



## **PENSACOLA-ESCAMBIA PROMOTION & DEVELOPMENT COMMISSION**

Tuesday August 15, 2017 – Co:Lab, 3<sup>rd</sup> Floor Conference Room  
418 W Garden Street - Pensacola, Florida 32502

### **PEDC AGENDA**

- 1. Call to Order** Clorissti Mitchell.
- 2. Public Comment** Clorissti Mitchell
- 3. Action Items**
  - a. Approval of July Minutes Clorissti Mitchell
  - b. Approval First Amendment FDOT Contract #G0H61 Scott Luth
- 4. Discussion Items**
  - a. Bluffs Project Update Baskerville-Donovan
  - b. Tech Park Update Lewis Bear, Jr.
    - i. Space Florida Ground Lease
    - ii. Project Expanse Term Sheet/Agreement
  - c. Other Business Clorissti Mitchell
- 5. Adjourn** Clorissti Mitchell

**Next Meeting to be announced.**

September 19<sup>th</sup> @ 2:00 pm



## PENSACOLA-ESCAMBIA PROMOTION & DEVELOPMENT COMMISSION

July 18, 2017 – Co:Lab, 3<sup>rd</sup> Floor Conference Room  
418 W Garden Street - Pensacola, Florida 32502

### PEDC Minutes: MONTHLY MEETING

**Members Present:** Chairman Lewis Bear, Jr., Dave Hoxeng, Clorissti Mitchell (by phone), Henry Hawkins, Larry Johnson, Adam Principe

**Absent Members:** Grover Robinson, Steven Barry, Andy Terhaar

**Staff:** Scott Luth, Richard Sherrill, Morgan Volta, Sena Maddison, Chris Walker, Danita Andrews, Clancy Brambrick, Katie Hogan, and Kelly Reeser

1. **Call to Order:** The meeting was called to order at 2:00 PM.
2. **Public Comment:** Lewis Bear asked the room if there was any public comment. There was none.
3. **Action Items**
  - a) **Approval of May 2 Meeting Minutes:** After discussion with no changes, it was MOVED by Larry Johnson and SECONDED by Dave Hoxeng to approve the May 2, 2017 meeting minutes. The motion passed unanimously.
  - b) **Approval of June 30<sup>th</sup>, 2017 Financials:** Accountant Chris Walker presented the June 30<sup>th</sup> financials to the board. It was MOVED by Larry Johnson and SECONDED by Dave Hoxeng to approve the June 30<sup>th</sup> financials. The motion passed unanimously.
  - c) **PEDC/FloridaWest Contract:** Richard Sherrill presented the renewal of the PEDC/FloridaWest contract for another 3-year period. The contract was MOVED by Dave Hoxeng and SECONDED by Larry Johnson to approve another 3-year contract. The motion passed unanimously.
4. **Discussion items**
  - a) **PEDC 2017-2018 Funding Update:** The 3-day long budget hearing was discussed, along with the formal request that PEDC made to present the Economic Summit to the county. Dave Hoxeng made a report to discuss a strategy for the hearing next week.
  - b) **Tech Park Update:** It was discussed that PEDC will continue to work towards building relationships with the two organizations interested in the development of the Tech Park. It was MOVED by Larry Johnson and SECONDED by Dave Hoxeng to continue working on the development of the Tech Park and to report back within 60 days to the board. The motion passed unanimously.
  - c) **Foreign Trade Zone Expansion:** A question was posed by Richard Sherrill on whether PEDC would be interested in hosting foreign trade zone status outside of our county within a 60 mile radius, or a 90 minute drive. Lewis Bear discussed a resolution that states that PEDC is willing to host agents to engage in foreign trade zone status with other counties. It was MOVED by Dave Hoxeng and SECONDED by Larry Johnson to approve the language for the foreign trade zone expansion.
  - d) **Business Development Updates:** Danita Andrews discussed the ongoing business proposals that have been gathered. Kelly Reeser provided updates on rebranding from CIE to Co: Lab, and how the private space Co: Lab provides makes them more unique and competitive. Scott Luth mentioned Gulf Power may be vacating the first floor of the Co: Lab building, providing another opportunity to expand in the future.

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- e) **Other Business:** An update on the Bluffs project was requested by Dave Hoxeng. It was discussed that marketing for the Bluffs is coming to a close, and that once the DEO grant is approved we will be reimbursed from the state. There have been a few inquiries about the Bluffs since the marketing for it began.
5. **Adjourn:** The meeting was adjourned at 3:16 PM.

Next Meeting: Tuesday, August 15 @ 2:00 PM, location TBD.

Respectfully Submitted By:

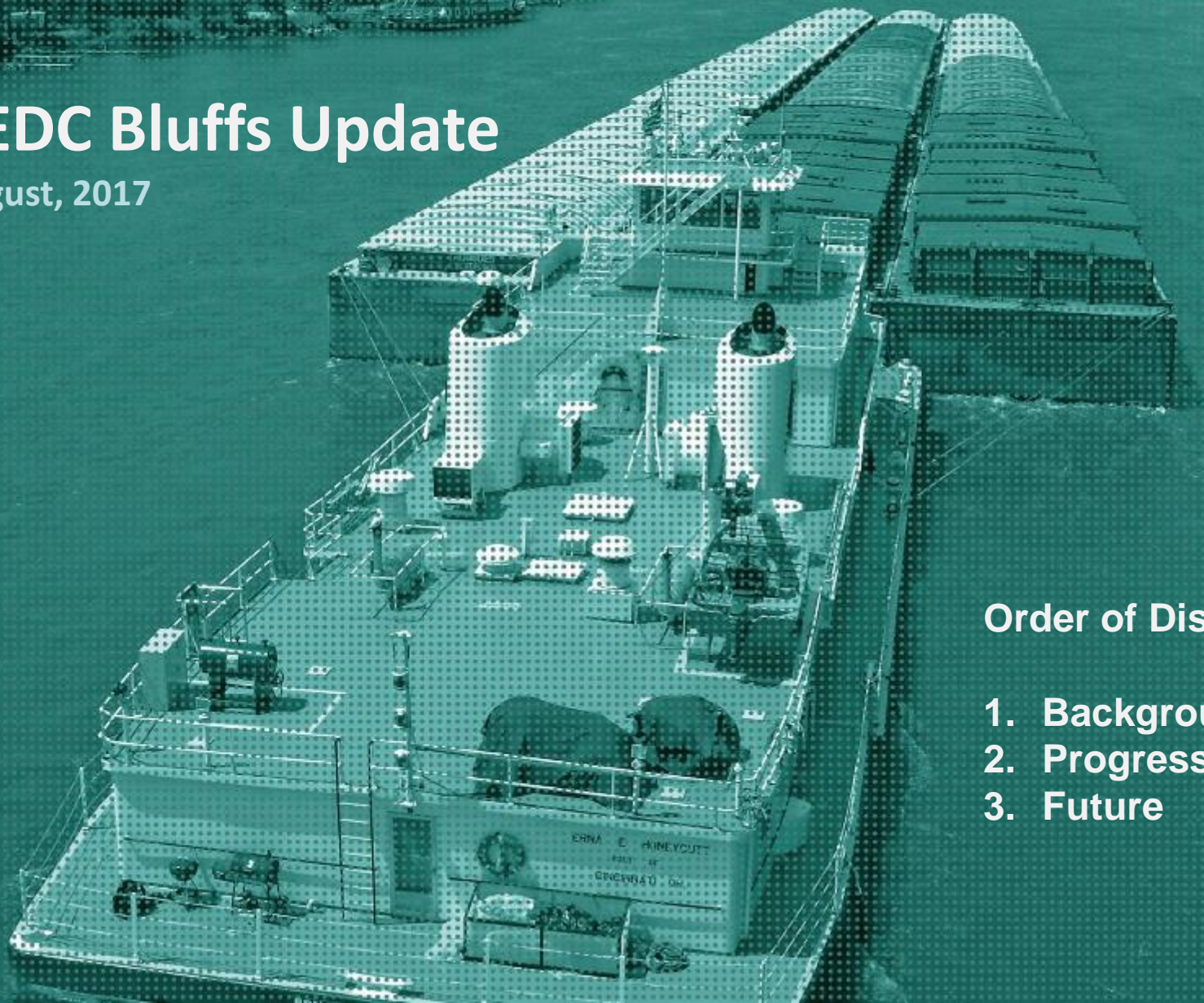
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Dave Hoxeng, Secretary-Treasurer  
Pensacola-Escambia Promotion & Development Commission



