



Board of County Commissioners • Escambia County, Florida

February 23, 2018

Florida Triumph Gulf Coast, Inc.
P.O. Box 12007
Tallahassee, FL 32317

Dear Board Members,

At our regularly scheduled board meeting on October 19, 2017, the Escambia County Board of County Commissioners unanimously selected five priority TRIUMPH projects to recommend to you for your review and consideration for funding (see attachment of BCC Minutes). The five priority projects are:

- Center for Dynamic Ocean Technologies, Port of Pensacola, Warehouse 4
- Downtown Sports Complex
- Beulah Interstate Interchange Connector
- OLF8/OLFX Land Swap
- Escambia County School Board Workforce Program

These five projects represent transformational opportunities for new jobs, economic diversification, and economic improvement for the citizens of Escambia County and Northwest Florida. Each of the project pre-applications have been submitted to you under separate cover. Please let me know if additional information is needed for any of these great projects.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Bergosh", is written over a faint, large, light blue watermark of the Escambia County seal. The seal watermark is partially visible in the background, showing the word "ESCAMBIA" and a graphic of stars and a bridge.

Jeff Bergosh, Chairman
Escambia County Board of County Commissioners

PUBLIC FORUM WORK SESSION AND REGULAR BCC MEETING MINUTES – Continued

COUNTY ADMINISTRATOR'S REPORT – Continued

III. FOR DISCUSSION – Continued

5. Emergency Compensation ►

Motion made by Commissioner Bergosh, seconded by Commissioner Barry, and approved 4-0, with Commissioner May absent, approving and authorizing the Chairman to sign the Resolution [R2017-130] authorizing the County Administrator to provide emergency compensation to the unclassified, exempt employees who worked during a declared State of Local Emergency for Hurricane Nate, establishing straight-time compensation rates, and providing an option for employees who prefer to receive compensatory time in lieu of monetary payment (FEMA has approved Category B "Emergency Protective Measures" for reimbursement of this event under the Public Assistance Program at 75 percent federal funding).

6. TRIUMPH Projects ►

Motion made by Commissioner Robinson, seconded by Commissioner Bergosh, and carried 4-0, with Commissioner May absent, approving to move forward the Center for Dynamic Ocean Technologies, Port of Pensacola, Warehouse 4, Downtown Sports Complex in concept only, Beulah Interchange Connector, OLF8/OLF-X Land Swap, and the School Board Workforce Program, relative to the recommendation that the Board take the following action concerning TRIUMPH Projects, based on the discussion at the Committee of the Whole Workshop on October 12, 2017:

- A. Select one or more priority projects to be submitted to TRIUMPH Gulf Coast, Inc., by the first deadline of November 15, 2017;
- B. Authorize staff to submit pre-applications for the selected projects; and
- C. Authorize the Chairman to sign a letter of recommendation for the selected projects and pre-applications.

Speaker(s):

