
Charges for services	\$ 182,641	\$ 283,803	\$ 2,064,409	\$ 1,935,474	\$ 2,247,050	\$ 2,219,277
Operating grants/contributions	630,085	603,451	-	-	630,085	603,451
Capital grants/contributions	214,323	1,011,959	-	-	214,323	1,011,959
General revenues						
Property taxes	1,161,394	1,137,302	-	-	1,161,394	1,137,302
Local option gas tax	57,123	53,774	-	-	57,123	53,774
Franchise and utility tax	159,679	161,274	-	-	159,679	161,274
Local business tax	30,598	32,618	-	-	30,598	32,618
Shared revenues	277,875	267,635	-	-	277,875	267,635
Investment earnings	20,513	19,209	1,583	3,124	22,096	22,333
Miscellaneous	388,128	1,158,391	-	-	388,128	1,158,391
Transfers	120,000	133,500	(120,000)	(133,500)	-	-
Total revenues and transfers	3,242,359	4,862,916	1,945,992	1,805,098	5,188,351	6,668,014
Expenses						
General government	1,135,941	1,307,542	-	-	1,135,941	1,307,542
Public safety	796,679	706,564	-	-	796,679	706,564
Transportation	744,138	637,740	-	-	744,138	637,740
Economic environment	23,117	11,897	-	-	23,117	11,897
Culture and recreation	894,987	877,443	-	-	894,987	877,443
Water	-	-	595,518	515,889	595,518	515,889
Sewer	-	-	1,743,855	1,653,989	1,743,855	1,653,989
Garbage	-	-	370,029	370,710	370,029	370,710
Mooring	-	-	87,093	111,491	87,093	111,491
Total expenses	3,594,862	3,541,186	2,796,495	2,652,079	6,391,357	6,193,265
Change in net position	\$ (352,503)	\$ 1,321,730	\$ (850,503)	\$ (846,981)	\$ (1,203,006)	\$ 474,749

Financial Analysis of the City's Funds

Analysis of Government-wide Financial Statements

Substantially all of the City's net position reflects its investment in capital assets (e.g. land, buildings, improvements, infrastructure, vehicles and equipment) less any outstanding related debt used to acquire those assets. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. \$936,652 of the City's net position is subject to external restrictions on how it may be used. The balance of unrestricted net position may be used to help meet the City's ongoing obligations to citizens and creditors. As of fiscal year end, the balance in unrestricted net position is a deficit

of \$1,074,491. A significant portion of the deficit results from the recognized net pension liability and the related deferred inflows and deferred outflows of resources related to GASB 68.

Analysis of General Fund Budgetary Variations

For the year ended September 30, 2016, actual revenues including other financial sources were less than anticipated by \$1,317,193 and actual expenditures were less than anticipated by \$887,465. This was due in part to budgeting for a significant grant that was received in advance but not spent until subsequent to year end which resulted in under budget balances in both intergovernmental revenue and capital outlay.

Capital Assets and Long-Term Debt Activity

Capital Assets Activity

As of September 30, 2016, the City's total net investment in capital assets for its governmental activities is \$21,070,633 and for its business-type activities is \$16,412,404 for a total investment of \$37,483,037. This investment in capital assets includes the cost of land, buildings, improvements, machinery and equipment, construction in progress, and infrastructure less accumulated depreciation and associated debt. Additional information on the City's capital assets can be found in the notes to the financial statements.

Long-Term Debt Activity

As of September 30, 2016, the City has a total long-term debt amount outstanding of \$9,699,800. Additional information on the City's long-term debt can be found in the notes to the financial statements.

Other Significant Matters

During the 2015-2016 fiscal year, the City property values showed a slight increase which resulted in a slight increase in ad valorem taxes. The Franklin County TDC has increased marketing efforts for this area, resulting in a slight increase in sales tax receipts. The City's receipts in other taxes, licenses, and services remains fairly consistent compared to previous years, showing a slight increase in some of those areas. The City Commission continues to make efforts to keep expenses down, while exploring potential revenue sources to improve our self-sustainability efforts.

