

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: City of Pensacola
Proposal Title: Pensacola Industrial Park and Inland Port
Amount of Triumph Funds Requested: \$15,000,000
Total Estimated Project Cost: \$30,000,000

Brief Description of Individual/Entity/Organization:

The City of Pensacola serves as the applicant for Triumph Gulf Coast funding to support strategic infrastructure development that enables private-sector investment and high-wage job creation. The City is facilitating economic diversification through targeted industrial development partnerships.

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:

BlueWind Technology, LLC and GE Vernova Inc., Florida Seaport Transportation and Economic Development (FSTED), and the Port of Pensacola

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.

Pensacola Industrial Park and Inland Port: “Beggs Lane” Site



The City of Pensacola respectfully requests \$15,000,000 from Triumph Gulf Coast for design and construction of a warehouse facility on a 58-acre site “Beggs Lane” located in Pensacola, Florida. The request includes associated site improvements to include clearing, stormwater, improvements to the entrance and exit and construction of roadways within the site.

Blue Wind

The facility is required to support the expansion of Blue Wind Technology, LLC, a GE Vernova supplier specializing in composites. Blue Wind currently employs 200 individuals and has been operating in Pensacola since 2019. With the absence of available facilities within the Pensacola MSA, Blue Wind has been forced to seek creative solutions through expanding into multiple facilities along a half mile stretch of road. Space is at such a premium that the company has constructed a tent in the parking lot to handle certain operations. In order to continue to keep pace with growth in the region, Blue Wind must find a space to grow into.

Triumph funding for facility construction would allow the City of Pensacola and Blue Wind Technology to enter into an agreement whereby the City receives ownership of the 58-acre property and is able to then support not only Blue Wind, but also GE Vernova, as well as other Port of Pensacola tenants by “expanding” the boundaries of the Port of Pensacola and creating an inland Port.



The project would be constructed on publicly owned land. The city of Pensacola would retain ownership of the facility and the space would be leased to Blue Wind Technology.

GE Vernova (GEV)

In March of this year, GE Vernova publicly announced their desire to increase production at the existing Pensacola facility and add 300 jobs. The announcement was made at the ribbon cutting for the new customer experience center, a \$70 million investment in the Pensacola facility and was a key component of an announcement GE Vernova made in January that it will invest nearly \$600 million in its U.S. factories and facilities over the next two years to help meet the surging electricity demands around the world. The new investments – expected to create more than 1,500 new U.S. jobs – will help drive U.S. energy affordability, national security, and competitiveness, and enable the American manufacturing footprint needed to support expanding global exports.

In order for these goals to be met, however, GEV needs additional space (on rail) for their finished product storage. Currently the finished product is trucked to and stored at the Port of Pensacola until it is ready to be shipped out on rail. Due to its relatively small size of 55 acres, the Port is unfortunately not able to accommodate GEV’s needs on a long-term basis. As such, the reasons are two-fold for the City’s interest in creating an industrial space and an inland Port at the “Begg’s Lane” site.

Approval of this project will support multiple levels of the wind energy manufacturing supply chain in the Pensacola area, while also freeing up valuable space at the Port of Pensacola that can be used to attract additional industry or support federal initiatives related to ship building.

BUDGET

Company Match

Land Acquisition	\$11,000,000
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City Match

Rail Spur Construction (FSTED)	\$ 4,000,000
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Total Match	\$15,000,000
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Triumph Request

Facility Construction	\$12,000,000
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Site Improvements	\$ 3,000,000
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Total Triumph Request	\$15,000,000
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Match funding for this request totals 50% of the project cost. Match funding identified from grants has been applied for, or added to the workplan, but not yet awarded.

TIMELINE

Once funding is awarded, design and construction is anticipated to take 36 months. Job creation would begin immediately, with a total ramp-up period of 24 months from construction completion.

PROJECT PARAMETERS

Jobs:	334
Triumph Request:	\$15,000,000