

Project CLEAR Application

# Triumph Gulf Coast, Inc. Application for Funds

March, 2025

**\*\*\* IMPORTANT \*\*\***

**Required for ALL Projects in Bay, Franklin, Gulf and Wakulla Counties**

**Hurricane Michael Application Addendum**

**For ALL regular project applications not yet approved by the Triumph Gulf Coast Board in Bay, Franklin, Gulf and Wakulla counties:**

Please provide documentation of support or continued support for the proposal as a component of the county’s post-Hurricane Michael recovery efforts made by the Board of County Commissioners (for each Hurricane Michael impacted county included in the project) on a date after October 10, 2018.

# Triumph Gulf Coast, Inc. Trust Fund Application for Funds

Proposal Instructions: The Triumph Gulf Coast, Inc. Trust Fund Grant Application (this document) must be completed by the entity applying for the grant and signed, as applicable, by either the individual applying for funds, an individual authorized to bind the entity applying for funds, a chief elected official, the administrator for the governmental entity or their designee. Please read the Application carefully as some questions may require a separate narrative to be completed. In addition, please complete all Addendums that may be applicable to the proposed project or program.

Triumph Gulf Coast, Inc. will make awards from available funds to projects or programs that meet the priorities for economic recovery, diversification, and enhancement of the disproportionately affected counties. Triumph Gulf Coast, Inc. may make awards for:

- 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.

Pursuant to Florida Law, Triumph Gulf Coast, Inc. will provide priority consideration to Applications for projects or programs that:

- 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.

Additionally, the Board of Triumph Gulf Coast, Inc. may provide discretionary priority to consideration of Applications for projects and programs that:

- Are considered transformational for the future of the Northwest Florida region.
- May be consummated quickly and efficiently.
- Promote net-new jobs in the private sector with an income above regional average household income.
- Align with Northwest Florida FORWARD, the regional strategic initiative for Northwest Florida economic transformation.
- Create net-new jobs in targeted industries to include: aerospace and defense, financial services/shared services, water transportation, artificial intelligence, cybersecurity, information technology, manufacturing, and robotics.
- Promote industry cluster impact for unique targeted industries.
- Create net-new jobs with wages above national average wage (e.g., similar to EFI QTI program, measured on graduated scale).
- Are located in Rural Area of Opportunity as defined by the State of Florida (DEO).
- Provide a wider regional impact versus solely local impact.
- Align with other similar programs across the regions for greater regional impact, and not be duplicative of other existing projects or programs.
- Enhance research and innovative technologies in the region.
- Enhance a targeted industry cluster or create a Center of Excellence unique to Northwest Florida.
- Create a unique asset in the region that can be leveraged for regional growth of targeted industries.

- Demonstrate long-term financial sustainability following Triumph Gulf Coast, Inc. funding.
- Leverage funding from other government and private entity sources.
- Provide local investment and spending.
- Are supported by more than one governmental entity and/or private sector companies, in particular proposed projects or programs supported by more than one county in the region.
- Provide Clear performance metrics over duration of project or program.
- Include deliverables-based payment system dependent upon achievement of interim performance metrics.
- Provide capacity building support for regional economic growth.
- Are environmentally conscious and business focused.
- Include Applicant and selected partners/vendors located in Northwest Florida.

Applications will be evaluated and scored based on compliance with the statutory requirements of the Triumph Gulf Coast legislation, including but not limited to the priorities identified therein and the geographic region served by the proposed project or program.

**Applicant Information**

Name of Individual (if applying in individual capacity): \_\_\_\_\_

Name of Entity/Organization: Bay County Florida, Board of Commission

Background of Applicant Individual/Entity/Organization:

Founded in 1913, Bay County is located along the Gulf of Mexico with nearly 50 miles of beautiful sandy white beaches. Bay County is among the 30 largest of Florida’s 67 counties, which included Panama City, Panama City Beach, Lynn Haven, Parker, Callaway, Springfield and Mexico Beach. Bay County has a population of 196,000 a growth rate that is double the national rate. Additionally, within a 60-mile radius the population increase to more than 630,000. Bay County is home to a thriving economy with major pillars comprised of military, healthcare, education, tourism and a growing industrial base. Many Bay Count residents have relocated and/or moved to the area because of the booming economy, opportunities for personal growth, quality education and quality of life. Bay County is home to the newest international airport in the U.S., Northwest Florida Beach International Airport., the 5<sup>th</sup> most valuable port in the state, Port of Panama City, Tyndall Air Force Base, and Naval Support Services. Bay County supports strong corporate citizens including Eastern Shipbuilding, Borusan Berg Pipe, Trane, Jenson, Central Moloney Inc., Suzuki Marine, Mocama Marine and many others.

Federal Employer Identification Number: 59-6000512

Contact Information:

Primary Contact Information: Becca Hardin

Title: President, Bay EDA, an agent of the Bay County, Commission

Mailing Address:

5230 W. Highway 98,  
Panama City, Florida  
32401

Phone: (850) 890-2960

Email: Becca@bayeda.com

Website: www.BayEDA.com

Identify any co-applicants, partners, or other entities or organizations that will have a role in the proposed project or program and such partners proposed roles.

