



2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: Please read this document carefully and provide the information requested below. Some questions may request that a separate narrative be completed. If additional space is needed, attach a word document with your entire answer.

Governmental Entity Information

Name of Governmental Entity: Okaloosa County Board of County Commissioners

Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Jane Evans

Title: Grants & RESTORE Manager

Mailing Address: 1250 North Eglin Parkway, Ste 102

Shalimar, FL 32579

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Secondary Contact Name: Sheila Fitzgerald

Title: Deputy County Administrator

Phone Number: 850-689-5054

Public Infrastructure Grant Eligibility

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry. ([View Florida's Targeted Industries here.](#))
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the Public.

1. Program Requirements:

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

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

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

Please see attachment one (narrative).

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

Please see attachment one (narrative).

C. Is this infrastructure currently owned by the public?

Yes No

If no, is there a current option to purchase or right of way provided to the County?

n/a

D. Provide current property owner.

Please see attachment one (narrative).

E. Is this infrastructure for public use or does it predominately benefit the public?

Yes No

Please see attachment one (narrative).

F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation, or business entity?

Yes No

Please see attachment one (narrative).

G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry ([View Florida's Targeted Industries here.](#))
 - Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.
 - 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 or future businesses.

Please see attachment one (narrative).

2. Additional Information:

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

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

Please see attachment one (narrative).

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

Please see attachment one (narrative).

C. 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?

Please see attachment one (narrative).

D. 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?

Please see attachment one (narrative).

E. 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

Please see attachment one (narrative).

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

Yes No

Please see attachment one (narrative).

G. Does this project have a local match amount? Yes No

If yes, please describe the entity providing the match and the amount.

Please see attachment one (narrative).

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

Please see attachments two through eight.

3. Program Budget

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

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

1.) **Total Amount Requested** \$ 3,217,188.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 350,000.00
 Private Sources \$

Other (grants, etc.) \$ 1,408,962.00
Total Other Funding \$ 1,758,962.00

Please Specify: Triumph & ARPA Funds

B. Public Infrastructure Project Costs:

Construction \$ 4,388,400.00
 Reconstruction \$
 Design & Engineering \$ 587,750.00
 Land Acquisition \$
 Land Improvement \$

Other \$
Total Project Costs \$ 4,976,150.00

Please Specify: _____

Note: The total amount requested must be calculated by subtracting the total other public infrastructure project funding sources in A. from the total public infrastructure project costs in B.

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

Please see attachment one (narrative) and attachment five (detailed budget narrative).

4. Approvals and Authority

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

- 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)?

Please see attachment one (narrative).

If board authorization is not required, who is authorized to sign?

Please see attachment one (narrative).

- 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.

Please see attachment one (narrative).

- 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.

Please see attachment nine (designation of authorizing official).

I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

Name of Governmental Entity: Okaloosa County Board of County Commissioners

Name and Title of Authorized Representative: John Hofstad, County Administrator

Representative Signature: 

Signature Date: 3/22/22

Okaloosa County Board of County Commissioners
2021-2022 Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal

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Okaloosa County Board of County Commissioners
2021-2022 Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal

Attachment 1. Narrative for Shoal River Ranch Giga Site Critical Infrastructure

Section 1. Program Requirements

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

The proposed project consists of design, permitting and construction of the following critical infrastructure elements:

- Turn lanes on Highway 90 at the intersection of the Giga Site (Jericho Rd & Highway 90)
- Signalization of the intersection of the Giga Site (Jericho Rd & Highway 90)
- Improvements to the existing at-grade railroad crossing of Jericho Rd into the Giga Site to include:
 - enhanced foundation built underneath the existing roadway
 - upgraded rails to withstand heavier loads crossing the tracks
 - installation of cross arms and signalization
 - upgraded control equipment cabinet
- Hardscape, signage and landscaping improvements to the entrance of the Giga Site
- Paving of approximately 2,400 LF of Jericho Rd from the entrance to the second county owned parcel
- Paving of a portion of an east west roadway to unlock the county owned 88-acre parcel that fronts Highway 90
- Installation of Water, Sewer and Fiber along Jericho Rd to unlock the second county owned parcel

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

The Shoal River Ranch Giga Site is located in Okaloosa County approximately 7 miles east of downtown Crestview, 4.1 miles west of the Okaloosa/Walton County border and just north of Interstate 10. The northern boundary of the property is US Highway 90, and the eastern boundary of the property is Jericho Rd.

The infrastructure proposed within this application will be constructed within county owned property and right-of-way within the Shoal River Ranch Giga Site; within the railway line owned by Florida Gulf Atlantic (FGA) Railroad LLC; and within FDOT maintained US Highway 90 right-of-way at the intersection with Jericho Rd.

C. *Is this infrastructure owned by the public?*

Yes. The infrastructure proposed within this application will be constructed within 1) the county owned property and rights-of-way inside the Shoal River Ranch Giga Site, 2) the Florida Gulf Atlantic (FGA) Railroad LLC railway and 3) FDOT maintained US Highway 90 right-of-way at the intersection with Jericho Rd.

No additional purchase of property or right-of-way is necessary to move forward with the proposed infrastructure improvements. Okaloosa County has, and will continue to, coordinate with FGA and FDOT to obtain the appropriate approvals and permits for the work.

D. *Provide current property owner.*

Okaloosa County Board of County Commissioners own property and rights-of-way necessary for construction of the critical infrastructure proposed within this application and will work with the Florida Gulf Atlantic Railroad and Florida Department of Transportation to obtain the appropriation permissions to undertake work within their rights-of-way.

County owned property and right of way:

Owner: Okaloosa County Board of County Commissioners
1250 N. Eglin Pkwy
Shalimar, FL 32579
Purchased November 2020
20-3N-22-0000-0001-0030 (approx. 88 acres)

Owner: Okaloosa County Board of County Commissioners
302 N. Wilson St. Suite 203
Crestview, FL 32536
Right-of-way deeded 2003
29-3N-22-0000-0001-0010 (approx. 24.52 acres)

FGA Rail

Owner: Florida Gulf Atlantic Railroad LLC.
1515 S Federal Highway #308
Boca Raton, FL 33432-7451
01-0N-50-0000-0001-CSX0

Highway 90 Intersection Improvements

Owner: Florida Department of Transportation
605 Suwannee St.
Tallahassee, FL 32399

E. *Is this infrastructure for public use or does it predominantly benefit the public?*

Yes. This critical infrastructure project will be owned and maintained by the Okaloosa County Board of County Commissioners for public use. The proposed improvements are intended for public use and for the public's benefit, in large part to help stimulate economic activity in the form of a large scale industrial park projected to employ thousands of Floridians.

The infrastructure request made in this application is critical to promote higher wage job growth and development within the 10,500-acre Shoal River Ranch Giga Site. Specifically, the proposed improvements will serve to “unlock” approximately 1600 acres, including 588 acres of prime county-owned industrial property.

F. *Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation, or business entity?*

No. The proposed critical infrastructure will benefit approximately 1,600 acres of property zoned for manufacturing, warehousing, distribution and similar light industrial uses and will effectively catalyze the creation of thousands of regional jobs by future tenants of the park.

G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry
 - Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System (NAICS) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.
 - 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 or future businesses.

As a community that has been economically dependent on a precarious “two-legged stool” comprised of tourism/hospitality and the military, Okaloosa County has been highly susceptible to the impacts of recent economic shocks, including the Great Recession in 2007-2008, the Deepwater Horizon BP oil spill in 2010, the downturn in defense spending resulting from Federal sequestration in 2013 and various tropical storms / hurricanes. As a result of these events, community partners including the Okaloosa County Board of County Commissioners, One Okaloosa Economic Development Council, CareerSource Okaloosa Walton and a myriad of educational institutions have been purposefully working to diversify the local economy in order to become better insulated from future impacts affecting the tourism and military sectors. Advanced manufacturing, in particular, has been identified as a high priority target for growth.

According to the Florida Chamber of Commerce’s “Florida Scorecard”, manufacturing jobs represent only 4.4% of Okaloosa County’s economy; however, with average annual wages of \$80,405, Okaloosa manufacturers tend to pay well in excess of the county’s \$49,622 average wage. In fact, despite only employing 4.4% of Okaloosa County’s citizens, manufacturing wages account for 7.2% of Okaloosa County’s private sector wages. Considering these factors, it is clear that manufacturing jobs translate to an outsized economic value – and one that warrants targeted investments in education and infrastructure in order to better accommodate them.

Of the 14 Shoal River Ranch-focused projects currently in One Okaloosa EDC’s pipeline, 12 are identified as manufacturers (NAICS 31-33). Four of these companies are now in advanced discussions with the One Okaloosa EDC team. The project specs for these opportunities include:

Opportunity A

Advanced Manufacturing; 200 employees, \$55,275 average salary, \$250M total capital investment

Opportunity B

Defense Manufacturing; 60 employees, \$55,422 average salary, \$8M total capital investment

Opportunity C

Cleantech Manufacturing; 3,086 employees, \$42,438 average salary, \$600M total capital investment

Opportunity D

Cleantech Manufacturing; 550 employees, \$55,586 average salary, \$100M total capital investment

Just these four projects taken together would result in the addition of 3,896 direct jobs and annual payrolls totaling \$175,916,288 by 2026. Moreover, the potential aggregated capital investment of these four projects equates to \$958,000,000. As evidenced by Attachment 2 - University of West Florida Haas Center Economic Impact Analysis - the ultimate statewide impact of these projects and associated construction is expected to be 10,085 jobs by 2032 and a \$1.41 billion increase to personal incomes. Together, these figures point to a staggering return on the requested \$3,217,188 grant requested from the Florida Jobs Growth Grant Fund.

