

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: **Joint Application: City of Niceville (Lead), Okaloosa County, City of Destin, City of Fort Walton Beach, City of Mary Esther, Town of Cinco Bayou, City of Valparaiso, City of Crestview, Town of Laurel Hill, Town of Shalimar**

Proposal Title: **Northwest Florida Aquatic Sports and Training Center**

Amount of Triumph Funds Requested: **\$10,500,000**

Total Estimated Project Cost: **\$21,000,000**

Brief Description of Individual/Entity/Organization:

This preapplication is presented by a consortium of ten local governments through an executed Cooperative Agreement to facilitate the development and ultimately to own and operate a regional multigovernmental aquatic sports and training facility of statewide and southeast regional significance through a governing body created by Interlocal Agreement. The project is based on a comprehensive Aquatic Center Feasibility Assessment commissioned by the Niceville Community Redevelopment Authority in 2022. The organization’s purpose is to provide an investment in the public infrastructure delivery system to facilitate economic development and aquatic related training in an industry that is currently unserved.

Contact Information Primary Contact: **Dr. J. Wm “Bill” McCartney / Mrs. Ammy Hanson**

Title: **Project Coordinators**

Mailing Address: **208 North Partin Drive**

City: **Niceville**

State: **Florida**

Zip Code: **32578**

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Website: **<https://cityofniceville.org/481/Community-Redevelopment-Agency-CRA>**

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

1. Town of Cinco Bayou
 2. City of Crestview
 3. City of Destin
 4. City of Fort Walton Beach
 5. Town of Laurel Hill
 6. City of Mary Esther
 7. City of Niceville (Lead Government)
 8. Okaloosa County
 9. Town of Shalimar
 10. City of Valparaiso
- DeFuniak Springs, Freeport, Walton County, Walton County School Board, and Okaloosa County School Board have been requested to join.

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.

- (i) The Consortium is seeking \$10.5 million in Triumph Gulf Coast funds.
- (ii) The Consortium is proposing matching funds of \$10.5 million as follows:
 - a. \$6.5 million in Tourist Development Council funds
 - b. \$4 million in State and local funding
- (iii) The Northwest Florida Aquatic Sports and Training Center multigovernmental Steering Committee has identified four publicly owned sites in the Niceville area. These include the NWFSC campus, Eglin AFB Reservation, Okaloosa County School District, and the City of Niceville. The sites are under consideration by the Aquatic Center Steering Committee and will be selected in a TGC full application.
- (iv) A. The Northwest Florida Aquatic Sports and Training Center has three primary objectives. These are:
 - 1. To establish a major Florida and Southeastern US regional aquatic sports complex to accommodate Olympic format training and qualifying for swimming and diving competitions, and to define Northwest Florida's transformational role in State, Southeast Regional, and National sports competition and related sports tourism. (Such as, FSU's nationally recognized football program, an America's Cup facility in Pensacola Bay, and the former Pensacola Open Golf Tournament before the Masters Tournament in Georgia.) The center will serve Florida Swimming LSC Area 7 (NW) in competition which includes swim teams from Alabama and Tennessee.
 - 2. The facility is proposed to have a major role in general and specialized aquatic related training including: basic swimming and diving, life guard certification, USAF, USN and Army specialized aquatic related training, NWFSC academic courses facility, SCUBA and hard hat diving training, related physical therapy training, and year-round aquatic sports training for local athletes and out of state aquatic sports individuals and team from various colleges and universities. In addition, facilities the center will provide classrooms which will have been highly successful in the new \$50 million Florida Aquatic Swimming Training (FAST) facility in Ocala, Florida. The extensive training component of the center will be documented through active cooperative relationships and partnerships with NFWSC, Okaloosa and Walton School systems (if not a member of the ownership), area sports and industry groups, and the needs of the for specialized training at Eglin and Hulbert Air Force bases.
 - 3. Non-beach and area use aquatic venues – The facility is proposed to provide aquatic uses and training for visitors seeking alternatives to area beaches, especially during adverse weather or beach conditions. Many annual and seasonal non-resident memberships are anticipated. Additionally, the facility is intended to support year-round aquatic programs

and uses of the school district, the Northwest Florida State College, and Eglin and Hurlburt Air Force Bases for recreation and training needs.

The proposed project will provide for community diversification and enhancement through expanding public infrastructure, preparing local students and supporting employment certifications, support medical disciplines such as physical therapy and Wounded Warriors and support increased sustainable workforce skills of the area.

B. As a result of the 2022 Feasibility Assessment, the City of Niceville engaged a nationally recognized Aquatic Sports and Training Economic Impact consultant to assess and project the contribution to the local economy from the development and siting of a regional facility of this nature in central Okaloosa County. The 48-page research and modeling assessment was completed in early 2023 and identified the following impacts:

The report considers the impacts of a basic option, a mid-level option, and a top tier option. While all three options would fulfill the stated mission of improving the “health, water safety, and the aquatic education of Northwest Florida citizens and aquatic organizations.” Our cost-benefit assessment strongly suggests that the Commission proceed with the mid-level option. Estimated to cost approximately \$21 million to build, the facility should include a 50-meter by 25-yard competition pool, a separate 23-yard programming pool with five lanes, spectator seating for 1,000, a concession area, and locker room space. Ten years after opening, the mid-sized aquatic center is projected to support over 457 jobs and will have cumulatively generated \$234.7 million of economic impact and \$18.4 million of tax revenue. To be sure, the construction costs associated with the basic option, which would feature just a single 50-meter by 25-yard competition pool, would be significantly lower, at around \$12 million,

Overall, the economic assessment strongly indicates that an aquatic center capable of drawing athletes and others from throughout the Southeastern U.S. would be an economic boon for Northwest Florida.

By selecting the mid-level option, estimated to cost approximately \$21 million, the facility can cater to a wide range of aquatic needs while attracting regional and national events. With proper management and operations, the projected tourism and resulting economic impact generated by the aquatic center, including tax revenue, would help compensate for the facility’s construction and operational costs, raising the prospect that the facility will be cost-neutral in the long run. Moreover, beyond the economic benefits, the aquatic center would contribute to improving the health, water safety, and aquatic education of Northwest Florida citizens and organizations.

We utilize the economic analysis software IMPLAN (IMPact analysis for PLANning) to model the aquatic center’s economic impacts. IMPLAN is a multi-regional input-output model with the ability to estimate interrelated economic impacts of businesses and institutions within a specific region. Since we are chiefly concerned about local economic impact, our analysis focused on Okaloosa and Walton Counties.

- (v) With authorization from Triumph Gulf Coast to submit a full application the following schedule can be achieved:

1. Develop and approve full application: six months;
2. Charter Interlocal Organization: four months;
3. Design and build facility: sixteen months project, with approvals could be completed by April 1, 2026

Available documentation: Aquatic Center Feasibility Assessment, Cooperative Agreements among local governments, Aquatic Center Economic Impact Assessment, and institutional letters of cooperation and/or support.

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.

X Partner with convention and visitor bureaus, tourist development councils, or chambers of commerce located within the disproportionately affected counties.