Gulf Coast State College, Florida State University, CareerSource Gulf Coast, Tom P Haney Technical Center, Bay County Commission, Bay EDA, Florida's Great Northwest

Total amount of funding requested from Triumph Gulf Coast: \$3,750,000.00

Has the applicant in the past requested or applied for funds for all or part of the proposed project/program?

Yes  No

If yes, please provide detailed information concerning the prior request for funding, including:

- the date the request/application for funding was made;
- the source to which the request/application for funding was made,
- the results of the request/application for funding, and
- projected or realized results and/or outcomes from prior funding.

\_\_\_\_\_  
\_\_\_\_\_  
(If additional space is needed, please attach a Word document with your entire answer.)

Describe the financial status of the applicant and any co-applicants or partners:

See Bay County ACFR- 2023 report located [here](#)

\_\_\_\_\_  
\_\_\_\_\_  
(If additional space is needed, please attach a Word document with your entire answer.)

In a separate attachment, please provide financial statements or information that details the financial status of the applicant and any co-applicants or partners.

Has the applicant or any co-applicants, partners or any associated or affiliated entities or individuals filed for bankruptcy in the last ten (10) years?

Yes  No

If yes, please identify the entity or individual that filed for bankruptcy and the date of filing.

\_\_\_\_\_

(If additional space is needed, please attach a Word document with your entire answer.)

**Eligibility**

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.



- 2. Provide the title and a detailed description of the proposed project or program, including the location of the proposed project or program, a detailed description of, and quantitative evidence demonstrating how the proposed project or program will promote economic recovery, diversification, and enhancement of the disproportionately affected counties, a proposed timeline for the proposed project or program, and the disproportionately affected counties that will be impacted by the proposed project or program.

**Code Name:** Project Clear      **Industry:** Window/Door Manufacturing

**Location:** Bay County    **Project estimated investment:** \$14M

**Job Creation:** 150 by January 1 of 2031, with average annual compensation estimated at 115% of the average wage of Bay County, Florida.

Project "Clear" is a pioneer in the commercial and residential glass and glazing industry, specializing in the design, fabrication, and installation of architectural glass, windows, curtain walls, storefronts, and railings. The company manages all aspects of product development, from concept through creation and installation. They offer a full range of residential and commercial impact products, vinyl products, and thermal products for colder climates. With over 40 years of experience, the company is committed to creating innovative systems that meet client expectations while minimizing costs.

Project "Clear" is currently operating in a ~30K sf facility in Pompano Beach, Florida, where they manufacture all product lines; However, due to constraints in their existing manufacturing facility, the company relies on a partner in Mexico for large-scale window production orders of over 1,000 units. Additionally, the company currently imports glass from Merida, in Mexico’s Yucatan Peninsula, via the Port of Panama City, then transports the cargo to the Pompano Beach facility via truck. The company plans to move all manufacturing operations to Bay County, Florida, leveraging the Port of Panama City for increased raw material imports and expand US based manufacturing operations with a larger facility footprint.

Merida and Panama City have a 20-year relationship as sister cities, along with the Port of Progreso and Port Panama City being sister ports. These relationships remain strong and container trade between the two locations have increased exponentially over the past decade. Bay County, FL is the ideal location for Project “Clear” to capitalize on operational and logistical efficiencies.

The company intends to lease the former Bay County incinerator building and property for its operations. This project is expected to create 150 new jobs and represents a \$14 million capital investment.

Below is a list of some of the attributes and further description of their business:

- Commercial/residential development is growing in the panhandle region. There is a current backlog of windows/doors needed for continued growth.
- The company will work with the community sometimes taking on interns and will support our local schools, colleges and universities.
- Noise is minimal.
- From the community, they would require highly qualified candidates in Business and

Engineering, and may include master’s degrees, bachelor’s degrees, or highly skilled HS graduates.

- Employees must pass a criminal background check to qualify for employment.

3. Explain how the proposed project or program is considered transformational and how it will affect the disproportionately affected counties in the next ten (10) years.

The construction industry in the southeast is thriving, driven by a robust real estate market and increasing infrastructure development. With a strategic location in Bay County, Florida, the company will be well positioned to capitalize on this growth. Their target market includes commercial clients, real estate developers, dealers and homeowners seeking top-quality windows and doors.

In Florida, new laws enacted by the Governor and legislature mandate 40-year re-certifications for commercial and multifamily properties meeting certain criteria. All properties are required to meet the re-certification mandate by the end of 2025. One key requirement is the installation of hurricane impact windows and doors. With over 1.5 million condominium buildings in the state, each housing hundreds of residents, the company is committed to helping Florida meet these new regulations. As they expand their operations in Bay County, Florida, they aim to support the state in achieving this goal.

To manufacture these hurricane-resistant windows and doors, the company will invest in a range of machinery, including CNC machines, robotics, and other advanced equipment. The production will take place in a controlled indoor environment, utilizing lightweight materials. Safety and efficiency will be prioritized through the use of appropriate equipment, ensuring a secure and productive workspace.