Deborah Douma

**2018 MEETING SCHEDULE
BOARD OF COUNTY COMMISSIONERS/COMMITTEE OF THE WHOLE
WORKSHOPS**

MEETING	DATE	TIME	NRM DEPT DEADLINE 9:00 A.M.	CAR DEADLINE 9:00 A.M.	C/W DEADLINE 9:00 A.M.
BCC	JAN. 04, 2018	5:30 P.M.	DEC 14	DEC. 18, 2017	
C/W	JAN. 11, 2018	9:00 A.M.	JAN 04		JAN. 05, 2018
BCC	JAN. 18, 2018	5:30 P.M.	JAN 04	JAN. 08, 2018	
BCC	FEB. 01, 2018	5:30 P.M.	JAN 18	JAN. 22, 2018	
C/W* (Tuesday)	FEB. 06, 2018	9:00 A.M.	JAN 30		JAN. 31, 2018
BCC	FEB. 15, 2018	5:30 P.M.	FEB 01	FEB. 05, 2018	
BCC	MAR. 01, 2018	5:30 P.M.	FEB 14	FEB. 16, 2018	
C/W	MAR. 08, 2018	9:00 A.M.	MAR 01		MAR. 02, 2018
BCC	MAR. 15, 2018	5:30 P.M.	MAR 01	MAR. 05, 2018	
BCC	APR. 05, 2018	5:30 P.M.	MAR 21	MAR. 23, 2018	
C/W	APR. 12, 2018	9:00 A.M.	APR 05		APR. 6, 2018
BCC* (Tuesday)	APR. 17, 2018	5:30 P.M.	APR 02	APR. 04, 2018	
BCC	MAY 03, 2018	5:30 P.M.	APR 19	APR. 23, 2018	
C/W	MAY 10, 2018	9:00 A.M.	MAY 03		MAY 4, 2018
BCC	MAY 17, 2018	5:30 P.M.	MAY 03	MAY 07, 2018	
BCC	JUN. 07, 2018	5:30 P.M.	MAY 23	MAY 25, 2018	
C/W	JUN. 14, 2018	9:00 A.M.	JUN 07		JUN. 08, 2018
BCC	JUN. 21, 2018	5:30 P.M.	JUN 07	JUN. 11, 2018	
BCC	JUL. 05, 2018	5:30 P.M.	JUN 21	JUN. 25, 2018	
BUDGET COW	JUL. 10, 2018	9:00 A.M.	JUN 29		JUL. 02, 2018
BUDGET COW	JUL. 11, 2018	9:00 A.M.	JUN 29		JUL. 02, 2018
C/W	JUL. 12, 2018	9:00 A.M.	JUL 05		JUL. 06, 2018
BCC	JUL. 19, 2018	5:30 P.M.	JUL 05	JUL. 09, 2018	
BCC	AUG. 02, 2018	5:30 P.M.	JUL 19	JUL. 23, 2018	
C/W	AUG. 09, 2018	9:00 A.M.	AUG 02		AUG. 03, 2018
BCC	AUG. 16, 2018	5:30 P.M.	AUG 02	AUG. 06, 2018	
BCC	SEPT. 06, 2018	5:30 P.M.	AUG 23	AUG. 27, 2018	
C/W	SEPT. 13, 2018	9:00 A.M.	SEP 06		SEPT. 07, 2018
BCC	SEPT. 20, 2018	5:30 P.M.	SEP 06	SEPT. 10, 2018	
BCC	OCT. 04, 2018	5:30 P.M.	SEP 20	SEPT. 24, 2018	
C/W	OCT. 11, 2018	9:00 A.M.	OCT 04		OCT. 05, 2018
BCC	OCT. 18, 2018	5:30 P.M.	OCT 04	OCT. 08, 2018	
BCC	NOV. 01, 2018	5:30 P.M.	OCT 18	OCT. 22, 2018	
C/W	NOV. 08, 2018	9:00 A.M.	NOV 01		NOV. 02, 2018
BCC* (Tuesday Installation)	NOV. 20, 2018	9:00 A.M.	N/A		
BCC* (Tuesday)	NOV. 20, 2018	5:30 P.M.	NOV 05	NOV. 07, 2018	
BCC	DEC. 06, 2018	5:30 P.M.	NOV 20	NOV. 26, 2018	
COW	DEC. 13, 2018	9:00 A.M.	DEC 06		DEC. 07, 2018
BCC+	JAN. 10, 2019	5:30 P.M.	DEC 06	DEC. 10, 2018	

NOTE: 9:00 A.M. – AGENDA REVIEW WORK SESSIONS HELD ON REGULAR BCC MEETING DATES.
4:30 P.M. – PUBLIC FORUM HELD BEFORE ALL REGULAR BCC MEETINGS.
ALL BCC AND C/W MEETINGS WILL BE HELD IN BOARD CHAMBERS, ROOM 100, 221
PLAFOX PLACE.
*THESE MEETINGS WERE SCHEDULED ON A TUESDAY DUE TO VARIOUS SCHEDULING
CONFLICTS.
+THIS MEETING IS NOT SCHEDULED IN THE USUAL SEQUENCE OF REGULAR BCC
MEETINGS ON THE FIRST AND THIRD THURSDAY, DUE TO THE NEW YEAR HOLIDAY ON
JANUARY 1, 2019.

