

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: One Okaloosa EDC

Proposal Title: Project “Opal”

Amount of Triumph Funds Requested: \$16,800,000

Total Estimated Project Cost: \$1,040,819,000

Brief Description of Individual/Entity/Organization:

Project Opal is a global leader in the development, manufacturer and support of aerospace systems. The company is widely renowned for operating highly advanced manufacturing facilities to support production of its rapidly growing family of products.

Contact Information

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

- One Okaloosa EDC
- Okaloosa County Board of County Commissioners
- Project Opal
- Space Florida
- CareerSource Okaloosa Walton
- University of West Florida Industry Resilience & Diversification Fund (IRDF)
- Northwest Florida State College
- Okaloosa Technical College
- Okaloosa County School District

REQUIRED EXECUTIVE SUMMARY

As a long-standing leader in the development and production of aerospace systems, Project Opal has been at the forefront of the aviation industry for decades. With a diverse customer base, the company has excelled at innovating and iterating to provide technically superior products that are widely valued for their unsurpassed reliability and efficiency. Never content to rest on their laurels, the company's efforts to stand up a new advanced manufacturing center of excellence are in direct response to accelerated market demand. Working through the State of Florida (FloridaCommerce) and similar agencies in other states known for their support of the aerospace industry, Project Opal conducted a multi-state search for a new expansion location beginning in 2023. After painstakingly reviewing sites in dozens of communities, Project Opal has identified Okaloosa County's Shoal River Ranch Gigasite as offering the best combination of infrastructure assets, transportation advantages and workforce opportunities (particularly given the community's large percentage of veterans and transitioning military members who remain in the area post-service).

Company:

Since its founding the Company has built its success on rapid innovation, adaptability and automation. The Company's investments in IR&D are twice the industry average and its capital expenditures – focused on highly automated, cellular manufacturing – are almost quadruple the industry average.

The Company is staunchly independent and a shrewd risk manager. As the industry supply base shrinks and re-aligns to address geo-political obstacles, the Company has invested significantly to in-source and resolve critical diminishing sources. Vertical integration has sustained the Company's performance of producing and sustaining the world's best products.

While the Company is vertically integrated and manufactures a majority of its components in-house, the Company maintains an extensive supply chain. Currently, the Company has approximately 2,400 outside suppliers.

Project:

With unprecedented demand for its products, and new markets rapidly emerging, the industry and the Company see substantial growth available in the next decade. The site in Okaloosa County is an ideal fit to enable this expansion and growth.

Envisioned to occur over three successive phases, Project Opal's first phase leads off with a high priority project requiring the construction of a 250,000 SF facility to house various functions including new, highly advanced manufacturing cells. Given pressing customer demands, groundbreaking for the priority project is targeted for June 2025 with project completion planned in December 2026. The second phase will conclude with the construction of an additional 250,000 SF manufacturing space for a total of 500,000 SF by Q4 2028. The third and final phase involving a 500,000 expansion is planned to occur in the 2035-2036 timeframe. One Okaloosa EDC and the Okaloosa County Board of County Commissioners have identified a 135-acre parcel located within Shoal River Ranch to accommodate this project.

The total anticipated capital investment associated with both phases is \$1,040,819,000, easily making this one of the largest economic development investments to occur in the history of northwest Florida. In terms of employment, the company plans to hire a total of 336 employees between 2025 and 2036, at an average wage of \$69,434 (122% of Okaloosa County's current \$56,849 average wage). Given the project's proposed location in northern Okaloosa County, a region of the county where higher wage jobs tend to be in shorter supply than in southern areas of the county located closer to Eglin AFB and Hurlburt Field, Project Opal stands to immediately become an "employer of choice".

Grant:

Utilizing an agreed-upon metric of \$50,000 per job created, One Okaloosa EDC is seeking Triumph Gulf Coast grant support in the amount of \$16,800,000 in support of this monumental opportunity. As envisioned, these funds would be utilized to support design, engineering and site work activities to help facilitate the company's \$1B+ capital investment. The timeline for these expenditures would occur on the front end of the planned June 2025 – Dec 2026 construction schedule.

While the company's funds will form the lion's share of the overall capital stack associated with this investment, the University of West Florida's IRDF program has tentatively earmarked \$1,050,000 of remaining funds to support the project; a formal application for these funds is proceeding concurrently. Meanwhile, Space Florida and Okaloosa County are prepared to enter into an attractive 30-year land and equipment lease structure that will benefit the Company.

Regional Resources:

In the Region, Project Opal plans to draw upon the technical and academic resources to support its workforce recruiting and training. The relevant programs at NWFSC are in Engineering Technology (Industrial Maintenance Technician AS; Mechanical Design and Fabrication AS) and the FAA-approved A&P aviation mechanics program. In addition, we anticipate relying upon CareerSource Okaloosa Walton to coordinate with our HR team to develop a No-Cost Recruitment, Training, Employment Placement and Retention Strategies. Specifically, Project Opal is particularly interested in partnering with CareerSource to identify opportunities through SkillBridge for active-duty service members to gain valuable civilian work experience through specific industry training, apprenticeships, or internships during the last 180 days of military service prior to separation. Attracting and retaining the numerous service members in the region who are separating from active-duty is a key component to the Company's long-range recruiting plan.

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.