

Entity Information	
Owner Taylor Beck	Record Type Public Infrastructure
Proposal Name INF-07939	Proposal Status In Review
Name of Entity Osceola County Board of County Commissioners	Stage Proposed
FEIN [REDACTED]	

Program Requirements

Detailed Description

Osceola County is seeking approximately \$17.5 million from the Governor's Florida Job Growth Grant Fund to construct a multi-use semiconductor lab facility and sensitive compartmented information facility (SCIF) within the County's emerging NeoCity semiconductor technology district. Planned design and construction of the new County facilities include a new shared incubator lab space consisting of an estimated 10,000 square feet of dry labs, wet labs, cryogenic labs, and open test lab spaces located adjacent to the existing Center for Neovation Fabrication facility (200 NeoCity Way), as well as the construction of a 1,000 square foot SCIF in the existing County-owned office building, known as the OC Building, at NeoCity (194 NeoCity Way). This project would also enable the expansion of the superconducting activities on site.

This facility will provide established companies access to affordable lab space to advance their research, development, and testing of next-generation semiconductor advanced packaging products and processes that are critical in the semiconductor industry, while also providing affordable lab space access to startups. Startups would be able to focus on emerging technologies and a path for research and development moving towards commercialization, allowing for accelerated growth.

The multi-use lab and testing space will possess a collection of unique capabilities including but not limited to RF and Parametric Electric Testing, physical characterization capabilities such as non-destructive x-ray, FIB/SEM, TEM, EELS, Plasms FIB, XRF and others. This correlated set of capabilities creates an attractive offering for multiple industries that rely on robust packaging, space, quantum, automotive, medical, high-performance computing, and photonics, to only name a few. The proposed lab will create a unique, valuable, specialized advanced packaging capability that is an integral part of NeoCity's growth.

The conceptual design of the lab facility proposes 3 wet labs, ranging from 600 square feet to 1,150 square feet, a Cryo Lab at 640 square feet, and 4 dry labs ranging from 600 square feet to 715 square feet. The final square footage of the lab spaces will be determined with the complete design of the facility. The facility will also provide utility and equipment storage, as well as ancillary uses such as lobby space and restrooms. Currently shown are two proposed locations for the lab space, shown in Attachment 1.A. as Option A and Option B. The County is evaluating which location would serve the purpose of the proposed project better, considering access and construction costs as the two top evaluation criteria. Both options are on County-owned land and would require the same permitting.

The proposed SCIF, or Sensitive Compartmented Information Facility, would be a secure place where sensitive information can be viewed and discussed to prevent outside surveillance or spying. Utilizing map use cases adaptation of the secure space will support secure communications, secure testing, and secure storage. The proposed SCIF would be able to support a critical need for existing partners onsite, while also

providing a needed opportunity for small businesses and startups to access a secured facility.

Accessibility of the SCIF space in NeoCity will provide an enormous attraction to Semiconductor and Defense Startups by contributing the following capabilities:

- Secure Research and Prototyping: Use the SCIF for confidential research on semiconductor and defense technologies. Conduct secure prototyping within the SCIF environment.
- Government Collaboration: Ability to collaborate on classified projects.
- Intellectual Property Protection: Safeguarding intellectual property, ensuring innovation security.
- Access to Classified Information: Enhancing project knowledge and capabilities.
- Attract Government Contracts: Position startups as trustworthy partners for government contracts.
- Cybersecurity Training and Compliance
- Controlled Access for Security: Advanced access controls and monitoring.
- Diversify Offerings through Collaboration: Fostering cross-sector collaboration.

The “classified-space-as-a-service” model would allow startups to subscribe to the space and provide an affordable secure space to nontraditional defense contractors. Shared secure workspaces for them could greatly enhance the pool of innovation and support the growing semiconductor industry in the United States.

Please see Attachment 1.A, which includes a Project map. The full application narrative can be viewed in supplemental documents NeoCity Multi-Use Lab Facilities Application Narrative.

Location

The NeoCity Multi-Use Lab Facility and SCIF are located in the NeoCity technology district located in unincorporated Osceola County. Attachment 1.A Project Map, two locations are shown as options for the Multi-Use Lab Facilities, our intent is to complete a review of the locations immediately, choosing the ideal pick for NeoCity.

Public Owned

Yes

Property Owner

Osceola County

Public Use or Benefit Public

Yes

Single Entity

No

Future Land & Zoning

The current and future zoning designation along the Project corridor is "Employment-Commercial", which allows for employment and business uses as well as densities and intensities envisioned in the Master Plan. The Future Land Use is "Designated Employment Center". The planned Project conforms to these uses.

Description of Econ Benefits

Osceola County is the third fastest growing county in the U.S. With an economy heavily dependent on the tourism, hospitality, and agriculture industries, employment options have traditionally been limited to those careers for Osceola County residents. In 2014, Osceola County set out to create new economic opportunities through creation of a semiconductor ecosystem. The investments made over the past several years in high-tech innovation, high-skilled job growth and sustainable economic development strategies have positioned Osceola County to be the world epicenter for semiconductor advanced packaging products and processes. At the heart of the County's future economic development vision is NeoCity – a 500 acre technology campus. NeoCity's technology road map, to which this lab space is a critical element, will boost our nation's domestic semiconductor manufacturing capabilities, strengthen our national defense, and lead to long term economic growth for the State of Florida and the United States.

There is a critical national need to accelerate semiconductor innovation and manufacturing to maintain US technological leadership focused on domestic growth. Currently, 98% of these advanced packaged, integrated processes, are done in Asia, including China, where foreign adversaries can insert malicious processes into these integrated chips in a way that is not easily identifiable. We are dependent on Asia for these integrated chips, and it is a national security issue.

In order for the United States to regain its global leadership in the semiconductor industry, domestic semiconductor manufacturing needs to not only stand up the advanced packaging capacity, but needs to innovate next generation chips that are able to work around Moore's law limitations in a secure way.

The proposed NeoCity Multi-Use Lab Facility and SCIF supports the growth and development of Osceola County's number one economic development priority, perfectly aligns with the infrastructure and workforce development objectives of the Florida Job Growth Grant Fund, provides new and improved job opportunities to boost the State's and the county's economy, and is a game-changer when it comes to diversifying the region's tourism-dependent economy. The lab space will be available for lease to companies that can benefit from its cutting-edge technological capabilities, promoting a pilgrimage of smart technology companies and start-ups to join the NeoCity ecosystem.

RECOVERY:

Osceola County's local economy is primarily reliant on tourism and agriculture which was evidenced by the County's unemployment rate during the initial months of the COVID-19 pandemic, which went up to 31%, the third highest unemployment rate in the entire country during the month of May 2020. In 2014, following impacts of the Great Recession, Osceola County decided to make a long-term investment to create the 500-acre technology district, named NeoCity, with the main goal to diversify the economy. Since then, Osceola County, the State of Florida, the federal government, and our regional partners have invested over \$300 million to make NeoCity the hub to Central Florida's burgeoning semiconductor industry. NeoCity's anchor building, the Center for Neovation, (total of 109,000 sq. ft) consisting of a 36,000 square ft. clean room, is one of the most technologically advanced manufacturing research centers

in the western hemisphere, home to SkyWater Technology, imec USA, BRIDG, Tokyo Electron (TEL), and SUSS MicroTech. The Multi-use Lab Facility is foundational, game-changing infrastructure, that will advance and accelerate existing investments in NeoCity and establish Central Florida as the nation's microchip advanced packaging hub.

According to a June 2021 Florida Office of Economic and Demographic Research analysis, (www.edr.state.fl.us/content/area-profiles/county/osceola.pdf), the median family income in Osceola was \$57,372 per year compared to \$67,414 in Florida; the personal income per capita in 2019 was \$35,258 in Osceola compared to \$52,426 statewide; 13.4 percent of Osceola residents lived in poverty in 2019, compared to 12.7 percent in the state; 86.7 percent of Osceola County residents were high school graduates compared to 88.2 percent statewide; only 21.8 percent of Osceola residents were college graduates compared to 29.9 percent statewide; and Osceola ranked first in the state for the number of personal bankruptcy filings per 1,000 population.

DIVERSIFICATION:

Economic analyses prepared for the County project that NeoCity will provide new, higher wage advanced manufacturing jobs, paying an average wage of more than \$57,000 annually. It also aligns with the State and Region's Demand Occupations list for occupations such as Electrical and Electronics Engineering Technicians (173023), Electrical Engineers (172071), Industrial Machinery Mechanics (499041), Software Developers (15132), and Machinist (499041). Nearly all of these college-level and advanced degrees are offered by nearby colleges and universities, specifically Valencia College, the University of Central Florida, the University of South Florida, and the University of Florida. Coursework and training for other trades, such as mechanics and machinists, are provided at the Valencia College's Advanced Manufacturing Computer Numerical Control Program, as well as other nearby community colleges in Central Florida. The Economic Impact Analysis is available as attachment Economic Analysis.

Beyond the scope of this project, Osceola County established the Osceola Prosper initiative, which has provided over \$25 million, over three years, in both ARPA SLRF and General Fund dollars to provide all high school graduates, in Osceola County, a full scholarship to cover tuition and fees not otherwise covered by other grants or scholarships to Valencia College or Osceola Technical School to cover an Associate of Arts degree, Associate in Science degree, technical certificate, accelerated skills training, or vocational training. Additionally, Osceola County, in close partnership with the School District of Osceola County, established NeoCity Academy, a public STEM high school on site, to attract students to the semiconductor industry.

Osceola County's emerging semiconductor ecosystem is building on the investments made by the State, with the funding that helped construct the two main roadways in NeoCity-NeoCity Way and Neovation Way (currently under construction). Additionally, Valencia College, through a grant of \$3.7 million from the State, developed an accelerated skills training program in robotics technology with a specialized semiconductor track, specifically to provide pathways for residents to work in NeoCity and the semiconductor industry. Of the \$3.7 million in state grant funding, Valencia is investing \$2.5 million to build out the College's advanced robotics learning factory which will house the specialized semiconductor track to include a simulated wafer processing production line and a mock cleanroom. The proposed lab space would be another investment to accelerate the semiconductor ecosystem at NeoCity.

ENHANCEMENT:

Construction of the NeoCity Multi-use Lab Facility will provide economic enhancing infrastructure aligning with the Florida Job Growth Grant objectives and NeoCity vision. This project will support innovation and advance discovery in the semiconductor industry. By providing open access lab space to existing industry and small startups, allows for accelerated research and affordable options in this expensive industry. The County recently completed construction of a \$26 million, four-story office building designed to attract companies providing support services to the semiconductor industry. The proposed SCIF would be constructed on the first floor of this building. At present, six tenants in the semiconductor and smart city industries anchor the office complex, in keeping with the long-range objectives of NeoCity development. A key tenant, for example, is SkyWater Technology, the United States' only U.S.-owned and operated pure play trusted semiconductor foundry. The company's continued growth at NeoCity is inevitable. In October 2021, SkyWater applied to the U.S. Defense Department to make Osceola County a "trusted foundry" site for military semiconductor production, and has committed to provide roughly 220 new jobs in NeoCity over the next five years.

The Osceola County School District in 2018 opened, NeoCity Academy, a new \$18 million STEM (science, technology, engineering, and math) magnet high school within the technology cluster to cultivate the County's future workforce. The school has been so successful that an expansion is underway, doubling its footprint, another \$18 million investment. Additionally, the school was just ranked #1 in Central Florida by Niche (<https://www.niche.com/k12/neocity-academy-kissimmee-fl/>). Finally, Valencia College opened the Valencia Advanced Manufacturing Center CNC Program in Kissimmee in 2016 in partnership with Osceola County and has added a new Valencia Poinciana campus to help deliver training in technical areas related to research components under development in the technology district. The college offers 12-week to 6-month long training programs that lead to certifications in fields that include mechatronics, logistics, advanced welding technology and quality, inspection and assembly careers, among others.

Osceola County has the demonstrated ability to immediately implement this Project. All permitting has been approved for expedited processing and can be executed in five business days. The County has done this before. For example, NeoCity Way was completed in May 2021. The new 2.1-mile-long roadway cost \$11.3 million to build, partially financed with a \$5.8 million grant from the Florida Department of Economic Opportunity, and similar expedited permitting was utilized. The overall NeoCity site already has been permitted for up to 100% impervious surface by the South Florida Water Management District and the U.S. Army Corps of Engineers. The site has been mass-graded, and the ponds and control structures have been constructed.

Specific Job Growth:

The successful development of NeoCity has the potential to create an estimated 86,000 new jobs within the region, with a total long-term economic output of more than \$27 billion. NeoCity is expected to supplant the 75,000 manufacturing jobs that Florida has lost since 2007, as well as leverage existing assets and investments, such as the University of Central Florida's growing cluster of life sciences professionals; re-employ assets from the space coast to re-energize the aerospace cluster, repatriate advanced manufacturing firms back to the United States and Florida, and partner with Central Florida's thriving defense industry.

The attached Economic Analyses prepared for the County project that NeoCity will provide new, higher wage advanced manufacturing jobs, paying an average wage of more than \$57,000 annually. It also aligns

with the State and Region's Demand Occupations list for occupations such as Electrical and Electronics Engineering Technicians (173023), Electrical Engineers (172071), Industrial Machinery Mechanics (499041), Software Developers (15132), and Machinist (499041).

As demonstrated in other technology and innovation clusters across the United States, NeoCity is expected to not only attract private companies but also to stimulate the manufacturing of semiconductors (333242) and high-tech business start-ups. The new Multi-Use Lab Facility and SCIF will attract lucrative companies in the following sectors to join the NeoCity environment, Venture Capital Companies (523910), National Security (928110), Space Research and Technology (927110), Research and Development in Biotechnology (541714), to only name a few.

The open innovative tech platform Plug and Play Tech Center has begun working alongside the County to create a semiconductor focused accelerator program that will require the proposed technology of the Multi-Use Lab Facility and SCIF. With a network of 50,000 startups and 500+ world-leading corporations, the addition of Plug and Play has the potential to bring dozens of permanent jobs to the NeoCity environment and millions of dollars to the local economy.

In addition to the potential permanent positions, the construction of the facilities will bring an estimated 125 temporary construction positions (direct, indirect, and induced). All contracting will be publicly and locally bid in regulation with 2 C.F.R 200.

The full economic narrative can be viewed under supplemental documents Attachment 1.G. Economy and Job Growth.

Project Ready to Commence

Yes

Proposed start Date

1/1/2024

Proposed duration

720

Permits Needed

E192 CRA Review

NeoCity Design Review Board (not permit, but step)

Site Development Plan (SDP)

Building Permits

DEP Permit (Gas Yard, if applicable)

South Florida Water Management District Stormwater Permit

Toho Water Authority, Florida Department of Environmental Protection Portable Water, Reclaimed Water, and Sanitary Sewage Permit

FDEP NPDES Construction Permit

Permits Details

Permits have not been secured but are set for expedited review. The CRA, SDP, and Building Permits are local permits. The NeoCity expedited permitting will allow for them to be obtained within 5 business days.

Amendment Needed

No

Project Local Match

Yes

Detailed Budget Narrative

The total project cost of \$17,508,050.00 is broken down by the following line items:

Permits & Fees - \$123,200.00

Professional Fees - \$902,700.00

Building Construction - \$13,283,000.00

Owner Furnished Material/Equipment - \$2,042,550.00

Miscellaneous - \$1,156,600.00 (Contingency)

Project Local Match Details

The project site land will provide an in-kind match from Osceola County. Estimated land value is \$1.7 million.

Requested Total

\$17,508,050.00

Source - City / County

\$0.00

Source - Private

\$0.00

Source - Other

\$0.00

Cost - Construction

\$15,448,750.00

Cost - Reconstruction

\$0.00

Cost - Design and Engineering

\$902,700.00

Cost - Land Acquisition

\$0.00

Cost - Land Improvement

\$0.00

Cost - Other

\$1,156,600.00

Cost - Total

\$17,508,050

Approvals and Authority	
Authorized signatory on Board's behalf ⓘ Don Fisher	Attestation Name of Entity ⓘ Osceola Board of County Commissioners
Approvals Needed ⓘ Approvals have already been obtained by the County. A resolution was submitted and approved on November 6, 2023, by the Osceola County Board of County Commissioners. The resolution can be viewed as Attachment Osceola County Board of County Commissioners Resolution.	Attestation Name and Title of Auth Rep ⓘ Don Fisher, County Administrator
Meeting Schedule ⓘ Not applicable - approval has been obtained. Please view the Attachment Osceola County Board of County Commissioners Resolution.	Attestation Representative Signature ⓘ Don Fisher
Meeting Notice Days ⓘ Not applicable - approval has been granted. Please view the Attachment Osceola County Board of County Commissioners Resolution.	Attestation Signature Date ⓘ 11/7/2023
Authority Proof ⓘ	

1. Program Requirements

A. Provide a detailed description of the public infrastructure improvements.

Osceola County is seeking approximately \$17.5 million from the Governor's Florida Job Growth Grant Fund to construct a multi-use semiconductor lab facility and sensitive compartmented information facility (SCIF) within the County's emerging NeoCity semiconductor technology district. Planned design and construction of the new County facilities include a new shared incubator lab space consisting of 10,000 square feet of dry labs, wet labs, cryogenic labs, and open test lab spaces located adjacent to the existing Center for Neovation Fabrication facility (200 NeoCity Way), as well as the construction of a 1,000 square foot SCIF in the existing County-owned office building, known as the OC Building, at NeoCity (194 NeoCity Way).

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The conceptual design of the lab facility proposes 3 wet labs, ranging from 600 square feet to 1,150 square feet, a Cryo Lab at 640 square feet, and 4 dry labs ranging from 600 square feet to 715 square feet. There is an additional open test lab space at 1,000 square feet. The facility will also provide utility and equipment storage, as well as ancillary uses such as lobby space and restrooms. Currently shown are two proposed locations for the lab space, shown in Attachment 1.A. as Option A and Option B. The County is evaluating which location would serve the purpose of the proposed project better, considering access and construction costs as the two top evaluation criteria. Both options are on County-owned land and would require the same permitting.

The proposed SCIF, or Sensitive Compartmented Information Facility, would be a secure place where sensitive information can be viewed and discussed to prevent outside surveillance or spying. Utilizing map use cases adaptation of the secure space will support secure communications, secure testing, and secure storage. The proposed SCIF would be able to support a critical need for existing partners onsite, while also providing a needed opportunity for small businesses and startups to access a secured facility.