The manufacturing facility will create approximately 150 good paying jobs with benefits and bonus opportunities. Additionally, there are plans for expansion that will yield additional jobs past the first three-year period.

The total capital investment in land, equipment, and FF&E is estimated to be nearly \$14 million. The estimated yearly payroll, once fully operational, will be approximately \$9 million.

**Location of the Project**

The company plans to lease the former Bay County incinerator property and facility located in the original Bay County Industrial Park off of highway 231.

There are various factors that make the Bay County favorable for this manufacturing project:

- The company is currently importing glass into Florida through Port Panama City;
- There are very few manufacturing operations in the area;
- Employment opportunities exist with seasonal workers in the service and hospitality industry;
- Gulf Coast State College will facilitate tailored training Courses for their employees, utilizing existing curriculum offered by the college, such as CNC training;

- Hayne Technical College will also play a key role in training the employees on the MEP and production processes;
- Career Source Gulf Coast has agreed to assist in advertising open positions & source candidates;
- Military bases in the areas also offer additional opportunities to create programs to hire veterans.
- Logistics in the area are attractive since we have access to major highways for trucking, rail and the Port of Panama.
- In addition, there is an international airport near the Industrial Park with a 10,000-foot runway housing four major airlines.

Description	Estimated Timeline	Status
Site review	Q3-2024	Complete
Triumph Funding	Q2-2025	In progress
Finalize Lease Terms	Q2-2025	In Progress
Building Contractor Selection	Q3-2025	
Construction Commencement	Q3-2025	
New Equipment Ordered	Q3-2024	In progress
Construction Complete	Q2-2026	
Machinery/Equipment Installation	Q1-2026	
Start Production	Q2-2026	

**Panama City MSA**  
**Nonagricultural Employment by Industry**

Industry	2024 Average	2024 Percentage
Total Nonfarm	88,700	
Private Service Providing	73,800	83.20%
Mining, Logging and Construction	7,600	8.57%
Manufacturing	3,400	3.83%
Trade, Transportation, and Utilities	17,400	19.62%
Wholesale Trade	2,600	2.93%
Retail Trade	12,800	14.43%
Transportation, Warehousing, and Utilities	1,900	2.14%
Information	800	0.90%
Financial Activities	5,600	6.31%
Professional and Business Services	11,800	12.12%
Education and Health Services	10,800	12.12%

Leisure and Hospitality	14,100	16.55%
Other Services	2,400	3.26%
Government	14,800	16.20%

Source: U.S. BLS

- 4. Describe data or information available to demonstrate the viability of the proposed project or program.

Refer to attached financials for the company.  
 (If additional space is needed, please attach a Word document with your entire answer.)

- 5. Describe how the impacts to the disproportionately affected counties will be measured long term.

The addition of Project Clear to the original Bay County Industrial Park will be a major ‘win’ for the community. The project further diversifies the established pillars of the regional economy, creates a significant job creation project for residents of the region, establishes industry in a vacant facility, provides great local opportunity for graduates of our education institutions, and provides key construction components to the residential and commercial markets.

To measure the success and impacts of Project Clear, to Bay County and the surrounding communities, the net new job creation will be measured, the average wages of the new positions, overall capital investment of the project, the annual payroll increase for the community, and product import/export. These areas will help support the economic diversification of the Bay County economy and support the region as it was so heavily affected by the Deepwater Horizon Oil Spill (2010), Hurricane Michael (2018), and COVID-19 (2020). Through these reoccurring impacts to our economy, our community leaders recognize the need to attract diversified companies to our community, helping to stabilize the region for future unforeseen crises.

For Project Clear, this project is projected to create 150 net new full-time jobs in Bay County in the manufacturing sector by 2031. The average wages of the project will be \$60,000. The project will also spur the investment of approximately \$14M in facility and equipment investment. The investments for the facility and equipment will occur through a mix of capital provided by the Company, grants, and community tax abatement support. If not for Project Clear, the capital investment would not occur within Bay County.

The success of Project Clear will support the marketability of Bay County and Northwest Florida for additional manufacturing related business investments and suppliers. Once Project Clear is established and because of the nature of their products, our region will see global exposure to attract other manufacturing companies.

- 6. Describe how the proposed project or program is sustainable. (Note: Sustainable means how the proposed project or program will remain financially viable and continue to perform in the long-term after Triumph Gulf Coast, Inc. funding.)

Project Clear is built for long-term financial and operational sustainability through strategic market positioning, cost efficiency, and workforce development. Florida and the Southeast region’s rapid commercial and residential growth ensures a steady demand for high-quality windows and glazing products. By relocating to Bay County, the company will eliminate outsourcing costs, leverage the Port of Panama City for efficient raw material imports, and expand U.S.-based manufacturing, significantly increasing production capacity and reducing costs.