Office of the City Council

**City of
Pensacola**



*America's First Settlement
Established 1559*

January 9, 2018

To the Triumph Gulf Coast, Inc. Board,

The Pensacola City Council, on behalf of the City of Pensacola supports the full funding requested for any proposal brought forth by the Escambia County Board of County Commissioners that would address the need for a sports, culture and entertainment complex or improvements to existing facilities that would meet the needs of and benefit the citizens of Pensacola and Escambia County.

The City of Pensacola recognizes a potential opportunity for a Public – Private partnership that would address unmet needs while providing for a mechanism for strong economic development and growth that would be truly transformational to Escambia County and the City of Pensacola.

Through a study conducted by Crossroads Consulting of Tampa, it is believed that the market in the Pensacola area is conducive to a project that would meet the needs of improved indoor facilities to address the rapid growth in youth indoor sporting events while providing an opportunity for private endeavors such as hotels, restaurants and other entertainment options. It is further believed that the need exists for additional conference space to address the needs of those wishing to hold conferences in our area.

While the City does not endorse any specific project, it is supportive of Escambia County's submittal of a proposal that will address the mutually held desire to meet the needs of our community while affording an opportunity for substantial economic growth and development.

It is with these thoughts in mind that the Pensacola City Council supports the Triumph Fund submittal request of the Escambia County Board of County Commissioners.

Sincerely,

Gerald C. Wingate

Gerald C. Wingate
President
Pensacola City Council



ESCAMBIA COUNTY TOURIST DEVELOPMENT COUNCIL

December 6th 2017

To the Triumph Gulf Coast, Inc. Board,

Escambia County Tourist Development Council (TDC) supports the full funding requested by Escambia County for the proposed sports, culture and entertainment complex being proposed within a Public Private Proposal (P3).

The Tourist Development Advisory Council was created in accordance with Florida Statutes through County Ordinance 77-34, later revised by County Ordinance 89-7 to be known as the Tourist Development Council. The Ordinance provides that prior to making recommendations to the County Commission; the Council shall review each proposal for expenditure of funds to determine that the expenditure complies with the tourist development plan of the Ordinance.

The current Bay Center is over thirty years old. We believe the addition of a new modern multi-purpose event center will operate without a subsidy from the County and will provide new opportunities for our sport, entertainment and convention business.

The attachment of a Community Ice Facility to the overall project will enhance the quality of life for our citizens and provide an opportunity for our youth and adult hockey community to grow and develop as well as allowing Pensacola to enter the hockey and skating sport tourism business.

We strongly believe this project has the potential to transform our sports tourism as well as the conference meeting space market more than any other initiative in the history of Escambia County. In fact, we collectively as a community began several years ago to research the benefits of such a facility, gathering community support and raising from the community stakeholders a partial (\$43,000) of the \$100,000 capital needed to fund a feasibility study on the economic and other impacts of such a facility.

That study - completed in January of 2016 by Crossroads Consulting of Tampa - concluded that a robust market exists for an indoor sports facility in Escambia County because of a number of factors:

- Lack of existing indoor facilities.
- The rapid growth of youth indoor sports tournaments and clinics - volleyball, basketball, gymnastics, martial arts, dancing, cheerleading and others.
- The compatibility with existing hotel capacity, restaurants, entertainment options and the beaches - all of which add to the marketing value to families and organizations looking for tournament venues.

The study concluded that such a field house facility would have a tremendous economic impact on the area:

- \$25 million a year in direct spending
- 50,000 room nights a year for area hotels
- 450 direct and indirect jobs created
- Additional retail, entertainment and office space created



ESCAMBIA COUNTY TOURIST DEVELOPMENT COUNCIL

We strongly believe these economic impacts are indeed transformational and we urge the Triumph Gulf Coast, Inc. board to fully fund the request.