The City of Apalachicola continues to focus efforts to improve citywide infrastructure through grants and other means while also striving to improve the recreational/cultural aspect of the City. Recreational/cultural additions and improvements are mostly funded through FRDAP grants. The City has been awarded two FRDAP grants to install a splash pad and playground at the Van W. Johnson, Sr., Service Complex. Construction will begin in FY 16/17 for these projects. The City is proud to have been awarded a DOT Beautification Grant that will highlight the east and west entrances into the City as well as other areas along Highway 98 corridor. The City is proud to have been awarded a grant through the State of Florida Division of Library and Information Services to build a new municipal library. With combined resources received from the grant, Key Estate funds, and fundraising efforts the library should be substantially completed by July 2017. Construction has been completed for the Water Quality/Stormwater Project. This project addressed Highway 98/16th Street, Prado, and Avenue I outfalls and was completed in March 2017. The CDBG Septic Tank Abatement, Bobby Cato Lift Station Upgrade, and Water System Improvements project offers qualified citizens the opportunity to connect into the City sewer system and also allows much needed upgrades for the Bobby Cato Lift Station. Construction was completed in April 2017. The City secured permitting for the installation of a Filtronics filtration unit and granular activated carbon vessels at our water treatment plant. Due to the high cost of maintenance of the carbon system, the City has opted to install a mixer and aerator

in the ground storage tank to address the Trihalomethan issue. The City will also be converting from chlorine to bulk sodium hypochlorite at the wastewater treatment plant. The City received BP funding which will be used for various projects approved by the City Commission.

The City continues its work on addressing future improvements and self-sustainability for the betterment of our community.

This report was prepared by City Administration. Questions concerning this report or requests for additional information should be addressed to Lee Mathes, City Administrator, City of Apalachicola, 1 Avenue E, Apalachicola, Florida 32320.

Apalachicola Solar Panel Installation, Economic Impact Forecast

Provided by Apalachee Regional Planning Council



City of Apalachicola, in preparing applications for grants to support economic development, approached the ARPC for a simple overview of economic impacts to the county that a proposed project may have. This short memo describes outputs of a REMI model scenario describing a solar panel installation project, proposed to Triumph Gulf Coast, for a project total of \$900,000 dollars.

The scenario presented integrates project costs, amenity value of the solar panels, and increased government expenditures into a three-variable simulation that assesses net Gross Domestic Product (GDP) and job impacts to Franklin, Gulf, and Wakulla Counties.

Quantified herein, the project will generate an additional **\$2.28 million dollars in Gross Domestic Product (GDP)** and **42 jobs** within Wakulla, Franklin, and Gulf counties by 2038. The GDP-Project Cost **Return on Investment (ROI)** is over 2.5 to 1. Impacts at the five and twenty-year interval are presented below:

Total Project Variable Outcomes (for 5 years)	Jobs	2.362		ROI GDP-To-Project 0.1
	GDP	\$	134,736.00	
Total Project Variable Outcomes (for 20 years)	Jobs	41.852		ROI GDP-To-Project 2.53
	GDP	\$	2,280,965.00	

Scenario Methods, Inputs, and Outputs

The scenario selected quantified project inputs across three variables: a solar amenity, reduced property taxes, and increased government expenditures.

The amenity variable quantifies \$900,000 of perceived improvement to the county and the effects of people who migrate into the region, find jobs, and add to the economy.

The property tax reduction variable spreads an anticipated \$20,000 per year of ad valorem reduction across the projection horizon of 20 years.

Finally, the government expenditure variable anticipates \$40,000 per year of new government spending as a result of solar energy efficiencies.

The combined jobs and GDP surplus over a control (which assumed no such activity occurred) is presented in the results section.

Impacts were summed across three Triumph counties: Franklin, Gulf, and Wakulla.