Accessibility of the SCIF space in NeoCity will provide an enormous attraction to Semiconductor and Defense Startups by contributing the following capabilities:



- Secure Research and Prototyping: Use the SCIF for confidential research on semiconductor and defense technologies. Conduct secure prototyping within the SCIF environment.
- Government Collaboration: Ability to collaborate on classified projects.
- Intellectual Property Protection: Safeguarding intellectual property, ensuring innovation security.
- Access to Classified Information: Enhancing project knowledge and capabilities.
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The “classified-space-as-a-service” model would allow startups to subscribe to the space and provide an affordable secure space to nontraditional defense contractors. Shared secure workspaces for them could greatly enhance the pool of innovation and support the growing semiconductor industry in the United States.

Please see Attachment 1.A, which includes a Project map.

- B. Provide location of public infrastructure, including physical address and county of project.

The NeoCity Multi-Use Lab Facility and SCIF are located in the NeoCity technology district located in unincorporated Osceola County. Location options are shown in Attachment 1.A.

- C. Is this infrastructure currently owned by the public? Yes.
- D. Provide current property owner. Osceola County
- E. Is this infrastructure for public use or does it predominately benefit the public? Yes.
- F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation, or business entity? No.
- G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote;
- a. Economic **recovery** in specific regions of the state;
 - b. Economic **diversification**; or
 - c. Economic **enhancement** of a Targeted Industry

Osceola County is the third fastest growing county in the U.S.¹ With an economy heavily dependent on the tourism, hospitality, and agriculture industries, employment options have traditionally been limited to those careers for Osceola County residents. In 2014, Osceola County set out to create new economic opportunities through creation of a semiconductor ecosystem. The investments made over the past several years in high-tech innovation, high-skilled job growth and sustainable economic development strategies have positioned Osceola County to be the world epicenter for semiconductor advanced packaging products and processes. At the heart of the County's future economic development vision is NeoCity – a 500 acre technology campus. NeoCity's technology road map, to which this lab space is a critical element, will boost our nation's domestic semiconductor manufacturing capabilities, strengthen our national defense, and lead to long term economic growth for the State of Florida and the United States.

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RECOVERY:

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¹ Electrical Construction & Maintenance Magazine, 2022. "50 counties to watch in 2022."
<https://www.ecmweb.com/construction/article/21234472/50-fastestgrowing-counties-in-the-united-states-2022>

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DIVERSIFICATION:

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leverage existing assets and investments, such as the University of Central Florida's growing cluster of life sciences professionals; re-employ assets from the space coast to re-energize the aerospace cluster, repatriate advanced manufacturing firms back to the United States and Florida, and partner with Central Florida's thriving defense industry.

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In addition to the potential permanent positions, the construction of the facilities will bring an estimated 125 temporary construction positions (direct, indirect, and induced). All contracting will be publicly and locally bid in regulation with 2 C.F.R 200.

This narrative is attached as Attachment 1.G.

2. Additional Information

- A. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

The project commencement date will be immediate upon grant agreement execution with a project life of 24 months to completion. The 24 months will be broken down into four quadrants of activities.

1. Notice to Proceed and Solicitation for Contractors, 120 days
2. Board & PO, 60-days
3. Design & permitting, 150 days
4. Construction, 390 days



A. What permits are necessary for the public infrastructure project?

E192 CRA Review

NeoCity Design Review Board (not permit, but step)

Site Development Plan (SDP)

Building Permits

DEP Permit (Gas Yard, if applicable)

South Florida Water Management District Stormwater Permit

Toho Water Authority, Florida Department of Environmental Protection Portable Water,

Reclaimed Water, and Sanitary Sewage Permit

FDEP NPDES Construction Permit

B. 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?

Permits have not been secured but are set for expedited review. The CRA, SDP, and Building Permits are local permits. The NeoCity expedited permitting will allow for them to be obtained within 5 business days.

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

The current and future zoning designation along the Project corridor is "Employment-Commercial", which allows for employment and business uses as well as densities and intensities envisioned in the Master Plan. The Future Land Use is "Designated Employment Center". The planned Project conforms to these uses.

D. 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. No.

E. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain. Yes.



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

Yes, the land will provide an in-kind match from Osceola County. Estimated land value is \$1.7 million.

G. Provide any additional information or attachments to be considered for this proposal. Maps and other supporting documents are encouraged.

Site Location Map – Attachment 1.A Project Map.

3. Program Budget

Description	Paid By	Total Cost
-------------	---------	------------

Land Acquisition	Project Account	\$0.00
Permits and Fees	Project Account	\$123,200.00
Professional Fees	Project Account	\$902,700.00
Building Construction	Project Account	\$13,283,000.00
Owner Furnished Material/Equipment	Project Account	\$542,550.00
Miscellaneous	Project Account	\$2,656,600.00

GRAND TOTAL ALL COSTS		\$17,508,050.00
OVERALL PROJECT BUDGET		\$0.00
VARIANCE		(\$17,508,050.00)

4. Approvals and Authority

A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

A resolution was submitted and approved on November 6, 2023, by the Osceola County Board of County Commissioners. The resolution can be viewed as Attachment Osceola County Board of County Commissioners Resolution.



- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:
- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.
 - ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice. N/A
- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. 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.

A resolution was submitted and approved on November 6, 2023, by the Osceola County Board of County Commissioners. The resolution can be viewed as Attachment Osceola County Board of County Commissioners Resolution.



NeoCity Multi-Use Lab Facilities
Florida Job Growth Grant
Permitting Information



A. What permits are necessary for the public infrastructure project?

E192 CRA Review

NeoCity Design Review Board (not permit, but step)

Site Development Plan (SDP)

Building Permits

DEP Permit (Gas Yard, if applicable)

South Florida Water Management District Stormwater Permit

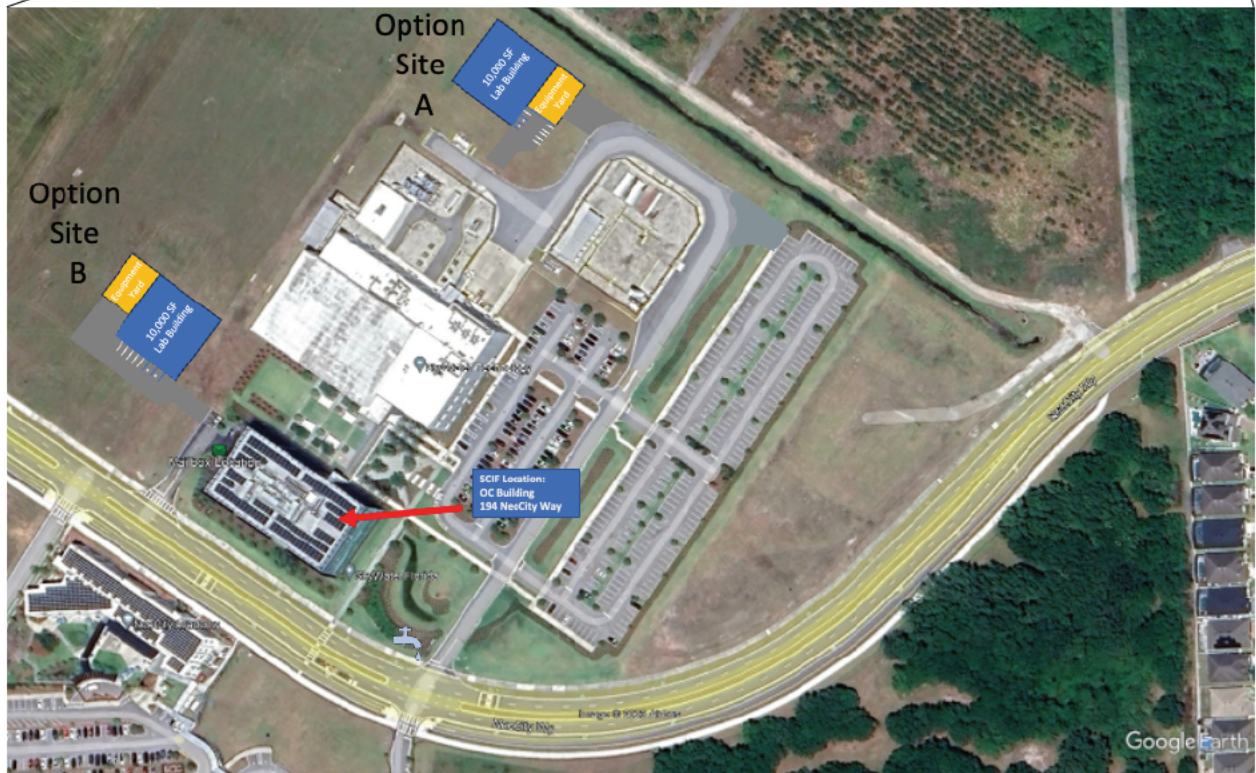
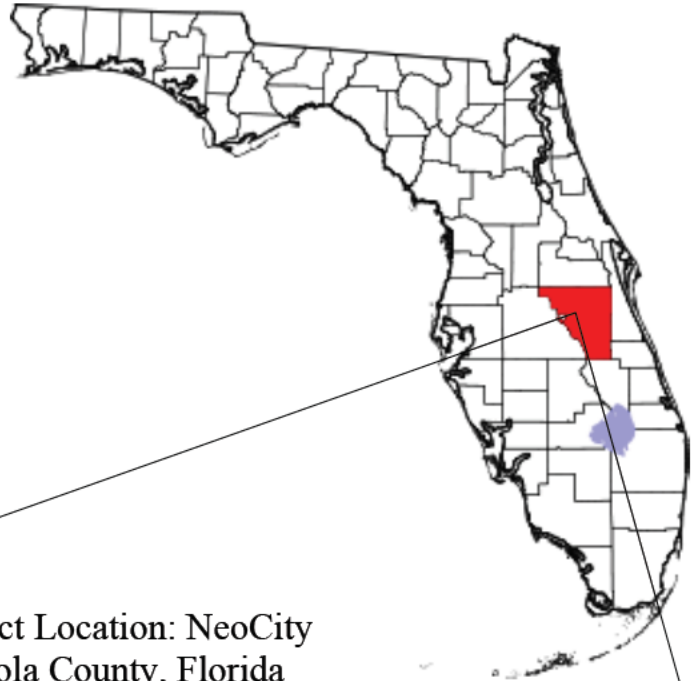
Toho Water Authority, Florida Department of Environmental Protection Portable Water,

Reclaimed Water, and Sanitary Sewage Permit

FDEP NPDES Construction Permit

B. 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?

Permits have not been secured but are set for expedited review. The CRA, SDP, and Building Permits are local permits. The NeoCity expedited permitting will allow for them to be obtained within 5 business days.



An aerial, dark-toned photograph of a city grid with a river winding through it. The buildings are rendered in shades of grey and blue, with some green spaces. A large, colorful infinity symbol is superimposed over the center of the image, with segments in blue, purple, pink, and yellow. The word 'NEOCITY' is written in a light grey, sans-serif font across the middle of the image, with the infinity symbol replacing the 'O'.

NEOCITY

ECONOMIC IMPACT ANALYSIS

01

Economic Impacts

- o 1.1 OFFICE WEIGHTED SCENARIO
- o 1.2 INDUSTRIAL WEIGHTED SCENARIO
- o 1.3 SUMMARY OF ECONOMIC IMPACTS

ECONOMIC IMPACT: OFFICE WEIGHTED SCENARIO

OFFICE WEIGHTED SCENARIO

Total Economic Impact

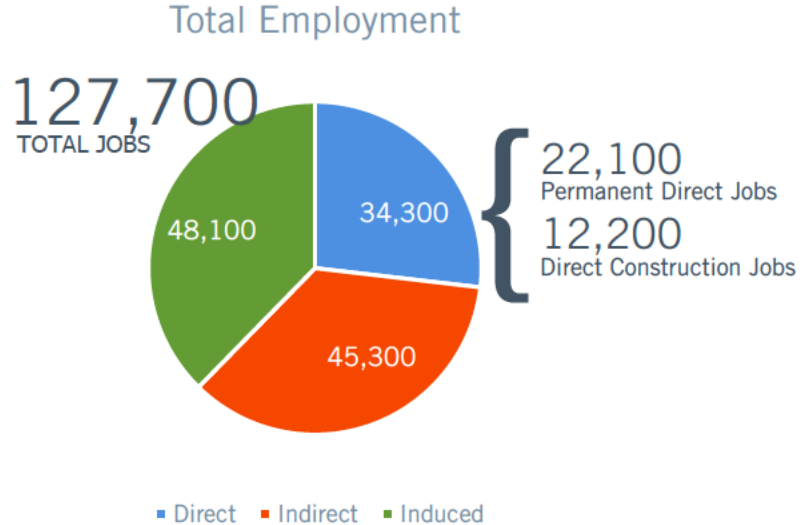


Building Square Footage by Category

Building Type	Square feet
Commercial	8.5M
Office	7.2M
General Research & Office	698K
Civic Use	315K
Retail	319K
Industrial	691K
Large Format Flex	461K
High Tech Scale-Up	230K
Residential	1.7M
Total	10.9M

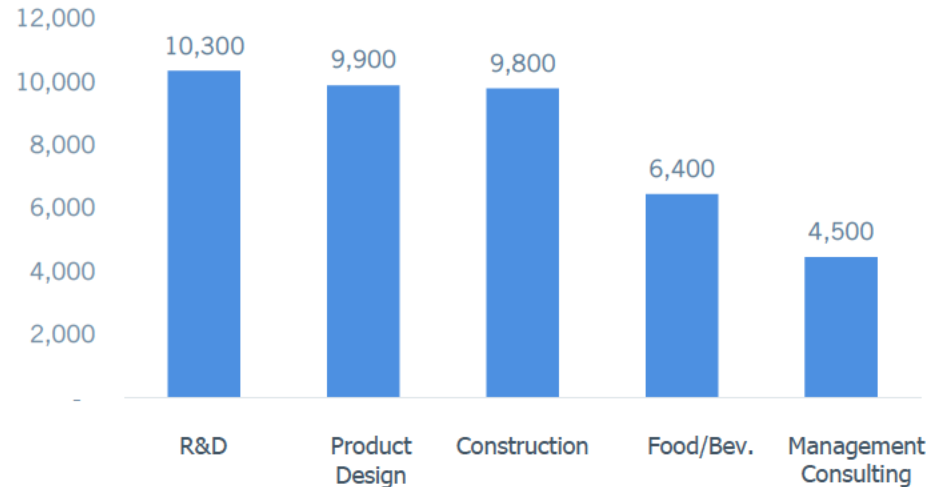
OFFICE WEIGHTED SCENARIO

Employment Impact



- 35% of direct FTE jobs in Osceola County are due to construction

Top 5 Industries by Total Employment (MSA Level)

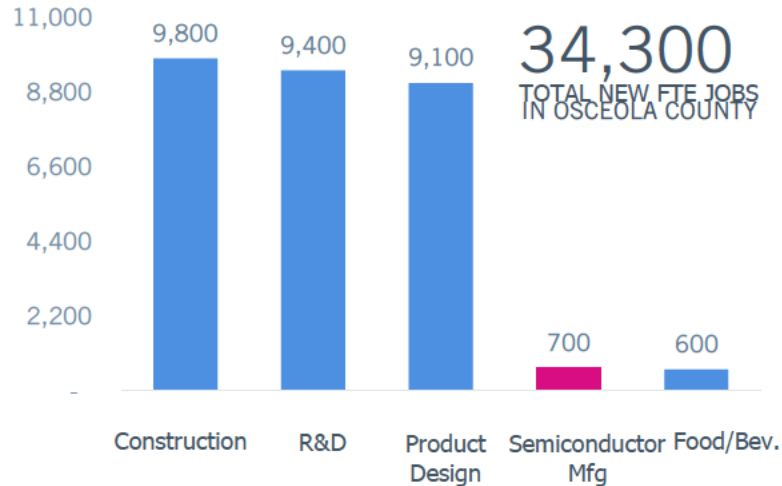


- 65% of direct FTE jobs created by NeoCity in Osceola County are due to operations

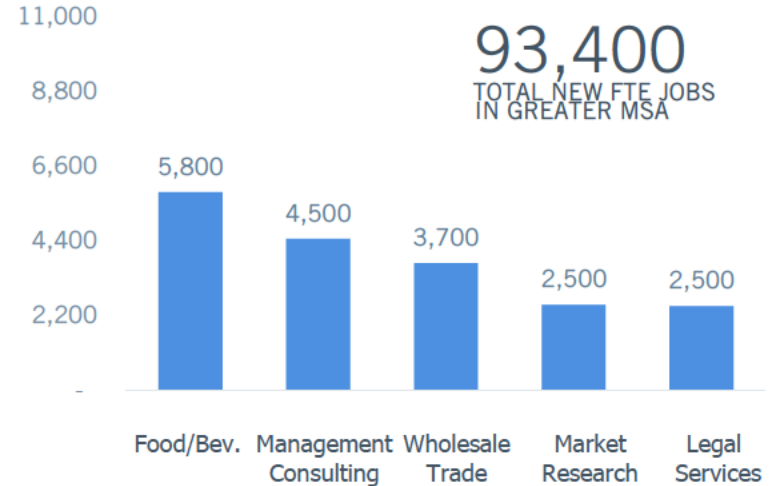
OFFICE WEIGHTED SCENARIO

Employment Impact

Top 5 Industries by Employment in Osceola County



Top 5 Industries by Employment to Greater MSA



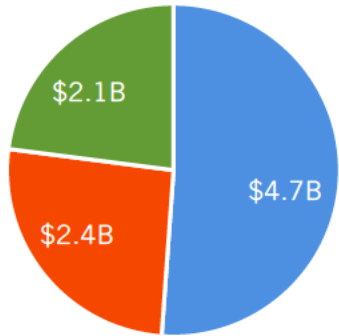
2,005 direct FTE jobs created in entirely new advanced manufacturing sectors