Finally, acknowledging the importance of ensuring connectivity of this particular economic development initiative with the overall northwest Florida regional economic development strategy, it is important to note that the Shoal River Ranch Giga Site is a key component of the Comprehensive Economic Development Strategy (CEDS) compiled by the Emerald Coast Regional Planning Council. Shoal River Ranch is also being actively championed by Florida’s Great Northwest, Inc., the region’s 12 county economic development partnership, as it falls directly in line with the organization’s “Northwest Florida Forward Strategic Plan” – specifically the following goals found under the Infrastructure pillar:

- *Develop sites to accommodate business expansions and relocations.*
- *Support the development of industrial megasites, with a deliberate focus on rural areas of the region.*

Section 2. Additional Information:

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

The County has recently executed an agreement with an engineering firm to begin the design and permitting phase of this project. The anticipated commencement date for construction of this project is August 1, 2023.

Task	Days	Tentative Date
Engineering NTP		March 15, 2022
Survey, Geotechnical Investigations, Consultations, etc.	45 Days from NTP	May 1, 2022
Design to 60% Construction Plans	90 Days	August 1, 2022
Permitting	120 Days	Feb 1, 2023
Final Design	60 Days	April 1, 2023
Authorization to self-construct (portion)	30 Days	May 1, 2023
Procurement / contracting	90 Days	August 1, 2023
Construction NTP		August 1, 2023
Construction	Twelve months	July 31, 2024

- B. *What Permits are necessary for the public infrastructure project?*

- FGA Railroad crossing/improvement permit
- NFWWMD District Environmental Resource Permit (Stormwater)
- NFWWMD Dusty Road exemption application
- USACE Nationwide Permit application (if applicable)
- FDOT Access/Construction Permit (will include roadway and signalization work)
- FDEP Public Water System Construction Permit
- FDEP Domestic Wastewater Collection/Transmission Construction Permit
- Okaloosa County Development Order

- C. *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?*

No permits have been obtained. Per the task schedule outlined in Section 2A, the county expects to obtain permits in early 2023. The Development Order is a local requirement and the review will occur concurrently with the other regulatory permitting.

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

All County owned parcels within the Shoal River Ranch Giga Site are zoned for Industrial Use. All proposed improvements conform to the uses outlined within the Industrial Zoning District pursuant to the Future Land Use Map.

- E. *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 comprehensive plan amendment or re-zonings will be required to accommodate the proposed critical infrastructure. A development order will be required to accommodate the proposed critical infrastructure project and for future site-specific industrial development.

The County's development order takes approximately 60-90 days and will run concurrently with regulatory permitting.

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

The proposed project includes design and permitting. The County is moving forward with this phase prior to a potential grant fund approval and contract execution, using local funds (claimed as part of match). All pre-construction activities are ready to commence upon grant fund approval and contract execution. Construction commencement is expected to be ready in the summer of 2023.

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

The County is committing the following matches:

- \$408,962 Triumph Gulf Coast Grant funds
This constitutes the balance of a previously approved grant award to further extend utility infrastructure into the site. A Triumph Grant Award Agreement Amendment will likely be discussed at the April 2022 Triumph Board meeting to approve the use of the remaining balance toward the enhanced scope of work.
- \$1,000,000 Okaloosa County – American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funding (SLFRF) received directly from Treasury is committed to this project
- \$250,000 Okaloosa County Utility Fund Reserves – Cash Commitment
- \$100,000 Okaloosa County Utility Staff Labor and Equipment In-kind

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

Please refer to attachments two through eight.

Section 3. Program Budget

1. A, B - Okaloosa County is requesting \$3,217,188 from the Florida Job Growth Grant Fund. Refer to completed PDF application page 5 and attachment five for more budget detail.

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

A detailed budget narrative is provided as attachment five to the application package. Ideally, the County would receive notification of positive support from the State of Florida in conjunction with the approval of the State's Fiscal Year 2022-2023 budget, around July 1, 2022.

In addition to requesting Florida Job Growth Grant Funding through this application, the County also sought the support of our local delegation during the recent legislative session. Our local delegation graciously supported our request by including a \$1,000,000 appropriation within the State's proposed FY 22-23 budget. If the additional request is ultimately approved, the County will adjust our project scope and funding request for this application accordingly.

The Board of County Commissioners approved ARPA funds for this project in the amount of \$1,000,000 at its March 1, 2022 meeting.

The detailed budget reflects a match in the amount of \$408,962 utilizing a Triumph Gulf Coast Grant, which has already been approved. The project was substantially completed under budget so the County has been coordinating with the Triumph Gulf Coast Board of Directors to amend the grant agreement to allow the County to expand the utility installation scope of the project. The Amendment will likely be discussed at the April 2022 Triumph Board meeting to approve the use of the remaining balance toward the enhanced scope of work, a portion of which is outlined within this Job Growth Grant Fund application.

Section 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)?*

Per the Okaloosa County Grants Policy and Procedures manual, effective June 5, 2018, the Board of County Commissioners can designate the County Administrator as Authorizing official for execution of grant applications. This delegation of authority was granted at the March 1, 2022 Regular meeting of the Board of County Commissioners. Pursuant to the manual, the full application was routed for Legal Review and the Board of County Commissioners received a notice of Intent for the County Administrator to Sign, two business days prior to submission.

If board authorization is not required, who is authorized to sign?

Board authorization of submission of the application is required, and was obtained at the March 1, 2022 Regular meeting. As described above, the Board designated the County Administrator as Authorizing official for execution of the grant application.

- 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 to hold special meetings, and if so, upon how many days' notice.*

Per the Okaloosa County Grants Policy and Procedures manual, effective June 5, 2018, all grant agreements will come before the Board of County Commissioners for approval to accept and enter into a contract. The Board of County Commissioners regularly meet two times per month, on the first and third Tuesday of each month. A schedule of upcoming Board of County Commissioner meetings for the next six months:

Meeting Date	Agenda Deadline	Meeting Date	Agenda Deadline
April 5, 2022	March 29, 2022	July 5, 2022	June 28, 2022
April 19, 2022	April 12, 2022	July 19, 2022	July 12, 2022
May 3, 2022	April 26, 2022	August 2, 2022	July 26, 2022
May 17, 2022	May 10, 2022	August 16, 2022	August 9, 2022
June 7, 2022	May 31, 2022	September 6, 2022	August 30, 2022
June 21, 2022	June 14, 2022	September 20, 2022	September 13, 2022

Should a situation arise that would require the Board to hold a special meeting, seven days' notice would be required.

- 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.*

Please see attachment nine (designation of authorizing official).

The Okaloosa County Grants Policy and Procedures manual, effective June 5, 2018, is available for review on the Okaloosa County Grants Administration web page of the Okaloosa County website at: <https://myokaloosa.com/Grants>.

A copy of the March 1, 2022 Agenda and Agenda Item for approval of submission of this application can be viewed on the County Meeting portal at:

http://okaloosacountyfl.iqm2.com/Citizens/Detail_Meeting.aspx?ID=1792

Once the minutes of the meeting are available, they can be viewed on the Clerk of Courts records website at: <https://onbase.okaloosaclerk.com/pubappnet/Login.aspx>

*Attachment 2. Analysis report from the Haas Center at UWF regarding the
Economic Impact of Infrastructure additions and projected jobs*

Shoal River Ranch Industrial Park: Economic Impact Analysis of Infrastructure Additions and Projected Jobs between January 2022 and January 2032

March 14, 2022

The Okaloosa County Board of County Commissioners engaged the UWF Haas Center to assess the economic impact of a proposed expansion of the Shoal River Ranch Gigasite. The proposed project includes public infrastructure improvements to the property, new private-sector investments in the construction of manufacturing facilities, and the subsequent employment expenditures at production firms.

Terminology

Exogenous Final Demand - a component of final demand entered directly by the user (the baseline value is zero). The value is kept separate from the other components (consumption, investment, government, exports, imports) for accounting purposes in order to allow the user to identify the direct portion of the shock.

Employment - The total number of jobs created

Labor Force - The total number of new laborers either re-entering the workforce that were out of the workforce or entering for the first time.

Output - the value of goods or services produced by a region in a specific period – final and unfinished.

GDP - The monetary value of all finished goods and services produced within a country during a specific period.

About the Model

Econometric simulation models combine the sector detail and geography detail of input/output models but provide for functioning economic linkages between sectors and regions over time. The current study uses REMI PI+ Version 2.5.0 (Regional Economic Models Inc.), a structural econometric model of the state of Florida. It incorporates the basic input/output linkages, but also uses econometrically estimated county-specific parameters, for example, interregional migration in response to changes in economic opportunities, in generating impact results. Because of these between-sector linkages, the model incorporates general equilibrium tendencies as the economy responds to shocks over time. That is, changes in spending in a region affect not just conditions in that market, but also in other markets within the region (economists term this a “general equilibrium”) and outside the region.

This describes the phenomenon whereby, for example, a new manufacturing facility opens in a county, and other manufacturers and related industries may have to increase their pay or benefits in order to prevent their workers from leaving to take a job at the new facility. A traditional input-output model description of the economic impact would have held other economic factors fixed (including manufacturing wages across the county) and simply documented the employment and job creation effects resulting directly at the new manufacturing facility and indirectly via businesses in its supply chain, as well as household spending induced by the new income flows.

A simulation model such as REMI captures not only the spending effects flowing from the new manufacturing facility and its local suppliers and employees and owners, but also the spillover effects into other markets as wages and prices change due to competition for the same employees and other resources. These effects are the general equilibrium (equilibrium across all markets simultaneously) tendencies of the model. It also simulates the adjustment path over time of these market responses, using historical parameters estimated specifically for that county (the dynamic component).