Project Clear is also committed to serving condominium clients in the aftermath of the Surfside condo collapse, ensuring compliance with new safety and structural integrity requirements imposed by the State of Florida. As stricter regulations mandate upgrades to aging buildings, the demand for high-quality impact windows and doors is expected to rise, positioning Project Clear as a key supplier for safety-focused renovations. With a strategic location, operational efficiencies, and a focus on sustainable growth, the company is well-positioned for long-term profitability beyond the initial investment phase.

The funding request to Triumph Gulf Coast, Inc. for Project Clear will support the establishment of the company in Bay County at original Bay County Industrial Park. The facility financing will occur through a combination of grants, tax abatements, and existing funding already secured by the company. The Triumph Gulf Coast, Inc. funds will be designated to support renovations necessary for Project Clear to operate. The Triumph Gulf Coast proceeds will be used in combination with funding that is secured through private investment. The amount of funding requested is a one-time financial support to help reduce the financial burden on Project Clear. For Project Clear, all reoccurring financial burdens shall be on Company and not Triumph Gulf Coast, Inc. Bay County will maintain ownership of the Project Clear building and enter into a long-term lease with the Company.

For the financing of Project Clear, the company is prepared to finance construction and equipment purchases, with the help of state and local incentives, for the facility in Bay County, Florida. It is estimated that the amount to be financed by the company and other sources is \$10.75M.

7. Describe how the deliverables for the proposed project or program will be measured.

The deliverables for Project Clear and the financial award by Triumph Gulf Coast will be through the building renovation for the new Project Clear facility. The economic benefits to the Bay County community and region will be the new manufacturing related jobs created at the original Bay County Industrial Park in a currently vacant facility, the increase in average wages, the addition of the annual payroll to Bay County, local employment opportunity for graduates of our education institutions, and the overall capital investment from the project.

Below is the project construction and job creation schedule for Project Clear.

Description	Estimated Timeline	Status
Site review	Q3-2024	Complete
Triumph Funding	Q2-2025	In progress
Finalize Lease Terms	Q2-2025	In Progress

Building Contractor Selection	Q3-2025	
Construction Commencement	Q3-2025	
New Equipment Ordered	Q3-2024	In progress
Construction Complete	Q2-2026	
Machinery/Equipment Installation	Q1-2026	
Start Production	Q2-2026	

**Priorities**

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 education 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.

2. Please explain how the proposed project meets the priorities identified above.

**The project meets the following priorities:**

**Generate maximum economic benefits**

Growth of the manufacturing industry in Northwest Florida is crucial to ensure that the region remains competitive in the decades to come. With the manufacturing industry being a major component of the U.S. GDP, it is clearly evidenced why Northwest Florida must be on the leading edge of new company investments and educational training. If investments are not made

now, our communities will continue to lose exiting military looking to stay in the industry, young professionals who are eager to get into the manufacturing world, and skilled technicians who would otherwise find employment in another region with a strong manufacturing cluster.

**Increase Household Income**

Project Clear will be a catalyst for the establishment of new and additional manufacturing related businesses in Bay County. Currently, the Bay County average wage per the Florida Dept. of Economic Opportunity is \$51,535. This Bay County average wage is only 77.5% of the State of Florida average. When evaluating the Bay County household income average, the amount is \$99,320, while the household income is \$113,185 for all U.S. households. For average household income, Bay County only attains, 87.8% of the U.S household average. With the establishment of Project Clear in Bay County, the company intends to bring jobs with an average wage that is over 115% of the Bay County average. When established, Project Clear will support the goal of increasing the household income in Bay County and Northwest Florida.

**Leverage existing assets**

Bay County boasts incredible education opportunities for its residents and regional residents. Project Clear will leverage existing assets at all three higher education institutions within the county, Tom P Haney Technical Center, Gulf Coast State College, and Florida State University- Panama City, as each of the previously mentioned institutions presently provide curriculum that compliment Project Clear’s business. Furthermore, there is opportunity to expand course offerings at each of the institutions in partnership with the Company. Additionally, with six major military installations throughout Northwest Florida, there are thousands of exiting military service members annually who are looking for promising careers in our region. Likewise, Project Clear will provide additional opportunity for residents who are already in the field and residents who are looking to advance their career.

The project will also utilize an existing publicly owned building that has been decommissioned. By leveraging this existing asset, the company is not only able to reduce construction cost but also begin operations quicker, thus providing expedited employment opportunities for the citizens of Northwest Florida.

In addition, the company will increase port activity at Port Panama City and further strengthen the trade relationship with Port of Progresso and the Yucatan, Mexico.

**Partner with local governments**

To support the growth of the manufacturing sector in Northwest Florida; Bay County Leadership, Educational partners, Bay EDA, and its private sector partners are working to assemble sustainable careers for its residents. Advanced manufacturing partners are being pursued aggressively by local leaders, as it supports the true economic diversification that is needed within the regional economy. As was evidenced in the wake of Hurricane Michael in 2018 and COVID-19 in 2020, having an established industrial base in the wake of a major disaster makes the economy stabilize much quicker. To support Project Clear, the State of Florida and Bay County are supporting the project through tax rate reductions, workforce

training, and startup assistance.