With warmest regards,

Tourism Development Council


Shirley Cronley
Vice Chair

CC: Escambia County BOCC
County Administrator Jack Brown



December 7, 2017

To the Triumph Gulf Coast, Inc. Board,

As the designated destination marketing organization for Escambia County the role of Visit Pensacola is to support the community vision of tourism by serving as the central body responsible for the building of tourism as an economic engine for our community. We support the full funding requested by Escambia County for the proposed sports, culture and entertainment complex being proposed within a Public Private Proposal (P3).

Tourism represents a major economic engine to Escambia Country, bringing over 2,000,000 visitors annually and over \$787,000,000 in corresponding spending to our community. One of the key elements to our Destination 2020 visioning plan is the diversification of the tourism offerings and we are always looking for experiences in our community that extend beyond our beautiful beaches.

We believe the proposed project has the potential to further diversify our destination offerings by providing a venue to attract a sports audience that we currently are not able to host with current facilities. In addition this space can be used for small to medium sized meetings & conferences, another audience that we do not currently have the facilities to host. The proposed annual impact of the estimated 158 events would bring over 59,000 attendees, generate over \$5.9 million in direct spending and support 110 jobs.

As such, we strongly believe that the proposed project meets the criteria Triumph Gulf Coast wants to see in submitted projects and urge you to fully fund this request.

Sincerely,

Jason Nicholson
Chairman of the Board

Steve Hayes
President

To the Triumph Gulf Coast, Inc. board,

Pensacola Sports strongly supports the full funding requested by Escambia County for the sports, culture and entertainment complex being proposed.

Founded in 1955, Pensacola Sports has a long history of promoting sporting events and healthy lifestyles to enhance the quality of life in the region. We believe improving the quality of life of our citizens has a direct impact on our economy and on attracting new businesses to our community.

We believe this project has the potential to transform our sports tourism market more than any other initiative in our 62 years of existence. In fact, we began several years ago to research the benefits of such a facility, gathering community support to fund a feasibility study on the economic and other impacts of such a facility.

That study – completed in January of 2016 by Crossroads Consulting of Tampa – concluded that a robust market exists for an indoor sports facility in Escambia County because of a number of factors:

- Lack of existing indoor facilities
- The rapid growth of youth indoor sports tournaments and clinics – volleyball, basketball, gymnastics, martial arts, dancing, cheerleading and others.
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- 450 direct and indirect jobs created
- Additional retail, entertainment and office space created

We believe these economic impacts are indeed transformational and we urge the Triumph Gulf Coast, Inc. board to fully fund the request.

Sincerely,



Jehan Clark

Board Chair

Pensacola Sports



Ray Palmer

President

Pensacola Sports





December 5, 2017

To: Triumph Funds Application Committee
Escambia County Board of County Commissioners
Pensacola Arena Development Partners
International Coliseum Company

From: Greg Harris, Owner and President
Pensacola Ice Flyers Professional Hockey Club

Re: Letter of Endorsement

My name is Greg Harris and I am the majority owner of the Pensacola Ice Flyers playing in the Southern Professional Hockey League (SPHL). We are extremely excited about the possibility of a new sports complex, arena and ice rink coming to Escambia County.

In my six years of owning the professional hockey team in Pensacola, we have taken great strides to impact Escambia County. This new facility proposed by the Pensacola Arena Development Partners and International Coliseum Company would not only assist us as the pro team to further impact the community, but it would impact the entire local and regional communities, sports industry and tourism industry immensely.

This project presents vast growth opportunities and employment opportunities in Escambia County that would affect long-term benefits for residents and local businesses. We would fully utilize a project such as this to further contribute to the benefits realized locally and regionally.

I would like to thank the Triumph Fund Application Committee, Escambia County Board of County Commissioners, Pensacola Arena Development Partners and International Coliseum Company for the interest in Escambia County. We, as the Pensacola Ice Flyers Professional Hockey Club, would like to present our endorsement of the proposed project for a new sports complex, arena and ice rink.