# PEDC Bluffs Update

August, 2017



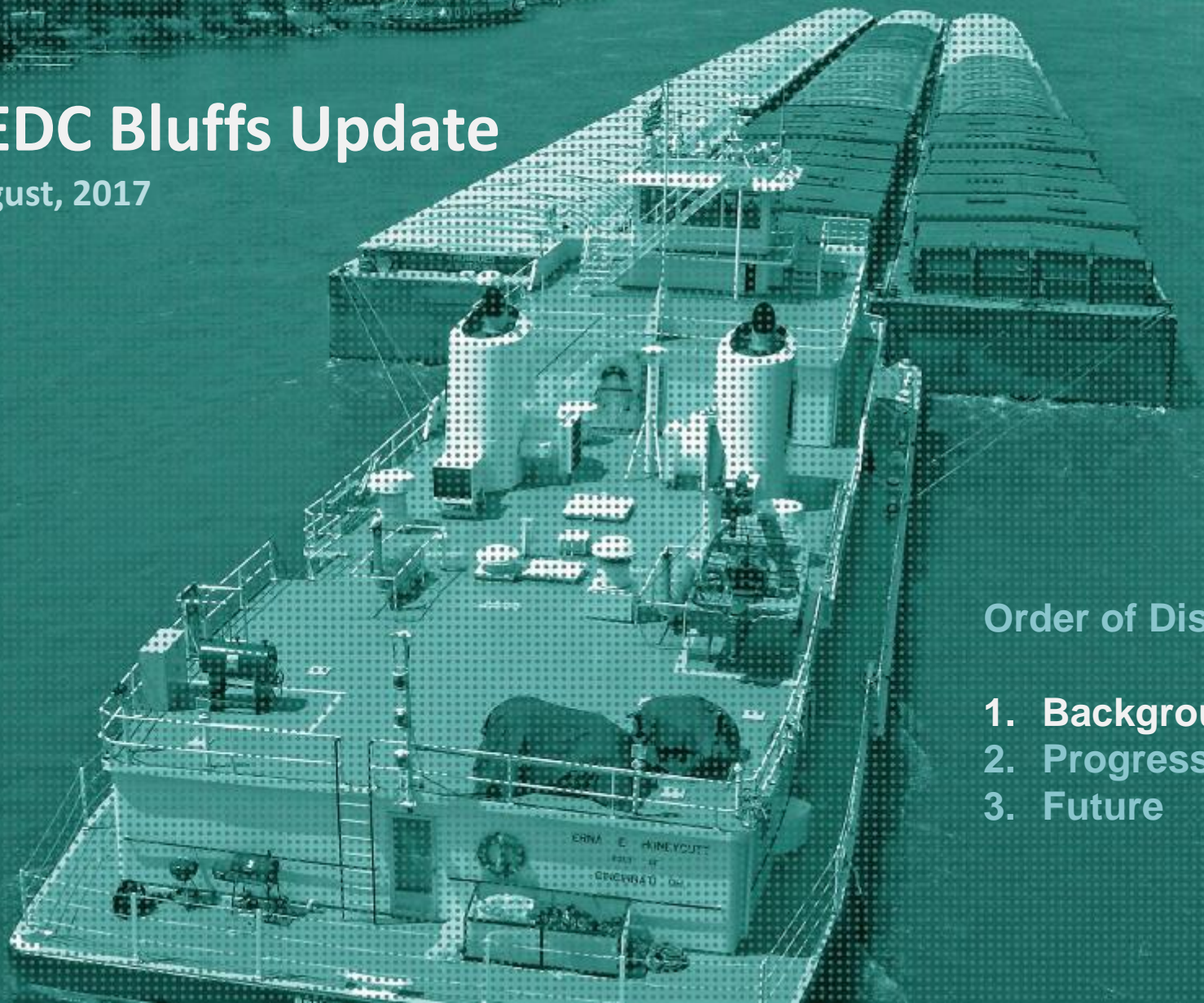
## Order of Discussion:

1. Background
2. Progress
3. Future



# PEDC Bluffs Update

August, 2017

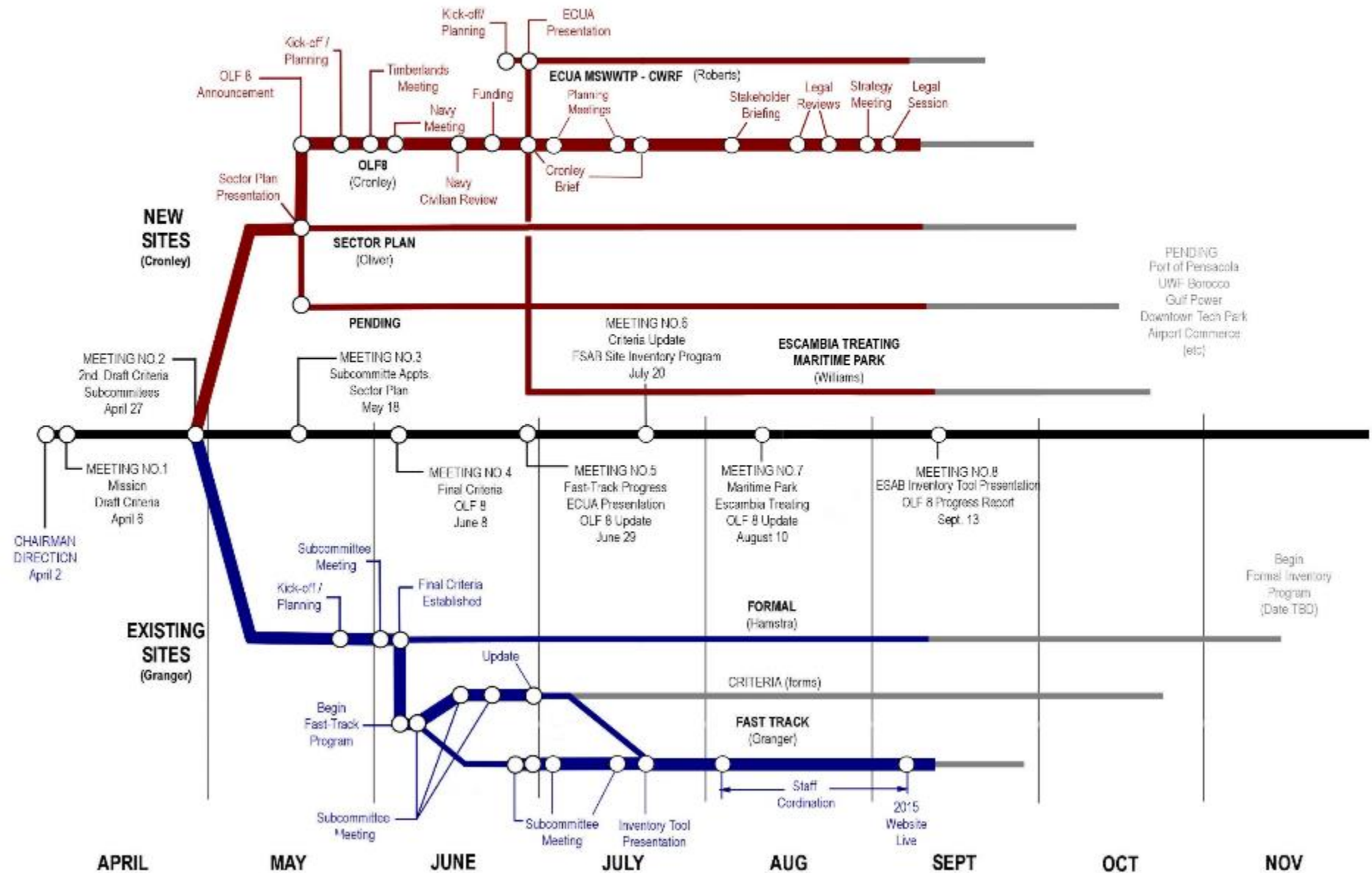


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# VISION 2015 SITES & BUILDINGS