**Benefit the environment**

The company provides many benefits to the environment, but the most notable is the long-term benefits provided to the end user. Heating and cooling in residential or commercial spaces is one of the main drivers in energy consumption. The energy efficient products reduce energy consumption thus saving the end user money and reducing energy production.

**Outcome measures**

Project Clear will create 150 net new full-time jobs in Bay County in the manufacturing sector. Other measurable outcomes include the 150 jobs having an average wage that is 115% of the average wage and the addition of approximately \$9M to annual payroll for the Bay County community.

**Partner with K-20 Educational Institutions**

Bay County boasts incredible education opportunities for its residents and regional residents. Project Clear will leverage existing assets at all three higher education institutions within the county, Tom P Haney Technical Center, Gulf Coast State College, and Florida State University- Panama City, as each of the previously mentioned institutions presently provide curriculum that compliment Project Cast’s business. Furthermore, there is opportunity to expand course offerings at each of the institutions in partnership with the Company.

**Recommended by Board of County Commissioners**

On December 3<sup>rd</sup>, 2024, the Bay County Commission voted and approved a resolution in support of the establishment of Project Clear. Bay County Resolution No. 4141 supported the Bay County/Bay EDA application requesting Triumph Gulf Coast funds to support Project Clear.

(If additional space is needed, please attach a Word document with your entire answer.)

1. Please explain how the proposed project or program meets the discretionary priorities identified by the Board.

Project Clear meets the priorities established by the Board in terms of development opportunities in Northwest Florida and in Bay County. The project will establish new jobs in a publicly owned building that has been decommissioned. By leveraging this existing asset, the company is not only able to reduce construction cost but also begin operations quicker, thus providing expedited employment opportunities for the citizens of Northwest Florida. In addition, the company will increase port activity at Port Panama City and further strengthen the trade relationship with Port of Progresso and the Yucatan, Mexico.

3. In which of the eight disproportionately affected county/counties is the proposed projector program located? (Circle all that apply)



Escambia Santa Rosa Okaloosa **Bay** Walton Gulf Franklin Wakulla

4. Was this proposed project or program on a list of proposed projects and programs submitted to Triumph Gulf Coast, Inc., by one (or more) of the eight disproportionately affected Counties as a project and program located within its county?

Yes   No

If yes, list all Counties that apply: \_\_\_\_\_  
\_\_\_\_\_

5. Does the Board of County Commissioners for each County listed in response to question 5, above, recommend this project or program to Triumph?

Yes   No

\*\*Please attach proof of recommendation(s) from each County identified.  
See Resolution Attached

**Approvals and Authority**

1. If the Applicant is awarded grant funds based on this proposal, what approvals must be obtained before Applicant can execute an agreement with Triumph Gulf Coast, Inc.?

- 1. Approval by Bay County Commission
- 2. Finalizing Lease Terms

2. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the entity and Triumph Gulf Coast:

A. Provide a schedule of upcoming meeting for the group for a period of at least six months.

Bay County Commission

- April 1<sup>st</sup>, 2025
- April 15<sup>th</sup>, 2025
- May 6<sup>th</sup>, 2025
- May 20<sup>th</sup>, 2025
- June 3<sup>rd</sup>, 2025
- June 17<sup>th</sup>, 2025
- July 1<sup>st</sup>, 2025
- July 15<sup>th</sup>, 2025
- August 5<sup>th</sup>, 2025
- August 19<sup>th</sup>, 2025

- September 3<sup>rd</sup>, 2025
- September 16<sup>th</sup>, 2025

B. State whether that group can hold special meetings, and if so, upon how many days’ notice.

The Bay County Commission has the ability to hold a special called meeting for urgent business matters. A special called meeting can occur with a 24-hour notice being provided.

2. Describe the timeline for the proposed project or program if an award of funding is approved, including milestones that will be achieved following an award through completion of the proposed project or program.

Description	Estimated Timeline	Status
Site review	Q3-2024	Complete
Triumph Funding	Q2-2025	In progress
Finalize Lease Terms	Q2-2025	In Progress
Building Contractor Selection	Q3-2025	
Construction Commencement	Q3-2025	
New Equipment Ordered	Q3-2024	In progress
Construction Complete	Q2-2026	
Machinery/Equipment Installation	Q1-2026	
Start Production	Q2-2026	

3. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the entity applying for funding. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes policy documents, etc. In addition, please attach any support letters from partners.

Please see contract between Bay County Commission and Bay Economic Development Alliance Attached.

The agreement will be formally approved at the respective Bay County Commission meeting with the signature of the Bay County Chairman.

**Funding and Budget:**

Pursuant to Section 288.8017, awards may not be used to finance 100 percent of any project or program. An awardee may not receive all of the funds available in any given year.

1. Identify the amount of funding sought from Triumph Gulf Coast, Inc. and the time period over which funding is requested.

Funding sought = \$3,750,000.00  
Reimbursement as work is completed on the facility.

- 2. What percentage of total program or project costs does the requested award from Triumph Gulf Coast, Inc. represent? (Please note that an award of funding will be for a defined monetary amount and will not be based on percentage of projected project costs.)