Sincerely,

Greg Harris
Owner, Pensacola Ice Flyers

To: Triumph Fund Board of Directors

Escambia County Board of County Commissioners

International Coliseums Company and Pensacola Arena Development Group

From: Jonathan Garcia/Chairman-Emerald Coast Ice Hockey League Board

RE: LETTER OF ENDORSEMENT

On behalf of the Emerald Coast Ice Hockey League (ECIHL), we have studied the proposed project for Escambia County and strongly recommend the project be approved for the following reason;

Our non-profit organization was formed in 2009 to continue the tradition of adult recreational ice hockey that started in 1996. In addition to serving local adult hockey, the ECIHL has made its mission "to provide a positive atmosphere targeting active duty military, veterans, and civilians in the area to help maintain a healthy lifestyle playing a sport unique to the area" (<http://www.ecihl.com/page/show/1260129-welcome-to-ecihl>). Believing in the ECIHL mission statement, our organization has been provided grants from both local businesses and Fortune 500 companies such as Amgen and Jacobs as a show of support for our country's active duty and retired military personnel. With the help of these businesses the ECIHL has been able to serve over 800 hockey enthusiasts over the past 8 years ranging from new players to retired professional players to include a 5 time Stanley Cup winner/Hall of Famer. The unique variety of skill in the ECIHL has added a unique flavor to the adult ice hockey experience that is normally reserved for expensive "dream" camps.

The current Bay Center is 35 years old and is a multi-use, energy NON-efficient building that frequently leaves our active duty and veteran players with limited ice time. Therefore, we feel the proposal of an amateur fieldhouse with a new arena and year round practice ice rink demonstrates the Pensacola community's commitment to the needs of hundreds of service/community members within a 200 mile radius.

Thank you for your time, attention and ongoing support for the ECIHL mission.

December 4, 2017

To: Triumph Fund Board of Directors

Escambia County Board of County Commissioners

International Coliseums Company and Pensacola Arena Development Group

From: Northwest Florida Hockey League

Pensacola Junior Ice Flyers – Youth Ice Hockey Non-Profit Organization

LETTER OF ENDORSEMENT for Pensacola Amateur Hockey Association

On behalf of the NFHL/Jr Ice Flyers Youth Hockey Organization, we have reviewed the proposed project for Escambia County and strongly recommend this amazing opportunity be supported and approved for our community and our youth, with the expansion of Ice here in Pensacola. Pensacola is and has been a Hockey town. Hockey is a way of life here and has been for over 20 years.

Our organization has been around since 1996, (with a small window of non-function when the Ice Pilots left town) and we have grown to a program that includes participants from all over the Panhandle and Alabama. Our league consists of boys and girls ages 4-18. Our league volume has seen double digit growth almost every year, and this season we sit at 120+ members with 60+ Learn to Play participants, with 20+ still on a waiting list. Each season we take part in the USA Hockey annual "Try Hockey for Free Day" which raises awareness of youth hockey and grows league volume, insuring sustainable longevity. Each year our THFF numbers are some of, if not the highest, in the entire state of Florida. For instance, in 2015/2016 our THFF event accounted for 25% of the state of Florida THFF total volume. Because of our continued success, in 2016 we received a grant from our USA Hockey regional affiliate, Statewide Amateur Hockey of Florida. We are confident that with a full time sheet of ice, we could triple of youth program membership within 2-3 seasons. Our families commit considerable amounts of time and money to play competitive hockey, as we always need to travel. The closest rink is over 3 hours away in Pelham, AL, just south of Birmingham. This proposal brings a full-time ice rink to Pensacola that will allow us to grow, host regional and international tournaments as well as not having to leave our state just to skate. The Ice Flyers SPHL team is just a portion of the ice usage here in Pensacola. The Community uses the ice. Between the Figure Skating Club, the Junior Ice Flyers, and the Adult League, we have the ice scheduled from 5pm to midnight almost every night. Public skating has become very popular and sometimes even sells out.