Key Findings

- Once operational, the Shoal River Ranch industrial park is estimated to increase employment in the state by over 13,000 individuals. About 86 percent of the employment created will remain in the three-county region: Okaloosa, Santa Rosa, and Walton.
- The initial construction and infrastructure investment of \$962M has a projected regional economic output of \$3.8B between 2022 and 2025. For the state, this investment is anticipated to yield \$4.4B in economic output over the same timeframe.
- The estimated compensation of \$175M paid by private employers at the Shoal River Ranch Gigasite may result in statewide output of \$1.6B a year. For the region, the estimated compensation produced a \$1.4B output annually.
- In year one, the Gigasite is projected to experience statewide increases in output of about \$257M. By 2032, researchers expect annual output to exceed \$1.7B.
- To maximize manufacturing facility operations at the Shoal River Ranch Gigasite, well-paying jobs will be created to ensure the facility is running efficiently. Researchers expect that wage increases will enhance the total earnings for workers and contribute to personal income increasing in Florida by \$920M in 2025, and over \$1.4B by 2032.
- Professional, Scientific and Technical Services (NAICS 54), Construction (NAICS 23) and Manufacturing (NAICS 31-33) Industries are projected to experience the greatest growth. Approximately 56 percent of the state's new jobs at Shoal River industrial park are within these three industries.

Results

The following tables depict the regional and state projections, estimated by the Haas Center's REMI model. Note that as construction commences in 2022 and slows by 2024, the private manufacturers begin to operate at full employment in 2024.

Expected Regional Impact

Category	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Employment	1,783	3,525	11,279	8,634	8,817	8,789	8,719	8,695	8,661	8,664	8,702
Population	288	789	2,714	3,900	5,195	6,466	7,704	8,911	10,056	11,140	12,158
Labor Force	283	741	2,562	3,369	4,244	5,008	5,687	6,295	6,817	7,269	7,658
GDP (\$)	129M	260M	989M	801M	825M	831M	836M	845M	852M	863M	877M
Output (\$)	225M	462M	1.73B	1.40B	1.43B	1.44B	1.44B	1.45B	1.46B	1.47B	1.49B
Personal Income (\$)	91M	194M	848M	758M	829M	888M	952M	1.02B	1.09B	1.16B	1.24B

Expected State Impact

Category	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Employment	2,007	3,994	13,038	10,181	10,408	10,354	10,231	10,169	10,089	10,059	10,085
Population	365	1,008	3,495	5,025	6,578	8,043	9,421	10,728	11,943	13,075	14,132
Labor Force	372	977	3,372	4,414	5,440	6,281	6,987	7,599	8,103	8,529	8,891
GDP (\$)	147M	299M	1.14B	934M	963M	970M	980M	980M	986M	996M	1.01B
Output (\$)	257M	530M	1.98B	1.62B	1.67B	1.67B	1.67B	1.68B	1.68B	1.70B	1.71B
Personal Income (\$)	109M	236M	1.01B	920M	997M	1.06B	1.12B	1.19B	1.26B	1.33B	1.41B

State and Regional Comparison

Researchers applied the initial investment of \$962M across a two-year construction period to estimate the impacts of improvements to infrastructure and the construction of the new manufacturing facilities.

County leaders expect the construction to begin in late 2022 and conclude in 2024 – allowing private firms at the Shoal River Gigasite to begin operation. The construction impacts are likely visible through 2032, but the most prominent impact from the new build is evident between 2022 and 2025. The projected economic output for the state from 2022 to 2025 is \$4.4B and the region anticipates \$3.8B during that period.

Following completion of construction, private firms at the Gigasite will employ individuals producing and assembling parts in Okaloosa County. The estimated compensation paid by private employers is approximately \$175M. The Shoal River industrial park projects an output of over \$1.6B a year for the state and \$1.4B a year for the region. In year one, the Gigasite projects a statewide increase in output of \$257M. By 2032, researchers expect that output to exceed \$1.71B.

The table below is the average year-over-year value of the Shoal River industrial park project from 2022-2032. Predictably, Okaloosa, Santa Rosa and Walton will see the largest impacts, but there may be smaller impacts in other Florida counties.

Category	State	Region	Staying in Region %
Employment	9,147	7,843	85.7%
Population	7,619	6,302	82.7%
Labor Force	5,542	4,539	81.9%
GDP (\$)	854M	737M	86.3%
Output (\$)	1.47B	1.27B	86.5%
Personal Income (\$)	966M	824M	85.3%

Expected Industry Impacts

To maximize manufacturing facility operation, well-paying jobs will need to be created to ensure the facility is running efficiently. Researchers expected that wage increases would enhance the total earnings for workers and contribute to personal income growth in Florida by more than \$920M in 2025 and over \$1.26B by 2030.

The Shoal River Ranch Gigasite is projected to provide the state with an average of 9,147 jobs per year across all industries. The Shoal River region estimates an average of 7,843 jobs per year. Over the 10-year period, approximately 86 percent of the jobs created will remain within Okaloosa, Santa Rosa and Walton counties.

The largest impacts to state employment, as a result of the Shoal River industrial park, are projected to be in professional, scientific and technical services, which kept over 97 percent of those jobs within the Shoal River region. Construction is expected to follow in job creation, providing an average of 1,513 jobs a year for the state. Employment within manufacturing is projected as the third highest employment

producer, supplying over 800 jobs annually to the state and keeping 96 percent of those jobs within the three-county region. Approximately 56 percent of the state employment produced by Shoal River industrial park is projected to fall within those three industries.

Appendix

Industry Summary for the Region

Industry	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
All Industries	1,783	3,525	11,279	8,634	8,817	8,789	8,719	8,695	8,661	8,664	8,702
Forestry, fishing, and hunting	0	2	16	14	14	14	13	13	13	12	12
Utilities	3	5	141	137	138	138	138	139	139	140	141
Construction	1,274	2,456	3,058	1,175	1,204	1,150	1,064	985	910	848	802
Manufacturing	12	86	1,035	1,000	989	975	960	948	937	926	920
Wholesale trade	14	27	90	65	64	62	60	59	57	57	56
Retail trade	133	251	841	617	636	633	630	637	639	647	658
Transportation and warehousing	17	35	157	124	124	121	118	115	114	112	113
Information	2	3	15	11	10	9	9	8	7	7	6
Finance and insurance	4	6	33	17	10	4	-1	-6	-9	-12	-14
Real estate, rental, leasing	56	105	439	352	380	381	380	383	385	390	398
Professional, scientific, and technical services	49	99	3,292	3,241	3,257	3,267	3,275	3,285	3,293	3,303	3,314
Admin, support, waste services	37	73	456	392	397	394	391	391	391	393	397
Health care and social assistance	48	91	422	321	324	320	316	322	325	333	344
Arts, entertainment, and recreation	11	24	140	108	110	108	106	106	105	106	108
Accommodation and food services	42	81	450	368	399	416	433	456	476	498	521
Other services	37	71	311	227	237	235	234	236	237	239	243

REMI

The model included the potential impacts of the Shoal River Ranch industrial park construction, operation and employment on the state of Florida and the three counties where the firms will be located. Santa Rosa, Okaloosa and Walton counties were going to experience the primary impacts from the build. Construction was input from 2022 until 2024 as exogenous final demand. Once the construction subsides in 2024, full operational employment and compensation are input from 2024 to 2032. All inputs were estimated through 2032 to ensure a 10-year window of impact.

Qualifications of Key Personnel on the Project

The Haas Center staff has extensive experience in research at the state, regional and local levels including for counties, cities, Tourism Development Organizations (TDO/TDC), and area Chambers of Commerce. Each member of the team has a unique set of skills and professional backgrounds. As a result, we are able to meet almost any client need at the highest quality.

Dr. Jerry D. Parrish chairs the Board of Economic Advisers at the UWF Haas Center. Previously, Dr. Parrish was the Chief Economist and the Director of Research for the Florida Chamber Foundation. In that role, he was responsible for conducting in-depth analyses on the Florida economy and on solutions to help secure Florida's future. Dr. Parrish previously was the Chief Economist and Director of the Center for Competitive Florida at Florida TaxWatch. Prior to that position, he served as the Associate Director of the Center for Economic Forecasting & Analysis (CEFA) at Florida State University, and has many years of experience in the private sector in management roles at international manufacturing companies. Dr. Parrish is currently an Adjunct Instructor in the Masters in Applied Economics Program at Florida State University and the Chair of the Haas Center's Board of Economic Advisers. He earned a B.S. in Agricultural Business and Economics from Auburn University, an M.B.A. from Bellarmine University, an M.S. in Economics from the University of North Carolina at Charlotte, and a Ph.D. in Economics from Auburn University. He regularly publishes research reports and articles on the Florida economy and Florida's competitiveness.

Mariah Kill, M.S., Applied Economist, is a graduate from the Applied Economics M.S. program at Florida State University. As an undergraduate, she led an independent study in Old City Cemetery in Tallahassee, FL that used regression analysis to assess vandalism patterns, indicate damaged markers and locate areas that need intervention from the historic societies. This creative data-driven project inspired

her to pursue a Master of Science, where she refined her analytical and problem-solving skills through various applied econometrics courses. For her master's capstone project, Mariah and her team developed a tool to help groups working on poverty issues in Florida group similar communities and ultimately direct funds to the areas most in need. She joined the Haas Center as an Applied Economist to assist in various impact studies, including the effects of COVID on small businesses.