For Project Clear, the overall project cost is projected to be \$14,000,000. The amount requested from Triumph Gulf Coast, Inc., \$3,750,000, which represents 26% of the total project costs. The Triumph Gulf Coast funding will be critical to making the project come to fruition in Bay County.

- 3. Please describe the types and number of jobs expected from the proposed project or program and the expected average wage.

Types of jobs = Welders, Metal Fabricators, Painters, Quality Assurance Technicians, Assemblers, and Laborers; Number of jobs = 150 in 3 years;  
Average Wage = \$60,000

- 4. Does the potential award supplement but not supplant existing funding sources? If yes, describe how the potential award supplements existing funding sources.  
Yes  No

The company plans to self-fund the remaining capital investment through existing funding already secured by the company.

- 5. Please provide a Project/Program Budget. Include all applicable costs and other funding sources available to support the proposal.

A. Project/Program Costs:

Example Costs (Note: Not exhaustive list of possible Cost categories.)

Equipment	\$ 6,350,000
Upfront Lease Payment	\$ 2,000,000
Building Renovation	\$ 4,350,000
R & D equipment	\$ 1,250,000
FFE	\$ 550,000
Total Estimated Project Costs:	\$ <u>14,500,000</u>

B. Other Project Funding Sources:

Example Funding Sources (Note: Not an exhaustive list of possible Funding Sources.)

Private Sources:            \$ 10,750,000

**Total Amount Requested:**        \$ 3,750,000

Note: The total amount requested must equal the difference between the costs in 3A. and the other project funding sources in 3.B.

C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

The overall proposed budget for Project Clear is approximately \$14.5M. This level of investment is substantial for our region and the Bay County community. The breakdown of the proposed budget is as follows: \$2,000,000 for upfront lease payments, \$6,350,000 for necessary equipment, \$4,350,000 for building retrofit and \$1,800,000 for R & D and FFE.

Bay County is fortunate to have an existing building, formerly the Bay County Incinerator facility located in industrial park, for Project Clear to utilize. Project Clear is greatly benefiting from this asset, as the project doesn't have to bear initial construction costs and associated timelines. Project Clear will make necessary building modifications, estimated at \$4,350,000 to accommodate their manufacturing operations.

Bay County owns this facility and plans to lease the facility to Project Clear for a 10-year period with a 5-year extension. The company will provide an upfront lease payment of \$2,000,000 for use of the facility and 11 acres. The Bay County Commission approved Resolution Number 4141 (attached), supporting a Triumph Gulf Coast Application Project Clear.

Lastly, the project will receive approval by the Bay County Commission to be eligible for a 10-year tax abatement on real and personal property. The abatement will be finalized in the form of a final ordinance.

Applicant understands that the Triumph Gulf Coast, Inc. statute requires that the award contract must include provisions requiring a performance report on the contracted activities, must account for the proper use of funds provided under the contract, and must include provisions for recovery of awards in the event the award was based upon fraudulent information or the awardee is not meeting the performance requirements of the award.

Yes                       No

Applicant understands that awardees must regularly report to Triumph Gulf Coast, Inc. the expenditure of funds and the status of the project or program on a schedule determined by Triumph Gulf Coast, Inc.

Yes                       No

Applicant acknowledges that Applicant and any co-Applicants will make books and records and other financial data available to Triumph Gulf Coast, Inc. as necessary to measure and confirm performance metrics and deliverables.

Yes   No

Applicant acknowledges that Triumph Gulf Coast, Inc. reserves the right to request additional information from Applicant concerning the proposed project or program.

Yes   No

**ADDENDUM FOR INFRASTRUCTURE PROPOSALS:**

1. Program Requirements

- A. Is the infrastructure owned by the public? Yes      No
- B. Is the infrastructure for public use or does it predominately benefit the public? Yes No
- C. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?  
Yes                                             No
- D. Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current and future businesses.

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(If additional space is needed, please attach a Word document with your entire answer.)

- E. Provide a detailed description of, and quantitative evidence demonstrating how the proposed public infrastructure project will promote:
  - o Economic recovery,
  - o Economic Diversification,
  - o Enhancement of the disproportionately affected counties,
  - o Enhancement of a Targeted Industry.

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(If additional space is needed, please attach a Word document with your entire answer.)

2. Additional Information

- A. Is this project an expansion of existing infrastructure project? Yes      No
- B. Provide the proposed beginning commencement date and number of days required to complete construction of the infrastructure project.

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(If additional space is needed, please attach a Word document with your entire answer.)

C. What is the location of the public infrastructure? (Provide the road number, if applicable.)

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(If additional space is needed, please attach a Word document with your entire answer.)

D. Who is responsible for maintenance and upkeep? (Indicate if more than one are applicable.)

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(If additional space is needed, please attach a Word document with your entire answer.)

E. What permits are necessary for the infrastructure project?

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(If additional space is needed, please attach a Word document with your entire answer.)

Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

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(If additional space is needed, please attach a Word document with your entire answer.)

F. What is the future land use and zoning designation on the proposed site of the infrastructure improvement, and will the improvements conform to those uses?