## Initial Committee Activity





VISION 2015



● NFCU SUCCESS

VISION 2015







- NFCU SUCCESS
- VISION 2015 SUCCESS
- VISION 2015 RFP

VISION 2015



- NFCU SUCCESS
- VISION 2015 SUCCESS
- VISION 2015 RFP
- PRIMARY SITE

VISION 2015





- NFCU SUCCESS
- VISION 2015 SUCCESS
- VISION 2015 RFP
- PRIMARY SITE
- SECONDARY-PENDING

VISION 2015



- NFCU SUCCESS
- VISION 2015 SUCCESS
- VISION 2015 RFP
- PRIMARY SITE
- SECONDARY-PENDING
- NEW INVENTORY

VISION 2015



- NFCU SUCCESS
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VISION 2015







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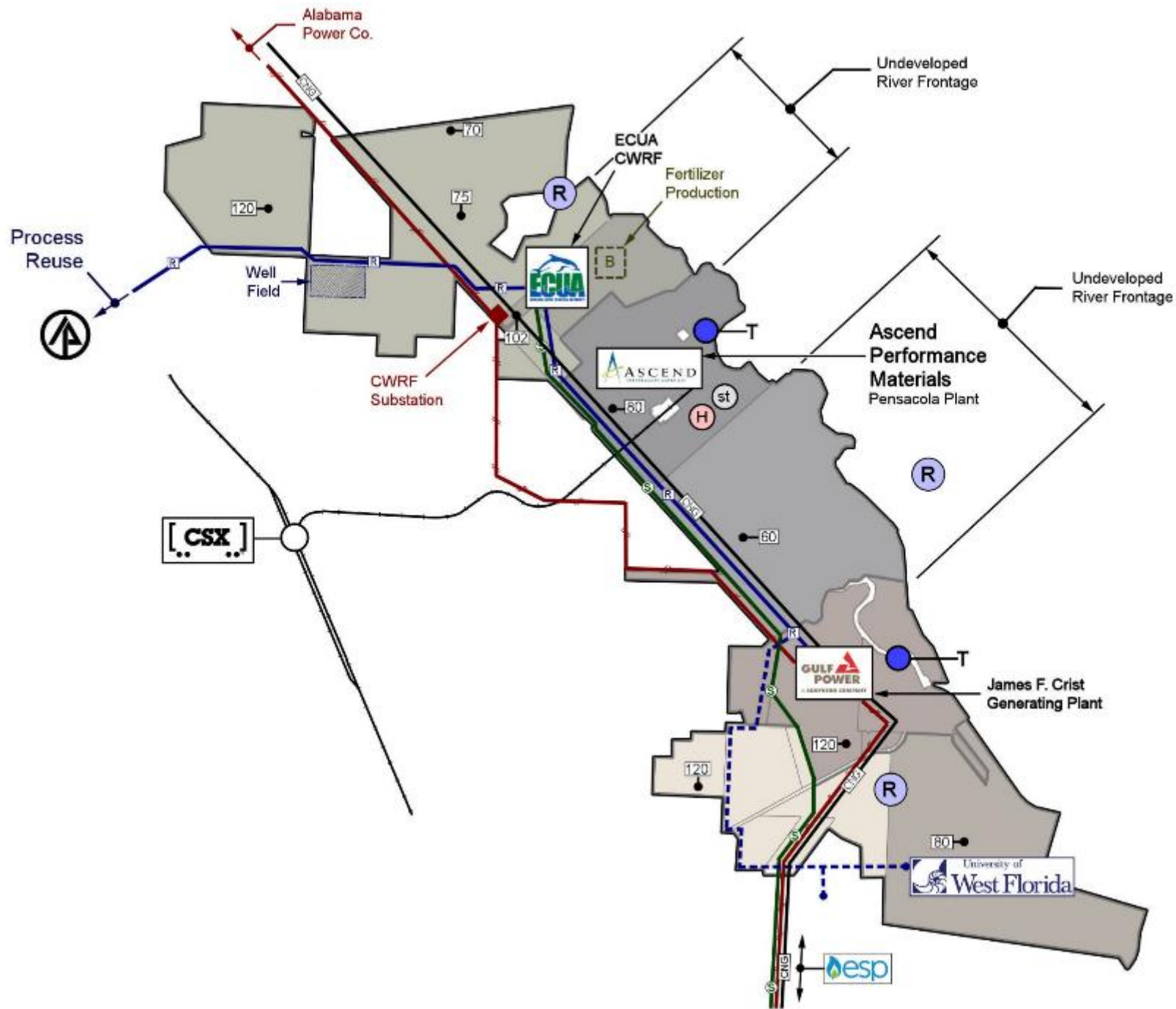