Attachment 3. Map of Shoal River Ranch Giga Site

Shoal River Ranch
Giga Site

BRIAN
WAY

OLD SPANISH TRL

FGA

90

BRIDGE BRANCH

SUE
GIR
RD
MT
OLIVE

County Owned
+/- 88 AC

Un-named Rd

Inset "A"

County Owned
+/- 325 AC

Proposed WWTP
County Owned
+/- 165 AC

JERICHORD

County Owned
+/- 166 AC

Downtown
Crestview
7 miles

Map Legend

- Interstate
- State Roads
- Secondary Roads
- Proposed WWTP
- Shoal River Ranch County Holdings



1 inch = 1,300 feet

Map Produced by:
Okaloosa County GIS
2/21/2022

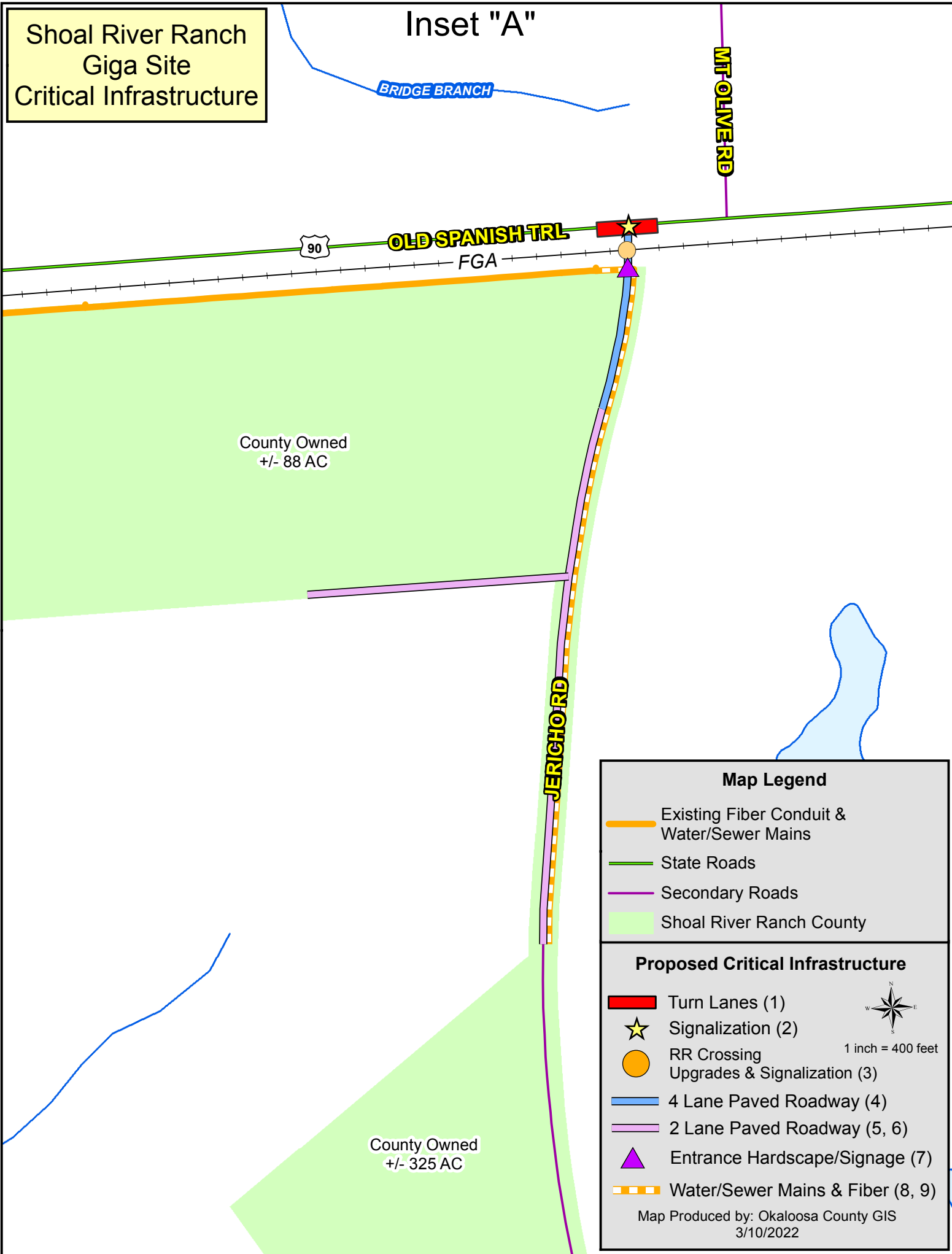


Mossy Head
7 miles

*Attachment 4. Map of Shoal River Ranch Giga Site
reflecting proposed critical infrastructure*

Shoal River Ranch
Giga Site
Critical Infrastructure

Inset "A"



Attachment 5. Detailed Budget Narrative

Shoal River Ranch Giga Site Infrastructure Improvements

	Infrastructure Element	\$/ft	Length (ft)	Total (\$)
1	Hwy 90 intersection improvements - Turn lanes			\$350,000
2	Hwy 90 intersection improvements - Signalization			\$300,000
3	Railroad- Crossing Upgrades & Signalization			\$400,000
4	Road Construction - Jericho Rd Entrance (Four Lane)	\$1,200	350	\$420,000
5	Road Construction - Jericho Rd (Two Lane)	\$550	2,050	\$1,127,500
6	Road Construction - Unnamed Rd South of 88 acre property (Two Lane)	\$550	450	\$247,500
7	Site Entrance Hardscape/Signage Improvements			\$350,000
8	Utility Construction - Water & Sewer Mains (PH 1 - 2,300 ft)	\$260.00	2,300	\$598,000
9	Fiber conduit and fiber run (2,700 ft)	\$10.00	2,300	\$23,000
	Total Construction Costs			\$3,816,000
	Design Cost			
	Design/Permitting non-utility items - (lines 1-6)	15% of est. construction		\$426,750
	Design/Permitting utility - (lines 8-9)			\$161,000
	Total Design Costs			\$587,750
	Infrastructure Sub-Total			\$4,403,750
	Construction contingency - 15% of estimated construction (lines 1-9)			\$572,400
	Shoal River Ranch Giga Site Infrastructure Total			\$4,976,150

Program Budget (Page from Grant Application)

3. Program Budget (If additional space is needed, attach a word document with your entire answer.) Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

Total Amount Requested		
Florida Job Growth Grant Fund	\$3,217,188	64.65%
Other Public Infrastructure Project Funding Sources:		
County (Cash from Utility Fund)	\$250,000	
County (In-kind labor & equipment)	\$100,000	
Private Sources		
Other (grants, etc.) Please Specify: <u>Triumph Grant for Utility PH 1</u>	\$408,962	
Other (grants, etc.) Please Specify: <u>ARPA County Funds</u>	\$1,000,000	
Total Other Funding	\$1,758,962	35.35%
Public Infrastructure Project Costs:		
Construction	\$4,388,400	
Reconstruction	\$0	
Design & Engineering	\$587,750	
Land Acquisition	\$0	
Land Improvement	\$0	
Other Please Specify: _____		
Total Project Costs:	\$4,976,150	

Attachment 6. Representative Photos and Renderings

Existing Entry (Google Map Image)



Conceptual Entry Rendering (Reflects proposed hardscape, signage, landscaping)



*Attachment 7. Site Flyer, Concepts and Access Visualization
Provided by One Okaloosa EDC*



SHOAL RIVER RANCH FLORIDA'S GIGASITE

10,000 ACRES OF POSSIBILITY

COMMUNITY & REGION

LOCATION

Located in Okaloosa County, FL with a population of 213,420

LABOR SHED

Northwest Florida has a labor force of 1.2 million. A 60-mile radius from Shoal River Ranch offers an estimated supply of over 50,000 skilled manufacturing-type workers and 3,700 manufacturing-related education program completers each year.

MILITARY ADVANTAGE

6 military installations are in the region and 3,400 service members exit these bases each year at a median age of 38.

In Okaloosa County, there are approximately 1,300 military separatees each year from Eglin Air Force Base, Hurlburt Field and their various tenant units.

PORT

Port of Pensacola	– 40 miles west, FTZ #249
Port Panama City	– 55 miles east, FTZ #65
Port of Mobile	– 100 miles west, FTZ #82

RAIL

FGA mainline rail is located adjacent to the site's northern boundary.

HIGHWAYS

US Highway 90 is located adjacent to the site's northern boundary; Interstate 10 bisects the site, with north and south parcels accessible across an existing overpass.

AIRPORT

Commercial airport:

Destin-Fort Walton Beach Airport (VPS; service on Delta, American, United and Allegiant)

General aviation airports:

Bob Sikes Airport (CEW), 4 miles west with an 8,000 ft. runway, and the Destin Executive Airport (DTS)

