



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: Leon County Research and Development Authority (LCRDA)

Government Federal Employer Identification Number

Primary Contact Name: Ronald J.Miller, Jr.

Title: Executive Director

Mailing Address: 2051 E. Paul Dirac Drive, Suite 100

Tallahassee, Florida 32310

Phone Number: (850) 575-0343 ext. 101

Email: rmiller@inn-park.com

Secondary Contact Name: Bill Lickson

Title: Director of North Florida Innovation Labs

Phone Number: (850) 575-0343 ext. 103

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 A, Response 1A.

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

The North Florida Innovation Labs (NFIL) building will be constructed on 3.8 acres located in Innovation Park at 1729 West Paul Dirac Drive, Tallahassee, FL 32310 in Leon County. The area is designated as a HUBZone.

- 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

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- D. Provide current property owner.

See Attachment A, Response 1D.

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

Yes No

NFIL will support and house high-potential startup businesses developing and commercializing technologies. These companies will create jobs in many of the Florida targeted industries to foster economic recovery and diversification in Tallahassee and surrounding rural regions and in disadvantaged communities.

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

Yes No

The facility will support 50+ technology-based businesses at any one time. NFIL will function as a business incubator/accelerator, supporting the launch and scaling of technology businesses within the area. New businesses and "launched" businesses will be joining and leaving the facility every few months, as each business progresses through the incubation/acceleration process.

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 A, Response 1G. Attachment B is a list of the largest employers within Leon County (2020), by business sector.

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.

The project is required by the federal grant already awarded to commence construction by March 17, 2022, with a completion date of September 17, 2023 (18 months or approximately 540 days).

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

Northwest Florida Water Management District Permit (stormwater management and treatment); Florida Department of Environmental Protection National Pollutant Discharge Elimination System (storm water sediment control) Notice of Intent; City of Tallahassee Environmental Permit; City of Tallahassee Right of Way Work Permit; City of Tallahassee Building Permit. All permits will be obtained for the work within the property boundary with the exception of the Right of Way Permit which is contained within the road rights of way.

- 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?

City Growth Mgmt. has been briefed about the project. Permits schedule-- NFWFMD Permit: December 2021; City of Tallahassee Environmental Permit: December 2021; City of Tallahassee Building Permit: February 2022; FDEP NPDES Notice of Intent: March 2022; City of Tallahassee Right of Way Work Permit: March 2022

- 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?

The land in Innovation Park, including the subject parcel, is zoned PUD 13-Innovation Park PUD. Zoning is for a mixed use suburban research park. This project is consistent with that zoning.

- 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

N/A

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

Yes No

The design of North Florida Innovation Labs is moving forward, with construction bid expected in January 2022. Federal funding obligations require ground breaking in March 2022 and project completion within the following 18 months.

- G. Does this project have a local match amount?

Yes No

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

Local match pledged from the City of Tallahassee and Leon County Intergovernmental Agency (\$2.5 million), Florida State University Research Foundation (\$2.5 million) and LCRDA (\$1,809,348). A grant awarded by the US Economic Development Agency (EDA) provides \$10,214,022. See Attachment C for supporting documents.

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

Please see Attachment D-1 for Innovation Park map, and D-2 for current site plan, floor plans and elevations for North Florida Innovation Labs (design is in final development stages and is subject to some modifications).

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 \$ 6,227,773.00

Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 2,500,000.00

Private Sources \$ 0.00

Other (grants, etc.) \$ 14,523,370.00

FSU, LCRDA,
Please Specify: EDA

Total Other Funding \$ 17,023,370.00

B. Public Infrastructure Project Costs:

Construction \$ 18,898,065.00

Reconstruction \$ 0.00

Design & Engineering \$ 1,560,475.00

Land Acquisition \$ 0.00

Land Improvement \$ 668,610.00

Other \$ 2,123,993.00

Permits &
Please Specify: Contingency

Total Project Costs \$ 23,251,143.00

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 E, which contains the 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)?