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# THE BLUFFS

Northwest Florida's Industrial Campus

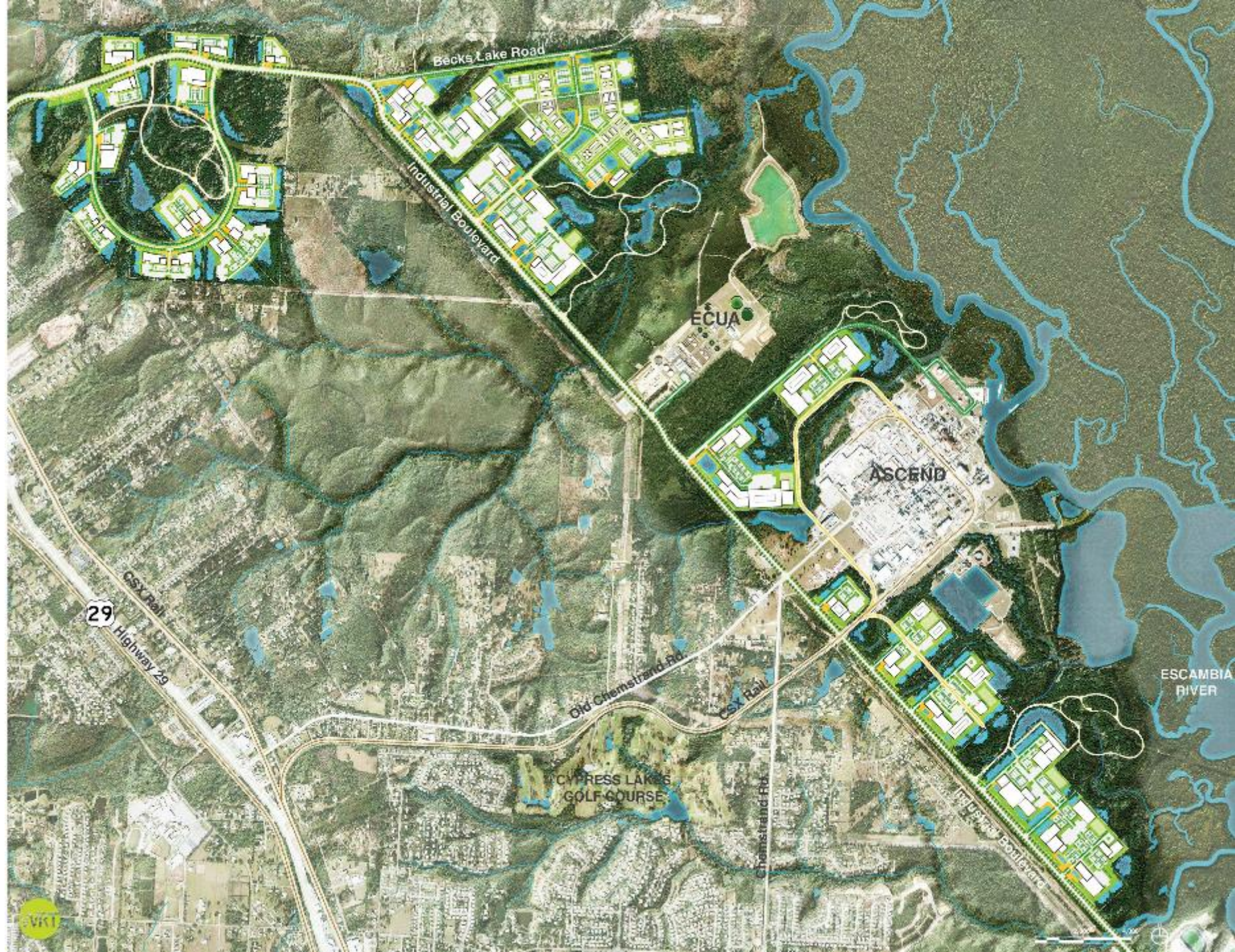


**THE BLUFFS**

NORTHWEST FLORIDA'S  
INDUSTRIAL CAMPUS

2015 | *Final Industrial Development Study  
(IDS) Report For Project FOIL*

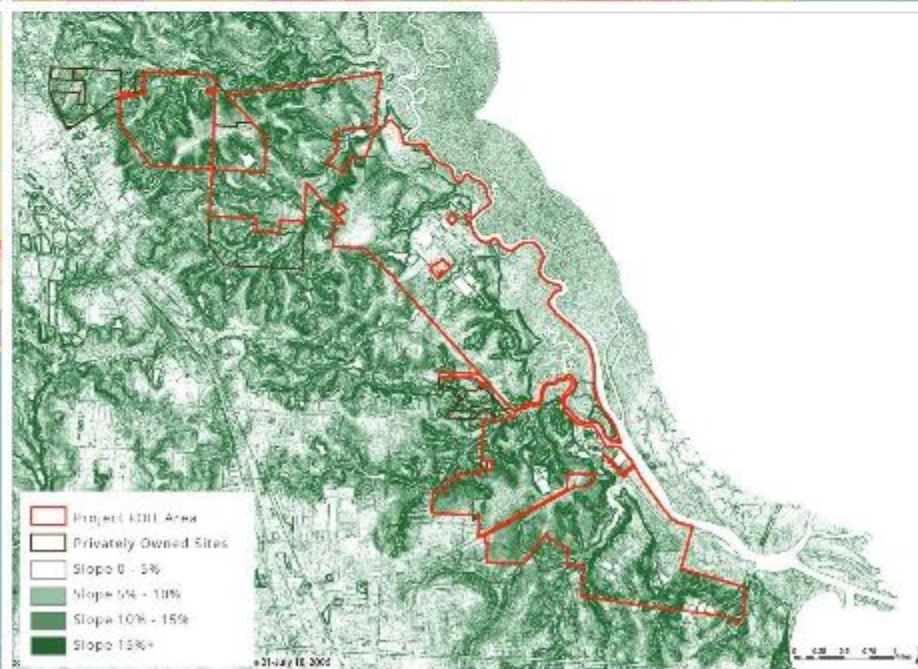
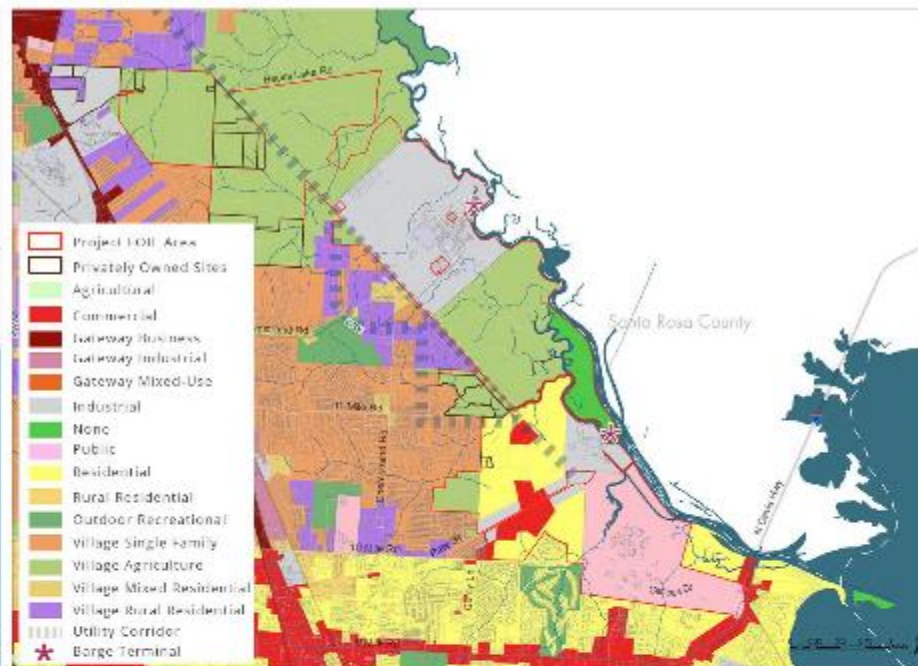
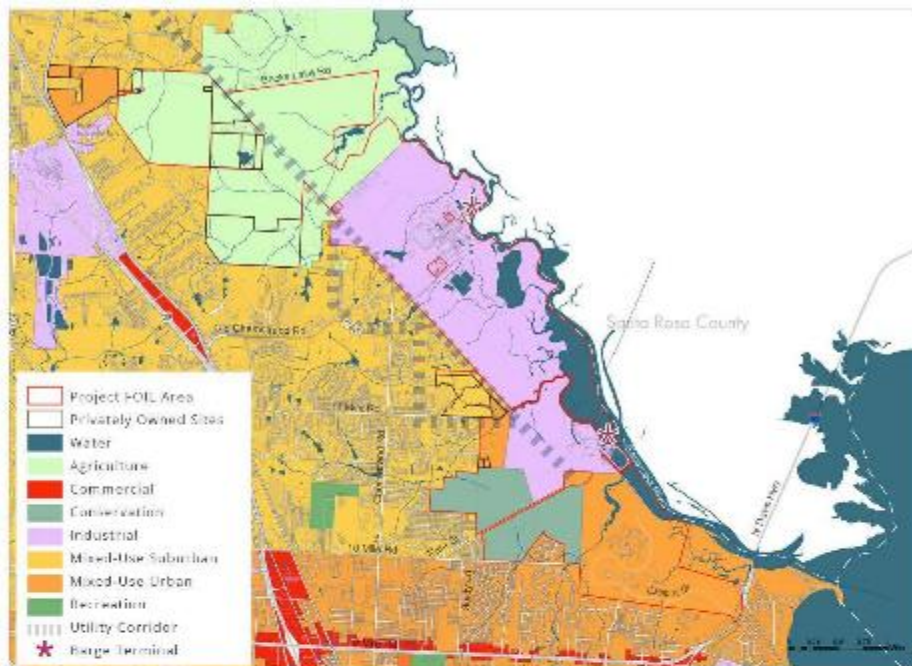




