

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 eligibility for potential ideas of 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: [Wayne Stubbs, Panama City Port Authority](#)

Proposal Title: [Expansion and Improvements of Intermodal Distribution Center](#)

Amount of Triumph Funds Requested: [\\$3 million](#)

Total Estimated Project Cost: [\\$4.5 million](#)

Brief Description of Individual/Entity/Organization: [The Panama City Port Authority is a dependent special district of the City of Panama City. The Port Authority owns and operates two deepwater main terminals. In addition, the Port Authority owns two active industrial manufacturing sites, and a 250 acre industrial park designed to support distribution and manufacturing.](#)

Contact Information

Primary Contact: [Wayne Stubbs](#)

Title: [Executive Director](#)

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

REQUIRED EXECUTIVE SUMMARY

In a maximum of two (2) pages, please describe the proposed project or program and anticipated outcomes 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 reviewed and then considered for award at the discretion of Triumph Gulf Coast Board.

Please Select the Proposal's Eligibility Category(s)

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.

Please Select the Priorities this Proposal's Outcomes will Achieve

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.

[Note: We anticipate support from the Bay County Board of Commissioners.](#)

Expand and Improve the Intermodal Distribution Center

In addition to providing modern seaport facilities, the Panama City Port Authority is committed to promoting trade and supporting industrial development. To that end, the Port Authority has invested \$17 million dollars in the development of its Intermodal Distribution Center (IDC) located just north of Panama City on Hwy 231.

Improvements to date include:

1. Established a 1,320 acre mitigation site to offset environmental impacts of the project
2. Built five storm-water ponds
3. Constructed new intersection and entrance road
4. Constructed rail transfer facility and 5,300 feet of rail siding
5. Constructed a 250,000 sq. ft. distribution warehouse
6. Attracted a FedEx Ground facility to the IDC
7. Developed a 54 acre “shovel ready” certified industrial site

The Port Authority has managed this investment with \$6.6 million in FDOT grants, \$8.2 million in Port funds.

Distribution Activity:

FedEx Ground located a distribution facility at the IDC in 2011. Since then, the Port Authority has attracted Aadvantage North America, a third party logistics company, to the IDC. Aadvantage North America utilizes 150,000 sq. ft. of the Port's warehouse to provide daily logistical support to the large Trane manufacturing plant in Panama City. More recently, Clark & Son has leased 100,000 sq. ft. of the Port's warehouse for the distribution of kitchen cabinets imported from Mexico through the Port of Panama City.



The three existing distribution operations at the IDC currently generate 175 jobs. The Port Authority believes that additional distribution facilities are needed at the IDC to support the organic growth of the existing users and the growing Mexico trade at the Port. The next step in expanding distribution activity at the IDC is providing new “shovel ready” sites and related road and utility improvements.

Industrial Development:

The Bay County Economic Development Alliance regularly competes for new industrial prospects based on the availability of the fifty-four acre certified industrial site at the IDC. However, the entrance road and utilities need to be extended to serve this site. Also, the site is not large enough to support the anticipated expansion of distribution warehousing at the IDC and also support the EDA's ongoing efforts to attract new manufacturing to the region.



Triumph Funding:

The Port Authority is seeking a \$3 million grant from Triumph Gulf Coast to assist with a 1,250' extension of the entrance road (Commerce Blvd.) with utilities, and to complete the site improvements needed to make another forty-five acres "shovel ready". The Port Authority will invest an additional \$1.5 million into the project, bringing the Port's total investments to \$9.7 million and the total public investment in the IDC, to \$20 million.

The Port Authority has played a pivotal role in attracting manufacturers like Berg Pipe and Oceaneering to the region. In turn, these companies have invested millions in their facilities and supported hundreds of high wage jobs over many years. With this project the Port Authority is setting the table to attract new manufacturing to the region, while supporting the emerging warehouse distribution sector. Together, these activities will provide significant long-term economic benefits to Northwest Florida.

Schedule:

If the Triumph funds are approved, the Port will complete the remaining design work and bid out the construction work by the end of the third quarter. Construction should begin by the end of the year and be completed by the end of 2021.