None.

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

Ronald J. Miller, Jr., Executive Director of LCRDA.

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.
- ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

N/A

- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

The Executive Committee of the LCRDA Board of Governors have delegated authority to execute this proposal to the Executive Director. Attachment F provides evidence of this delegation.

PUBLIC INFRASTRUCTURE GRANT PROPOSAL

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: Leon County Research and Development Authority

Name and Title of Authorized Representative: Ronald J. Miller Jr., Executive Director

Representative Signature: 

Signature Date: 07/21/2021

Leon County R&D Authority, Attachment A

Program Requirements

Response 1A. Detailed description of public infrastructure improvements.

The purpose of this application is to obtain approximately \$6.2 million in state funding to augment \$17 million in already committed federal and local funding to construct the North Florida Innovation Labs (NFIL), a hard-science technology business incubator/accelerator, in Innovation Park of Tallahassee. The objective of NFIL is to grow the number of technology-related companies and resulting high-wage jobs which will help diversify the region's economy. This project is progressing quickly through the design phase, but needs additional funding as described in the attached budget narrative. The \$10.2 million federal funding award agreement requires the facility to begin construction by March of 2022 and to be completed within the following 18 months, or risk loss of funding.

NFIL addresses the gap in the region's need for specialized start-up facilities necessary to bring new technologies to market within the Tallahassee region. The 40,000 square foot facility will include 35 chemistry, biology, dry and fabrication labs, specialized equipment, 24 offices, conference rooms, collaboration spaces, a multipurpose entrepreneur training room, and other support spaces. More than just space and equipment, NFIL will provide prototype development support, business incubation/acceleration programs and support services. Programs and services will include training, mentoring, support for technology transfer from the universities, identification of funding sources and other support necessary to successfully launch and grow companies which will successfully commercialize new technologies.

The region includes two top State research universities in Florida State University and Florida A&M University. These universities have excelled at creating innovative technologies but have had limited success fostering commercialization. Previously, the region has not had the ecosystem to support hard-science technology entrepreneurs. As a result, a number of these entrepreneurs have moved to other areas to advance their companies. One reason has been the lack of facilities like NFIL will provide.

This entrepreneurial ecosystem has been growing and evolving in the last 7 years. In 2015, LCRDA commissioned a feasibility study which demonstrated the need for a mixed used business incubator/accelerator. Other advancements have been the creation of the FSU Jim Moran College of Entrepreneurship, the Domi Station incubator and other niche incubators, the Big Bend Alliance of Entrepreneurial Resource Organizations, and the TCC Innovation Center, just to name a few. The ecosystem has begun to focus on collaboration efforts to coordinate services and reduce overlapping services which will better support companies as

Leon County R&D Authority, Attachment A

they move through the company development process. The growth of the ecosystem will help to make NFIL a success.

Attachment's D-1 and D-2 provide a map of Innovation Park and a current draft of a site plan, floor plans, and elevations which illustrate the design of the facility which will be unmatched in the region.

Response 1D. Property Owner

Leon County Research and Development Authority (LCRDA), pursuant to a lease agreement with the State of Florida Board of Trustees of the Internal Improvement Trust Fund dated 1/28/1980 and expires 1/28/2074. LCRDA manages Innovation Park, a 208-acre research and development park having 17 buildings, and more than 30 organizations on site. LCRDA is a Florida Statute Section 159, Part V, special district local government entity.

Innovation Park includes the National High Magnetic Field Laboratory with the largest and most powerful magnets in the world; the FSU High-Performance Materials Institute; the FSU Florida Center for Advanced Aero-Propulsion; the FAMU Center for Plasma Science and Technology; and other university research facilities and centers of excellence. Private company manufacturer Danfoss Turbocor is in the park, in addition to several early-stage businesses. The Park also houses State of Florida agencies Department of Agriculture and Consumer Service's Fresh from Florida test kitchen, and the Department of Transportation Structures Research Center.