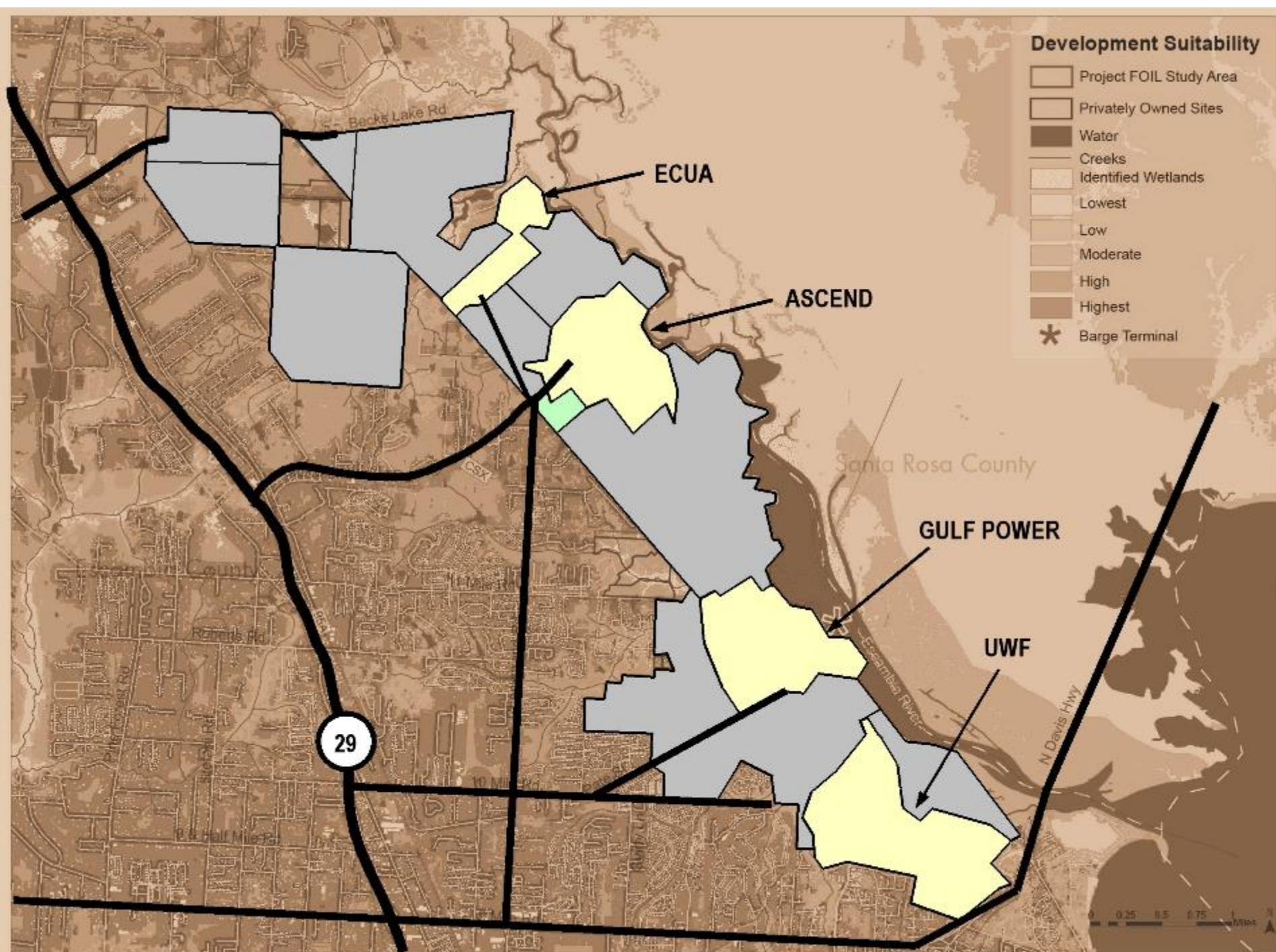




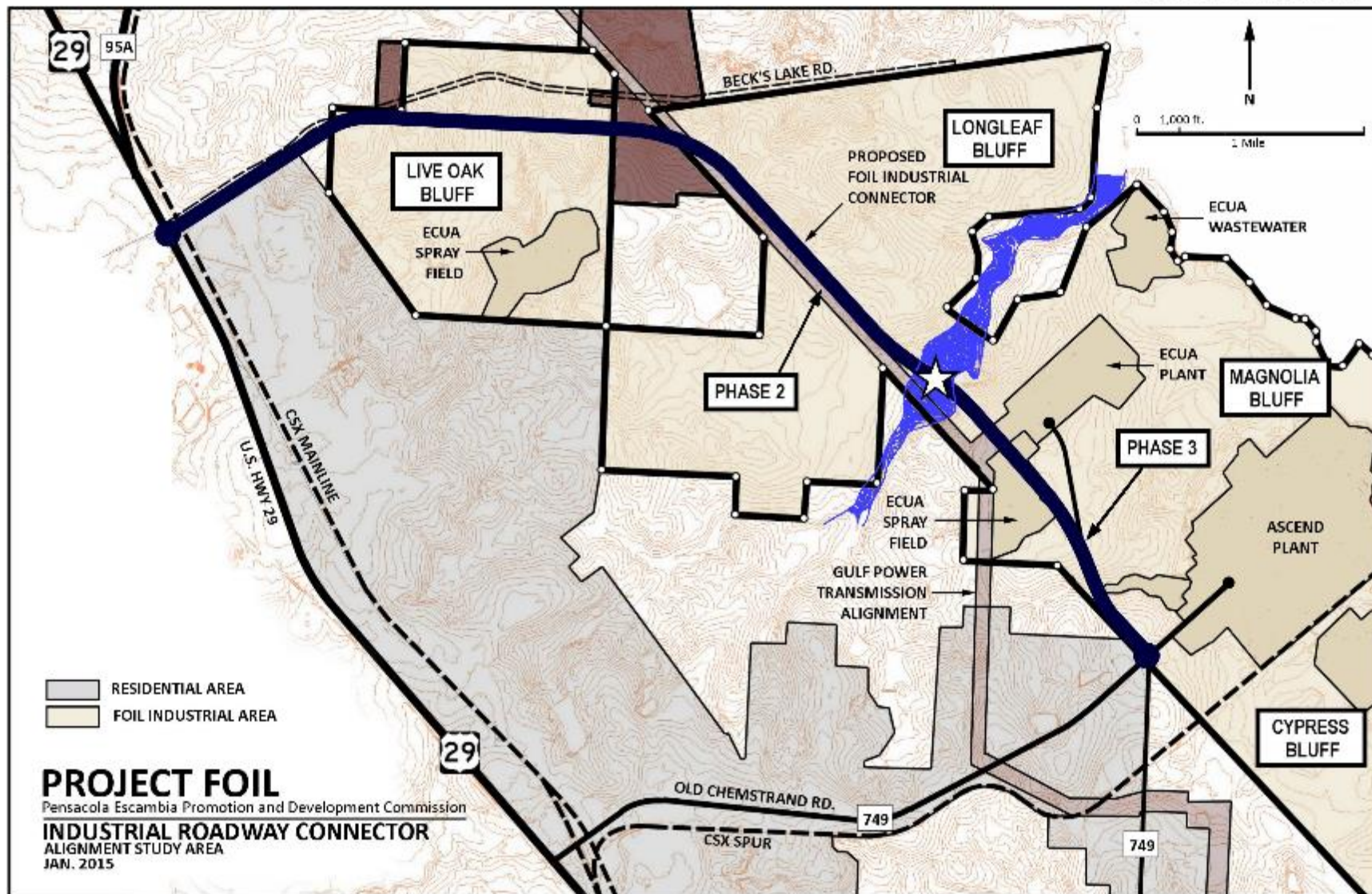








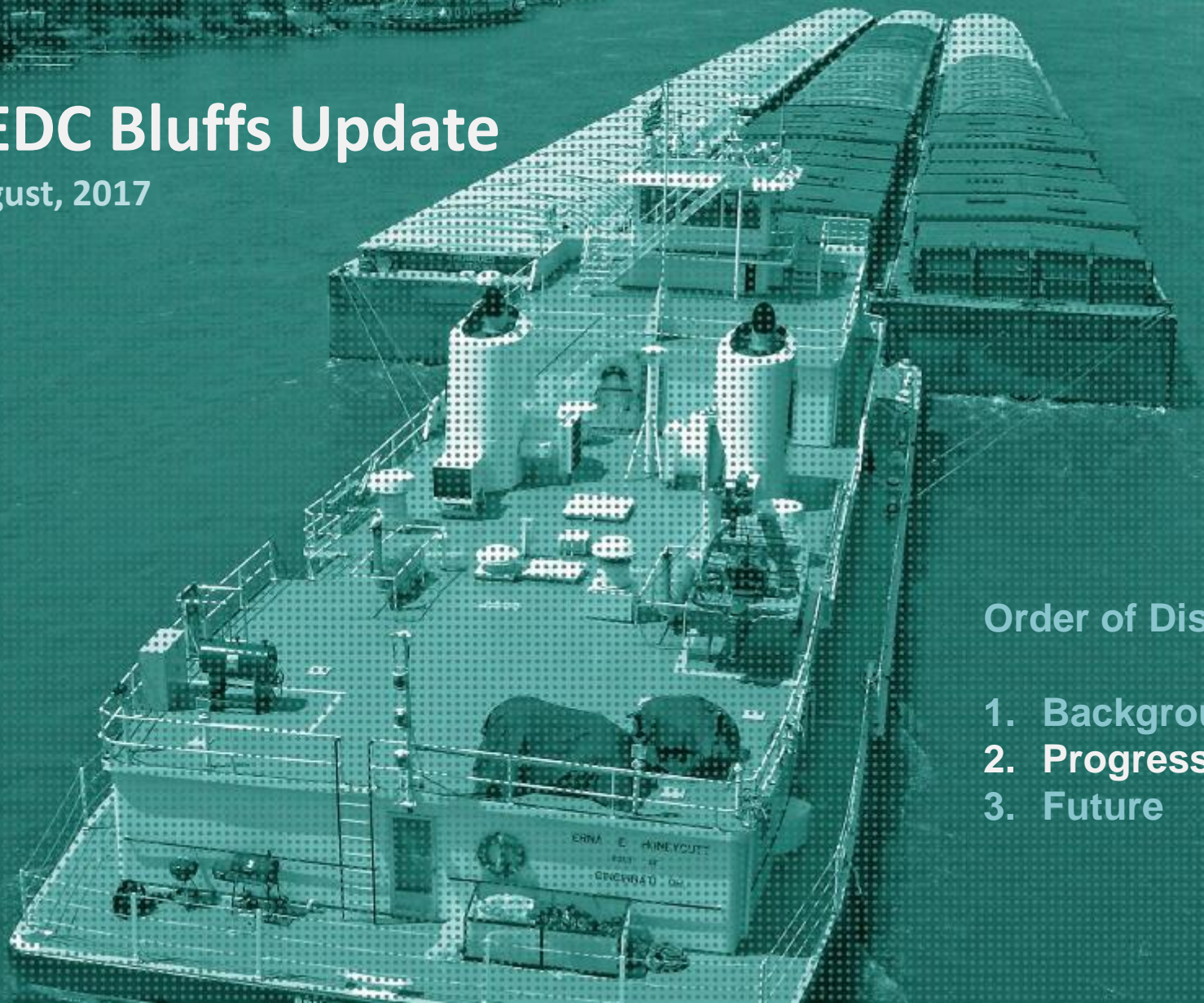






# PEDC Bluffs Update

August, 2017



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Longleaf  
Bluff  
(340 Acres)

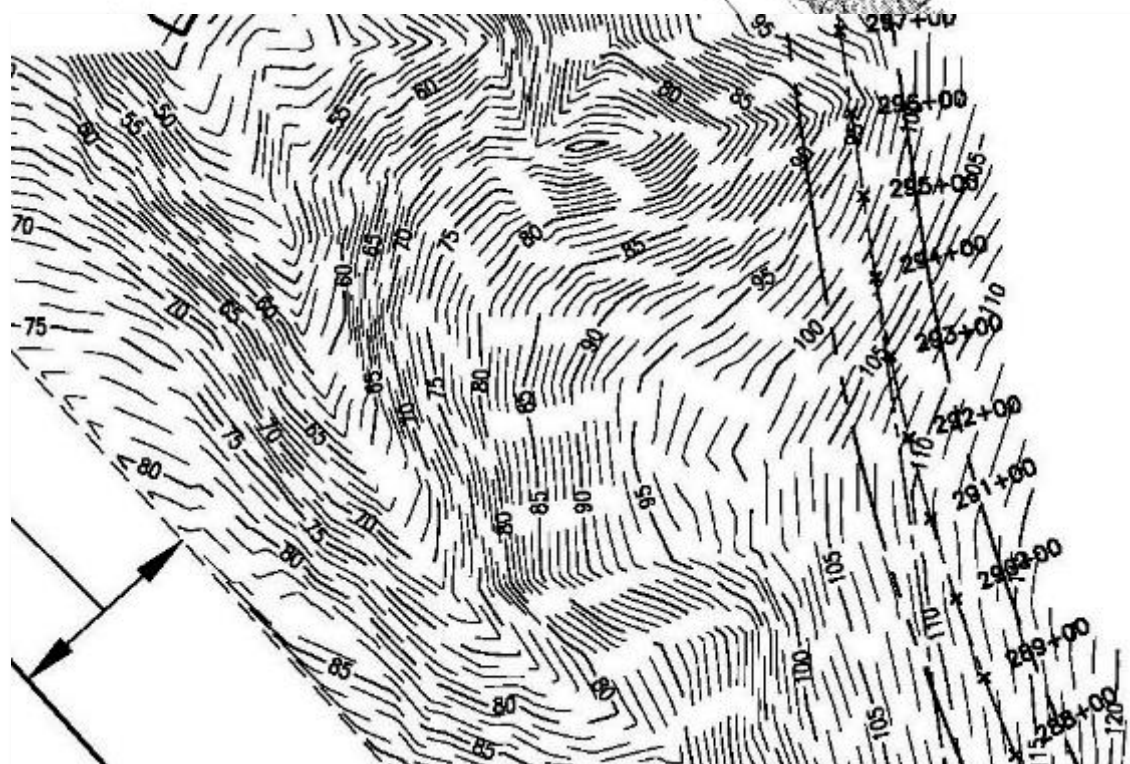












Figure 25: Long Leaf Bluff Site Plan

## SITE 2: LONGLEAF BLUFF

Containing the project's the largest potential parcel sizes, Longleaf Bluff will be able to accommodate a diverse range of industrial and manufacturing tenants. The conceptual design for this site focuses on establishing a solid building frontage along Industrial Boulevard, with evenly spaced tree-lined access roadways and stormwater ponds.

This conceptual plan for Longleaf Bluff identifies a potential major tenant in the northeast parcels. This combined cluster of parcels is relatively isolated and has the potential to accommodate a larger manufacturing tenant that would require a significant amount of land for their operations. The layout focuses on connecting the internal circulation system of truck and vehicular access and storage, within the context of the larger site; providing multiple ingress and egress opportunities for each parcel.

### QUICK FACTS

- 340 Acres
- Potential for up to 12 Parcels
- Individual parcel acreage ranges up to about 53 acres, with potential combined parcels/ expansions up to 339+ acres
- Site-wide stormwater strategy covering 21% of the gross site area
- Net developable area of about 306 acres
- Conceptual Site Plan accommodates 11 buildings averaging about 213,000 square feet
- Includes environmental learning center as a destination for visitors.