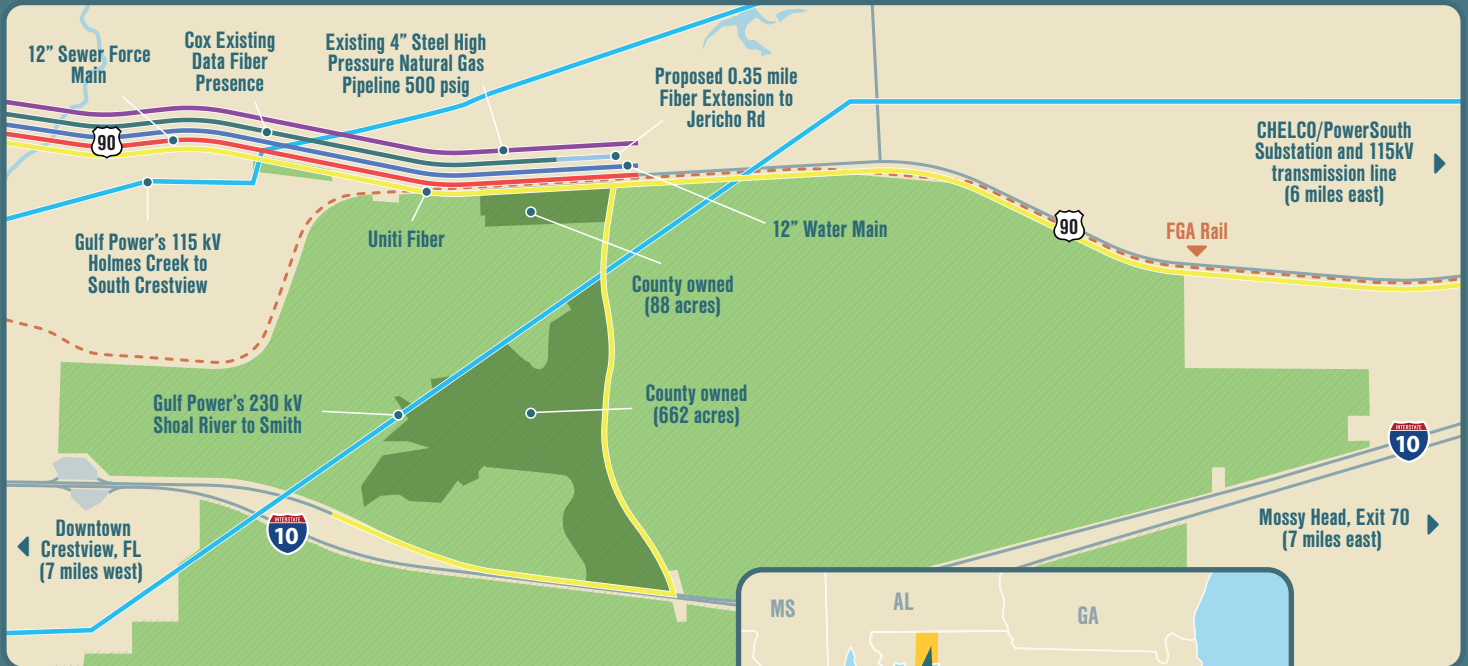
POST-SECONDARY EDUCATION INSTITUTIONS

- | | |
|---|---|
| • Northwest Florida State College | • University of West Florida – Emerald Coast Campus |
| • Okaloosa Technical College | • Embry-Riddle Aeronautical University Worldwide |
| • University of Florida Research Engineering & Education Facility (UF REEF) | |

PUBLIC SCHOOLS

The Okaloosa County School District is consistently ranked as one of the Top 5 school districts in the State of Florida and has had a long-standing emphasis on Career & Technical Education (CTE). Also home to the state's first STEM Middle School.

FLORIDA'S GIGASITE



ACREAGE ● 10,500

LAND OWNERSHIP ● Majority owned by the Holland Ware Charitable Foundation. Okaloosa County Board of County Commissioners own 750 acres.

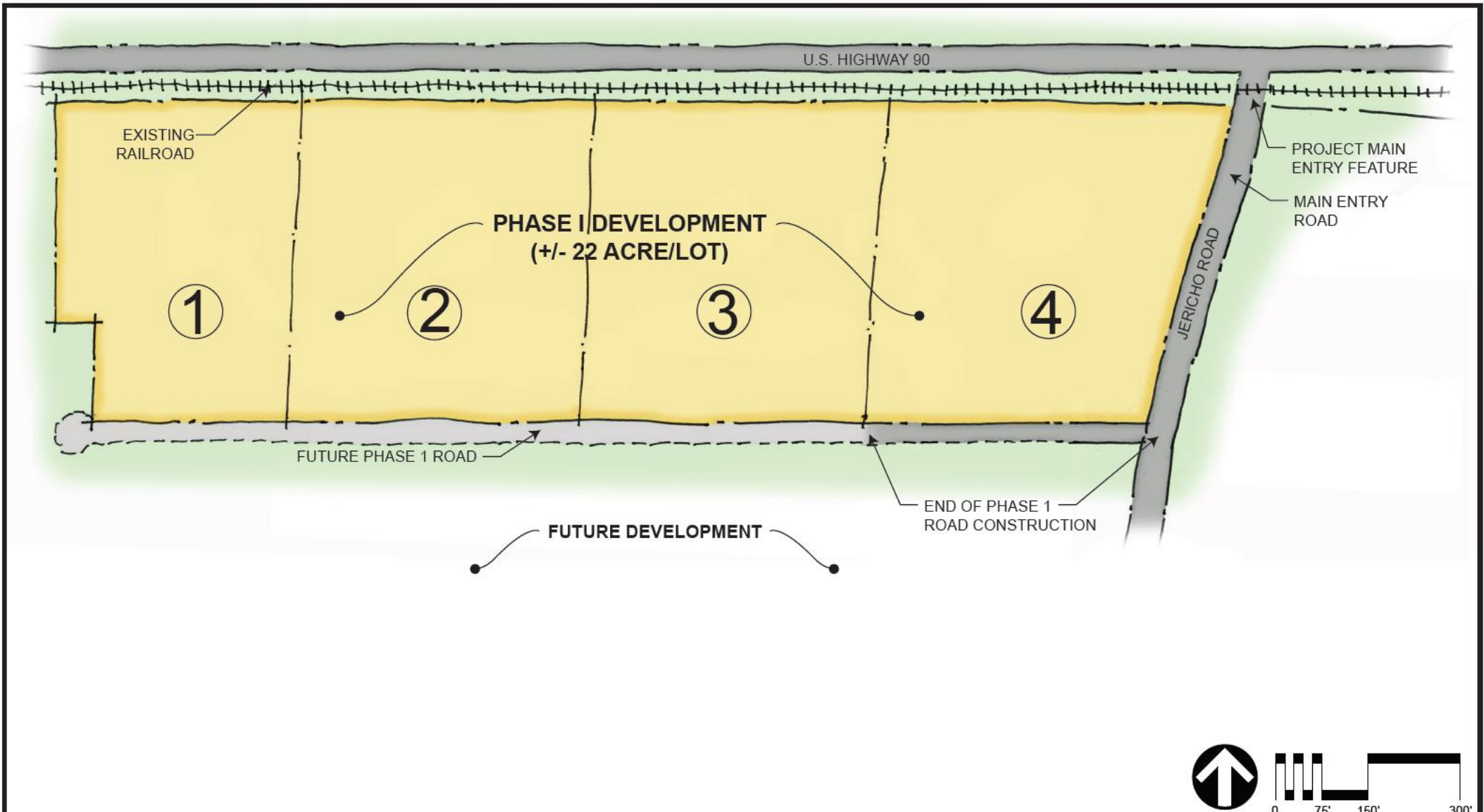
UTILITIES ● Water, sewer, electric, natural gas and fiber optics are all located adjacent to the site with the capacities to meet the demands of major industrial projects.

ZONING ● All County-owned parcels are zoned for industrial use, with an additional 300 acre parcel located on US Hwy 90 also zoned industrial.

WETLANDS ● No wetlands impacts on prime development parcels, flat to gently rolling topography.

ENVIRONMENTAL ● Parcel specific Phase I ESA, Soils Map and Survey Available; Flood Zone X.

POSSIBLE CONSTRUCTION SCHEDULE ● Smaller projects (100,000 to 500,000 SF) would range from 12-18 months. Mega projects (500,000 SF and above) range from 18-24 months for construction.

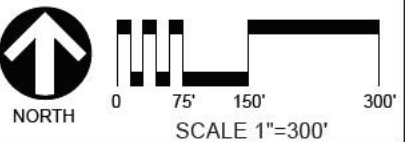


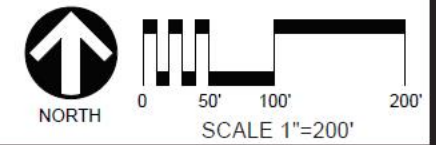
POTENTIAL PHASE 1 SITE DEVELOPMENT PLAN - 88 ACRE SITE

SHOAL RIVER RANCH - PHASE 1

OKALOOSA COUNTY, FLORIDA

FEBRUARY, 2021





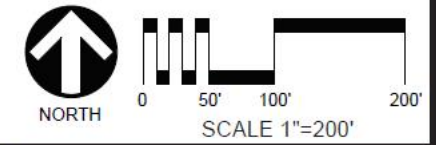
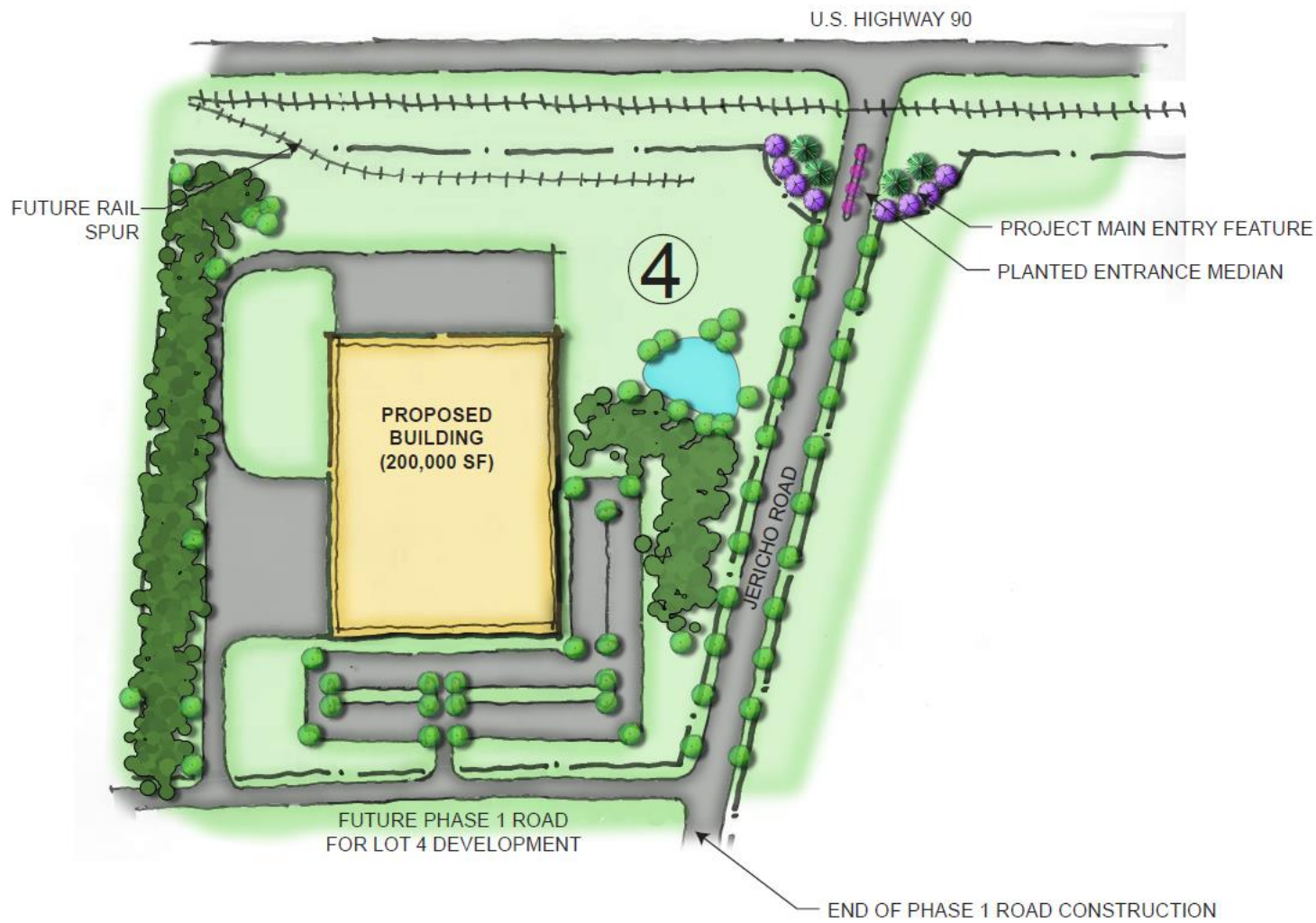
POTENTIAL SITE DEVELOPMENT PLAN - PARCEL 4 - CONCEPT 1