Innovation Park is adjacent to the FAMU-FSU College of Engineering. It is conveniently located within 5 miles of Tallahassee International Airport, Florida State University, Florida A&M University, and Tallahassee Community College. Local government is making an investment in the "Airport Gateway Project" which will further enhance connectivity between all these assets as the newly created and renovated roads will run by Innovation Park.

Innovation Park serves the eight-county area surrounding Leon County, including Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Liberty, and Wakulla Counties. These counties correspond to those served by the statutorily designated Apalachee Regional Planning Council.

Innovation Park has a total annual economic impact of over \$500 million and over 2,000 direct jobs not including the approximately 2,000 faculty staff and students at the College of Engineering. These impacts will continue to grow. FSU is breaking ground in August 2021 on a new facility in Innovation Park, the Interdisciplinary Research and Commercialization Building. Danfoss Turbocor is breaking ground in October 2021 on the development of a

Leon County R&D Authority, Attachment A

new, approximately 150,000 square foot manufacturing and R&D facility in Innovation Park. These developments will enhance the future success of NFIL through the further creation of advanced technologies and the collaboration with private companies like Danfoss. Danfoss has committed to contribute furniture and equipment to NFIL.

Response 1G. Detailed description of, and quantitative evidence demonstrating, how the project promotes economic recovery in specific regions of the state, economic diversification, or economic enhancement of a Targeted Industry.

The Region:

The North Florida Innovation Labs (NFIL) incubator building will be located at Innovation Park of Tallahassee in Florida's northern most region. The area consists of the contiguous nine counties of Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Leon, Liberty, and Wakulla. In addition to the state capital, Tallahassee is home to Florida State University (FSU), Florida A&M University (FAMU), and Tallahassee Community College (TCC).

Although Tallahassee is generally prosperous, it has significant disadvantaged urban areas. Innovation Park is within an SBA Qualified HUBZone, and there are high levels of economic distress in surrounding rural counties of the project region as well. Two counties (Jefferson, Liberty) rate "low" on the *Capacity for Innovation* scale, while three counties (Calhoun, Gadsden, Gulf) rate "very low."

Parts of six counties in the region have Opportunity Zone status, denoting that they are low-income communities eligible for unique capital investments. There are eight tracts identified in Leon County alone, and as many as twenty-two Zones may benefit from this project.

The region also consists of seven counties in Florida's Northwest Rural Areas of Opportunity (RAO). These are defined as rural communities, or a region composed of rural communities, that have been adversely affected by extraordinary economic events or natural disasters. RAO counties include Calhoun, Franklin, Gadsden, Gulf, Jackson, Liberty, and Wakulla.

Promoting Economic Recovery and Diversification:

The U.S. Department of Commerce Economic Development Agency awarded \$10.2 million in funding to LCRDA for the NFIL project to support economic recovery related to Hurricane Michael and to promote resilience related to potential future events. As most Floridians know, Hurricane Michael was the strongest storm to hit Florida since Hurricane Andrew in 1992. The justification for the EDA grant award is consistent with the requirements of this grant.

It is apparent that regional economic prosperity is linked to an area's ability to prevent, withstand, and quickly recover from major disruptions to its economic base. In the context of economic development, economic resilience becomes inclusive of three primary

Leon County R&D Authority, Attachment A

attributes: the ability to recover quickly from an event, the ability to withstand an occurrence, and the ability for avoidance altogether. Establishing a business incubator gives the region the ability to anticipate risk by offering office and lab space to disrupted businesses after a disaster, by outfitting the facility with redundant power and Internet services. A backup generator, an uninterruptable power supply (UPS), and other safeguards are planned for the new facility.

