

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: Santa Rosa County BOCC

Proposal Title: Turbo

Amount of Triumph Funds Requested: \$8,883,094

Total Estimated Project Cost: \$18,883,094

Brief Description of Individual/Entity/Organization: Santa Rosa County is a unit of government established by Florida Law

Primary Contact: Shannon Olgetree

Title: Director

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

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.

TITLE:

Project Young Frankenstein

DESCRIPTION:

This project proposes the acquisition and improvement of one site totaling 39.1 acres of prime industrial property on Jeff Ates Road off Highway 90 in Santa Rosa County. Overall improvements will deliver a suitable location for the construction of a manufacturing/distribution site. The County will own the land and manage the project.

In addition, we would like to propose a new Santa Rosa County staff position to be in place for seven years at approximately \$12,000/year for a total of \$83,094 to assist with grant compliance on this new Triumph project. All total 210 new jobs will be created by the project.

With proximity to Mobile, New Orleans, Montgomery, Birmingham, Pensacola, Tallahassee and other southeastern cities, these sites are well suited for manufacturing companies. Santa Rosa County recommends these sites specifically to promote economic recovery, diversification and enhancement of community.

APPROXIMATE PROJECT PARAMETERS:

- Number of jobs: 210
- Average Wage: \$42,000
- Private Capital Investment: \$10,000,000

LOCATION:

The two parcels are located on Armstrong Road off Highway 90 in East Milton

- Parcel ID#: 33-2N-27-0000-00300-0000
39.1 Acres

How the proposed project promotes economic recovery, diversification and enhancement of the disproportionately affected counties:**Economic Recovery:**

The Santa Rosa Board of County Commissioners has invested in creating industrial product with the development of new industrial parks. The location and transportation assets position it to serve the greater region. Funding the acquisition of this site for the construction of a manufacturing/distribution center broadens the region's economic recovery by implementing diversification recommendations from regional economic development professionals. (Northwest Florida Forward, Feb. 2017, A Regional Strategy for Economic Transformation)

Diversification:

Santa Rosa County has relied heavily upon military, tourism and agriculture, all of which are subject to unpredicted devastating events that can wipe out expected revenues, such as the Deepwater Horizon Oil Spill, weather conditions, base realignments or pandemics. Development of the manufacturing/distribution industries will not only diversify the economy but would also provide stability.

Enhancement of Disproportionately Affected Counties: Santa Rosa County and the region of disproportionately affected counties will be enhanced:

- The COVID-19 pandemic has brought a renewed attention to US manufacturing and supply chains. Strengthening the manufacturing industry in Santa Rosa County will benefit all Northwest Florida.
- Will create net new jobs in support of targeted industries
- All Northwest Florida wins when we can compete with our neighbors to the north and west. The only way to compete and win companies is to have available space.

PROPOSED TIMELINE:

This project will support ongoing growth and expansion of the current manufacturing and distribution operations within Santa Rosa County.

DISPROPORTIONATELY AFFECTED COUNTIES IMPACTED BY THE PROPOSED PROJECT:

Due to the location off Highway 90 and proximity to Interstate 10 in Santa Rosa County, job creation will include workforce from Escambia, Santa Rosa, and Okaloosa counties – all of which are within a 30-minute drive time.

BUDGET:

Attached

CLAWBACKS:

Santa Rosa County will execute an agreement with the developer in which Santa Rosa County will hold accountable for the full Triumph Grant clawbacks.

Exhibit B

Project Young Frankenstein
 Estimated construction start date

	Design	Closing Cost and Due Diligence	Land Acquisition	Construction	Grant Administration	Total
Project Total						
2024	-	-	-	-	-	-
2025	-	-	4,400,000	2,200,000	10,920	6,610,920
2026	-	-	-	5,200,000	11,222	5,211,222
2027	-	-	-	4,000,000	11,533	4,011,533
2028	-	-	-	3,000,000	11,853	3,011,853
2029					12,181	12,181
2030					12,519	12,519
2031					12,865	12,865
Project Total	-	-	4,400,000	14,400,000	83,094	18,883,094
Triumph						
2024						-
2025			4,400,000	2,200,000	10,920	6,610,920
2026				2,200,000	11,222	2,211,222
2027					11,533	11,533
2028					11,853	11,853
2029					12,181	12,181
2030					12,519	12,519
2031					12,865	12,865
Triumph Total	-	-	4,400,000	4,400,000	83,094	8,883,094
Grantee						
2024						-
2025						-
2026						-
2027						-
2028						-
2029						-
2030						-
2031						-
Grantee Total	-	-	-	-	-	-
Company						
2024						-
2025						-
2026				3,000,000		3,000,000
2027				4,000,000		4,000,000
2028				3,000,000		3,000,000
2029						-
2030						-
2031						-
Match Source 1 Total	-	-	-	10,000,000	-	10,000,000