*Highlighted sectors indicate new industry to Osceola County

OFFICE WEIGHTED SCENARIO

Labor Income

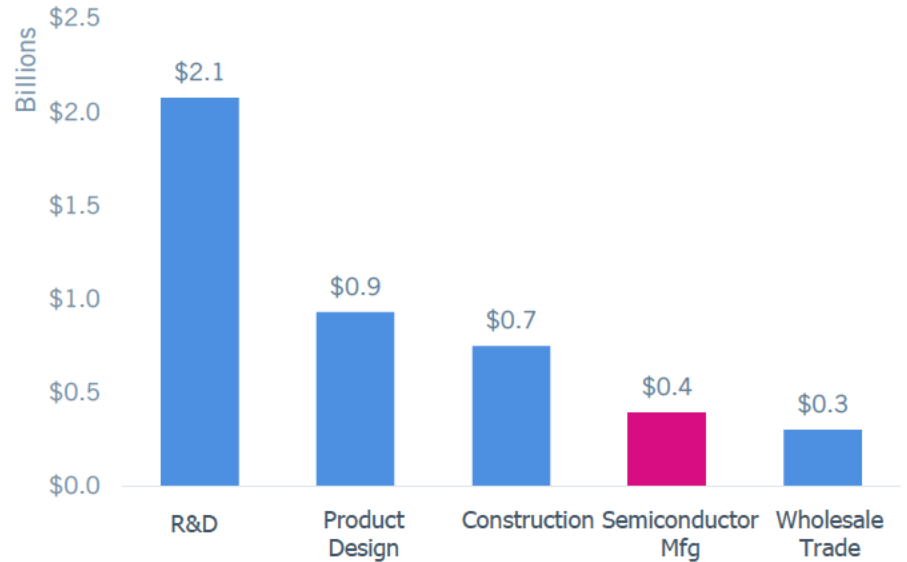
Total Labor Income



■ Direct ■ Indirect ■ Induced

\$9.3B
TOTAL LABOR INCOME

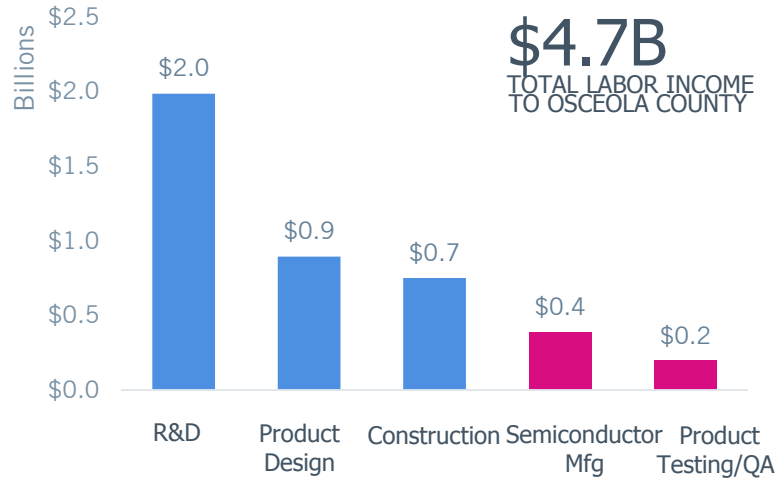
Top 5 Industries by Total Labor Income
(MSA Level)



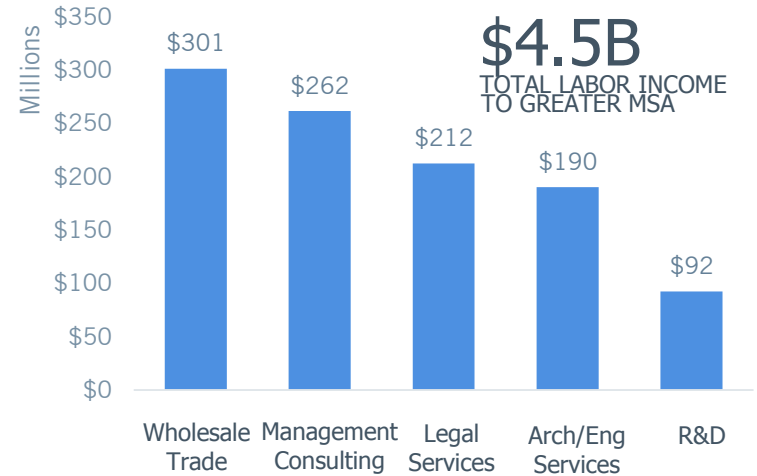
OFFICE WEIGHTED SCENARIO

Labor Income

Top 5 Industries by Direct Labor Income to Osceola County



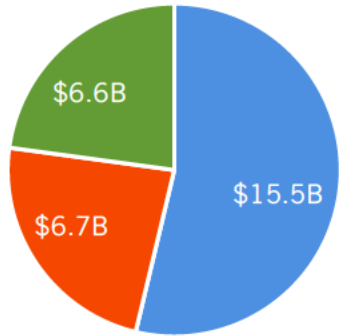
Top 5 Industries by Labor Income to Greater MSA



OFFICE WEIGHTED SCENARIO

Economic Output

Total Economic Output

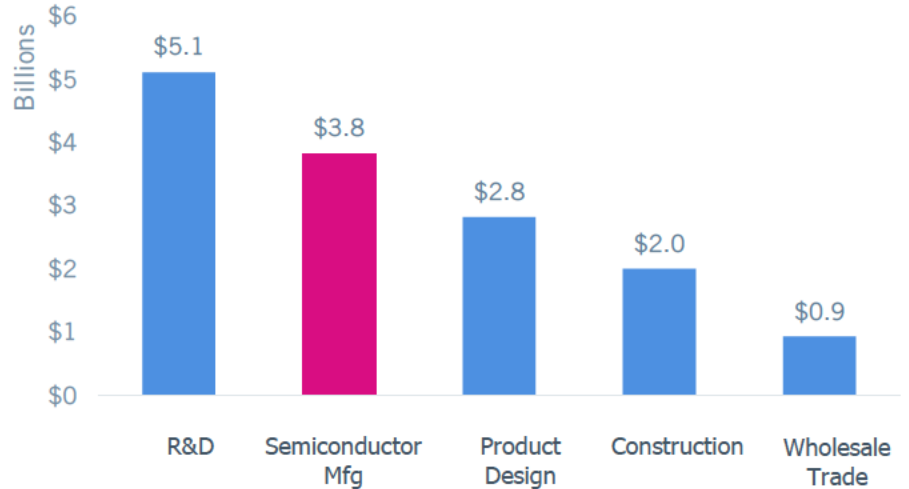


\$28.8B
TOTAL ECONOMIC OUTPUT

■ Direct ■ Indirect ■ Induced

- 423 total sectors impacted
- 206 sectors impacted by over \$1M

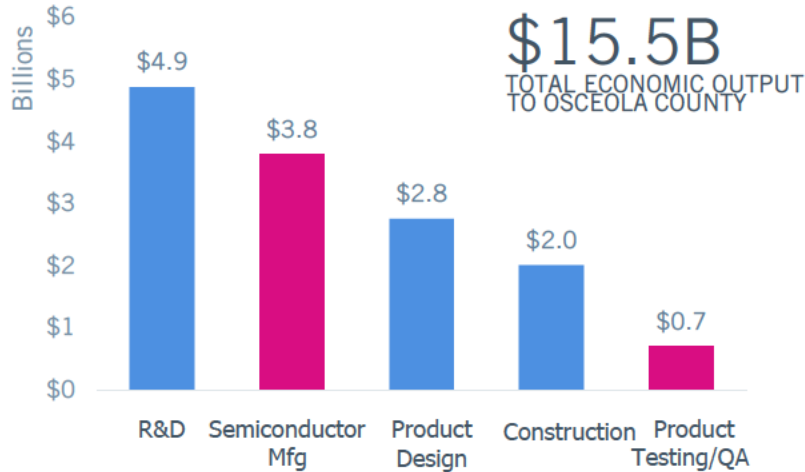
Top 5 Industries by Total Economic Output
(MSA Level)



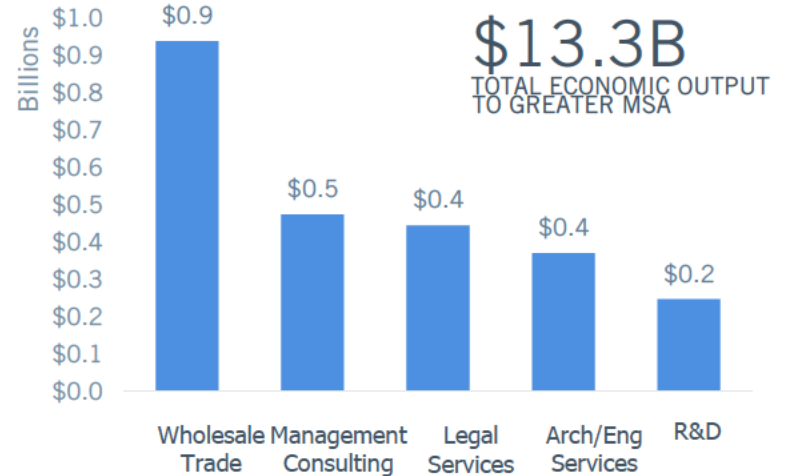
OFFICE WEIGHTED SCENARIO

Economic Output

Top 5 Industries by Direct Economic Output to Osceola County



Top 5 Industries by Economic Output to Greater MSA



ECONOMIC IMPACT: INDUSTRIAL WEIGHTED SCENARIO

INDUSTRIAL WEIGHTED SCENARIO

Total Economic Impact



Building Square Footage by Category

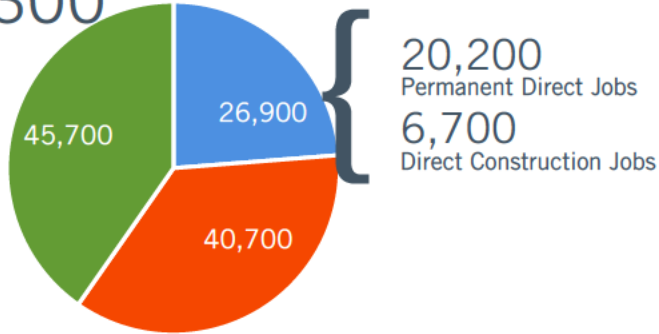
Building Type	Square feet
Commercial	7.1M
Office	5.2M
General Research & Office	1.5M
Civic Use	256K
Retail	252K
Industrial	2.2M
Large Format Flex	1.8M
High Tech Scale-Up	456K
Residential	545K
Total	9.9M

INDUSTRIAL WEIGHTED SCENARIO

Employment Impact

Industrial Weighted Employment

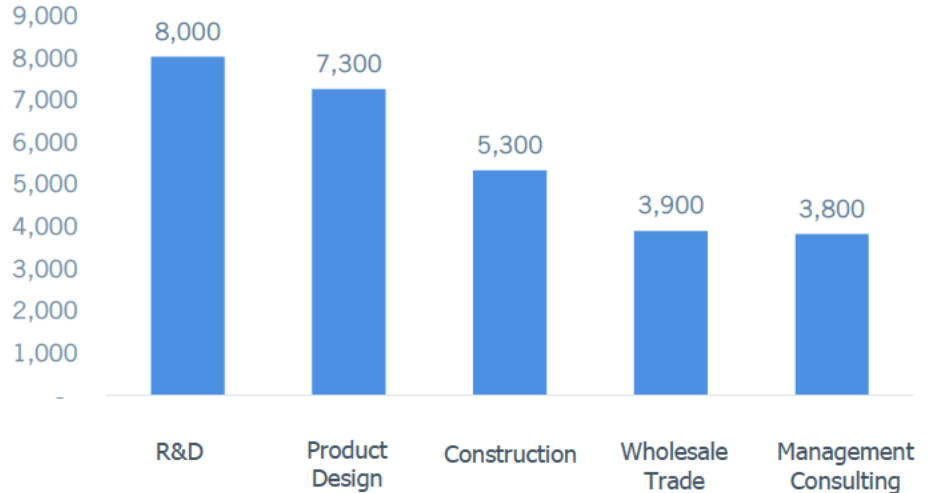
113,300
TOTAL JOBS



■ Direct Effect ■ Indirect Effect ■ Induced Effect

- 25% of direct FTE jobs in Osceola County are due to construction

Top 5 Industries by Total Employment (MSA Level)

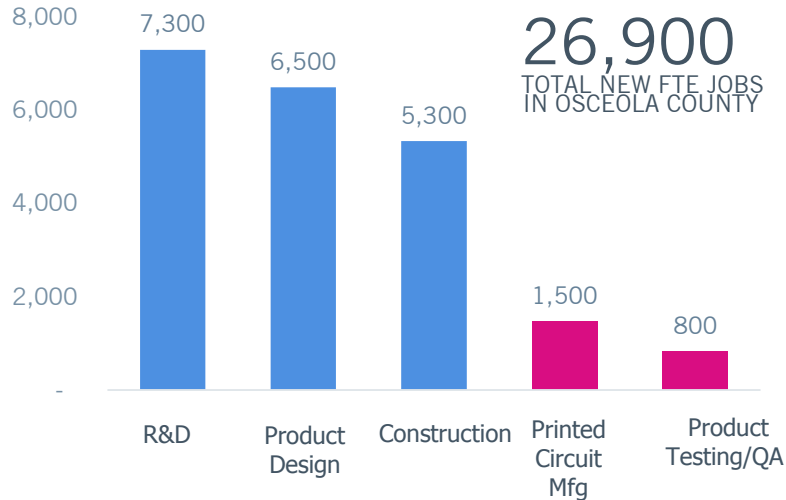


- 75% of direct FTE jobs created by NeoCity in Osceola County are due to operations

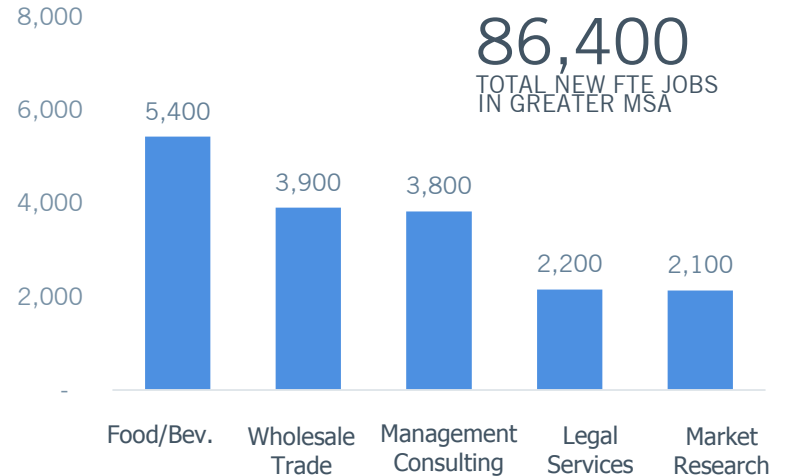
INDUSTRIAL WEIGHTED SCENARIO

Employment Impact

Top 5 Industries by Employment in Osceola County



Top 5 Industries by Employment to MSA

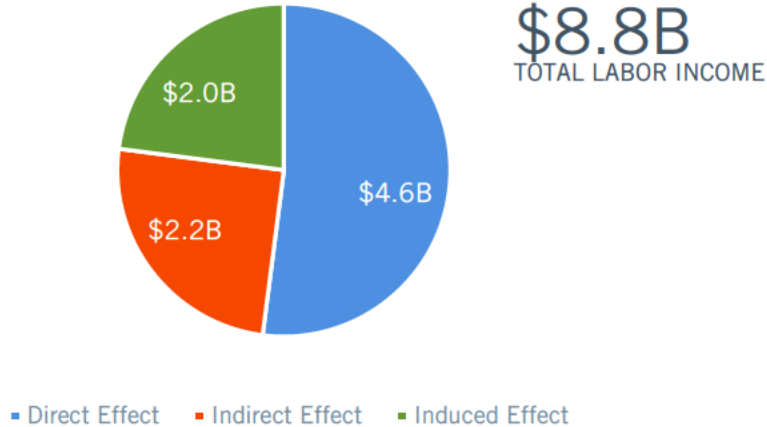


5,100 direct FTE jobs created in entirely new advanced manufacturing sectors

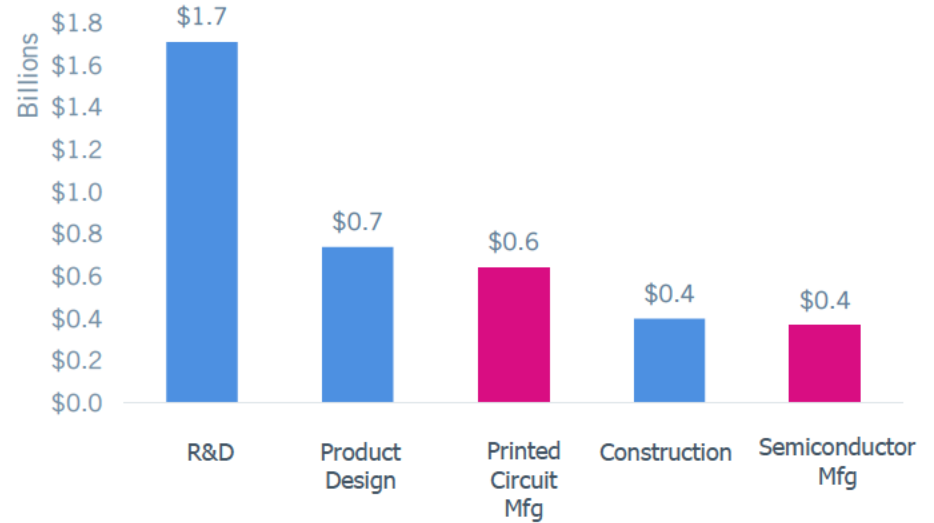
INDUSTRIAL WEIGHTED SCENARIO

Labor Income

Total Labor Income



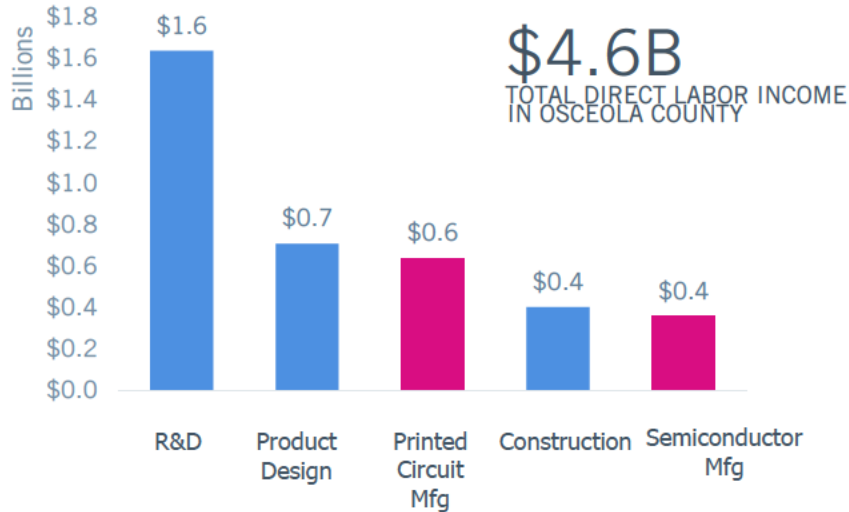
Top 5 Industries by Labor Income (MSA Level)