Most of the region did not return to levels of jobs, population, county gross domestic product, or combined personal income projected to otherwise occur without hurricanes. Nearly 40 percent of small businesses that close due to disaster events never re-open. Many counties in the region are already suffering from the effects of long-term economic stagnation, past catastrophic storms, and threats to its infrastructure, economy, and human capital from tropical storms and hurricanes just adds to anguish.

The addition of a high-tech business incubator will help to promote a positive vision for the region. Innovation Park is undertaking efforts to broaden the industrial base with diversification initiatives, such as targeting the development of emerging clusters. These clusters will build on the region's unique assets and competitive strengths in science and engineering. This also provides stability during downturns that disproportionately impact any single cluster.

The ten largest employers within Tallahassee with 1,000 or more employees are limited to educational institutions/systems, governments (state and local), and healthcare facilities. Attachment B, which lists the largest employers within Leon County for 2020, indicates few employers are technology-based. Those listed as technology companies focus primarily on information technology or telecommunications. NFIL, with space for science and engineering entrepreneurs to develop products and launch businesses, will diversify the local economy. As these burgeoning businesses grow, neighboring counties with economic needs will participate in this growth, through the provision of manufacturing facilities, and employees.

Whether or not communities are in locations likely to experience significant natural disasters or economic shifts, they must be able to recognize vulnerabilities. Economic challenges or deficiencies are seen in the region's economic weak spots such as a lack of qualified engineers to fill available positions, an excessive dependency on government employment, and lack of access to the financial resources required to advance businesses (i.e., angel and venture Capital).

Measuring the economic resilience of a region is by the degree of regional income equality and the degree of regional economic diversification. The incubator service region suffers

Leon County R&D Authority, Attachment A

from a large income gap across the population. Efforts will be made to include workforce training initiatives to address closing the gap. With the move to promote more of an innovation economy away from the reliance of government and academia, the Park is diversifying the commercial employment opportunities for the region.

NFIL and its partner organizations support another dimension of diversification by expanding opportunities for entrepreneurship within the region by growing the number of women- and minority-owned businesses while creating more technology-focused businesses. This group has recently applied for federal funding to further these opportunities.

The incubator facility and programs will leverage the intellectual capital from government and university communities, and augment them with new and expanded entrepreneurial opportunities, facilities, and networks. The community's focus has shifted to technology startups and research commercialization because of the 2008 recession, which revealed the limitations of an economy predominantly based on government agencies.

The shift in the U.S. economy from heavy industry to high-technology business is reflected in the economy of the Tallahassee region as well. Traditional manufacturing jobs are decreasing while Life and Health Sciences, Information Technology, Agribusiness, Advanced Engineering, and other technology disciplines continue to prosper. The Tallahassee region is also experiencing a "brain drain" as many of its college graduates in Science/Engineering leave after graduation.

This project will create new, high quality jobs and support spinouts which will contribute to the region's economy. It will provide opportunities for students who may intern, work, or provide services to member companies, and gives them the opportunity to find gainful employment after graduation. The incubator allows faculty a place to consult with businesses and will give them the opportunity to germinate their own ideas into successful companies.

In addition to institutes of higher education, the presence of the National High Magnetic Field Laboratory (MagLab), the only facility of its kind, presents a unique opportunity for the area in research, product development, and commercialization. The MagLab is a partnership among FSU, the University of Florida, and Los Alamos National Laboratory. Many other research-intensive institutes and centers are also located at Innovation Park, including private companies.

According to the National Academy of Inventors and the Intellectual Property Owners Association, FSU was ranked 84th worldwide among universities for producing U.S. utility patents in 2020. The university produced 35 such patents. This productivity is critical to creating more technology-based companies but has not done so to-date. When considering

Leon County R&D Authority, Attachment A

major employers in the area, there are no “research/technical” employers in the list of the top 20 companies and most are governmental, academic, or retail oriented. NFIL’s facility and programs will address this issue.