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(If additional space is needed, please attach a Word document with your entire answer.)

G. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline  
Yes  No

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(If additional space is needed, please attach a Word document with your entire answer.)

H. Does this project have a local match amount? If yes, please describe the entity providing the match and the amount.  
Yes  No

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(If additional space is needed, please attach a Word document with your entire answer.)

I. Provide any additional information or attachments to be considered for this proposal.

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(If additional space is needed, please attach a Word document with your entire answer.)



**ADDENDUM FOR WORKFORCE TRAINING PROPOSALS**

1. Program Requirements

A. Will this proposal supports programs that prepare students for future occupations and careers at K-20 institutions that have campuses in the disproportionately affected counties? If yes, please identify where the campuses are located and provide details on how the proposed programs will prepare students for future occupations and at which K-20 institutions that programs will be provided.

Yes  No

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(If additional space is needed, please attach a Word document with your entire answer.)

B. Will the proposed program (check all that apply):  
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   
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 (similar to or the same as talent retention programs created by the Chancellor of the State University System and the Commission on Education)   
For each item checked above, describe how the proposed program will achieve these goals

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(If additional space is needed, please attach a Word document with your entire answer.)

C. Will this proposal provide participants in the disproportionately affected counties with transferable, sustainable workforce skills but not confined to a single employer? If yes, please provide details.

Yes  No

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(If additional space is needed, please attach a Word document with your entire answer.)

D. Identify the disproportionately affected counties where the proposed programs will operate or provide participants with workforce skills.

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(If additional space is needed, please attach a Word document with your entire answer.)

E. Provide a detailed description of, and quantitative evidence demonstrating how the proposed project or program will promote:

- Economic recovery,
- Economic Diversification,
- Enhancement of the disproportionately affected counties,
- Enhancement of a Targeted Industry.

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(If additional space is needed, please attach a Word document with your entire answer.)

2. Additional Information

A. Is this an expansion of an existing training program? If yes, describe how the proposed program will enhance or improve the existing program and how the proposal program will supplement but not supplant existing funding sources.

Yes  No

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(If additional space is needed, please attach a Word document with your entire answer.)

B. Indicate how the training will be delivered (e.g., classroom-based, computer-based, other). If in-person, identify the location(s) (e.g., city, campus, etc.) where the training will be available.

If computer-based, identify the targeted location(s) (e.g., city, county) where the training will be available.

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(If additional space is needed, please attach a Word document with your entire answer.)

C. Identify the number of anticipated enrolled students and completers.

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(If additional space is needed, please attach a Word document with your entire answer.)

D. Indicate the length of the program (e.g, quarters, semesters, weeks, months, etc.) including anticipated beginning and ending dates.

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(If additional space is needed, please attach a Word document with your entire answer.)

E. Describe the plan to support the sustainability of the proposed program.

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(If additional space is needed, please attach a Word document with your entire answer.)

F. Identify any certifications, degrees, etc. that will result from the completion of the program.

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(If additional space is needed, please attach a Word document with your entire answer.)

G. Does this project have a local match amount? If yes, please describe the entity providing the match and the amount.

Yes  No

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(If additional space is needed, please attach a Word document with your entire answer.)

H. Provide any additional information or attachments to be considered for this proposal.

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(If additional space is needed, please attach a Word document with your entire answer.)

**ADDENDUM FOR AD VALOREM TAX RATE REDUCTION:**

1. Program Requirements

A. Describe the property or transaction that will be supported by the ad valorem tax rate reduction.

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(If additional space is needed, please attach a Word document with your entire answer.)

B. Provide a detailed explanation of how the ad valorem tax rate reduction will connect to a broader economic recovery, diversification, enhancement of the disproportionately affected counties and/or enhancement of a targeted industry.

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(If additional space is needed, please attach a Word document with your entire answer.)

C. Provide a detailed description of the quantitative evidence demonstrating how the proposed ad valorem tax reduction will promote:

- Economic recovery,
- Economic Diversification,
- Enhancement of the disproportionately affected counties,
- Enhancement of a Targeted Industry.

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(If additional space is needed, please attach a Word document with your entire answer.)

2. Additional Information

A. What is the location of the property or transaction that will be supported by the ad valorem tax rate reduction?

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(If additional space is needed, please attach a Word document with your entire answer.)

B. Detail the current status of the property or transaction that will be supported by the ad valorem tax rate reduction and provide a detailed description of when and how the ad valorem tax rate reduction will be implemented.

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(If additional space is needed, please attach a Word document with your entire answer.)

- C. Does this proposed project have a local match amount? If yes, please describe the entity providing the match and the amount.

Yes  No

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(If additional space is needed, please attach a Word document with your entire answer.)

- D. Provide any additional information or attachments to be considered for this proposal.

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(If additional space is needed, please attach a Word document with your entire answer.)

**ADDENDUM FOR LOCAL MATCH REQUIREMENTS OF SECTION 288.0655, FLORIDA STATUTES**

- 1. Program Requirements
  - A. Describe the local match requirements of Section 288.0655 and the underlying project, program or transaction that will be funded by the proposed award.