SHOAL RIVER RANCH - PHASE 1

OKALOOSA COUNTY, FLORIDA

FEBRUARY, 2021





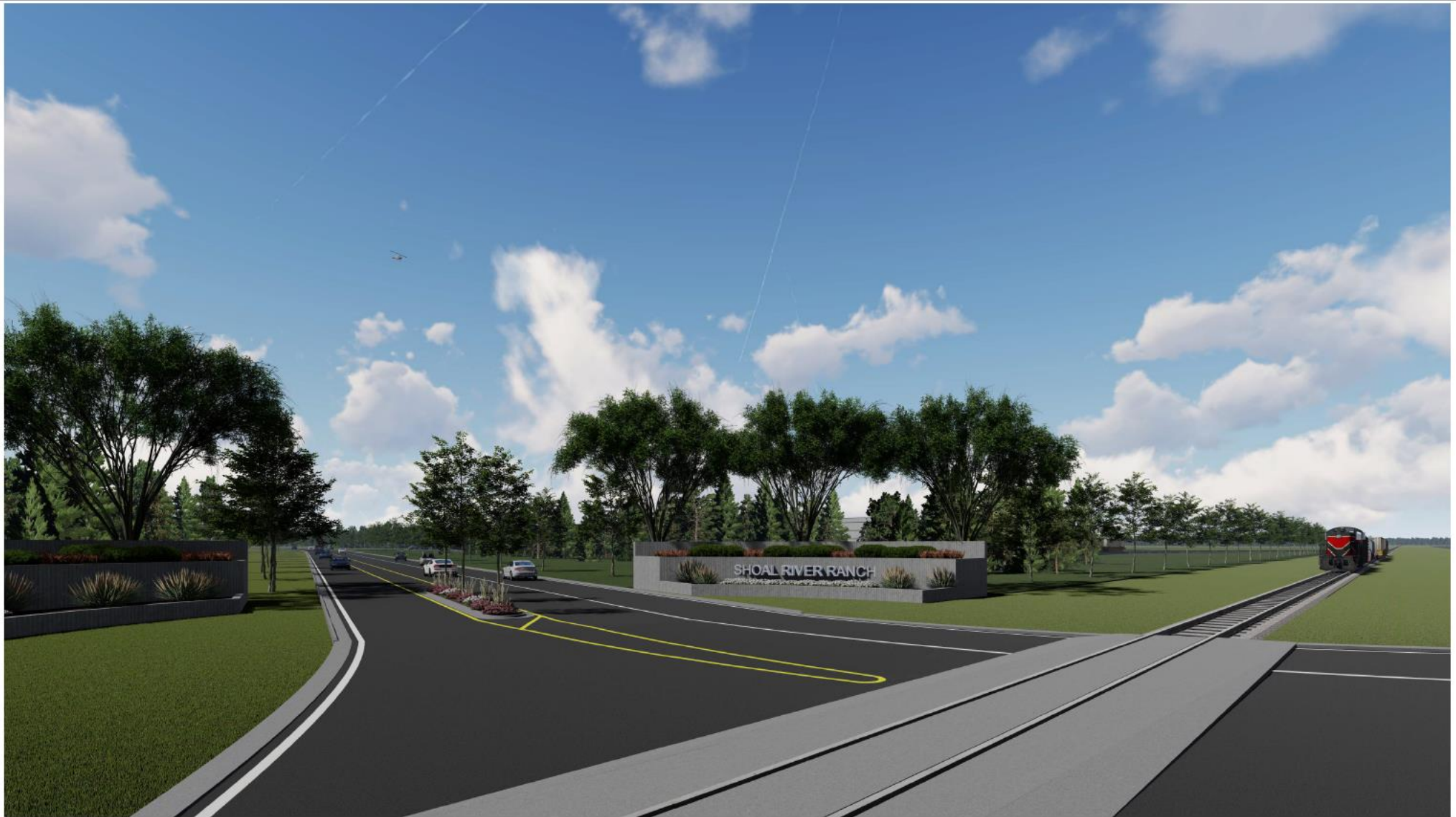
POTENTIAL SITE DEVELOPMENT PLAN - PARCEL 4 CONCEPT 2