No biology and chemistry wet laboratory spaces are currently available in the greater Leon County area, and this space will add a unique dimension to the facility. The presence of these wet laboratories will allow Innovation Park to take advantage of key discoveries in the School of Medicine and the Pharmacy School to form biotechnology/biomedicine companies and provide an exceptional environment for their growth. Wet labs facilitate the commercialization of a wide range of chemical, biotechnology, and biomedical research, and can attract these types of companies to the area.

There have been several companies created in the last few years that could have used wet lab facilities. One of those companies is currently located in private space due to the lack of a public high-tech incubator facility. This company produces test kits for allergens from tree nuts. Another company is now located at the Sid Martin Bio Center at the University of Florida, which is a two-and-a-half-hour commute for the founder who lives in Tallahassee. Another aerospace related company has moved away from the region to start and grow its company but would like to return when we have the needed facilities. While other parts of Florida may benefit from the relocations, they dilute the ability of the region to fully take advantage of all the innovation it creates.

This project is a joint community initiative by the LCRDA, FSU, FAMU, TCC, the City of Tallahassee, and Leon County. In addition, the project is supported by a cross-section of community leaders, units of government, and the entrepreneurial ecosystem. The incubator would offer a unique opportunity for entrepreneurs to interact with world-class scientists located at Innovation Park.

Targeted Industries

Targeted industries such as aviation and aerospace, cleantech, defense, life sciences and manufacturing are all industries which could gain additional early-stage companies commercializing innovations developed from active research in the area. The MagLab focuses on materials, energy, and life sciences research. FSU’s Aeropropulsion, Mechatronics and Energy facility houses advanced wind tunnels, and conducts research related to robotics applications, and battery technology. FSU’s Materials Research Building focuses on high performance materials including carbon nanotube applications which could result in new products for manufacture. The Florida Center for Applied Power Systems has conducted research for the U.S. Navy and spun out a company focused clean energy production. Because the current entrepreneurial ecosystem does not have any existing available facilities of the type that will be provided by NFIL, the project has the potential to create jobs in all targeted industries.

Leon County R&D Authority, Attachment A

Incubators continue to be a job-creating tool based on the research conducted by the International Business Innovation Association (iNBIA). Based on IMPLAN modeling and comparison to similar projects, it is anticipated that NFIL will directly or indirectly produce and sustain more than 639 full-time, permanent, high quality jobs within the region. Incubators build foundations of success for local economic development efforts and have provided a platform for aspiring entrepreneurs to conceive, develop, nurture, and grow their business ideas. NFIL intends to help the region realize these economic benefits.

NFIL is nearly shovel-ready and largely funded, but the funds sought from DEO through the Florida Job Growth grant fund are critical to making it a reality.



Major Employers

SIZE	EMPLOYER	INDUSTRY
<u>5,000+</u>	Florida State University	Education
	State of Florida	Government
	Tallahassee Memorial Healthcare, Inc.	Healthcare
<u>2,000 - 4,999</u>	City of Tallahassee	Government
	Florida A&M University	Education
	Leon County Schools	Education
<u>1,000 to 1,999</u>	Capital Regional Medical Center	Healthcare
	Leon County	Government
	Tallahassee Community College	Education
	Trulieve	Agriculture
<u>300 to 999</u>	Apalachee Center, Inc.	Healthcare
	Capital City Bank Group	Finance & Insurance
	Capital Health Plan	Healthcare
	Citizens Property Insurance Corporation	Business Services
	Coastal Forest Resources Company	Manufacturing
	Georgia Pacific	Manufacturing
	Goodwill Industries - Big Bend	Social Services
	Mainline Information Systems	Technology
	Sodexo	Food Services
	St. Marks Powder	Manufacturing
	The Florida Bar	Associations & Organizations
	VA Outpatient Clinic	Healthcare
<u>200-299</u>	Cone Distributing	Transportation
	Danfoss Turbocor	Manufacturing
	Envision Credit Union	Finance & Insurance
	General Dynamics Land Systems	Manufacturing
	McKenzie Tank Lines	Transportation
	Preferred Managing Agency	Finance & Insurance
	Radiology Associates	Healthcare
	Residential Elevators	Manufacturing
	Seven Hills Health & Rehabilitation Center	Healthcare
	Tallahassee Orthopedic Clinic	Healthcare
	Tallahassee Primary Care Associates	Healthcare
	Tri-Eagle Sales	Transportation
	Westminster Oaks	Healthcare