\_\_\_\_\_  
(If additional space is needed, please attach a Word document with your entire answer.)

- B. Provide a detailed explanation of how the local match requirements and the underlying project or program will connect to a broader economic recovery, diversification, enhancement of the disproportionately affected counties and/or enhancement of a targeted industry.

\_\_\_\_\_  
(If additional space is needed, please attach a Word document with your entire answer.)

- C. Provide a detailed description of, and quantitative evidence demonstrating how the proposed local match requirements will promote:
  - o Economic recovery,
  - o Economic Diversification,
  - o Enhancement of the disproportionately affected counties,
  - o Enhancement of a Targeted Industry.

\_\_\_\_\_  
\_\_\_\_\_  
(If additional space is needed, please attach a Word document with your entire answer.)

2. Additional Information

- A. What is the location of the property or transaction that will be supported by the local match requirements?

\_\_\_\_\_  
\_\_\_\_\_  
(If additional space is needed, please attach a Word document with your entire answer.)

- B. Detail the current status of the property or transaction that will be supported by the local match requirement and provide a detailed description of when and how the local match requirement will be implemented.

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(If additional space is needed, please attach a Word document with your entire answer.)

- C. Provide any additional information or attachments to be considered for this proposal.

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(If additional space is needed, please attach a Word document with your entire answer.)



**ADDENDUM FOR LOCAL ACTION PLAN**

- 1. Program Requirements
  - A. Describe how the proposed award will establish and maintain equipment and trained personnel for local action plans of response to respond to disasters.
  - B. Describe the type and amount of equipment and trained personnel that will be established or maintained by the proposed award.
  - C. Identify the specific local action plans (*e.g.*, Coastal Impacts Assistance Program)that will benefit from the proposed award.
  - D. Provide a detailed explanation of how the proposed award will connect to a broader economic recovery, diversification, enhancement of the disproportionately affected counties and/or enhancement of a targeted industry.

\_\_\_\_\_  
(If additional space is needed, please attach a Word document with your entire answer.)

- E. Provide a detailed description of the quantitative evidence demonstrating how the proposed will promote:
  - o Economic recovery,
  - o Economic Diversification,
  - o Enhancement of the disproportionately affected counties,
  - o Enhancement of a Targeted Industry.

\_\_\_\_\_  
(If additional space is needed, please attach a Word document with your entire answer.)

2. Additional Information

- A. What is the location of the local action program that will be supported by the proposed award?

\_\_\_\_\_  
(If additional space is needed, please attach a Word document with your entire answer.)

- B. Detail the current status of the local action plans (*e.g.*, new plans, existing plans, etc.) that will be supported by the proposed award and provide a detailed description of when and how the proposed award will be implemented.

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(If additional space is needed, please attach a Word document with your entire answer.)

C. Provide any additional information or attachments to be considered for this proposal.

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(If additional space is needed, please attach a Word document with your entire answer.)

**ADDENDUM FOR ADVERTISING/PROMOTION**

1. Program Requirements

A. Is the applicant a tourism entity created under s. 288.1226, Florida Statutes? Yes No

B. Does the applicant advertise and promote tourism and Fresh From Florida? If yes, provide details on how it advertises and promotes tourism and Fresh From Florida.  
  Yes No

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(If additional space is needed, please attach a Word document with your entire answer.)

C. Does the proposed award promote workforce and infrastructure on behalf of the disproportionately affected counties? If yes, describe how workforce and infrastructure is promoted on behalf of the disproportionately affected counties.  
Yes   No

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(If additional space is needed, please attach a Word document with your entire answer.)

D. Provide a detailed explanation of how the proposed award will connect to a broader economic recovery, diversification, enhancement of the disproportionately affected counties and/or enhancement of a targeted industry.

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(If additional space is needed, please attach a Word document with your entire answer.)

E. Provide a detailed description of the quantitative evidence demonstrating how the proposed will promote:  
o Economic recovery,  
o Economic Diversification,  
o Enhancement of the disproportionately affected counties,  
o Enhancement of a Targeted Industry.

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(If additional space is needed, please attach a Word document with your entire answer.)

2. Additional Information

- A. Describe the advertising and promotion mediums and locations where the advertising and promotion will occur.

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(If additional space is needed, please attach a Word document with your entire answer.)

- B. Detail the current status of the advertising and promotion (*e.g.*, new plans, existing plans, etc.) that will be supported by the proposed award and provide a detailed description of when and how the proposed award will be implemented.

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(If additional space is needed, please attach a Word document with your entire answer.)

- C. Provide any additional information or attachments to be considered for this proposal.

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(If additional space is needed, please attach a Word document with your entire answer.)

I, the undersigned, do hereby certify that I have express authority to sign this proposal on my behalf or on behalf of the above-described entity, organization, or governmental entity:

Name of Applicant: \_\_\_\_\_

Name and Title of Authorized Representative: \_\_\_\_\_

Representative Signature: \_\_\_\_\_

Signature Date: \_\_\_\_\_