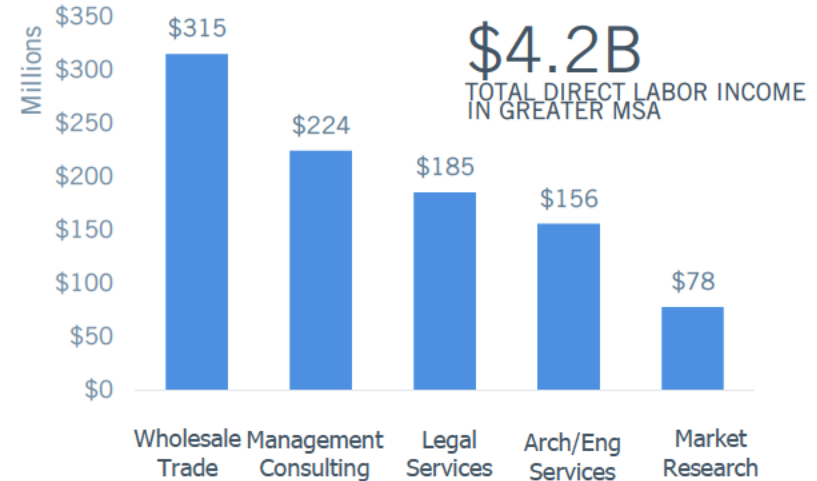
INDUSTRIAL WEIGHTED SCENARIO

Labor Income

Top 5 Industries by Direct Labor Income to Osceola County



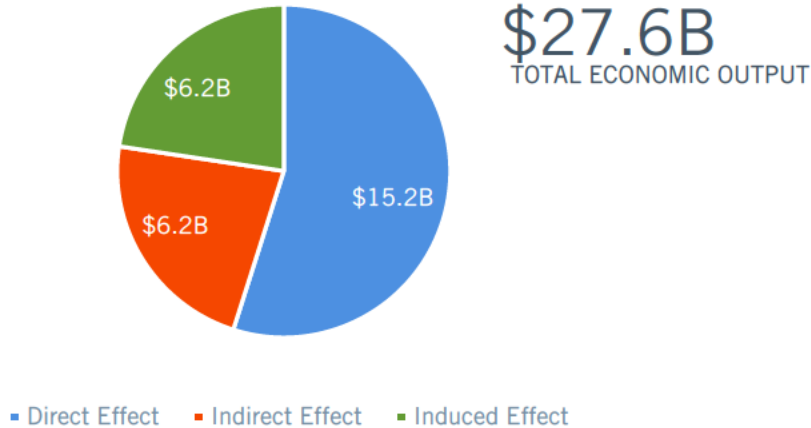
Top 5 Industries by Labor Income to Greater MSA



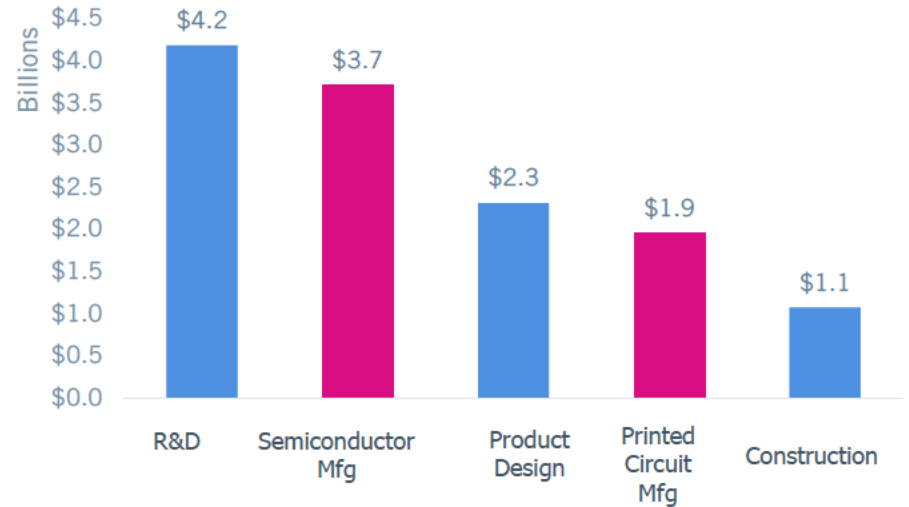
INDUSTRIAL WEIGHTED SCENARIO

Economic Output

Total Economic Output



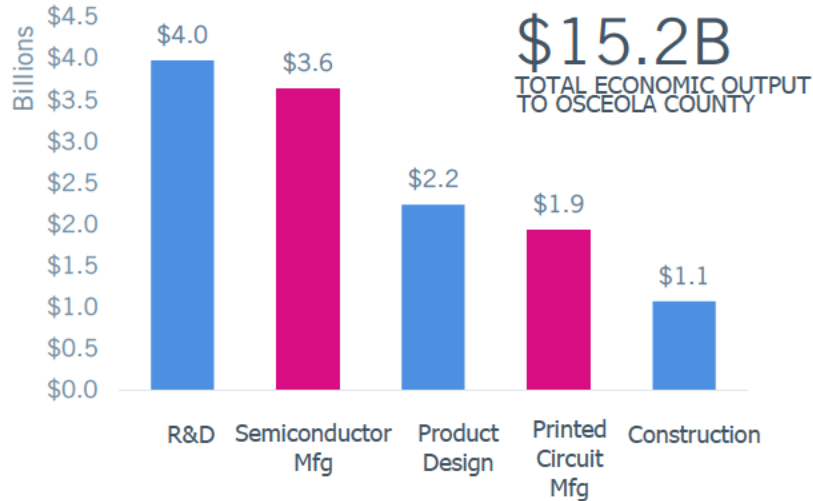
Top 5 Industries by Total Economic Output (MSA Level)



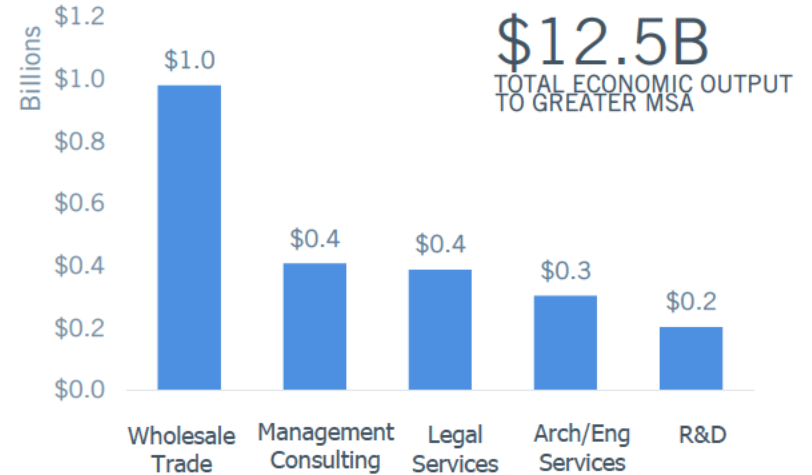
INDUSTRIAL WEIGHTED SCENARIO

Economic Output

Top 5 Industries by Direct Economic Output to Osceola County



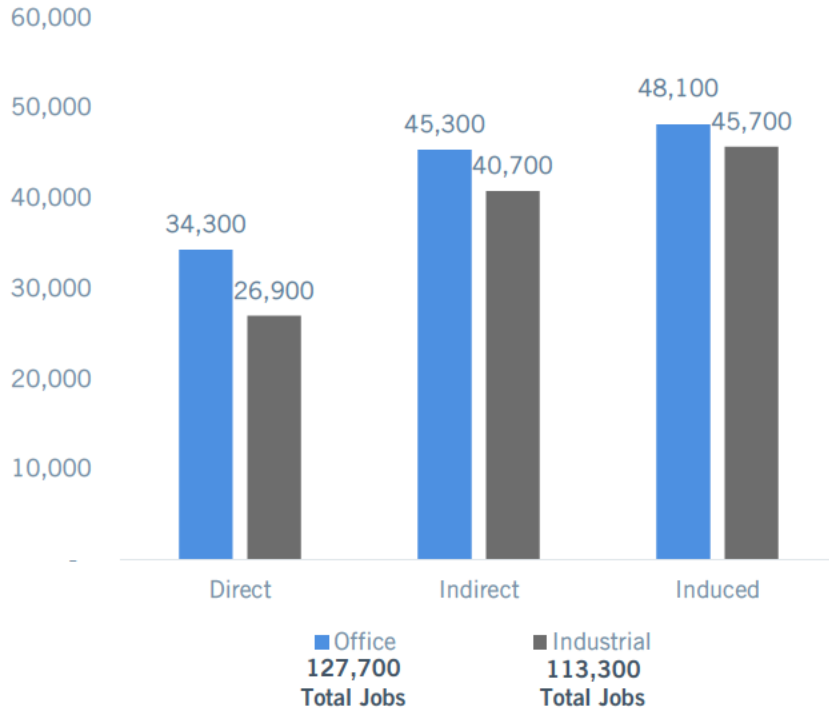
Top 5 Industries by Economic Output to Greater MSA



SUMMARY OF ECONOMIC IMPACTS

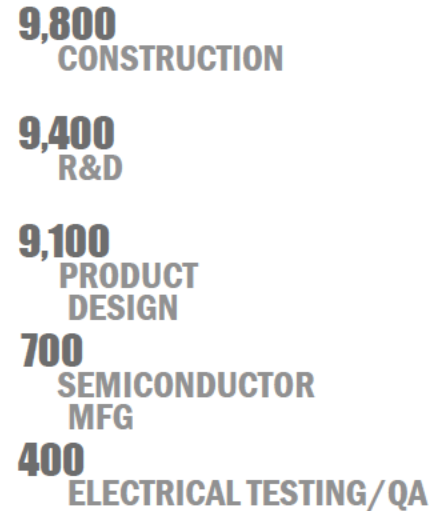
COMPARISON OF SCENARIOS

FTE Jobs by Scenario

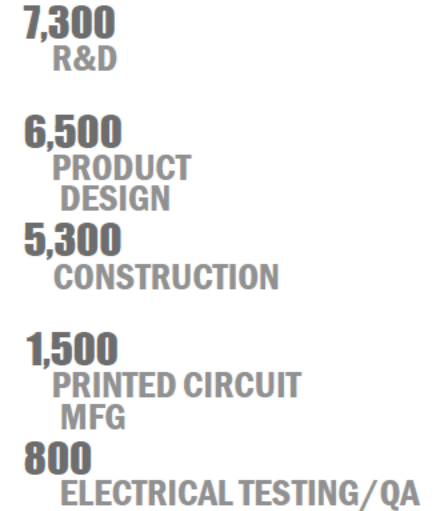


Top Jobs to Osceola County

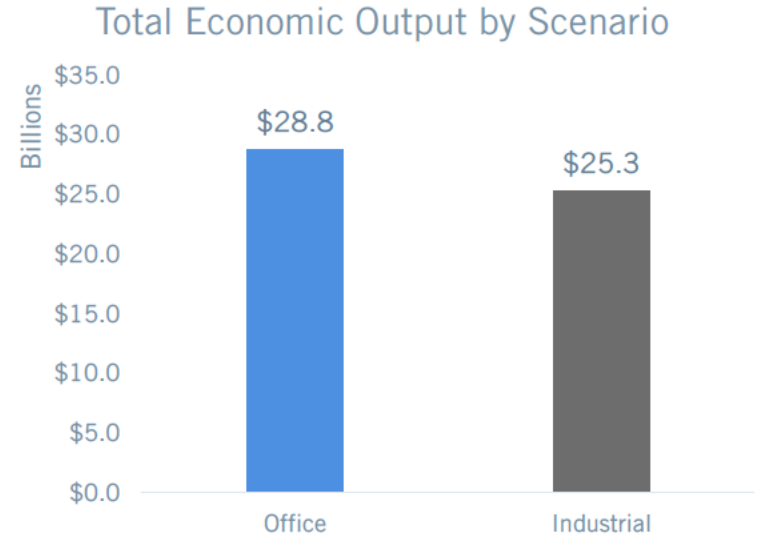
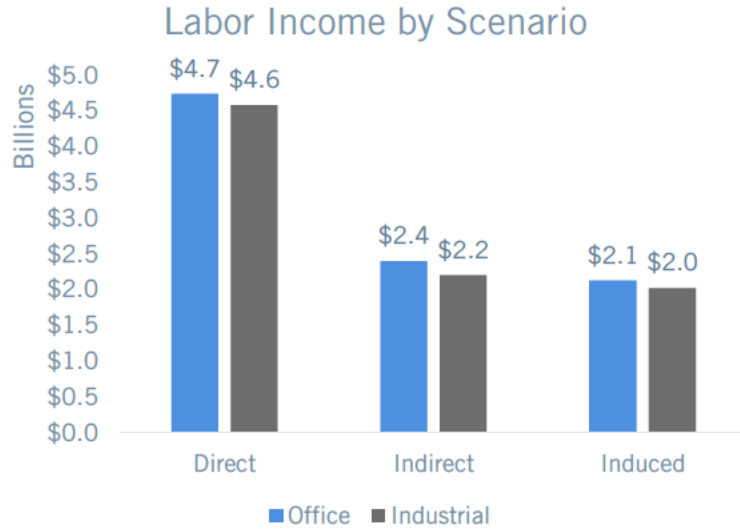
OFFICE WEIGHTED



INDUSTRIAL WEIGHTED



COMPARISON OF SCENARIOS



Osceola County will realize greater economic impacts as it attracts the supply chain & appropriate housing infrastructure

An aerial, dark-toned photograph of a city grid. A river flows through the center, with a bridge crossing it. The buildings are rendered in shades of grey and blue, with some greenery visible. The overall atmosphere is urban and modern.

NEOCITY

TAX REVENUE MODEL

0

Tax Revenue
Model

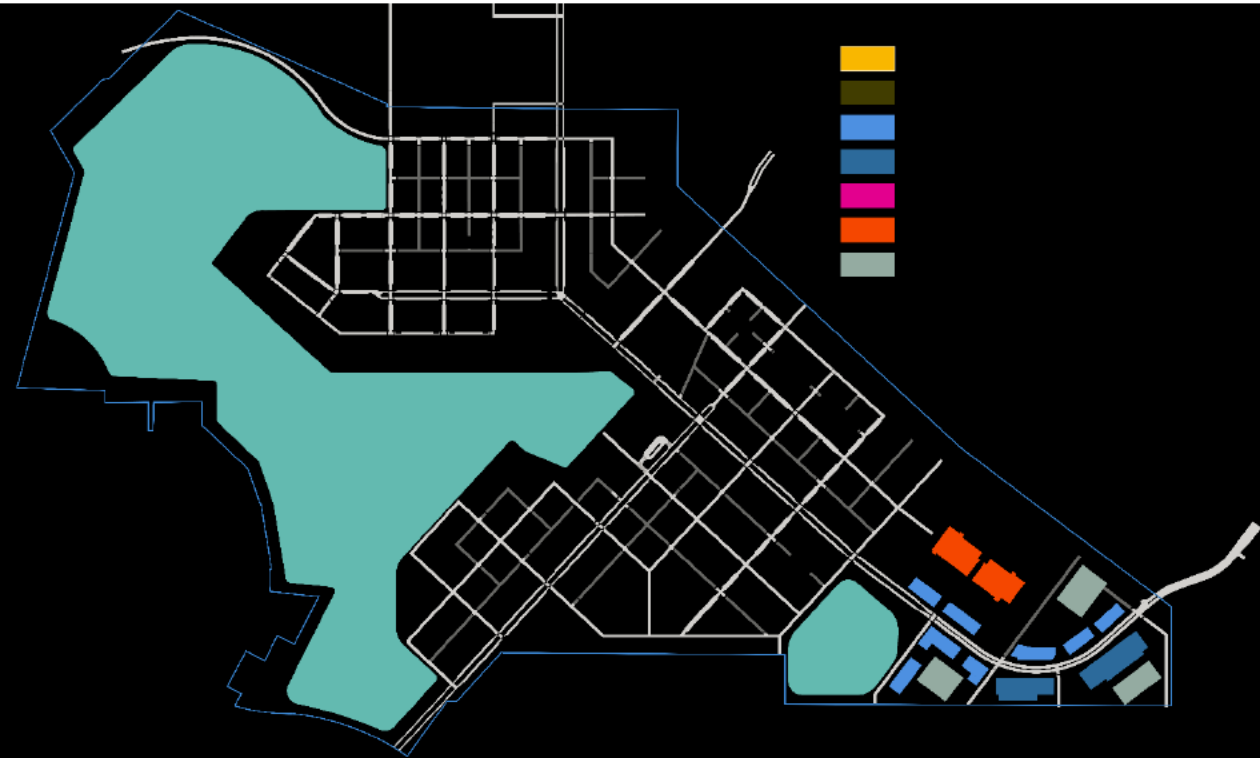
2

- o 2.1 OFFICE WEIGHTED SCENARIO
- o 2.2 INDUSTRIAL WEIGHTED SCENARIO
- o 2.3 TAX REVENUE SCENARIO COMPARISONS
- o 2.4 ASSUMPTIONS

TAX REVENUE: OFFICE WEIGHTED SCENARIO

OFFICE WEIGHTED SCENARIO

10 Year Tax Revenue Estimate

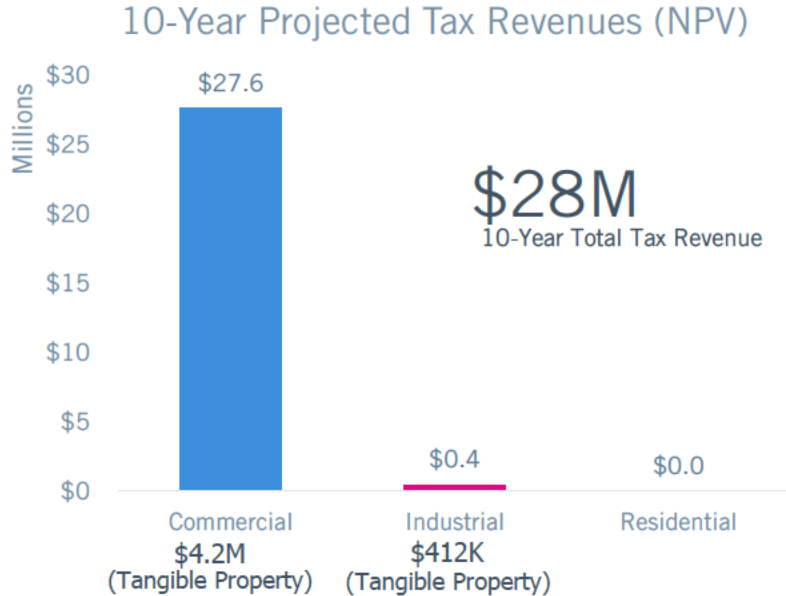


Building Square Footage by Category

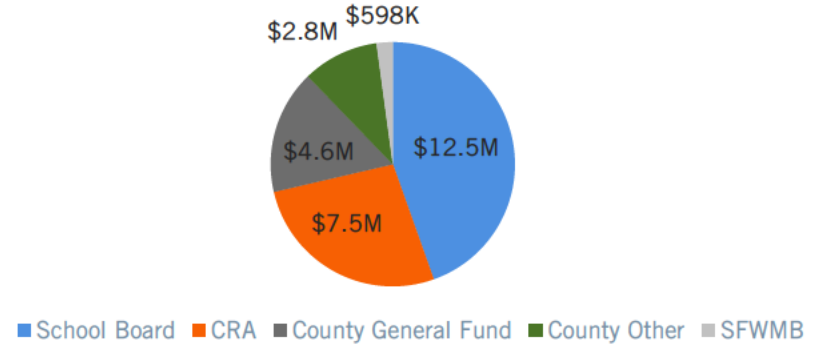
Building Type	Square feet
Commercial	850K
Office	596K
General Research & Office	254K
Civic Use	-
Retail	-
Industrial	230K
Large Format Flex	-
High Tech Scale-Up	230K
Residential	-
Total	1.1M