SHOAL RIVER RANCH - PHASE 1

OKALOOSA COUNTY

FEBRUARY, 2021





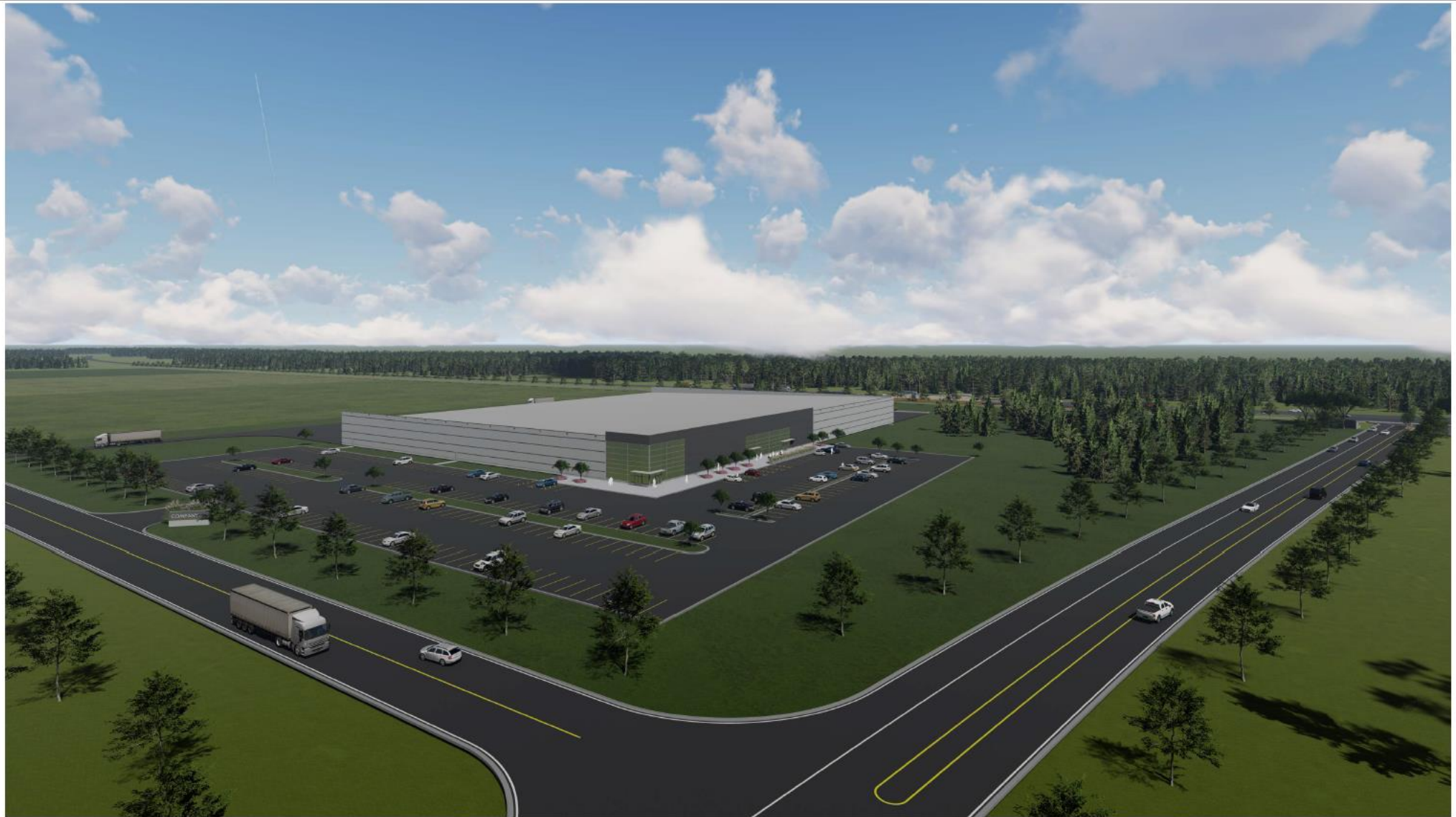
CONCEPTUAL ENTRY PERSPECTIVE

SHOAL RIVER RANCH - PHASE 1

OKALOOSA COUNTY, FLORIDA

FEBRUARY, 2021





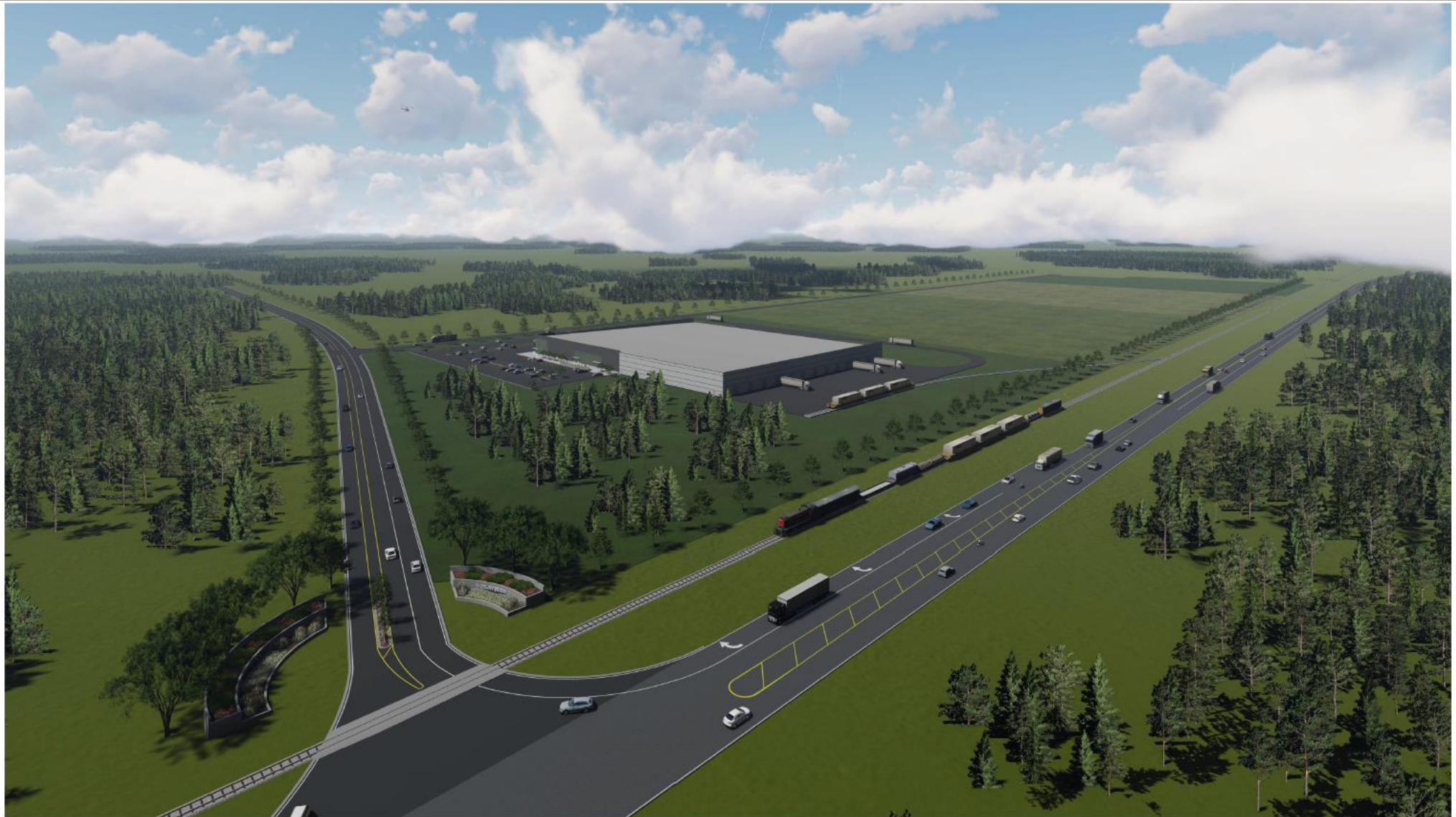
CONCEPTUAL BUILDING AERIAL VIEW

SHOAL RIVER RANCH - PHASE 1

OKALOOSA COUNTY, FLORIDA

FEBRUARY, 2021





CONCEPTUAL ENTRY AERIAL VIEW

SHOAL RIVER RANCH - PHASE 1

OKALOOSA COUNTY, FLORIDA

FEBRUARY, 2021





CONCEPTUAL BUILDING PERSPECTIVE

SHOAL RIVER RANCH - PHASE 1

OKALOOSA COUNTY, FLORIDA

FEBRUARY, 2021



BARGE
DESIGN SOLUTIONS.



CONCEPTUAL BUILDING FRONT PERSPECTIVE

SHOAL RIVER RANCH - PHASE 1

OKALOOSA COUNTY, FLORIDA

FEBRUARY, 2021



BARGE
DESIGN SOLUTIONS.

Attachment 8. Letters of Support



March 10, 2022

The Honorable Governor Ron DeSantis
State of Florida
The Capitol
400 S. Monroe St.
Tallahassee, FL 32399-0001

Governor DeSantis,

Please accept my letter of support for the Florida Job Growth Grant Fund application submitted by the Okaloosa County Board of County Commissioners in support of critical infrastructure improvements at the Shoal River Ranch Gigasite. Strategically located approximately seven miles east of downtown Crestview, the 10,500 acre Shoal River Ranch Gigasite offers frontage on Interstate 10, US Highway 90 and Florida Gulf & Atlantic Rail (FGA).

Okaloosa County is requesting a Florida Job Growth Grant Fund in the amount of \$3,217,188 (64.65% of the total project cost) to assist with site infrastructure needed to unlock the full potential of Florida's largest industrial megasite. Specific infrastructure elements included within the overall \$4,976,150 project are Highway 90 intersection improvements, an FGA rail crossing, Phase 1 construction / paving of Jericho Road (primary access road), water/sewer line extensions and industrial park signage.

At present, our organization is actively working with a number of leading manufacturers considering the Shoal River Ranch Gigasite. With each new opportunity, the property's large footprint site options, transportation assets and proximity to the region's military installations – including Eglin Air Force Base and Hurlburt Field – are proving to be significant calling cards. However, Shoal River's lack of improved access and on-site infrastructure is a notable hindrance that has already cost our state and region too many missed opportunities. With your support, this grant award will be a major step towards solving these challenges and realizing the full potential of this significant economic development opportunity for northwest Florida.

I appreciate your time and consideration of Okaloosa County's request.

Respectfully,

A handwritten signature in blue ink that reads "Nathan Sparks".

Nathan Sparks, CEcD
Executive Director



March 15, 2022

The Honorable Governor Ron DeSantis
State of Florida
The Capitol
400 S. Monroe St.
Tallahassee, FL 32399-0001

Dear Governor DeSantis,

Please accept my letter of support for the Florida Job Growth Grant Fund application submitted by the Okaloosa County Board of County Commissioners in support of critical infrastructure improvements at the Shoal River Ranch Gigasite. Strategically located approximately seven miles east of downtown Crestview, the 10,500 acre Shoal River Ranch Gigasite offers frontage on Interstate 10, US Highway 90 and Florida Gulf & Atlantic Rail (FGA).

Okaloosa County is requesting a Florida Job Growth Grant Fund in the amount of \$3,217,188 (64.65% of the total project cost) to assist with site infrastructure needed to unlock the full potential of Florida's largest industrial megasite. Specific infrastructure elements included within the overall \$4,976,150 project are Highway 90 intersection improvements, an FGA rail crossing, Phase 1 construction / paving of Jericho Road (primary access road), water/sewer line extensions and industrial park signage.

Florida Gulf & Atlantic Railroad understands that the proposed project includes improvements to the existing railroad crossing to include:

- Design and permitting of an at grade, four lane crossing
- Enhanced foundation built underneath the existing roadway
- Upgraded rails to withstand heavier loads crossing the tracks
- Installation of Cross arms that will eventually be integrated with a future signal at Highway 90
- Upgraded cabinet/controller equipment

Although FGA has not reviewed any proposed plans or specifications, we have had preliminary discussions with Okaloosa County and have provided feedback. FGA is willing to coordinate further with Okaloosa County on the proposed project.

Respectfully,

Barbara W. Wilson
President & CEO



A Touchstone Energy[®]
Cooperative 

655 Hwy. 331 North
DeFuniak Springs, FL 32433
(800) 342-0990
www.CHELCO.com

February 22, 2022

The Honorable Governor Ron DeSantis
State of Florida
The Capitol
400 S. Monroe St.
Tallahassee, FL 32399-0001

Governor DeSantis,

Please accept my letter of support for the Florida Job Growth Grant Fund application submitted by the Okaloosa County Board of County Commissioners in support of critical infrastructure improvements at the Shoal River Ranch Gigasite. Strategically located approximately seven miles east of downtown Crestview, the 10,500 acre Shoal River Ranch Gigasite offers frontage on Interstate 10, US Highway 90 and Florida Gulf & Atlantic Rail (FGA).

Okaloosa County is requesting a Florida Job Growth Grant Fund in the amount of \$3,217,188 (64.65% of the total project cost) to assist with site infrastructure needed to unlock the full potential of Florida's largest industrial megasite. Specific infrastructure elements included within the overall \$4,976,150 project are Highway 90 intersection improvements, an FGA rail crossing, Phase 1 construction / paving of Jericho Road (primary access road), water/sewer line extensions and industrial park signage.

At present, Okaloosa County's Shoal River Ranch Gigasite is under active consideration by leading manufacturers operating within a variety of sectors including alternative energy / clean tech, construction materials and defense to name but a few. With each new opportunity, the property's large footprint site options, transportation assets and proximity to the region's military installations – including Eglin Air Force Base and Hurlburt Field – are proving to be significant calling cards. However, Shoal River's lack of improved access and on-site infrastructure is a notable hindrance that has already cost our state and region too many missed opportunities. With your support, this grant award will be a major step towards solving these challenges and realizing the full potential of this significant economic development opportunity for northwest Florida.

I appreciate your time and consideration of Okaloosa County's request.

