

**REPORT OF THE COMMITTEE OF THE WHOLE WORKSHOP OF
THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS**

DECEMBER 12, 2024

Present: Commissioner Michael S. Kohler, Chair, District 2
Commissioner Ashlee M. Hofberger, Vice Chair, District 4
Commissioner Steven L. Barry, District 5
Commissioner Lumon J. May, District 3
Commissioner Steven R. Stroberger, District 1
Honorable Pam Childers, Clerk of the Circuit Court and Comptroller
Codey Leigh, General Counsel, Clerk and Comptroller's Office
Wesley J. Moreno, County Administrator
Alison Rogers, County Attorney
DeLana Allen-Busbee, Operations Supervisor, Clerk and Comptroller's Office
Jose Gochez, Program Manager, County Administrator's Office

Location: Ernie Lee Magaha Government Building, Board Chambers, First Floor
221 Palafox Place, Pensacola, Florida

Report prepared by: DeLana Allen-Busbee

AGENDA ITEMS

1. Call to Order

Commissioner Kohler, Chair, called the Committee of the Whole (C/W) Workshop to order at 9:22 a.m.

2. Pledge of Allegiance to the Flag

3. Was the Meeting Properly Advertised?

The Board was advised by DeLana Allen-Busbee, Operations Supervisor, Clerk and Comptroller's Office, that the meeting was advertised in the *Pensacola News Journal* on December 5, 2024, in the Board's weekly meeting schedule.

AGENDA ITEMS – Continued

4. Board Items

I. OLF-8 Discussion

A. Presentation Comparing Jobs and Economic Output: 100 Jobs in Aircraft Parts Manufacturing to 100 Jobs in Restaurant and Retail Business

- (1) Nicole Gislason, Haas Center Executive Director, University of West Florida, presented a PowerPoint presentation and provided the following information:
 - 100 jobs in Aircraft Parts Manufacturing were compared to 100 jobs in Restaurant and Retail.
 - There was a difference of 24 more new jobs and \$10.5 million more in personal income for manufacturing versus restaurant and retail.
 - There was also an increase in economic output of \$48.4 million for manufacturing jobs versus restaurant and retail when looking at direct, indirect, and induced impacts.
 - There are various industries, with some overlap, boosted by growth in the two job sectors that were compared.
- (2) The Board and Ms. Gislason discussed wages of various job sectors, target industries for the site, how manufacturing has evolved and creates less pollution with a high rate of automation, obstacles to having desired jobs in the area, and the importance of aligning educational and economic development goals;
- (3) Andrew Holmer, Development Services Deputy Director, gave a brief overview of the Master Plan for the OLF-8 site and advised that there were zoning districts created that are unique to the property with commercial retail existing towards Nine Mile Road, mixed use districts north of that, and the northernmost portion having manufacturing and light industrial areas. Mr. Holmer also advised that while the code is very regulated, the BCC has reserved the right to make adjustments if needed;
- (4) Horace Jones, Development Services Director, advised that staff can work with developers on challenges to create harmony with the wishes of the Board and that sometimes restrictions can even improve value; and
- (5) Danita Andrews, FloridaWest, gave examples of high-tech manufacturing happening in the County without the traditional manufacturing look and advised that the lack of infrastructure could be a hampering issue, but that in her opinion the projects will come once infrastructure is addressed.

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AGENDA ITEMS – Continued

4. Continued...

I. Continued...

B. Presentation by Beulah Ranch, LLC

Ryan Bell, Beulah Ranch, LLC, reviewed his company's proposal for OLF-8 and outlined the merits of their offer, which at the time of the presentation included a purchase price of \$30 million, and advised that he was comfortable with the DPZ design, but it may need to be enhanced once the real businesses come into play.

C. Presentation by Beulah TownCenter, LLC

Rob Ahrens, Metro Development Group, presented a PowerPoint Presentation, titled *Metro Development Group. The Gold Standard in the Development of Master Planned Communities and More*, and outlined various projects the group has completed and notable awards and accomplishments. The current offer from Beulah TownCenter, LLC, at the time of the presentation, was \$42.5 million and Mr. Ahrens advised that the company would stray from the Master Plan due to several concerns such as traffic, but remain collaborative.

Speaker(s):

Fred Hemmer

D. Presentation by Tri-W Development, LLC

Chad Henderson, Catalyst Real Estate Developer, presented a PowerPoint Presentation, titled *OLF 8*, and reviewed the company's proposal, merits of the offer, and development plans from Tri-W Development, LLC, which at the time of the presentation included a purchase price of \$40 million. Mr. Henderson also reviewed notable projects by his team and advised that his team intends to work with DPZ on any changes needed to the Master Plan, which would then come back to the BCC.

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AGENDA ITEMS – Continued

4. Continued...

I. Continued...

E. Board Discussion and Direction

- (1) Commissioner Barry advised that his priorities for moving forward on the sale of the property included job creation, the ability and intent of the partner to execute the contract, and the economic forecasting and projected revenue coming from the project. He also advised that price is a factor, though not the deciding factor;
- (2) Commissioner May advised that job creation, specifically high paying jobs, was his biggest priority. Commissioner May further advised that he wished to see a return on investment for all citizens and to respect the wishes of the citizens who live in the Beulah community;
- (3) Commissioner Stroberger advised that he has concerns regarding the viability of light industrial relative to having the workforce to fill those positions, but that his goal is to build something beautiful for the community to enjoy and that will also bring the desired jobs and he views it as a homeowner or as someone looking for a home;
- (4) Commissioner Hofberger advised that jobs are her top priority and that she is interested in seeing a guarantee for the number of jobs and associated wages. She further advised that she would like to see a higher percentage/dollar amount of hard money in a purchase contract; and
- (5) Commissioner Kohler advised that he would like to see a partnership with PEDC (Pensacola-Escambia Development Commission) with whoever gets the development role and that a larger down payment shows more commitment. He further advised that this is a whole community and county project and that the price does matter to the whole county as it will impact other districts as well.

FOR INFORMATION: This item was brought back for further discussion during the Regular BCC meeting in the evening as County Administrator's Report Discussion item 3.

5. Adjourn

Commissioner Kohler, Chair, declared the C/W Workshop adjourned at 11:12 a.m.