OFFICE WEIGHTED SCENARIO

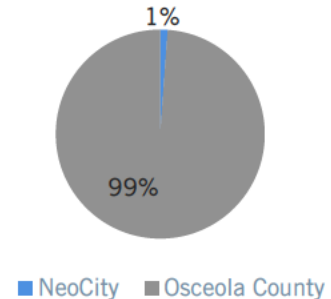
10 Year Tax Revenue Estimate



10-Year Tax Revenue



NeoCity as % of Total Taxable Value at 10 Years*



* - Based Osceola County's 2016 Total Taxable Land Value

OFFICE WEIGHTED SCENARIO: MODEL 1

25 Year Tax Revenue Estimate



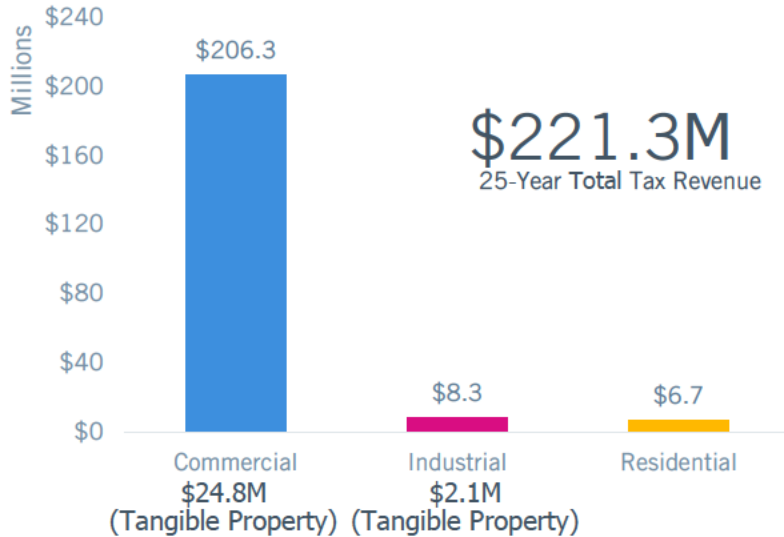
Building Square Footage by Category

Building Type	Square feet
Commercial	4.6M
Office	3.5M
General Research & Office	500K
Civic Use	298K
Retail	295K
Industrial	486K
Large Format Flex	256K
High Tech Scale-Up	230K
Residential	382K
Total	5.2M

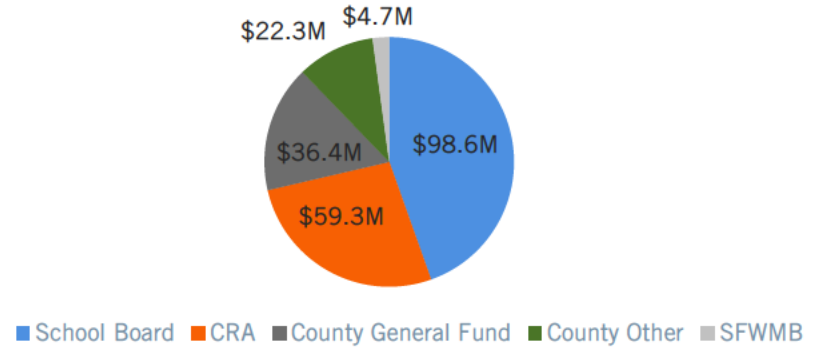
OFFICE WEIGHTED SCENARIO

25 Year Tax Revenue Estimate

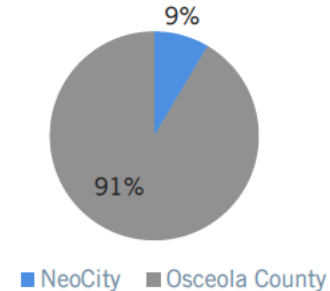
25-Year Projected Tax Revenues (NPV)



25-Year Tax Revenue Allocations



NeoCity as % of Total Taxable Value at 25 Years*



* - Based Osceola County's 2016 Total Taxable Land Value

OFFICE WEIGHTED SCENARIO

50 Year Tax Revenue Estimate

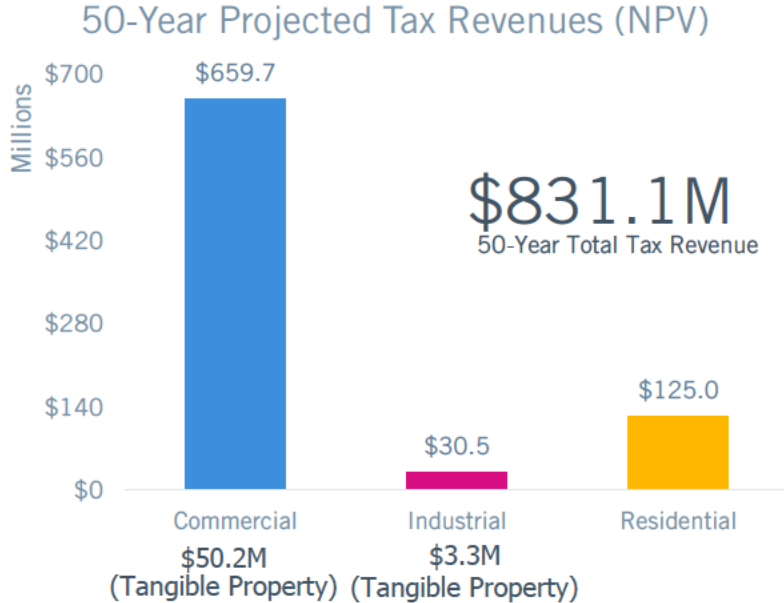


Building Square Footage by Category

Building Type	Square feet
Commercial	8.5M
Office	7.2M
General Research & Office	698K
Civic Use	315K
Retail	319K
Industrial	691K
Large Format Flex	461K
Tech Scale-Up	230K
Residential	1.7M
	10.9M

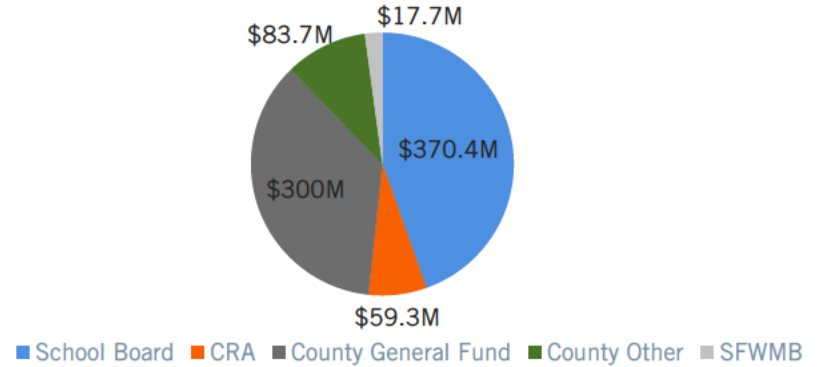
OFFICE WEIGHTED SCENARIO

50 Year Tax Revenue Estimate

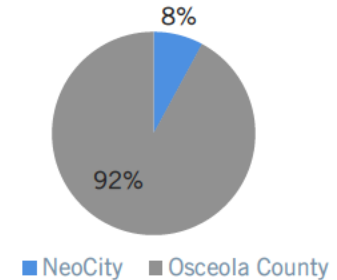


* - Based Osceola County's 2016 Total Taxable Land Value

50-Year Tax Revenue by Taxing Entity



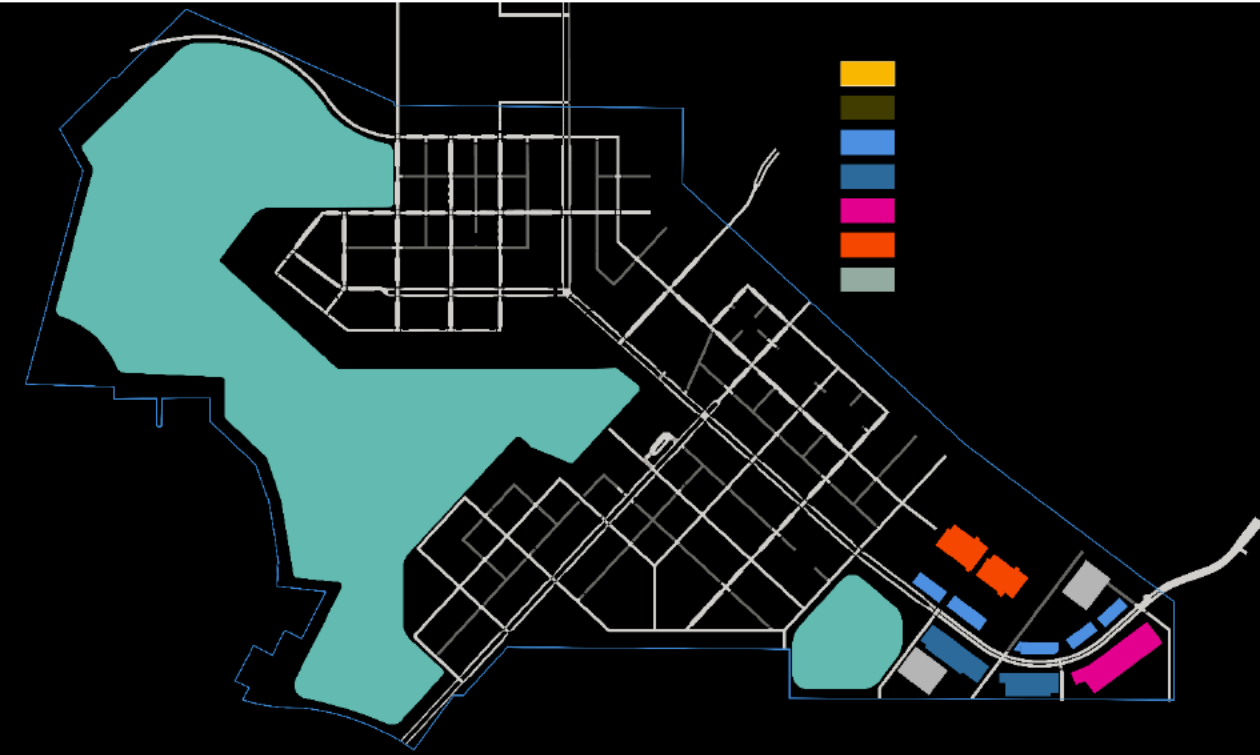
NeoCity as % of Total Taxable Value at 50 Years*



TAX REVENUE: INDUSTRIAL WEIGHTED SCENARIO

INDUSTRIAL WEIGHTED SCENARIO

10 Year Tax Revenue Estimate



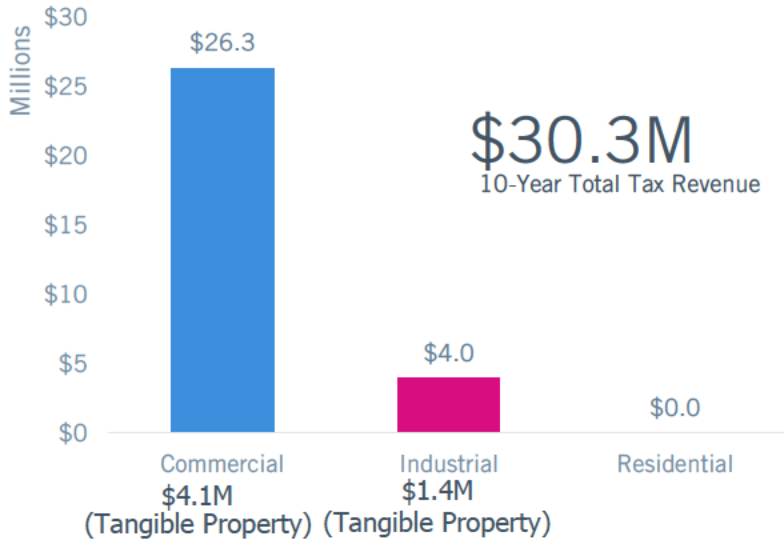
Building Square Footage by Category

Building Type	Square feet
Commercial	694K
Office	430K
General Research & Office	264K
Civic Use	-
Retail	-
Industrial	377K
Large Format Flex	147K
High Tech Scale-Up	230
Residential	-
Total	1.1M

INDUSTRIAL WEIGHTED SCENARIO

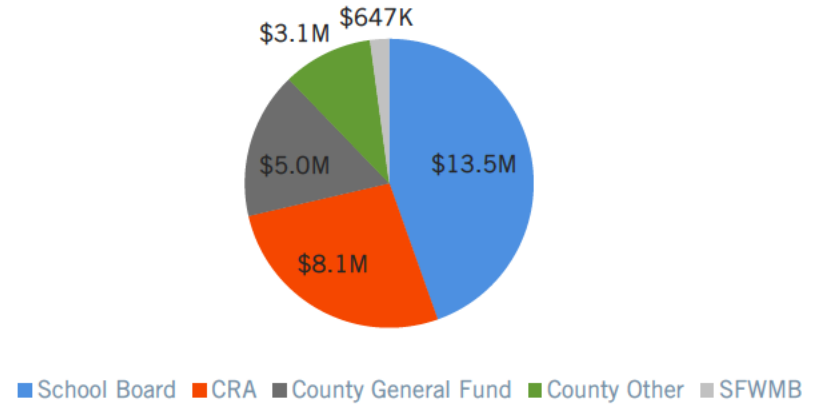
10 Year Tax Revenue Estimate

10-Year Projected Tax Revenues (NPV)

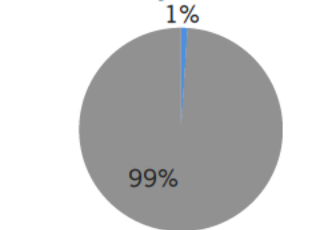


* - Based Osceola County's 2016 Total Taxable Land Value

10-Year Tax Revenue



NeoCity as % of Total Taxable Value at 10 years



■ NeoCity ■ Osceola County

INDUSTRIAL WEIGHTED SCENARIO

25 Year Tax Revenue Estimate

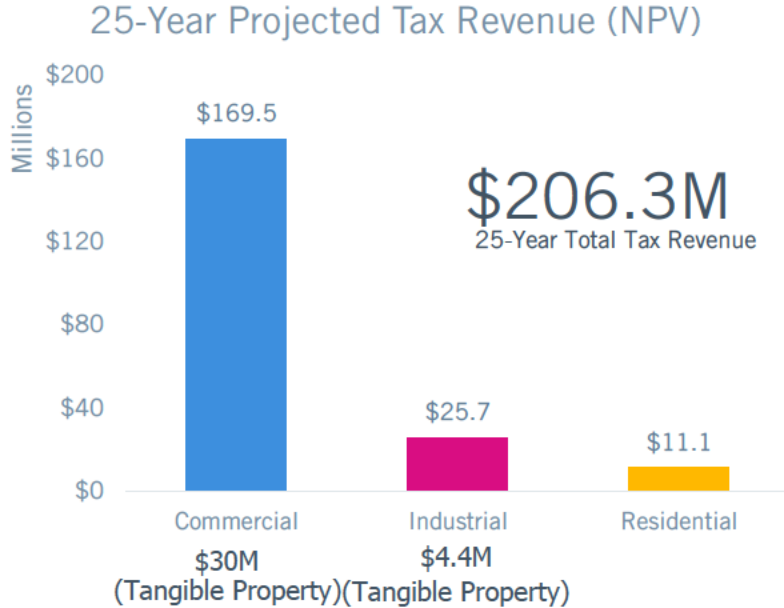


Building Square Footage by Category

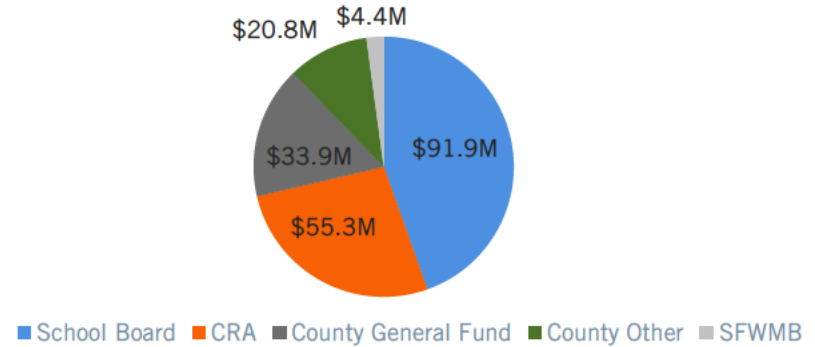
Building Type	Square feet
Commercial	4.2M
Office	2.9M
General Research & Office	1M
Civic Use	232K
Retail	146K
Industrial	1.2M
Large Format Flex	736K
High Tech Scale-Up	456K
Residential	259K
Total	5.7M

