

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: Escambia County Board of County Commissioners

Proposal Title: Escambia County OLF-8, Phase I Infrastructure/Project SAPPHIRE

Amount of Triumph Funds Requested: \$10,000,000

Total Estimated Project Cost: \$36,700,000

Brief Description of Individual/Entity/Organization: Home to more than 316,000 residents in Northwest Florida, Escambia County is one of Florida’s two original counties established in 1821 and is the westernmost county in the state. The mission of Escambia County government is to provide efficient, responsive services that enhance our quality of life, meet common needs, and promote a safe and healthy community.

Contact Information

Primary Contact: Wes Moreno
Title: County Administrator
Mailing Address: 221 Palafox Place, Suite 400, Pensacola, FL 32502
Telephone Number: 850-595-4902
Email Address: WJMoreno@myescambia.com
Website: www.myescambia.com

Names of co-applicants/partners:

- Escambia County Board of County Commissioners
- Pensacola-Escambia Promotion and Development Commission (PEDC)
- FloridaWest EDA

REQUIRED EXECUTIVE SUMMARY

Proposed Project:

The Escambia County OLF-8 Project combines critical community economic development priorities: Military Sector Investment and Private Sector Investment. Recognizing that military investment is a prime economic driver along the Gulf Coast, the OLF-8 land swap was unprecedented in achieving a new state-of-the-art Navy and Marine Corps rotary-wing training asset that helped protect our military commands from additional rounds of military asset reduction (BRAC). Likewise the subsequent conversion of this former OLF-8 training site in Escambia County is helping to create a mixed-use community asset with 241 acres dedicated to Commerce Center development for new business attraction, existing business expansion, and vital job creation for the long-term greater good of our community and its residents. The site location is advantageous to Interstate-10 (I-10) for important transportation connectivity and is also adjacent to the 10,000 job Navy Federal Credit Union (NFCU) campus.

The OLF-8 Phase I Infrastructure project proposes to construct approximately 1.2 miles of new roadway and utility infrastructure improvements on the OLF-8 site, which is currently inaccessible to potential tenants. The project will enable initial development of Project SAPPHIRE, a 125,000 SF – 250,000 SF multi-use manufacturing/warehouse project on 43 Acres within OLF-8. In addition, Project SAPPHIRE is one of five confidential prospective new and/or expanding company projects that PEDC and FloridaWest EDA has been working with that collectively represent more than **225** new jobs, with average wages of **\$53,556** (115% of the 2022 Pensacola MSA average wage), and **\$40M** private sector capital investment.

(i) **Amount of Funds being sought from Triumph Gulf Coast:** \$10,000,000, three years (2022 – 2025)

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

Public/Private Funds \$22,700,000

Total Project Cost \$36,700,000

(iii) **Location of the project or program:** OLF-8, Escambia County / Pensacola, Florida

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

The OLF-8 Phase I Infrastructure project proposes to construct approximately 1.2 miles of new roadway and utility infrastructure improvements to take place on the OLF-8 site, to make the 241-acre Commerce Park development area accessible to potential tenants, and to expedite initial development of 43 Acre project SAPPHIRE, a multi-use manufacturing/warehouse project.

Recognizing that extreme competition exists for Project SAPPHIRE and includes shovel-ready sites available across the state line and with other Southeast states including Alabama, Georgia, Texas, South Carolina, Tennessee, without the necessary infrastructure in place for company location, the job and employment opportunities will take place elsewhere.

The proposed transportation and infrastructure project is transformational in helping to advance the creation of approximately 225 direct new, higher paying jobs in critical manufacturing/warehouse-distribution sector employment to positively contribute to the economic prosperity in Escambia County and Northwest Florida. Further, our communities have been buffeted by the negative effects of the BP oil spill, natural disasters and Covid-19 combined, and this project will help to advance recovery, strengthen manufacturing/warehouse-distribution, and further diversify the Escambia County, Northwest Florida economy.

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

Project SAPPHIRE is looking to break ground as soon as possible and the roadway and infrastructure improvements will advance this 125,000 – 250,000 SF manufacturing/warehouse-distribution project and provide direct access to facilitate/attract additional business recruitment and business retention projects on the 241-acre, Commerce Center site within OLF-8.

Q4 2022	Infrastructure Project Engineering and Design
Q2 2023	Construction Transportation and Water/Sewer Infrastructure
Q2 2024	Transportation and Water/Sewer Infrastructure Completion

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.