The current Bay Center is 33 years old and is a multi-use, non-energy efficient building that must change its flooring and set up throughout the winter and our kids end up with no or limited ice time. We are not opposed to Basketball coming to PNS, but we don't believe that 1 facility can accommodate all those that use the Bay Center now AND Basketball. We are limited to having ice usage from late October thru March. Because of this, our season is much shorter than most. The ice is removed multiple times during our season due to Bay Center events. We struggle to get our players 35 ice touches (hours) per season. The minimum recommendation from USA Hockey is 50-60 ice touches per season for 8U players and 200+ ice touches for 18U players. It is extremely difficult to field competitive hockey teams with so few touches here.

The combination of an amateur sport fieldhouse, a new arena and a practice ice rink that is open year-round is a huge benefit to our kids, our quality of life, our ability to host and show off our great city as well as provide the much-needed ice time to grow the skills of our players to become more competitive. In our travels to Nashville, Atlanta, Birmingham, Lafayette, Tampa, etc. we are always asked "When can we come play a tournament in Pensacola?" Everyone wants to come to the beautiful white sandy beaches for a weekend of hockey. Just this weekend Dec 2-3 we hosted a Jamboree of 30 games with over 100 players that came from Jacksonville, Baton Rouge, Lafayette, and Biloxi. Each player brought parents and siblings that stayed in hotels scattered about the downtown area and at the beach, ate in Pensacola restaurants, bought groceries/gas. Having a new updated arena would provide endless positives for all, and a second phase practice sheet of ice would provide the opportunity to grow these tournaments in considerable numbers, as hosting on one sheet is tough logistically. The potential for year-round ice would increase the number of tournaments we could host (putting heads in beds), year-round Skating clinics, summer sessions, etc.

Right now, almost all our 120+ kids go to other parts of the country for week long clinics to "Keep their Skating legs." Every year, we are contacted by many families who are looking to relocate and have Pensacola on their short list of choices. Once they learn of the challenges we face with our limited ice availability, it causes them to reconsider moving here. We also have families move away from here so their kids can play competitive hockey. A new arena with a fieldhouse and practice rink will bring many new sports opportunities to our already great county which has produced multiple high-level athletes. With new arenas and rinks going up all over the southeast, if Pensacola does not take advantage of this opportunity, other southern cities will and they will be the ones to reap the financial and community rewards.

Respectfully,

Serena Sisco, NFHL Board of Directors President

Bryan Lacasse, NFHL Board of Directors Vice President

November 29th 2017

To Mr. Patel and whom it may concern,

From: Graham Tutt,
President and League Commissioner,
ACTION Indoor Soccer

Reference: Men's Professional Indoor Soccer franchise coming to the Pensacola area.

Dear Mr. Patel and to whom it may concern.

I hope you and all are well.

It has come to light that that a new indoor arena facility is on the drawing board for the near future in the Pensacola area. If so we, ACTION Indoor Soccer, LLC, a professional men's indoor soccer league, is most interested in housing a Pensacola men's professional indoor soccer franchise at the new facility. We believe given the tremendous soccer market of players and fan interest the franchise will be well supported in various aspects.

A Pensacola businessman and long time soccer leader called, Mr. Thane Taylor, has shown great interest in heading up the franchise as the owner or group owner.