INDUSTRIAL WEIGHTED SCENARIO

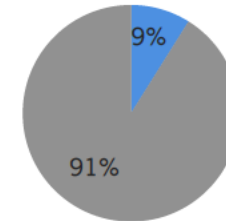
25 Year Tax Revenue Estimate



25-Year Tax Revenue



NeoCity as % of Total Taxable Land Value at 25 Years*



* - Based Osceola County's 2016 Total Taxable Land Value

INDUSTRIAL WEIGHTED SCENARIO

50 Year Tax Revenue Estimate

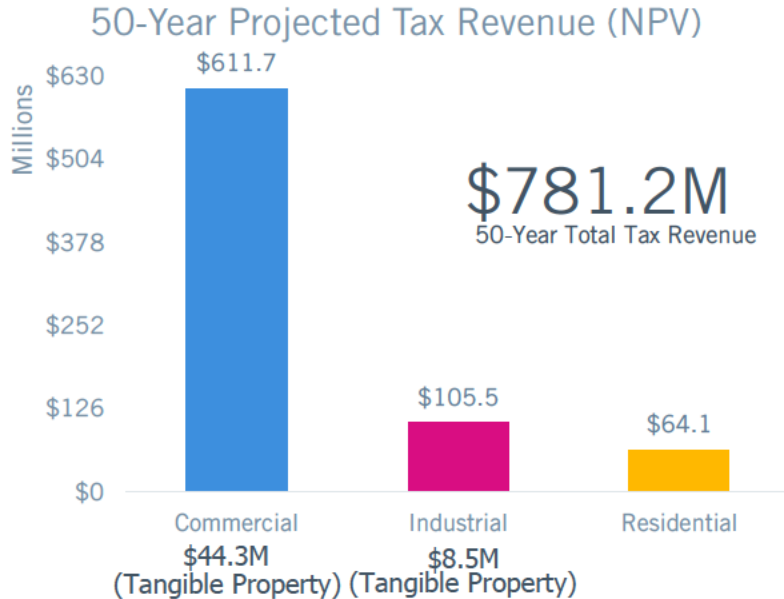


Building Square Footage by Category

Building Type	Square feet
Commercial	7.1M
Office	5.2M
General Research & Office	1.5M
Civic Use	256K
Retail	252K
Industrial	2.2M
Large Format Flex	1.8M
High Tech Scale-Up	456K
Residential	545K
Total	9.9M

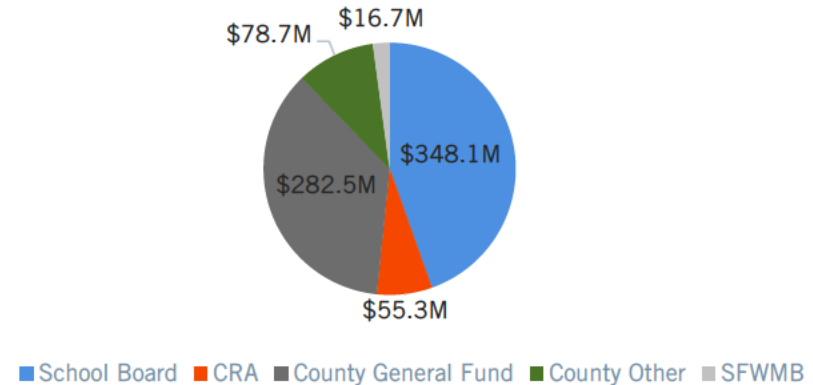
INDUSTRIAL WEIGHTED SCENARIO

50 Year Tax Revenue Estimate

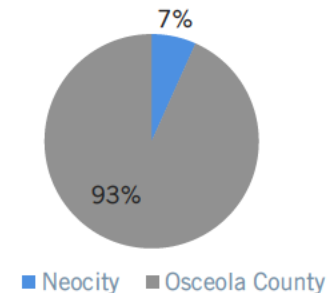


* - Based Osceola County's 2016 Total Taxable Land Value

50-Year Tax Revenue by Taxing Entity



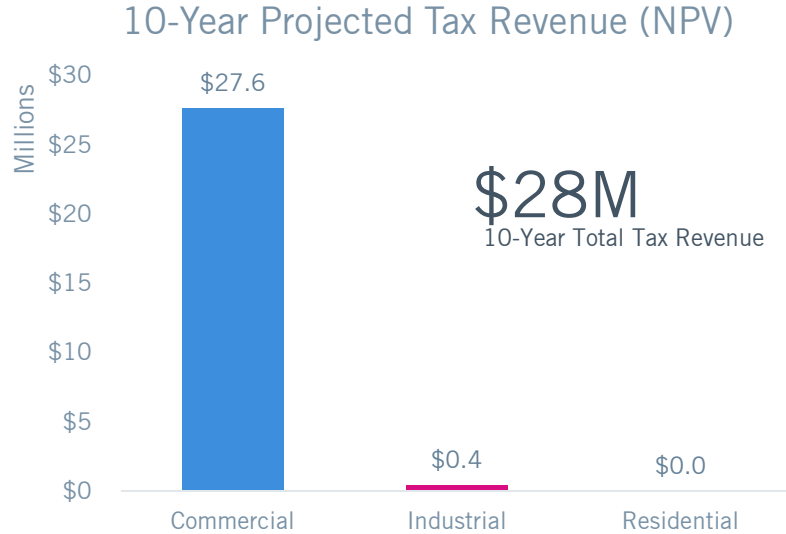
NeoCity as % of Total Taxable Land Value at 50 Years*



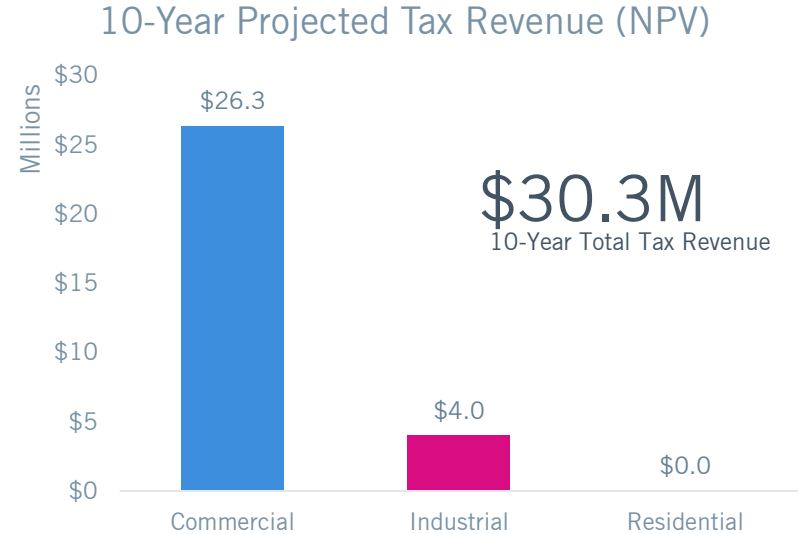
TAX REVENUE: SCENARIO COMPARISON

10-YEAR TAX REVENUE COMPARISON

Office Weighted Scenario



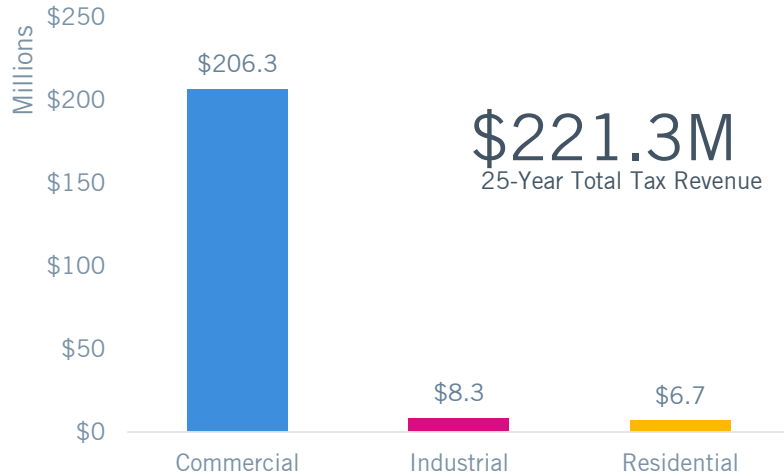
Industrial Weighted Scenario



25-YEAR TAX REVENUE COMPARISON

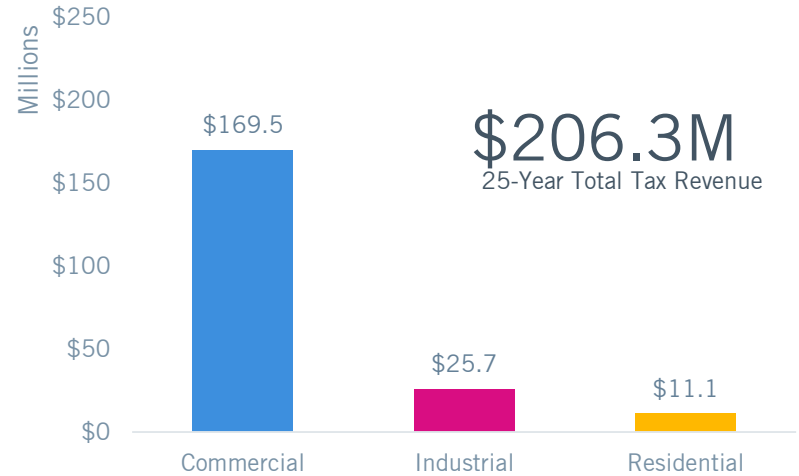
Office Weighted Scenario

25-Year Projected Tax Revenue (NPV)



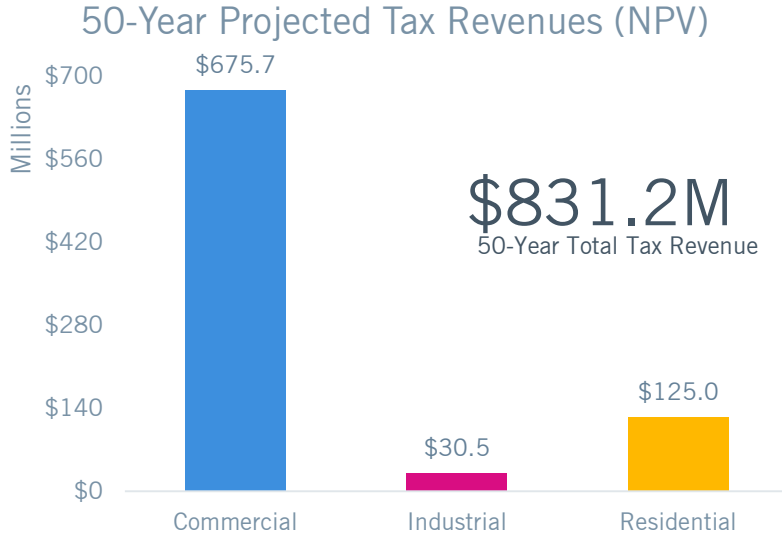
Industrial Weighted Scenario

25-Year Projected Tax Revenue (NPV)

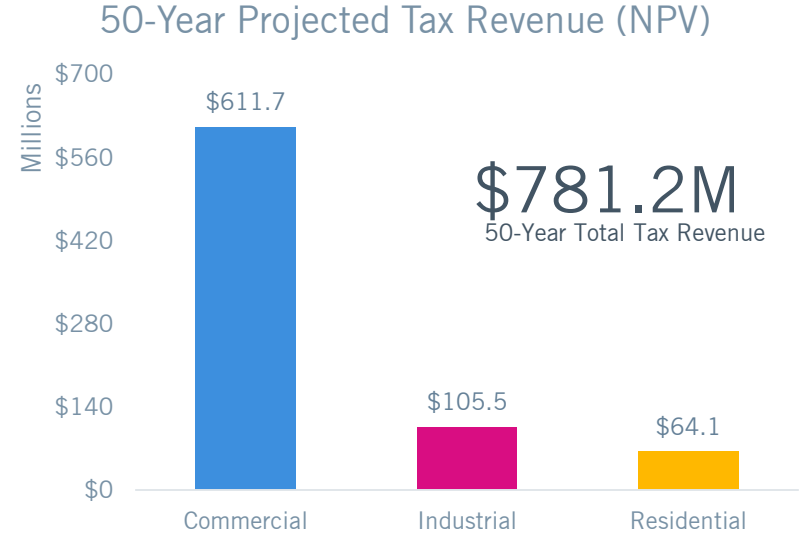


50-YEAR TAX REVENUE COMPARISON

Office Weighted Scenario



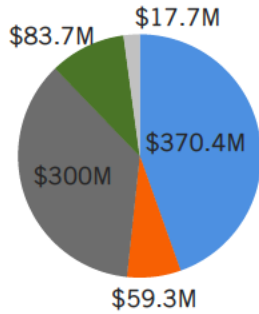
Industrial Weighted Scenario



50-YEAR TAX REVENUE COMPARISON BY TAXING ENTITY

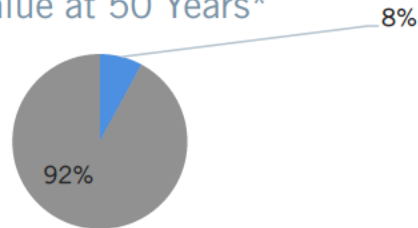
Office Weighted Scenario

50-Year Tax Revenue



■ School Board ■ CRA ■ County General Fund ■ County Other ■ SFWMB

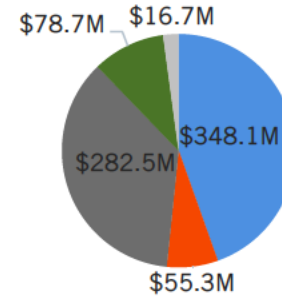
NeoCity as % of Total Taxable Value at 50 Years*



■ NeoCity ■ Osceola County

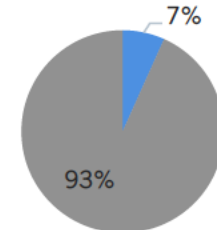
Industrial Weighted Scenario

50-Year Tax Revenue



■ School Board ■ CRA ■ County General Fund ■ County Other ■ SFWMB

NeoCity as % of Total Taxable Land Value at 50 Years*



■ NeoCity ■ Osceola County

NeoCity vs Current Top Tax Payers

Based on Taxable Value of Property

2016 Top Tax Payers in Osceola County

Rank	Property	Total Taxable Value
	NeoCity	\$1.5B-\$2.1B
1	Westgate Properties / Resorts / Towers / Vacation Villas	\$916,257,049
2	Walt Disney Parks And Resorts Us Inc.	\$637,364,675
3	Lando Resorts Corp	\$490,107,747
4	Gp Limited Partnership	\$314,125,177
5	Duke Energy Florida Inc	\$263,924,941
6	Tempus Palms Intl Ltd / Mystic Dunes Golf Club & Resort	\$259,837,110
7	Wyndham Vac Own & Resorts / Star Island / Vacation Break	\$220,992,706
8	Silver Lake Resort Ltd	\$121,488,066
9	Omni-championsgate Resort Hotel Llc	\$107,812,400
10	Osceola Regional Hospital Inc / Osceola Regional Medical Center	\$100,718,798

1. The total taxable value of NeoCity at full build out will be between \$1.5B and \$2.1B
2. NeoCity will become Osceola County's largest tax payer based on total taxable value of property

An aerial, dark-toned photograph of a city grid with a river winding through it. The word 'NEOCITY' is overlaid in the center in a stylized, multi-colored font. The background shows building footprints, streets, and green spaces.

NEOCITY

KEY TAKEAWAYS

KEY TAKEAWAYS

- Osceola County will capture 100% of the direct impact on investment
 - Indirect and induced impacts will leak to the MSA, State and even out of state
- The industrial weighted scenario is the most likely for economic development
- Capturing economic impact is dependent on:
 - Attracting more of the supply chain
 - Developing appropriate housing
- No matter the assumptions, success will be linked to County's ability to attract tenants
- Projected tax revenues should be updated every 2-3 years to reflect real demand

NeoCity provides a life time opportunity, its up to local and state economic development to leverage it & make it happen



WRAP- UP + QUESTIONS

ASSUMPTIONS

DIRECT JOBS CALCULATION

Building Type	SF/employee	Occupancy	Total Employment: 50 Year Build Out	
			Office Weighted	Industrial Weighted
Office	350	88%	18,000	13,000
High Tech High Bay	330	96%	700	1,300
General Research	530	88%	1,200	2,400
Large Format Flex Space	750	91%	600	2,200
Retail	150-600	88%	1,400	1,100
Specialty/Civic	1,300	100%	200	200
Total	---	---	22,100	20,200

TAX REVENUES

Weighted Construction Model

Weighted Construction Assumptions	
Construction Costs	
Commercial	\$250/sq. ft.
Industrial	\$125/sq. ft
Residential	\$180/sq. ft
Annual cost escalation	2.5%
Annual Property Value Growth	
	-
Commercial (AE Assumption)	1.5%
Industrial (20-Year Annual Average)	3.7%
Residential (20-Year Annual Average)	5.4%
Millage Rate	15.4967
Net Present Value	2.84%

APPENDIX

PURPOSE

AngelouEconomics projected the economic impact of NeoCity to Osceola County and Orlando MSA for two scenarios:

1. Office Weighted Scenario
 - Higher proportion of office and residential buildings
2. Industrial Weighted Scenario
 - Higher proportion of high-tech scale up and flex space buildings

The logo for NeoCity features the word "NEOCITY" in a bold, sans-serif font. The letter "O" is replaced by a stylized infinity symbol. The infinity symbol is composed of two overlapping loops, with the top loop colored in a gradient from blue to purple, and the bottom loop colored in a gradient from yellow to orange. The other letters "N", "E", "C", "I", and "Y" are in a dark grey or black color.

METHODOLOGY

Calculating Property Valuation

1. Determine square footage for each building type
2. Determine timeframe for building construction
3. Apply cost per square foot for construction for each building type
 - Commercial: \$250/SF
 - Industrial: \$125/SF
 - Residential: \$180/SF
4. Assume an escalation in construction inputs at 2.5% per year

METHODOLOGY

Property value growth: Based on 20 years of historical tax rolls

1. Gathered data on total value and total number of parcels
2. Isolated three specific property types: Commercial, Industrial, and Residential Multifamily 10+
3. Based on historic trends, select the most representative rate
 - Commercial: 1.5%
 - Industrial: 3.7%
 - Residential: 5.4%
4. Apply property growth rate to the running total of property value

METHODOLOGY

Total Taxable Value: based on 20 years of historic tax roll data

1. Gathered data on total taxable values in Osceola County
2. Isolated three specific property types: Commercial, Industrial, and Residential Multifamily 10+
3. Compute the proportion of real property that is taxable on an annual basis
 - Commercial: 0.81%
 - Industrial: 3.45%
 - Residential: 4.78%
4. Apply taxable value average to the running total of NeoCity properties

\$250/SQ FT. MODEL

Historical Trends

- Annual property value growth is based on Osceola County's historic tax data
- Millage rate is the current millage rate for Osceola County
- Construction costs are assumed to be an average of \$250/SF across all building types
 - Construction costs were assumed to increase by 2.5% each year due to inflation
- All figures are expressed as a present value
 - Deflation uses U.S. Department of the Treasury 20-year interest rate (2.84% as of 2/15/2017)

\$250/sq Foot Model	
Construction Costs	
Commercial	\$250/sq. ft.
Industrial	\$250/sq. ft
Residential	\$250/sq. ft
Annual cost escalation	2.5%
Annual Property Value Growth	-
Commercial (AE Assumption)	1.5%
Industrial (20-Year Annual Average)	3.7%
Residential (20-Year Annual Average)	5.4%
Millage Rate	15.4967
Net Present Value	2.84%

WEIGHTED CONSTRUCTION MODEL

Additional Considerations

The driving difference between models is construction costs.