<u>100-199</u>	ALSCO	Business Services
	Automated Health Systems	Technology
	Bank of America	Finance & Insurance
	Big Bend Hospice	Healthcare
	Brandt Information Systems	Technology
	Bright Red (The Zimmerman Agency)	Business Services
	Capital Area Community Action Agency	Associations & Organizations
	Centre Point Health and Rehab	Healthcare
	CenturyLink	Telecommunications
	Coca Cola UNITED	Transportation
	Comcast Cable	Telecommunications
	Consulate Health Care	Healthcare
	CSG Systems	Technology
	Culpepper Construction	Construction
	DISC Village	Healthcare
	FBMC Benefits Management	Business Services
	FedEx Ground	Transportation
	First Commerce Credit Union	Finance & Insurance
	Gadsden Tomato Company	Agriculture
	GT Technologies	Manufacturing
	HealthSouth Rehabilitation Hospital (Encompass)	Healthcare
	Home Instead Senior Care	Healthcare
	Iconic Group	Business Services
	Jimmie Crowder Excavating	Construction
	Kaye Scholer LLP	Business Services
	Maclay School	Education
	Marquis Software	Technology
	MCCI	Business Services
	Miracle Hill Nursing and Rehabilitation Center	Healthcare
	Municipal Code Corporation	Business Services
	North Florida Medical Centers	Healthcare
	North Florida Women's Care	Healthcare
	Tresta	Technology
	Peavy & Son Construction	Construction
	Pensacola Care, Inc (Tallahassee Developmental Center)	Healthcare
	Select Specialty Hospital	Healthcare
	Syn-Tech Systems	Manufacturing
	Talquin Electric	Utilities
	Tapestry Senior Living	Healthcare
	TelligentEMS	Manufacturing
	T-Formation	Manufacturing
	Thomas Howell Ferguson, P.A. CPAs	Business Services

Data for this list was collected in conjunction with information from Office of Economic Vitality, feedback received from employer surveys, direct employer communication and Chamber database.

If your company information needs updating, please contact Dana Noles at dnoles@talchamber.com.

FORM CD-450
(REV. 10/18)

U.S. DEPARTMENT OF COMMERCE

 GRANT COOPERATIVE AGREEMENT

FINANCIAL ASSISTANCE AWARD

FEDERAL AWARD ID NUMBER

04-79-07447

RECIPIENT NAME

Leon County Research and Development Authority

PERIOD OF PERFORMANCE

51 months after date of EDA approval

STREET ADDRESS

2051 E. Paul Dirac Drive

FEDERAL SHARE OF COST

\$ 10,214,022

CITY, STATE, ZIP CODE

Tallahassee, Florida 32310

RECIPIENT SHARE OF COST

\$ 6,809,348

AUTHORITY

Public Works and Economic Development Act of 1965, as amended

TOTAL ESTIMATED COST

\$ 17,023,370

CFDA NO. AND NAME

11.307 Economic Adjustment Program

PROJECT TITLE

High-Tech Business Incubator

This Award Document (Form CD-450) signed by the Grants Officer constitutes an obligation of Federal funding. By signing this Form CD-450, the Recipient agrees to comply with the Award provisions checked below and attached. Upon acceptance by the Recipient, the Form CD-450 must be signed by an authorized representative of the Recipient and returned to the Grants Officer. If not signed and returned without modification by the Recipient within 30 days of receipt, the Grants Officer may unilaterally withdraw this Award offer and de-obligate the funds.