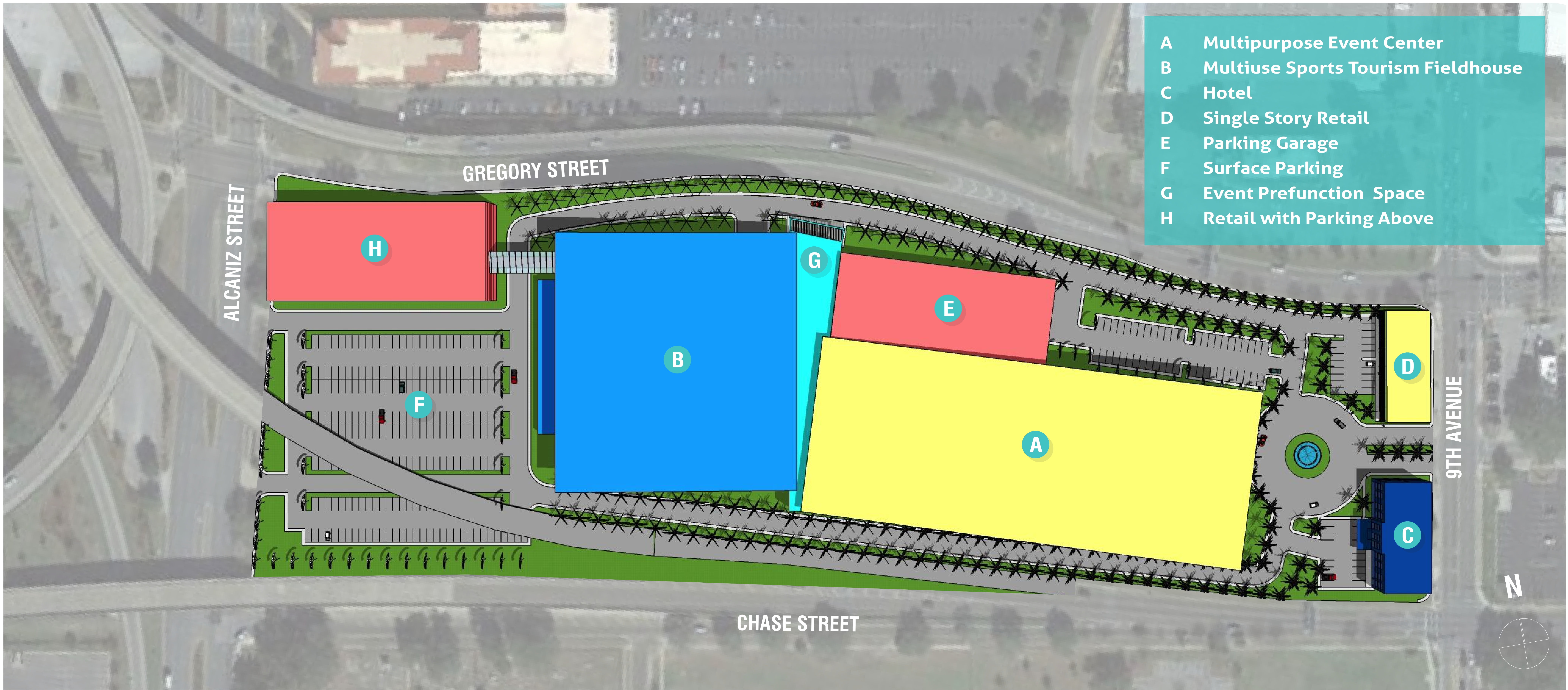
Thane speaks on behalf of our league and is our go to point man in Pensacola.

If I can be of any further assistance please don't hesitate to contact me.

