

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: **Walton County Economic Development Alliance, INC. joint with the Walton County Board of County Commissioners**
Proposal Title: **Woodlawn Industrial Park**
Amount of Triumph Funds Requested: **\$471,500.00**
Total Estimated Project Cost: **\$943,000.00**

Brief Description of Individual/Entity/Organization: **Walton County Economic Development Alliance (WCEDA) is Walton County's driving force for a collaborative leadership, leveraged by public and private members working to retain and attract businesses, promote sustainable development, address infrastructure challenges and improve quality of life.**

Contact Information

Primary Contact: **Bill Imfeld**
Title: **Executive Director, Walton County Economic Development Alliance (WCEDA)**
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Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: **Walton County Board of County Commissioners (WCBCC)**

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. **SEE ATTACHMENT**

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.

EXECUTIVE SUMMARY

On December 18, 2019 Triumph Gulf Coast entered into a grant award agreement with The Walton County Florida Board of County Commissioners (BCC) for the purpose of providing water and sewer along US 331 from I-10 south for approximately four miles. The grant amount of \$1,742,407.00 is in addition to \$3 million of Restore Act dollars allotted for this project, which aims to convert the “economic desert” along that stretch of US 331 into a diversified industrial area providing sustainable quality job growth.

As part of this effort, the BCC afforded \$2.3 million to the Walton County Economic Development Alliance (WCEDA) to enable the purchase of approximately 250 acres on the west side of US 331. These parcels, known as Woodlawn Industrial Park, are 3.1 miles south of I-10 and will benefit from the above mentioned grant award by having all utility services available to properties fronting on US 331.

In order to enable development of interior parcels, basic utility services will need to be provided to them. WCEDA has a contract for an interior parcel with a drone manufacturer. It will be offering engineering activities to area high schools as well as internships for engineering, design, and prototyping unmanned aerial vehicles. It is expected that this will serve as a magnet for other high tech opportunities within the Woodlawn Industrial Park.

This proposal is requesting grant assistance for engineering services, interior road construction, and water and sewer service capabilities to the interior parcels. Engineering services for planning, site development and road design, survey, and permitting will exceed \$157,000 and the road and utility service construction costs are estimated to be \$786,000 totaling \$943,000. Of this amount, ½ is being sought from Triumph Gulf Coast (\$471,500).

The balance of funds will come from WCEDA reserves and the sale of parcels fronting US 331.

The location is the Woodlawn Industrial Park, 3.1 miles south of I-10 on the west side of US 331.

Developing the “economic desert” cited above would help diversify Walton County’s economic base, promoting less reliance on tourism; new technical career opportunities for students; enhanced capabilities to serve the Space Force missions being assigned to Eglin Air Force Base; and raise the quality of life opportunities for new and existing Walton County residents.

The timeline for engineering and construction would dovetail with the US 331 Triumph water and sewer project, so that in approximately 12 months, these activities will be completed.