- Construction costs are varied by building type

Weighted Construction Assumptions	
Construction Costs	
Commercial	\$250/sq. ft.
Industrial	\$125/sq. ft
Residential	\$180/sq. ft
Annual cost escalation	2.5%
Annual Property Value Growth	
	-
Commercial (AE Assumption)	1.5%
Industrial (20-Year Annual Average)	3.7%
Residential (20-Year Annual Average)	5.4%
Millage Rate	15.4967
Net Present Value	2.84%

METHODOLOGY

Direct Jobs Calculation

1. Determine number of buildings and associated square footage that will be delivered annually
2. Determine ft² per employee by building type
3. $(\text{Total ft}^2 \text{ by building type}) / (\text{ft}^2 \text{ per employee}) = \text{total possible direct jobs}$
4. Multiply FTE employment by regional occupancy rates to determine true full employment numbers:

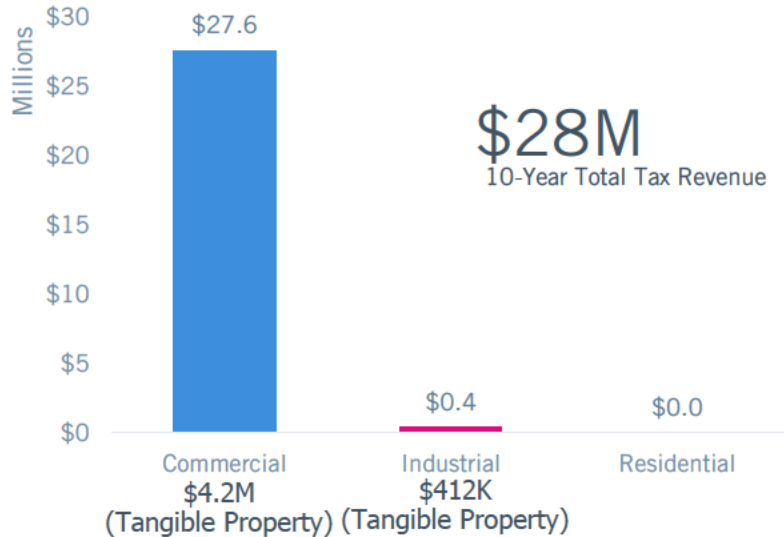
Building Type	Sq. ft/employee
Office	350
High Tech High Bay	330
General Research	530
Large Format Flex Space	750
Retail	150-600
Specialty/Civic	1,300

Building Type	Occupancy Rate
Office	88%
High Tech High Bay	96%
General Research	88%
Large Format Flex Space	91%
Retail	88%

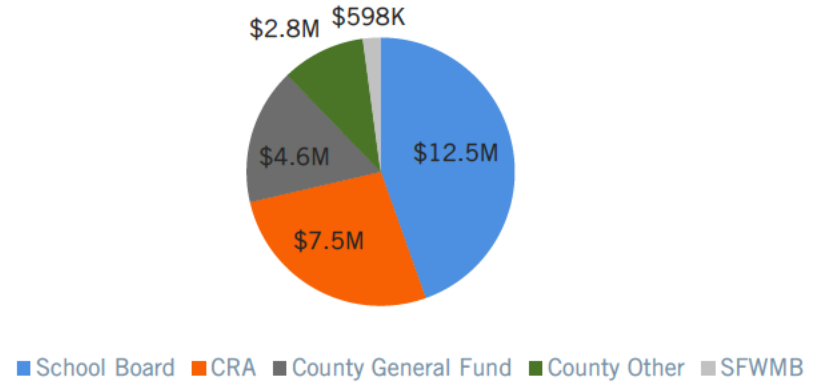
OFFICE WEIGHTED SCENARIO: \$250/SQ FT MODEL

10 Year Tax Revenues

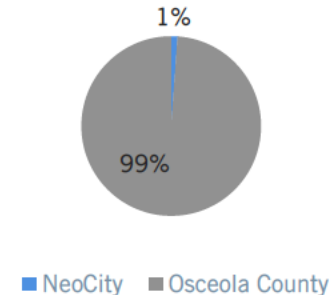
10-Year Projected Tax Revenues (NPV)



10-Year Tax Revenue



NeoCity as % of Total Taxable Value at 10 Years*

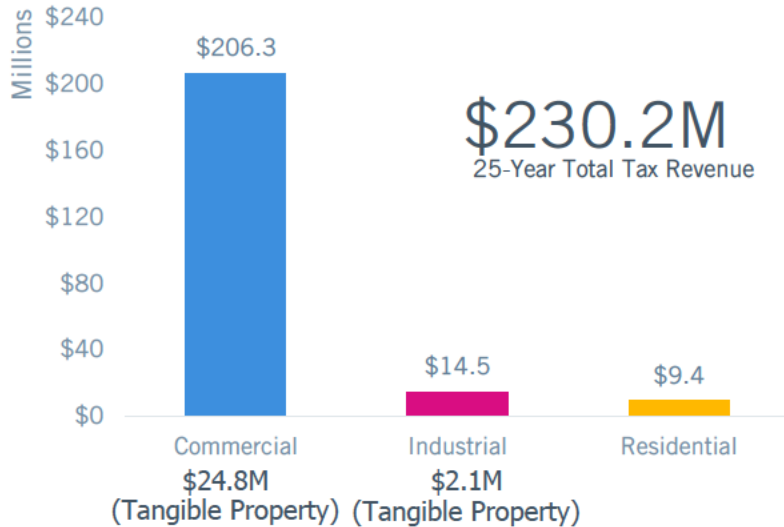


* - Based Osceola County's 2016 Total Taxable Land Value

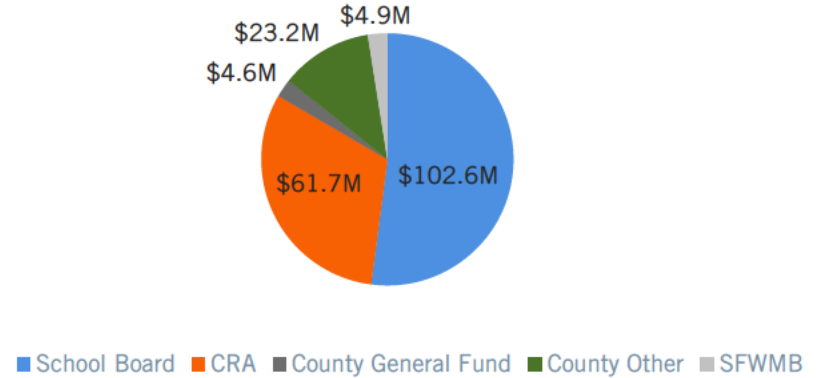
OFFICE WEIGHTED SCENARIO: \$250/SQ FT. MODEL

25 Year Tax Revenues

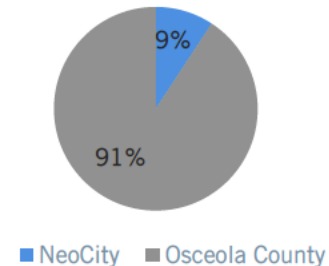
25-Year Projected Tax Revenues (NPV)



25-Year Tax Revenue



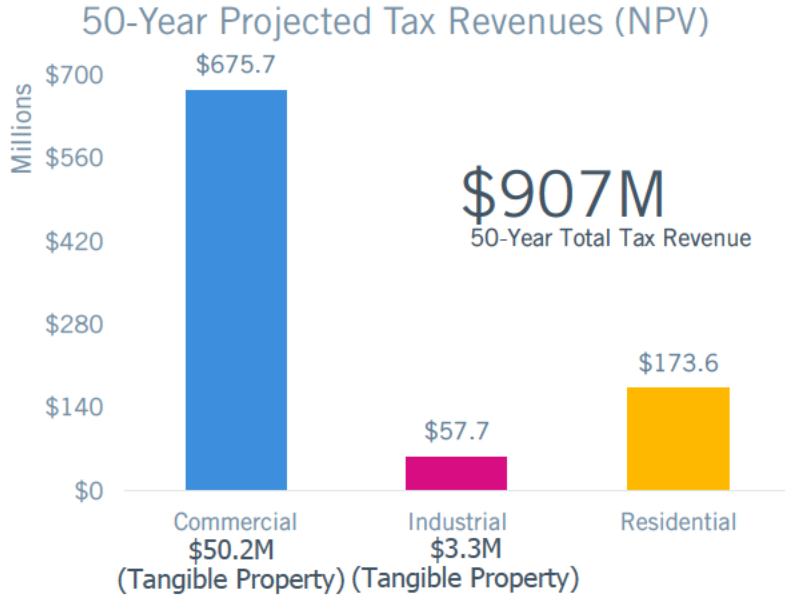
NeoCity as % of Total Taxable Land Value at 25 Years*



* - Based Osceola County's 2016 Total Taxable Land Value

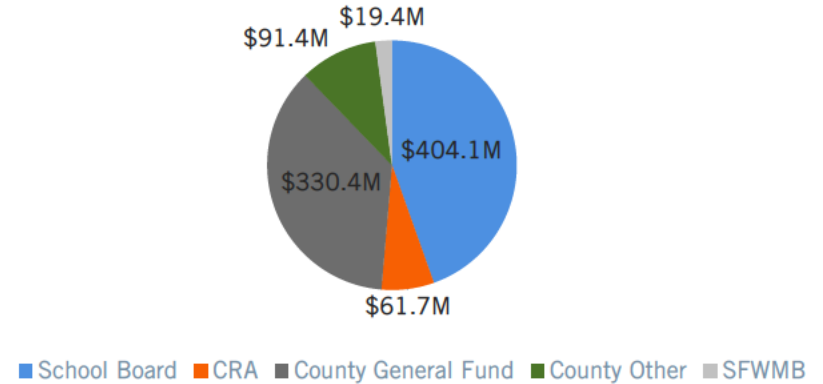
OFFICE WEIGHTED SCENARIO: \$250/SQ FT. MODEL

50 Year Tax Revenues

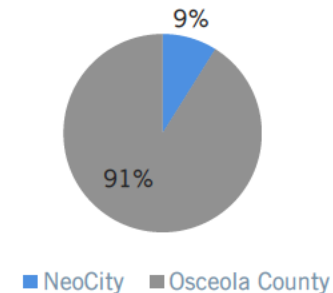


* - Based Osceola County's 2016 Total Taxable Land Value

50-Year Tax Revenue



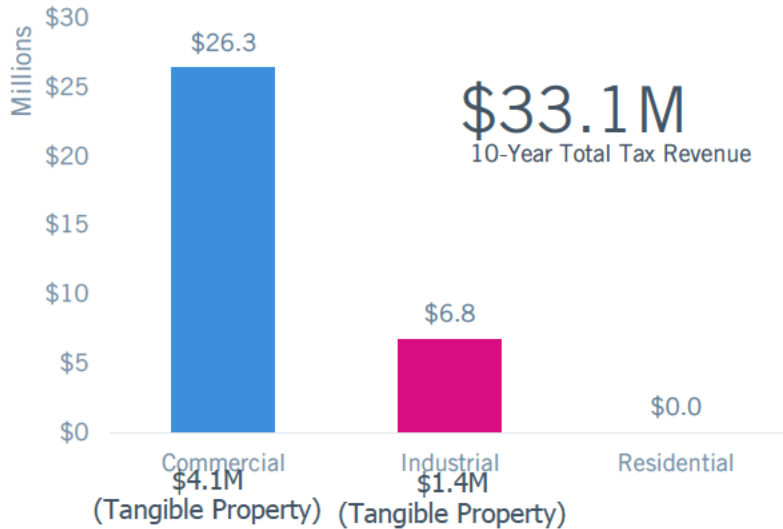
NeoCity as % of Total Taxable Land Value at 50 Years*



INDUSTRIAL WEIGHTED SCENARIO: \$250 SQ. FT MODEL

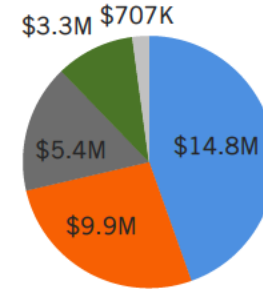
10 Year Tax Revenues

10-Year Projected Tax Revenues (NPV)



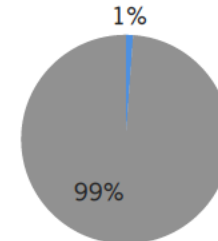
\$33.1M
10-Year Total Tax Revenue

10-Year Tax Revenue



■ School Board ■ CRA ■ County General Fund ■ Other County ■ SFWMB

NeoCity Land Value as % of Total Taxable Land Value at 10 Years

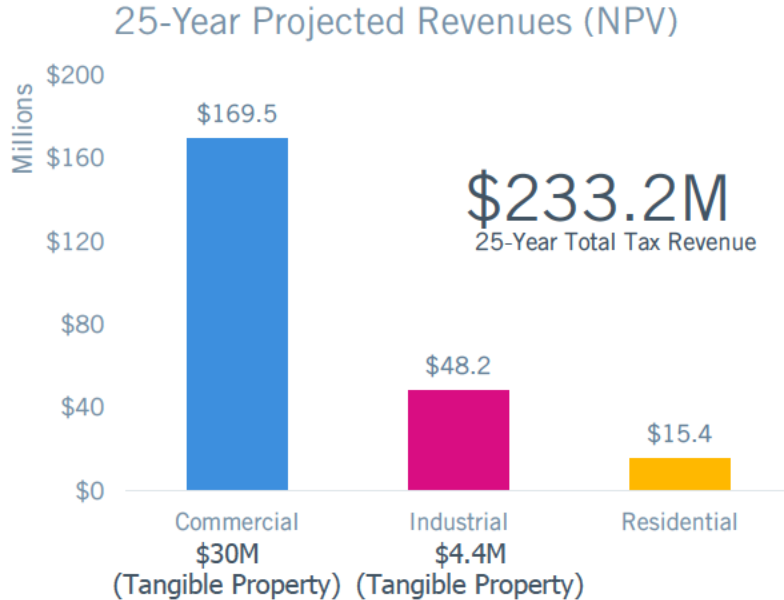


■ NeoCity ■ Osceola County

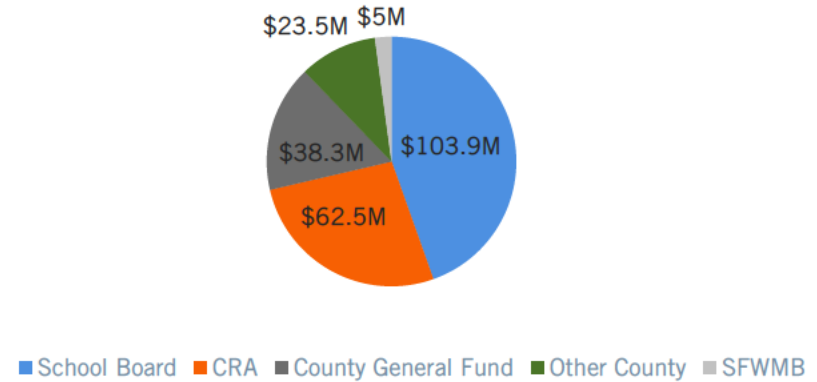
* - Based Osceola County's 2016 Total Taxable Land Value

INDUSTRIAL WEIGHTED SCENARIO: \$250/SQ.FT MODEL

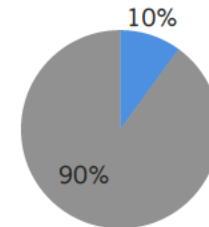
25 Year Tax Revenues



25-Year Tax Revenue



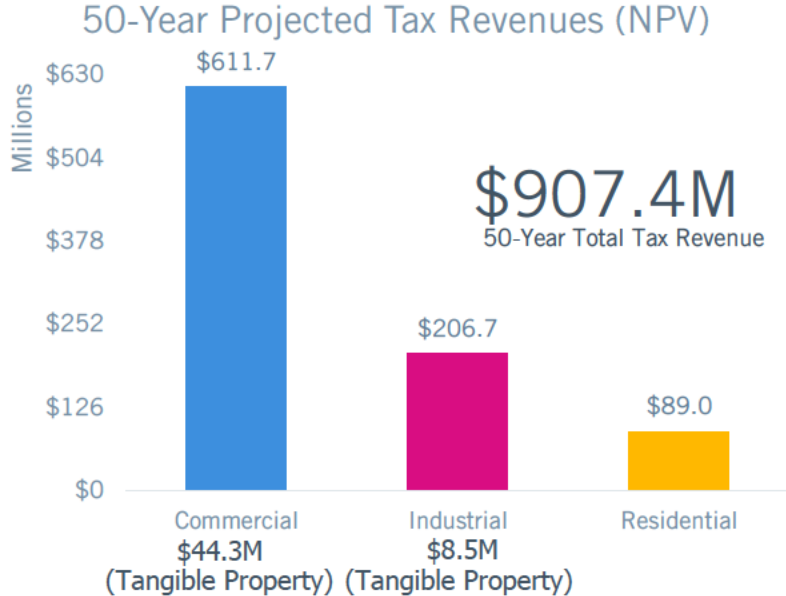
NeoCity as a % of Total Taxable Land Value at 25 Years*



* - Based Osceola County's 2016 Total Taxable Land Value

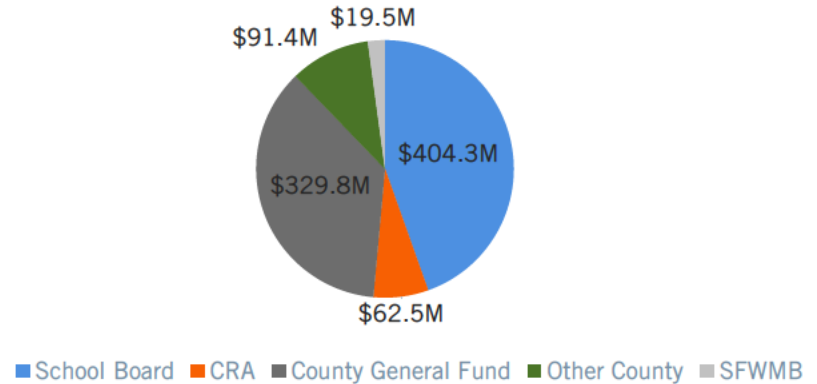
INDUSTRIAL WEIGHTED SCENARIO: \$250/SQ. FOOT MODEL

50 Year Tax Revenues

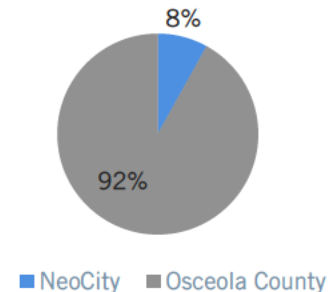


* - Based Osceola County's 2016 Total Taxable Land Value

50-Year Tax Revenue



NeoCity as % of Total Taxable Land Value at 50 Years*





Florida House of Representatives

Kristen Arrington

Representative, District 46

District Office:

3 Courthouse Square
Room 219
Kissimmee, FL,
34741
(407) 846-5016

Tallahassee Office:

1302 The Capitol
402 South Monroe
Street
Tallahassee, FL
32399-1300
(850) 717-5046

Staff:

Zoe Karabenick
Legislative Aide

Kristopher Walton
District Aide

**Committee
Membership:**

Commerce
Committee

Judiciary Committee

State Administration
& Technology
Appropriations
Subcommittee

Transportation &
Modals
Subcommittee

Civil Justice
Subcommittee

Ethics, Elections &
Open Government
Subcommittee

October 30, 2023

The Honorable J. Alex Kelly
Secretary
Florida Department of Commerce
107 E. Madison Street
Tallahassee, FL 32399

Dear Secretary Kelly,

Representative Arrington writes in support of Osceola County's Job Growth Grant application to fund infrastructure improvements to NeoCity. This grant award will fund the construction of a new multi-tenant open access lab facility, which will be used to advance semiconductor research, and the addition of a Sensitive Compartmented Information Facility (SCIF) in the existing office building located at NeoCity.