Results

The net jobs added and GDP growth resulting from the project is summarized in the following table:

	Project Total	Inputs	Inputs per year	Total Jobs Added Above Control	GDP Above Control
Solar Property Tax Reduction	500,000	N/A	20,000	.915	94,325
Solar Government Expenditure	1,000,000	N/A	40,000	8.131	489,216
Solar Amenity	900,000	N/A	N/A	32.8	1,697,424
Total				41.852	2,280,965

In sum, the REMI model projects that as a result of the current project, a net of **41.8 jobs and \$ 2.28 Million dollars** of additional gross domestic product would be created over a twenty-four-year period (2018-2038) from the activity described in this project. The GDP-to-Project Cost ROI for the project is **2.53 : 1** over the twenty-year period.

Technical Appendix

The technical appendix presents data from the five excel workbook sheets that include inputs (supplied by the applicant), transformations, and outputs.

[illegible]

[illegible]

Analysis Variable (Outcome)	Difference compared to Standard National Diet																						Total	
	Favorable																							
	HR, 2002-2003	4.729	3.863	3.209	2.68	2.286	1.957	1.702	1.513	1.365	1.227	1.106	1.018	0.945	0.88	0.818	0.756	0.678	0.612	0.55	0.49	0.414		
	OR, 2002-2003	289.852	200.557	165.248	138.238	118.062	101.637	88.575	78.91	71.184	63.91	57.468	52.751	48.831	45.112	41.952	38.498	34.133	30.19	26.553	22.984	18.301		
	GR, 2002-2003	0.057	0.051	0.025	0.006	-0.01	-0.019	-0.023	-0.028	-0.022	-0.02	-0.017	-0.015	-0.012	-0.01	-0.008	-0.007	-0.006	-0.006	-0.006	-0.006	-0.007		
	OR, 2002-2003	3.645	3.261	3.261	1.828	0.786	-0.022	-0.555	-0.853	-0.864	-0.923	-0.809	-0.775	-0.677	-0.576	-0.479	-0.398	-0.331	-0.314	-0.361	-0.374	-0.409		-0.481
	HR, 2002-2003	0.034	0.032	0.021	0.011	0.004	-0.001	-0.003	-0.004	-0.004	-0.004	-0.003	-0.002	-0.002	-0.001	0	0	0	0	0	0	0		
	OR, 2002-2003	1.512	1.495	1.034	0.606	0.376	0.044	-0.097	-0.150	-0.163	-0.167	-0.122	-0.093	-0.062	-0.028	0	0.022	0.023	0.019	0.011	-0.001	-0.01		
	GR, 2002-2003	0.034	0.032	0.021	0.011	0.004	-0.001	-0.003	-0.004	-0.004	-0.004	-0.003	-0.002	-0.002	-0.001	0	0	0	0	0	0	0		
	OR, 2002-2003	1.512	1.495	1.034	0.606	0.376	0.044	-0.097	-0.150	-0.163	-0.167	-0.122	-0.093	-0.062	-0.028	0	0.022	0.023	0.019	0.011	-0.001	-0.01		

[illegible]

Apalachicola Solar Panel Installation, Economic Impact Forecast

Provided by Apalachee Regional Planning Council



City of Apalachicola, in preparing applications for grants to support economic development, approached the ARPC for a simple overview of economic impacts to the county that a proposed project may have. This short memo describes outputs of a REMI model scenario describing a solar panel installation project, proposed to Triumph Gulf Coast, for a project total of \$900,000 dollars.

The scenario presented integrates project costs, amenity value of the panels, property tax reductions, and government expenditures into a four-variable simulation that assesses net Gross Domestic Product (GDP) and job impacts to Escambia, Franklin, Gulf, and Wakulla counties.

Quantified herein, the project will generate an additional **\$8.66 million dollars in Gross Domestic Product (GDP)** and **86 jobs** within Wakulla, Franklin, and Gulf counties by 2038. The GDP-Project Cost **Return on Investment (ROI)** is over **9.6 to 1**. Impacts at the five and twenty-year interval are presented below:

Total Project Variable Outcomes (for 5 years)	Jobs	52.11		ROI GDP-To-Project 7.6
	GDP	\$	6,859,347	
Total Project Variable Outcomes (for 20 years)	Jobs	86.032		ROI GDP-To-Project 9.63
	GDP	\$	8,666,109	

Scenario Methods, Inputs, and Outputs

The scenario selected quantified project inputs across four variables: a solar amenity, reduced property taxes, and increased government expenditures.