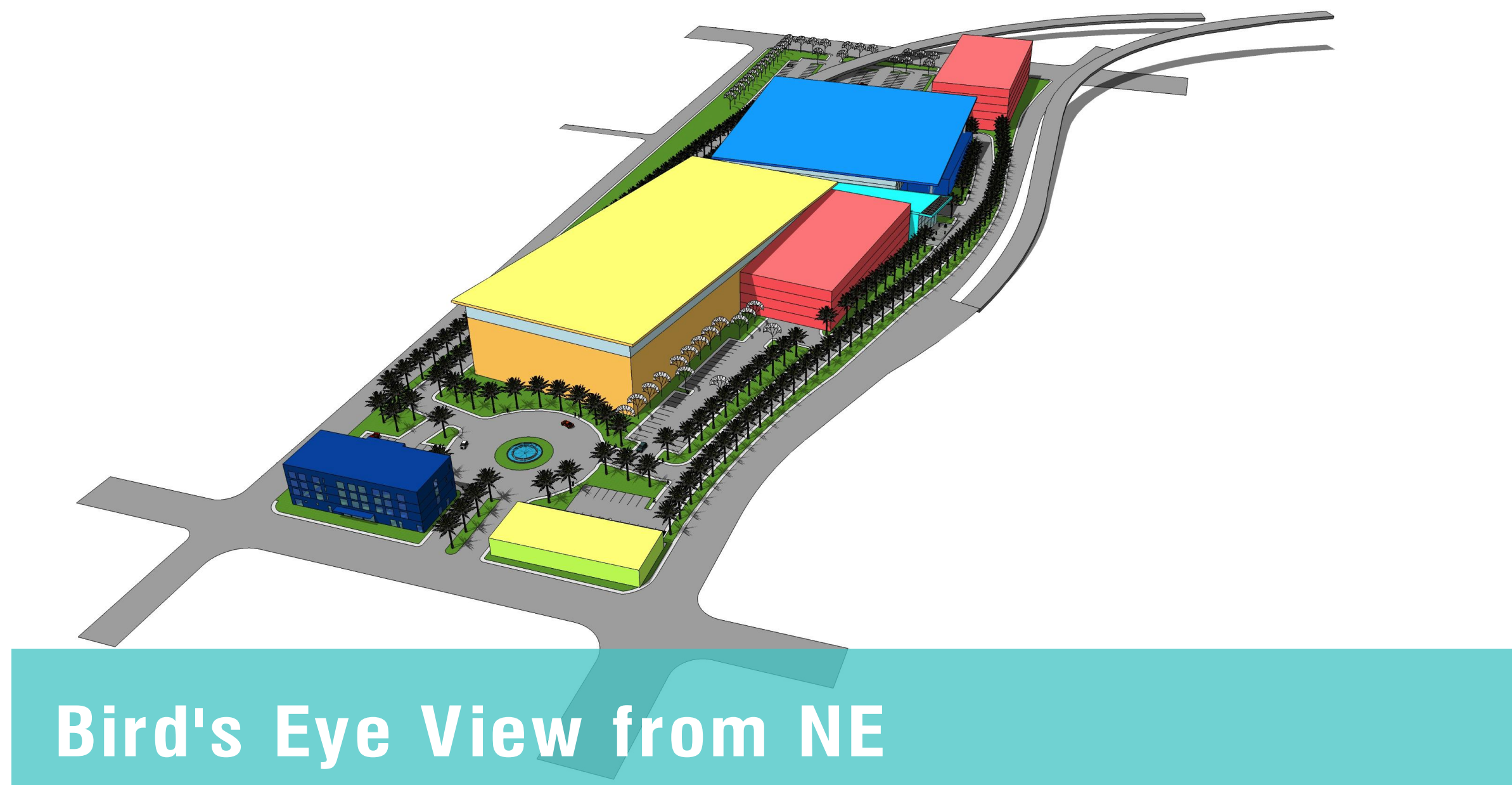
My Best,

Graham.

Graham Tutt
League Commissioner and President
ACTION Indoor Soccer, LLC
404 702 8059
ACTIONProIndoorSoccer.com
ACTIONIndoorSoccer.Graham@gmail.com



- A Multipurpose Event Center
- B Multiuse Sports Tourism Fieldhouse
- C Hotel
- D Single Story Retail
- E Parking Garage
- F Surface Parking
- G Event Prefunction Space
- H Retail with Parking Above



Bird's Eye View from NE



Entry View Facing Roundabout



North Drive View

Escambia County Sport and Activity Center

Pensacola, FL

orcutt|winslow

ARCHITECTURE PLANNING INTERIOR DESIGN

PROJECT NUMBER
2017_118
DATE OF ISSUE
10.03.2017
PROJECT PHASE
CONCEPTUAL
DESIGN



Prefunction Entry View

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PROJECT NUMBER
2017_118
DATE OF ISSUE
10.03.2017
PROJECT PHASE
CONCEPTUAL
DESIGN

Escambia County Sport and Activity Center
Pensacola, FL

orcutt|winslow
ARCHITECTURE PLANNING INTERIOR DESIGN

PROPOSED LEASE STRUCTURE: FLOW CHART