NeoCity has become a premier technology district in Florida focused on semiconductor advanced packaging research, development, and manufacturing. It is currently enjoying great momentum in its development, thanks to new public and private investments, including a \$50.8 million grant award from the US Department of Commerce Build Back Better Regional Challenge Grant. With these investments, NeoCity is continuing to expand its fabrication and manufacturing capabilities, creating opportunities for many new, high-wage jobs in the technology field.

NeoCity is poised to serve as catalyst for high-tech innovation and creation, including jobs and capital investment. The addition of the new labs proposed in Osceola County's application for this grant, will help catalyze long-term economically sustainable growth in the state's semiconductor industry, while supporting our national security. In addition, it will create new high-paying jobs in the region, which is a key priority for the County.

Representative Arrington urges your full and fair consideration of Osceola County's Job Growth Grant proposal and looks forward to an award.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kristen Arrington".

Representative Kristen Arrington

Email: Kristen.Arrington@myfloridahouse.gov



October 27, 2023

The Honorable J. Alex Kelly
Secretary
Florida Department of Commerce
107 E. Madison Street
Tallahassee, FL 32399

Dear Secretary Kelly,

Imec USA Nanoelectronics Design Center, Inc. writes in support of Osceola County's Job Growth Grant application to fund infrastructure improvements to NeoCity. This grant award will fund the construction of a new multi-tenant open access lab facility, which will be used to advance semiconductor research, and the addition of a Sensitive Compartmented Information Facility (SCIF) in the existing office building located at NeoCity.

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Imec USA Nanoelectronics Design Center, Inc. urges your full and fair consideration of Osceola County's Job Growth Grant proposal and looks forward to an award.

Sincerely,

Raj Jammy
Raj Jammy (Oct 31, 2023 17:31 PDT)

Raj Jammy
President, imec US Operations



November 2, 2023

The Honorable J. Alex Kelly
Secretary
Florida Department of Commerce
107 E. Madison Street
Tallahassee, FL 32399

Dear Secretary Kelly:

Valencia College writes in support of Osceola County's Job Growth Grant application to fund infrastructure improvements to NeoCity. This grant award will fund the construction of a new multi-tenant open access lab facility, which will be used to advance semiconductor research.

NeoCity is poised to serve as catalyst for high-tech innovation and creation, including jobs and capital investment. The addition of the new labs proposed in Osceola County's application for this grant, will help catalyze long-term economically sustainable growth in the state's semiconductor industry, while supporting our national security. In addition, it will create new high-paying jobs in the region, which is a key priority for the County.

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Valencia College urges your full and fair consideration of Osceola County's Job Growth Grant proposal and looks forward to an award.

Sincerely,

DocuSigned by:

A handwritten signature in black ink that reads "Kathleen Plinske". The signature is written in a cursive style.

276619B55E884AA
Kathleen Plinske
President
Valencia College



200 NeoCity Way
NeoCity, FL 34744
(407) 742-4253
GoBRIDG.com

October 27, 2023

The Honorable J. Alex Kelly
Secretary
Florida Department of Commerce
107 E. Madison Street
Tallahassee, FL 32399

Dear Secretary Kelly,

BRIDG writes in support of Osceola County's Job Growth Grant application to fund infrastructure improvements to NeoCity. This grant award will fund the construction of a new multi-tenant open access lab facility, which will be used to advance semiconductor research, and the addition of a Sensitive Compartmented Information Facility (SCIF) in the existing office building located at NeoCity.

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BRIDG urges your full and fair consideration of Osceola County's Job Growth Grant proposal and looks forward to an award.

Sincerely,

James Vandevere
President



October 31, 2023

The Honorable J. Alex Kelly
Secretary
Florida Department of Commerce
107 E. Madison Street
Tallahassee, FL 32399

Dear Secretary Kelly,

Skywater Florida, Inc. writes in support of Osceola County's Job Growth Grant application to fund infrastructure improvements to NeoCity. This grant award will fund the construction of a new multi-tenant open access lab facility, which will be used to advance semiconductor research, and the addition of a Sensitive Compartmented Information Facility (SCIF) in the existing office building located at NeoCity.

NeoCity has become a premier technology district in Florida focused on semiconductor advanced packaging research, development, and manufacturing. It is currently enjoying great momentum in its development, thanks to new public and private investments, including a \$50.8 million grant award from the U.S. Department of Commerce Build Back Better Regional Challenge Grant. With these investments, NeoCity is continuing to expand its fabrication and manufacturing capabilities, creating opportunities for many new, high-wage jobs in the technology field.

NeoCity is poised to serve as catalyst for high-tech innovation and creation, including jobs and capital investment. The addition of the new labs proposed in Osceola County's application for this grant, will help catalyze long-term economically sustainable growth in the state's semiconductor industry, while supporting our national security. In addition, we anticipate it will create new high-paying jobs in the region, which is a key priority for the County.

Skywater Florida, Inc. urges your full and fair consideration of Osceola County's Job Growth Grant proposal and looks forward to an award.

Sincerely,

Bradley Ferguson
Chief Government Affairs Officer
SkyWater Florida, Inc.



November 2, 2023

The Honorable J. Alex Kelly
Secretary
Florida Department of Commerce
107 E. Madison Street
Tallahassee, FL 32399

Dear Secretary Kelly,

The Osceola Chamber writes in support of Osceola County's Job Growth Grant application to fund infrastructure improvements to NeoCity. This grant award will fund the construction of a new multi-tenant open access lab facility, which will be used to advance semiconductor research, and the addition of a Sensitive Compartmented Information Facility (SCIF) in the existing office building located at NeoCity.

NeoCity has become a premier technology district in Florida focused on semiconductor advanced packaging research, development, and manufacturing. It is currently enjoying great momentum in its development, thanks to new public and private investments, including a \$50.8 million grant award from the US Department of Commerce Build Back Better Regional Challenge Grant. With these investments, NeoCity is continuing to expand its fabrication and manufacturing capabilities, creating opportunities for many new, high-wage jobs in the technology field.

NeoCity is poised to serve as catalyst for high-tech innovation and creation, including jobs and capital investment. The addition of the new labs proposed in Osceola County's application for this grant, will help catalyze long-term economically sustainable growth in the state's semiconductor industry, while supporting our national security. In addition, it will create new high-paying jobs in the region, which is a key priority for the County.

The Osceola Chamber urges your full and fair consideration of Osceola County's Job Growth Grant proposal and looks forward to an award.

Sincerely,

John Newstreet
President/CEO



Five-Star Distinction
☆☆☆☆☆

1425 E. Vine St.
Kissimmee, FL 34744

P: 407.847.3174
F: 407.870.8607



theosceolachamber.com



CITY OF KISSIMMEE

Office of the City Manager
101 Church Street · Kissimmee, Florida 34741-5054 · Phone 407-518-2300 · Fax 407-846-8369

October 27, 2023

The Honorable J. Alex Kelly
Secretary
Florida Department of Commerce
107 E. Madison Street
Tallahassee, FL 32399

Dear Secretary Kelly,

The City of Kissimmee writes in support of Osceola County's Job Growth Grant application to fund infrastructure improvements to NeoCity. This grant award will fund the construction of a new multi-tenant open access lab facility, which will be used to advance semiconductor research, and the addition of a Sensitive Compartmented Information Facility (SCIF) in the existing office building located at NeoCity.

NeoCity has become a premier technology district in Florida focused on semiconductor advanced packaging research, development, and manufacturing. It is currently enjoying great momentum in its development, thanks to new public and private investments, including a \$50.8 million grant award from the US Department of Commerce Build Back Better Regional Challenge Grant. With these investments, NeoCity is continuing to expand its fabrication and manufacturing capabilities, creating opportunities for many new, high-wage jobs in the technology field.

NeoCity is poised to serve as catalyst for high-tech innovation and creation, including jobs and capital investment. The addition of the new labs proposed in Osceola County's application for this grant, will help catalyze long-term economically sustainable growth in the state's semiconductor industry, while supporting our national security. In addition, it will create new high-paying jobs in the region, which is a key priority for the County.

The City of Kissimmee urges your full and fair consideration of Osceola County's Job Growth Grant proposal and looks forward to an award.

Sincerely,

Mike Steigerwald
City Manager

November 3, 2023

The Honorable J. Alex Kelly
Secretary
Florida Department of Commerce
107 E. Madison Street
Tallahassee, FL 32399

Dear Secretary Kelly:

On behalf of the Orlando Economic Partnership, I am writing to offer my support for Osceola County's Job Growth Grant application to fund infrastructure improvements to NeoCity. This grant award will fund the construction of a new multi-tenant open access lab facility, which will be used to advance semiconductor research, and the addition of a Sensitive Compartmented Information Facility (SCIF) in the existing office building located at NeoCity.



The Orlando Economic Partnership (the Partnership) is the Orlando region's economic and community development organization that is seizing the moment to advance Broad-based Prosperity® by growing the diversity of the economy and driving investment into the region. Through the power of partnerships, the Partnership works to convene key stakeholders, and align regional priorities and strategies. Key among these is investment in the Orlando region's semiconductor ecosystem, particularly at Osceola County's NeoCity, a 500-acre technology district created to lead the nation's reshoring of domestic semiconductor manufacturing capacity and advanced packaging production.

NeoCity has become a premier technology district in Florida focused on semiconductor advanced packaging research, development, and manufacturing. It is currently enjoying great momentum in its development, thanks to new public and private investments, including a \$50.8 million grant award from the US Department of Commerce Build Back Better Regional Challenge Grant. With these investments, NeoCity is continuing to expand its fabrication and manufacturing capabilities, creating opportunities through new, high-wage jobs.

NeoCity is poised to serve as catalyst for high-tech innovation, spurring job growth and capital investment. The addition of the new labs included in Osceola County's proposal, will help catalyze long-term economically sustainable growth in the state's semiconductor industry, while supporting our national security. In addition, it will create new high-paying jobs in the Orlando region, a key priority for both the Partnership and the County.

The Partnership fully supports Osceola County's proposal and urges your full and fair consideration.

Sincerely



Tim Giuliani
President & CEO
Orlando Economic Partnership

PLUGANDPLAY

11/02/2023

The Honorable J. Alex Kelly
Secretary
Florida Department of Commerce
107 E. Madison Street
Tallahassee, FL 32399

Dear Secretary Kelly,

Plug and Play writes in support of Osceola County's Job Growth Grant application to fund infrastructure improvements to NeoCity. This grant award will fund the construction of a new multi-tenant open access lab facility, which will be used to advance semiconductor research, and the addition of a Sensitive Compartmented Information Facility (SCIF) in the existing office building located at NeoCity.

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NeoCity is poised to serve as catalyst for high-tech innovation and creation, including jobs and capital investment. The addition of the new labs proposed in Osceola County's application for this grant, will help catalyze long-term economically sustainable growth in the state's semiconductor industry, while supporting our national security. In addition, it will create new high-paying jobs in the region, which is a key priority for the County.

Plug and Play urges your full and fair consideration of Osceola County's Job Growth Grant proposal and looks forward to an award.

Sincerely,



Johannes Rott
Vice President

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA

817 Bill Beck Boulevard • Kissimmee • Florida 34744-4492
Phone: 407-870-4600 • Fax: 407-870-4010 • www.osceolaschools.net

SCHOOL BOARD MEMBERS

District 1 – Teresa "Terry" Castillo – Chair
407-577-5022
District 2 – Julius Melendez
321-442-2862
District 3 – Jon Arguello
407-433-9082
District 4 – Heather Kahoun
689-241-7822
District 5 – Erika Booth – Vice Chair
321-442-1341



Superintendent of Schools
Dr. Mark Shanoff

October 30, 2023

The Honorable J. Alex Kelly
Secretary
Florida Department of Commerce
107 E. Madison Street
Tallahassee, FL 32399

Dear Secretary Kelly,

The School District of Osceola writes in support of Osceola County's Job Growth Grant application to fund infrastructure improvements to NeoCity. This grant award will fund the construction of a new multi-tenant open access lab facility, which will be used to advance semiconductor research, and the addition of a Sensitive Compartmented Information Facility (SCIF) in the existing office building located at NeoCity.

NeoCity has become a premier technology district in Florida focused on semiconductor advanced packaging research, development, and manufacturing. It is currently enjoying great momentum in its development, thanks to new public and private investments, including a \$50.8 million grant award from the US Department of Commerce Build Back Better Regional Challenge Grant. With these investments, NeoCity is continuing to expand its fabrication and manufacturing capabilities, creating opportunities for many new, high-wage jobs in the technology field.

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The School District of Osceola urges your full and fair consideration of Osceola County's Job Growth Grant proposal and looks forward to an award.

Sincerely,

A handwritten signature in black ink, appearing to be "MS", is written over a faint, larger signature.

Mark Shanoff, Ed.D.
Superintendent of Schools
School District of Osceola County



Nathan Blackwell October 31, 2023
Mayor

Kolby Urban
Deputy Mayor

Linette Matheny
Council Member

The Honorable J. Alex Kelly
Secretary
Florida Department of Commerce
107 E. Madison Street
Tallahassee, FL 32399

Ken Gilbert
Council Member

Dear Secretary Kelly,

Shawn Fletcher
Council Member


The City of St. Cloud writes in support of Osceola County's Job Growth Grant application to fund infrastructure improvements to NeoCity. This grant award will fund the construction of a new multi-tenant open access lab facility, which will be used to advance semiconductor research, and the addition of a Sensitive Compartmented Information Facility (SCIF) in the existing office building located at NeoCity.

Veronica Miller
City Manager

NeoCity has become a premier technology district in Florida focused on semiconductor advanced packaging research, development, and manufacturing. It is currently enjoying great momentum in its development, thanks to new public and private investments, including a \$50.8 million grant award from the US Department of Commerce Build Back Better Regional Challenge Grant. With these investments, NeoCity is continuing to expand its fabrication and manufacturing capabilities, creating opportunities for many new, high-wage jobs in the technology field.

NeoCity is poised to serve as catalyst for high-tech innovation and creation, including jobs and capital investment. The addition of the new labs proposed in Osceola County's application for this grant, will help catalyze long-term economically sustainable growth in the state's semiconductor industry, while supporting our national security. In addition, it will create new high-paying jobs in the region, which is a key priority for the County.

The City of St. Cloud urges your full and fair consideration of Osceola County's Job Growth Grant proposal and looks forward to an award.

Sincerely,

Nathan Blackwell
Mayor, City of St. Cloud

Florida House of Representatives

Representative Paula Stark

House District 47

District Office

1930 Fortune Road
Kissimmee, FL. 34744
(407)846-5150

Tallahassee Office

1102 The Capital
402 South Monroe Street
Tallahassee, FL. 32399-5047

Paula.Stark@myfloridahouse.gov

November 3, 2023

The Honorable J. Alex Kelly
Secretary
Florida Department of Commerce
107 E. Madison Street
Tallahassee, FL 32399

Dear Secretary Kelly,

Rep. Paula Stark writes in support of Osceola County's Job Growth Grant application to fund infrastructure improvements to NeoCity. This grant award will fund the construction of a new multi-tenant open access lab facility, which will be used to advance semiconductor research, and the addition of a Sensitive Compartmented Information Facility (SCIF) in the existing office building located at NeoCity.

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NeoCity is poised to serve as catalyst for high-tech innovation and creation, including jobs and capital investment. The addition of the new labs proposed in Osceola County's application for this grant, will help catalyze long-term economically sustainable growth in the state's semiconductor industry, while supporting our national security. In addition, it will create new high-paying jobs in the region, which is a key priority for the County.

Rep. Paula Stark urges your full and fair consideration of Osceola County's Job Growth Grant proposal and looks forward to an award.

Sincerely,

Paula Stark
State Representative District 47



THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

COMMITTEES:

Military and Veterans Affairs, Space, and Domestic Security, *Vice Chair*
Appropriations Committee on Criminal and Civil Justice
Banking and Insurance
Commerce and Tourism
Finance and Tax
Fiscal Policy
Rules
Transportation

JOINT COMMITTEES:

Joint Select Committee on Collective Bargaining

SENATOR VICTOR M. TORRES, JR.

25th District

October 27, 2023

The Honorable J. Alex Kelly, Secretary
Florida Department of Commerce
107 E. Madison Street
Tallahassee, FL 32399

Dear Secretary Kelly,

I am writing this letter in support of Osceola County's Job Growth Grant application to fund infrastructure improvements to NeoCity. This grant award will fund the construction of a new multi-tenant open access lab facility, which will be used to advance semiconductor research, and the addition of a Sensitive Compartmented Information Facility (SCIF) in the existing office building located at NeoCity.

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NeoCity is poised to serve as catalyst for high-tech innovation and creation, including jobs and capital investment. The addition of the new labs proposed in Osceola County's application for this grant, will help catalyze long-term economically sustainable growth in the state's semiconductor industry, while supporting our national security. In addition, it will create new high-paying jobs in the region, which is a key priority for the County.

I urge your full and fair consideration of Osceola County's Job Growth Grant proposal and looks forward to an award. If you have any questions, please get in touch with me at torres.victor@flsenate.gov or by calling my office at (407) 846-5187.

Respectfully,

A handwritten signature in black ink, appearing to read "Victor M. Torres, Jr.", written in a cursive style.

Senator Victor M. Torres, Jr.

REPLY TO:

- 101 Church Street, Suite 305, Kissimmee, Florida 34741 (407) 846-5187 FAX: (850) 410-4817
- 214 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5025

Senate's Website: www.flsenate.gov

KATHLEEN PASSIDOMO
President of the Senate

DENNIS BAXLEY
President Pro Tempore