The Solar Initial Project Expenditure (IPE) variable quantifies the impact (to the Escambia economy) of contracting with an Escambia-based solar company for panel installation.

The amenity variable quantifies \$900,000 of perceived improvement to the county and induces economic in-migrants who add to the economy.

The property tax reduction variable spreads an anticipated \$20,000 per year of ad valorem reduction across the projection horizon of 20 years.

Finally, the government expenditure variable anticipates \$40,000 per year of new government spending as a result of solar energy efficiencies.

The combined jobs and GDP surplus over a control (which assumed no such activity occurred) is presented in the results section.

Impacts were summed across three Triumph counties: Franklin, Gulf, and Wakulla.

Results

The net jobs added and GDP growth resulting from the project is summarized in the following table:

	Project Total	Inputs	Inputs per year	Total Jobs Added Above Control	GDP Above Control
Solar IPE Job Creation ¹	900,000	6.8	6.8	44.18	6,385,144
Solar Property Tax Reduction	500,000	N/A	20,000	.915	94,325
Solar Government Expenditure	1,000,000	N/A	40,000	8.131	489,216
Solar Amenity	900,000	N/A	N/A	32.8	1,697,424
Total				86	8,666,109

In sum, the REMI model projects that as a result of the current project, a net of **41.8 jobs and \$ 2.28 Million dollars** of additional gross domestic product would be created over a twenty-four-year period (2018-2038) from the activity described in this project. The GDP-to-Project Cost ROI for the project is **9.63 : 1** over the twenty-year period.

¹ The IPE Job Creation variable depicts effects on Escambia County only.

Technical Appendix

The technical appendix presents data from the five excel workbook sheets that include inputs (supplied by the applicant), transformations, and outputs.

Category	Performance Metrics										Financial Data										Operational Statistics																																																																																																			
	Q1 2023					Q2 2023					Q3 2023					Q4 2023					Q1 2024					Q2 2024					Q3 2024					Q4 2024																																																																																				
Product Line Alpha	Revenue										Profit										Units Sold										Customer Satisfaction																																																																																									
	100000										120000										150000										180000										200000										220000										250000										280000										300000																																							
	50000										60000										70000										80000										90000										100000										110000										120000										130000										140000																													
	20000										25000										30000										35000										40000										45000										50000										55000										60000										65000										70000																			
	10000										12000										15000										18000										20000										22000										25000										28000										30000										32000										35000																			
Product Line Beta	Revenue										Profit										Units Sold										Customer Satisfaction																																																																																									
	150000										180000										220000										250000										280000										300000										320000										350000										380000										400000																													
	75000										90000										110000										130000										150000										170000										190000										210000										230000										250000										270000																			
	37500										45000										55000										65000										75000										85000										95000										105000										115000										125000										135000																			
	18750										22500										27500										32500										37500										42500										47500										52500										57500										62500										67500																			
Product Line Gamma	Revenue										Profit										Units Sold										Customer Satisfaction																																																																																									
	200000										250000										300000										350000										400000										450000										500000										550000										600000										650000										700000																			
	100000										125000										150000										175000										200000										225000										250000										275000										300000										325000										350000										375000									
	50000										62500										75000										87500										100000										112500										125000										137500										150000										162500										175000										187500									
	25000										31250										37500										43750										50000										56250										62500										68750										75000										81250										87500																			
Product Line Delta	Revenue										Profit										Units Sold										Customer Satisfaction																																																																																									
	300000										350000										400000										450000										500000										550000										600000										650000										700000										750000										800000																			
	150000										175000										200000										225000										250000										275000										300000										325000										350000										375000										400000										425000									
	75000										87500										100000										112500										125000										137500										150000										162500										175000										187500										200000										212500									
	37500										43750										50000										56250										62500										68750										75000										81250										87500										93750										100000																			

Total Project Variable Outcomes Scenario 2	Jobs	41,095			
	GDP	\$ 6,479,469.00		\$ 0.43	