Respectfully,



Steve Rhodes
Chief Executive Officer

POWERED *by* YOU





1447 Commerce Drive • Crestview, FL 32539

THE HONORABLE GOVERNOR RON DESANTIS
STATE OF FLORIDA
THE CAPITOL
400 S. MONROE ST.
TALLAHASSEE, FL 32399-0001

FEBRUARY 16, 2022

Please accept my letter of support for the Florida Job Growth Grant Fund application submitted by the Okaloosa County Board of County Commissioners in support of critical infrastructure improvements at the Shoal River Ranch Gigasite. Strategically located approximately seven miles east of downtown Crestview, the 10,500 acre Shoal River Ranch Gigasite offers frontage on Interstate 10, US Highway 90 and Florida Gulf & Atlantic Rail (FGA).

Okaloosa County is requesting a Florida Job Growth Grant Fund in the amount of \$3,217,188 (64.65% of the total project cost) to assist with site infrastructure needed to unlock the full potential of Florida's largest industrial megasite. Specific infrastructure elements included within the overall \$4,976,150 project are Highway 90 intersection improvements, an FGA rail crossing, Phase I construction / paving of Jericho Road (primary access road), water/sewer line extensions and industrial park signage.

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I appreciate your time and consideration of Okaloosa County's request.

Respectfully

Sandra B. Wilson
Executive Director

Tel. (850) 682-3212
sandra@crestviewchamber.com
www.crestviewchamber.com



Scott Seay, Chairperson

Michele Burns, Executive Director

February 16, 2022

The Honorable Governor Ron DeSantis
State of Florida
The Capitol
400 S. Monroe St.
Tallahassee, FL 32399-0001

Governor DeSantis,

Please accept my letter of support for the Florida Job Growth Grant Fund application submitted by the Okaloosa County Board of County Commissioners in support of critical infrastructure improvements at the Shoal River Ranch Gigasite. Strategically located approximately seven miles east of downtown Crestview, the 10,500 acre Shoal River Ranch Gigasite offers frontage on Interstate 10, US Highway 90 and Florida Gulf & Atlantic Rail (FGA).

Okaloosa County is requesting a Florida Job Growth Grant Fund in the amount of \$3,217,188 (64.65% of the total project cost) to assist with site infrastructure needed to unlock the full potential of Florida's largest industrial megasite. Specific infrastructure elements included within the overall \$4,976,150 project are Highway 90 intersection improvements, an FGA rail crossing, Phase 1 construction/paving of Jericho Road (primary access road), water/sewer line extensions and industrial park signage.

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I appreciate your time and consideration of Okaloosa County's request.

Respectfully,

A handwritten signature in blue ink that reads "Michele Burns".

Michele Burns
Executive Director

info@careersourceow.com
109 8th Avenue, Shalimar, FL 32579
p: 850-651-2315 | f: 850-651-3165
TTY/TDD: 711





February 18, 2022

The Honorable Governor Ron DeSantis
State of Florida
The Capitol
400 S. Monroe St.
Tallahassee, FL 32399-0001

Dear Governor DeSantis,

Florida's Great Northwest, the 12-county regional economic development organization for the Florida Panhandle, respectfully submits our support for the Florida Job Growth Grant Fund application submitted by the Okaloosa County Board of County Commissioners. This application is in support of critical infrastructure improvements at the Shoal River Ranch Gigasite. Strategically located approximately seven miles east of downtown Crestview, the 10,500-acre Shoal River Ranch Gigasite offers frontage on Interstate 10, US Highway 90 and Florida Gulf & Atlantic Rail (FGA).

Okaloosa County is requesting a Florida Job Growth Grant Fund in the amount of \$3,217,188 (64.65% of the total project cost) to assist with site infrastructure needed to unlock the full potential of Florida's largest industrial megasite. Specific infrastructure elements included within the overall \$4,976,150 project are Highway 90 intersection improvements, an FGA rail crossing, Phase 1 construction / paving of Jericho Road (primary access road), water/sewer line extensions and industrial park signage.

At present, Okaloosa County's Shoal River Ranch Gigasite is under active consideration by leading manufacturers operating within a variety of sectors including alternative energy / clean tech, construction materials and defense to name but a few. With each new opportunity, the property's large footprint site options, transportation assets and proximity to the region's military installations – including Eglin Air Force Base and Hurlburt Field – are proving to be significant calling cards. However, Shoal River's lack of improved access and on-site infrastructure is a notable hindrance that has already cost our state and region too many missed opportunities. With your support, this grant award will be a major step towards solving these challenges and realizing the full potential of this significant economic development opportunity for northwest Florida.

I appreciate your time and consideration of Okaloosa County's request. If I can be of further assistance, please do not hesitate to contact me at 850.527.0999 or jconoley@fgnw.org.

Sincerely,

Jennifer Conoley, CEcD
President & CEO



February 24, 2022

The Honorable Governor Ron DeSantis
State of Florida
The Capitol
400 S. Monroe St.
Tallahassee, FL 32399-0001

Governor DeSantis,

Please accept my letter of support for the Florida Job Growth Grant Fund application submitted by the Okaloosa County Board of County Commissioners in support of critical infrastructure improvements at the Shoal River Ranch Gigasite. Strategically located approximately seven miles east of downtown Crestview, the 10,500 acre Shoal River Ranch Gigasite offers frontage on Interstate 10, US Highway 90 and Florida Gulf & Atlantic Rail (FGA).

Okaloosa County is requesting a Florida Job Growth Grant Fund in the amount of \$3,217,188 (64.65% of the total project cost) to assist with site infrastructure needed to unlock the full potential of Florida's largest industrial megasite. Specific infrastructure elements included within the overall \$4,976,150 project are Highway 90 intersection improvements, an FGA rail crossing, Phase 1 construction / paving of Jericho Road (primary access road), water/sewer line extensions and industrial park signage.

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I appreciate your time and consideration of Okaloosa County's request.

Respectfully,

A handwritten signature in cursive script that reads "Jim Bush".

Jim Bush

Director, External Affairs – North Region

Florida Power & Light Company

700 Universe Boulevard, Juno Beach, FL 33408



NORTHWEST FLORIDA STATE COLLEGE

100 College Boulevard • Niceville, FL 32578-1295 • (850) 678-5111 • www.nwfsc.edu

February 16, 2022

The Honorable Governor Ron DeSantis
State of Florida
The Capitol
400 S. Monroe St.
Tallahassee, FL 32399-0001

Governor DeSantis,

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Respectfully,



Devin Stephenson, President

OFFICE OF THE PRESIDENT | DR. DEVIN STEPHENSON

NWF State College Fort Walton Beach Campus • (850) 863-6500 Chautauqua Center, DeFuniak Springs • (850) 892-8100
Hurlburt Center, Hurlburt Field • (850) 884-6296 Robert L. F. Sikes Education Center, Crestview • (850) 689-7911
South Walton Center, Santa Rosa Beach • (850) 200-4160
An Equal Access/Equal Opportunity Institution

SCHOOL DISTRICT OF OKALOOSA COUNTY

SUPERINTENDENT OF SCHOOLS
MARCUS D. CHAMBERS

ATTORNEY TO THE BOARD
C. JEFFREY McINNIS, Esq.



BOARD MEMBERS
TIM BRYANT
LINDA EVANCHYK
MARTI GARDNER
DIANE KELLEY
LAMAR WHITE

February 16, 2022

The Honorable Governor Ron DeSantis
State of Florida
The Capitol
400 S. Monroe St.
Tallahassee, FL 32399-0001

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I appreciate your time and consideration of Okaloosa County's request.

Respectfully,

A handwritten signature in blue ink, appearing to read "Marcus D. Chambers", is written over a blue circular stamp or seal.

Marcus D. Chambers
Superintendent

ADMINISTRATION COMPLEX-120 LOWERY PLACE S.E.-FORT WALTON BEACH, FLORIDA 32548
TELEPHONE (850) 833-3100 FAX (850) 833-4237

CARVER HILL ADMINISTRATION COMPLEX-461 W. SCHOOL AVENUE-CRESTVIEW, FLORIDA 32536
TELEPHONE (850) 689-7117 FAX (850) 689-7121



March 9, 2022

The Honorable Governor Ron DeSantis
State of Florida
The Capitol
400 S. Monroe St.
Tallahassee, FL 32399-0001

Governor DeSantis,

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I appreciate your time and consideration of Okaloosa County's request.

Respectfully,

A handwritten signature in blue ink, appearing to read "G.M. King", is written over the word "Respectfully,".

Gordon M. King
Chief Executive Officer

850-729-4700 ext. 840 – office





Okaloosa Technical College

Kelly Hayes, Director
Phone: (850) 833-3500
Fax: (850) 833-3466

February 2, 2022

February 16, 2022

The Honorable Governor Ron DeSantis
State of Florida
The Capitol
400 S. Monroe St.
Tallahassee, FL 32399-0001

Governor DeSantis,

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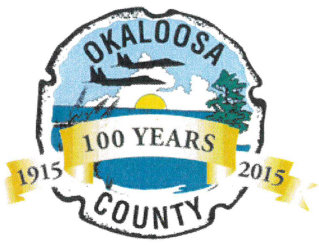
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I appreciate your time and consideration of Okaloosa County's request.

Respectfully,

Kelly Hayes, Director
Okaloosa Technical College

*Attachment 9. Letter Authorizing the Okaloosa County Administrator to execute
the grant application proposal*



Board of County Commissioners

State of Florida

March 1, 2022

Florida Department of Economic Opportunity

RE: Designation of Authorizing Official

To Whom It May Concern:

We are writing to inform the Florida Department of Economic Opportunity of the designation of John Hofstad, County Administrator, as the Authorizing Official for the Okaloosa County Job Growth Grant Fund Shoal River Ranch Giga Site Critical Infrastructure Project application.

Please accept this as our formal request based on Board Action of this day.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mel Ponder', written over a horizontal line.

Mel Ponder
Chairman, Board of County Commissioners