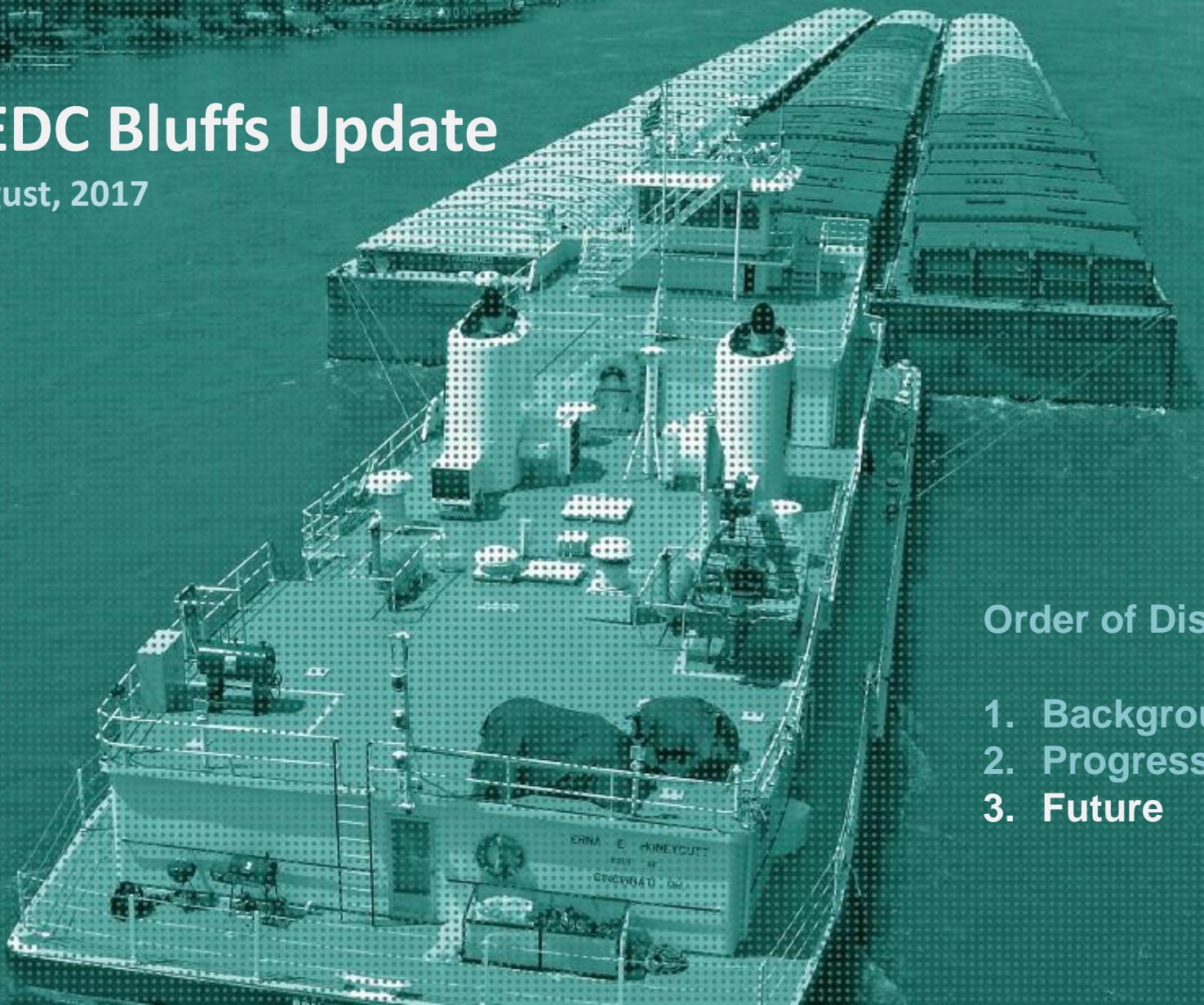


# PEDC Bluffs Update

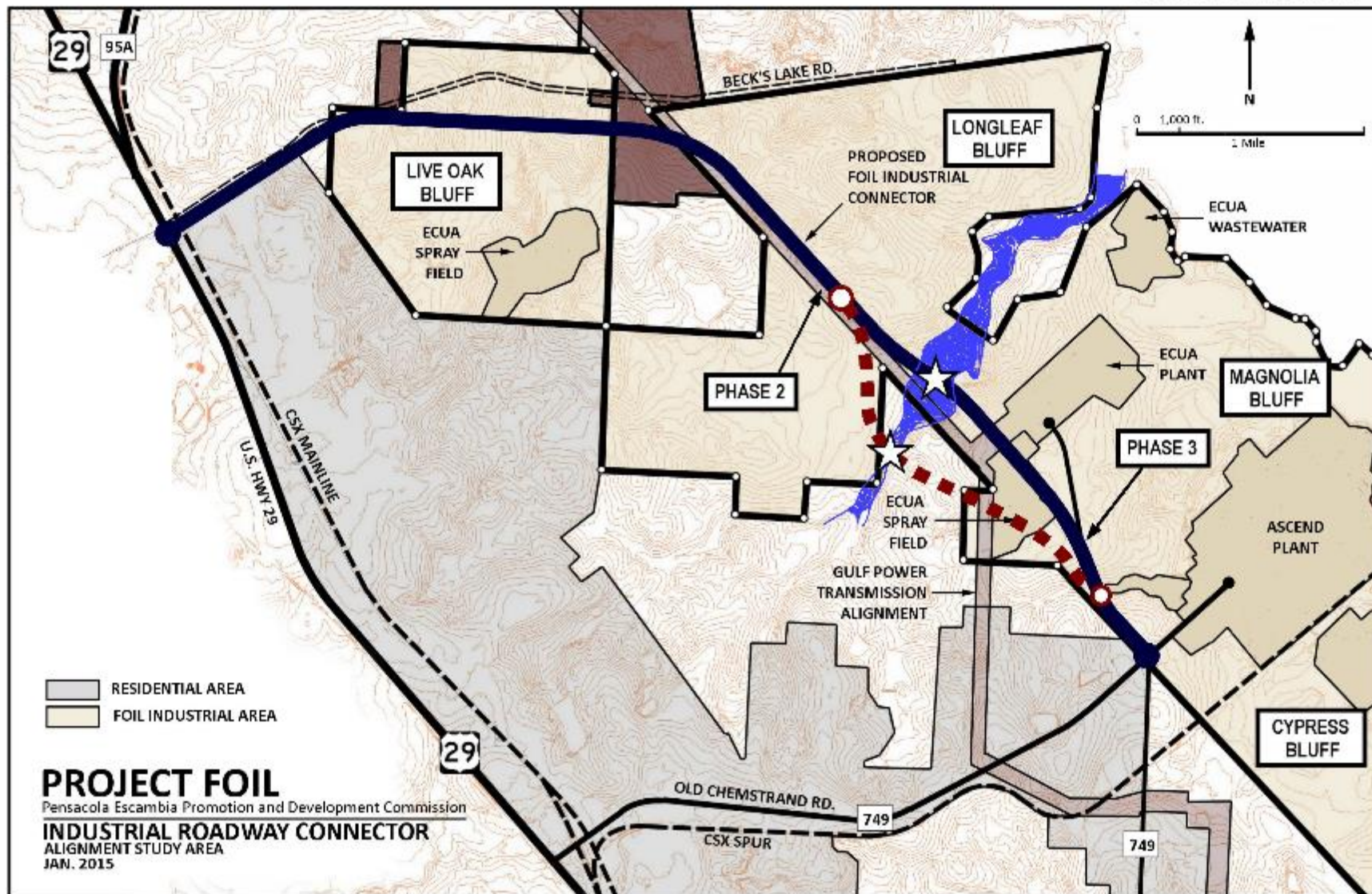
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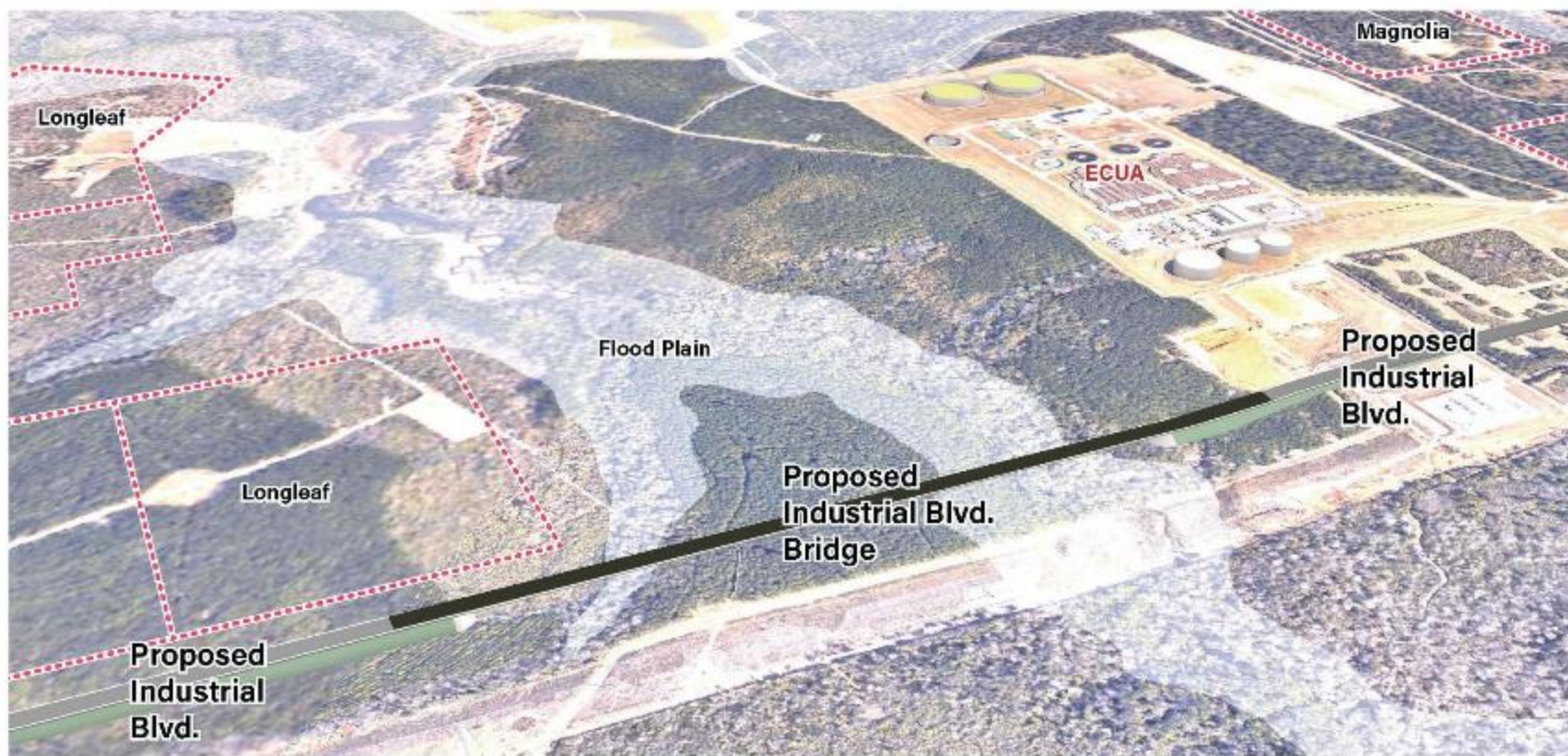