[illegible][illegible]



Florida Department of Environmental Protection

Apalachicola National Estuarine Research Reserve
108 Island Drive
Eastpoint, Florida 32328

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

July 17, 2018

Mayor Van Johnson
City of Apalachicola
One Avenue E
Apalachicola, Florida 32320

Dear Mayor Johnson:

The Apalachicola National Estuarine Research Reserve supports the City of Apalachicola's application to the Triumph Florida fund to enhance the environment and economic well-being of the community with a series of solar power farms that are projected to immediately reduce utility costs and save the city more than \$1.5 million over the next 25 years. These solar projects will promote a clean, sustainable and reliable local source of energy.

The Apalachicola River and Bay system is an area of exceptional ecological importance and constitutes one of the least polluted, resource-rich systems in the U.S. In our efforts to preserve and protect the Apalachicola River and Bay, we encourage the use of clean energy and green alternatives. This project will transform the existing system that imports power towards one that generates sustainable electricity, and it is estimated to reduce city utility bills by \$60,000 per year. Thank you for your consideration. If you need further information, I can be reached at Jennifer.Harper@dep.state.fl.us or (850) 670-7700.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Harper".

Jennifer Harper
Manager



Apalachicola Bay Chamber of Commerce
*Apalachicola * Eastpoint * St. George Island*

City of Apalachicola
1 Ave E
Apalachicola, FL 32320


The Apalachicola Bay Chamber of Commerce supports the City of Apalachicola's application to the Triumph Florida fund to enhance the economic and environmental well-being of the community with a series of solar power farms that will immediately reduce utility costs and save the city more than \$1.5 million over 25 years.

These solar projects will supply a clean, sustainable, and reliable local source of energy, and will help reduce Ad Valorem taxes and promote new jobs in the fast-growing field of solar energy.

The City of Apalachicola is seeking a \$900,000 Triumph Florida grant to build more than 1500 solar panels around the wastewater plant and at the Johnson Center (old high school). This project will reduce taxes, benefit the environment, and create jobs in Northwest Florida.

This project will reduce City utility bills by more than estimated \$60,000 each year for the next 25 years, with total savings of approximately \$1.5 million.

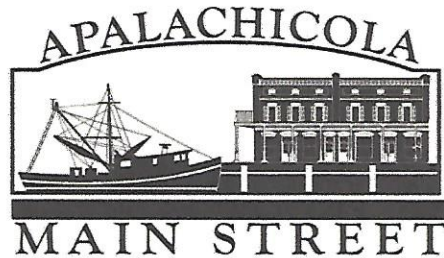
If the grant is approved, the City has committed to using part of the savings to lower Ad Valorem tax rates. Other savings could help pay for wastewater plant maintenance, which should also reduce burdens on residents and businesses.



John C. Solomon
Executive Director
Apalachicola Bay Chamber of Commerce
execdirector@apalachicolabay.org



122 Commerce St.
Apalachicola, FL 32320
850-653-9419
Apalachicolabay.org



Triumph Gulf Coast Board
P.O. Box 12007
Tallahassee, Florida 32317

September 4, 2018

Triumph Gulf Coast Board Members:

Apalachicola Main Street, Inc. is pleased to offer its support of the City of Apalachicola's application to the Triumph Florida fund to enhance the economic and environmental well-being of our community with a series of solar power farms. These farms will immediately reduce utility costs and save the city more than \$1.5 million over the next 25 years.

Apalachicola Main Street is a non-profit organization dedicated to enhancing downtown Apalachicola through economic development in the context of historic preservation. We are an economic development partner with the City of Apalachicola. This project will reduce taxes, benefit the environment, and create badly needed jobs in rural Northwest Florida.

This solar project will supply a clean, sustainable, and reliable local source of energy, and will help reduce ad Valorem taxes and promote new jobs in the fast-growing field of solar energy. We fully support this proposal.

Sincerely,

A handwritten signature in blue ink, which appears to read 'Jim Bachrach', is positioned above the printed name.

Jim Bachrach, Board Chair