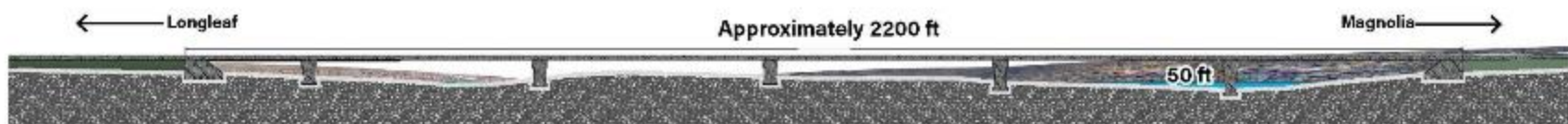




# INDUSTRIAL BLVD. PROPOSED BRIDGE



ILLUSTRATIVE VIEW SHOWING BRIDGE ALONG PROPOSED INDUSTRIAL BOULEVARD



ILLUSTRATIVE SECTION THROUGH THE BRIDGE ALONG PROPOSED INDUSTRIAL BOULEVARD



## **Phase 3 “The Bluffs Bridge”**

### **Consultant Recommendations:**

- 1. D/B Package for Industrial Blvd. and Bridge from Spanish Mill Creek to Old Chemstrand Road.**
- 2. D/B Package for Repairs to Beck’s Lake Road**
- 3. Alternative Analysis**
- 4. Industrial Utility System Crossings**
- 5. Real Property Impacts**
- 6. Environmental JW Alternatives**
- 7. Alternatives Cost Analysis**
- 8. Bridge Development**
- 9. Regulatory Coordination**
- 10. Stakeholder Communications**

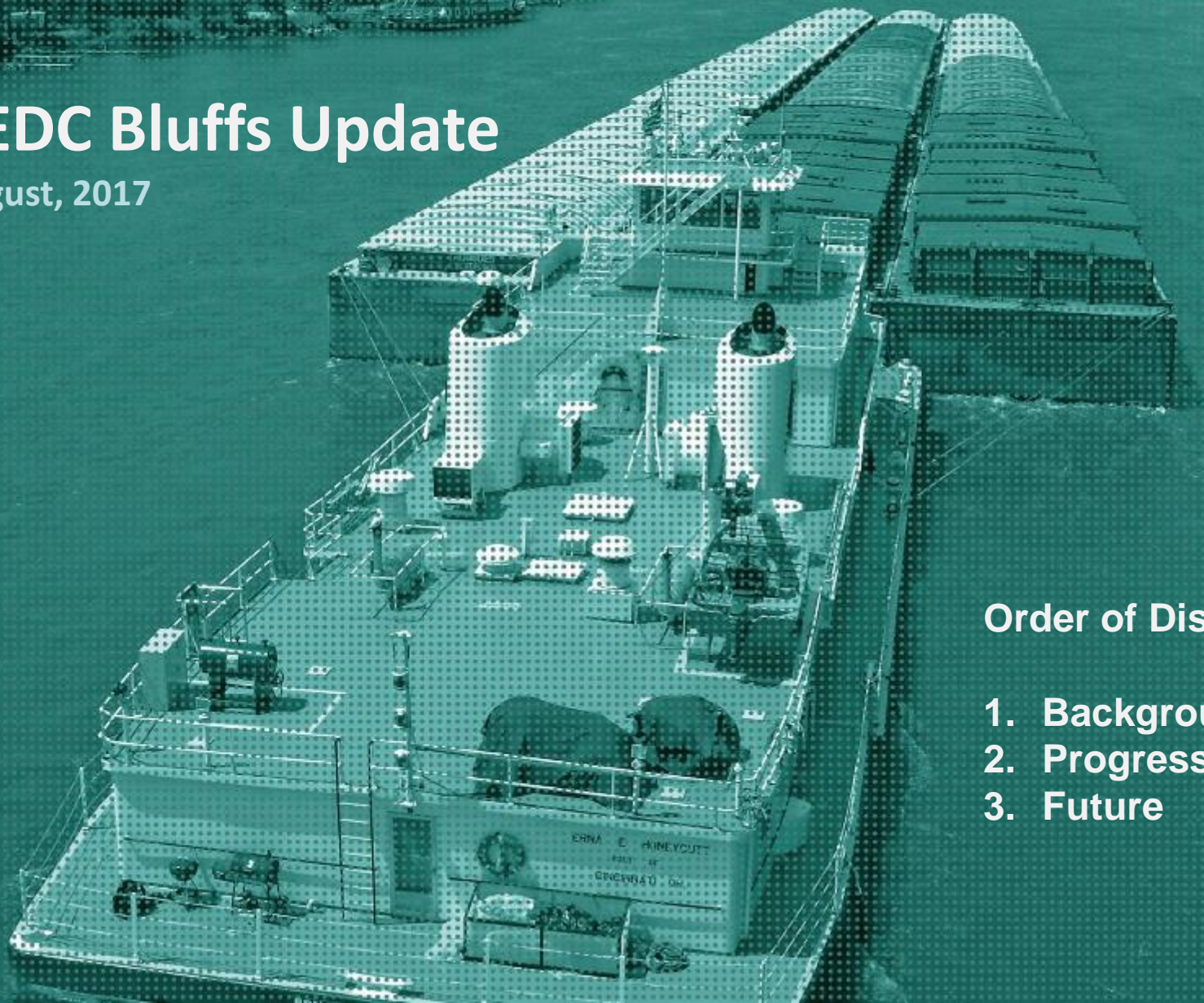
### **Conformance to Master Plan:**

**Revisit Economic and Market Analysis originally provided by Garnett Consulting and Wadley-Donovan Growth Tech in the Phase 1 IDS Report. Discover and integrate any changed foundational conditions into current program. Engage Industrial Planner and Stakeholders, as required.**



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August, 2017



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