- DEPARTMENT OF COMMERCE FINANCIAL ASSISTANCE STANDARD TERMS AND CONDITIONS
- R & D AWARD
- FEDERAL-WIDE RESEARCH TERMS AND CONDITIONS, AS ADOPTED BY THE DEPT. OF COMMERCE
- SPECIFIC AWARD CONDITIONS (See attached Exhibit "A")
- LINE ITEM BUDGET (See Attachment 1)
- 2 CFR PART 200, UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS, AS ADOPTED PURSUANT TO 2 CFR § 1327.101
- 48 CFR PART 31, CONTRACT COST PRINCIPLES AND PROCEDURES
- MULTI-YEAR AWARD. PLEASE SEE THE MULTI-YEAR SPECIFIC AWARD CONDITION.
- OTHER(S): EDA Standard Terms and Conditions for Construction Projects, dated February 12, 2016

SIGNATURE OF DEPARTMENT OF COMMERCE GRANTS OFFICER

H. Philip Paradice, Jr., Director, Atlanta Regional Office

H. Philip Paradice, Jr.

DATE
Digitally signed by H. Philip Paradice,
Jr
Date: 2020.09.17 13:40:22 -04'00'

PRINTED NAME, PRINTED TITLE, AND SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL

Ronald J. Miller, Jr., Executive Director, Leon County Research & Development Authority

DATE

9/28/2020



FLORIDA STATE UNIVERSITY
OFFICE OF THE VICE PRESIDENT FOR RESEARCH

March 23, 2020

Mr. Ronald J. Miller, Jr., Executive Director
Leon County R&D Authority
2051 E. Paul Dirac Drive, Suite 100
Tallahassee, FL 32310

Dear Ron,

The FSU Research Foundation has completed its review of the LCRDA's EDA Incubator Project. All of its concerns have been addressed. I am issuing this letter as a substitute to my letter dated August 23, 2019 evidencing our commitment of \$2.5 million for the project.

These funds are committed to the project, available as needed, and are not conditioned or encumbered in any way that would preclude their use consistent with the purpose of this project.

Sincerely,

A handwritten signature in blue ink that reads "Gary K. Ostrander".

Gary K. Ostrander, Ph.D.
Vice-President for Research
Florida State University



315 South Calhoun Street • Suite 100
Tallahassee • Florida • 32301
850.219.1060

July 9, 2020

Mr. Ronald J. Miller, Jr., Executive Director
Leon County Research and Development Authority
2051 E. Paul Dirac Drive, Suite 100
Tallahassee, FL 32310

Dear Ron,

I am issuing this letter as a substitute to my letter dated August 19, 2019 evidencing our commitment of \$2.5 million for the project.

These funds are committed to the project, available as needed, and are not conditioned or encumbered in any way that would preclude their use consistent with the purpose of this project.

Sincerely,



Ben H. Pingree
PLACE, Director



August 15, 2019

Mr. Greg Vaday
401 West Peachtree Street, NW
Suite 1820
Atlanta, GA 30308-3510

Dear Greg:

I am pleased to report that the Executive Committee of the Leon County Research and Development Authority has approved pledging \$1.8 million in matching funds for its grant application in response to EDA-2019-DISASTER-PKG00253548. These funds are currently and immediately available upon award of the grant.

We are very excited that we have the full support of our partners. The Florida State University Research Foundation has pledged \$2.5 million. The Tallahassee-Leon County Office of Economic Vitality, as unanimously approved by the 12-member joint city/county Intergovernmental Agency, is also pledging \$2.5 million. Their individual pledge letters are included in the application.

While Florida A&M University was unable to currently make a pledge toward the construction phase of the incubator, they have discussed providing other funding support perhaps toward equipment and operations. Further, we have a pledge from Danfoss Turbocor, an Innovation Park company, to donate equipment, furniture and computers to the facility.

The proposed incubator is an incredibly important project for our region. I hope the financial support from our partners, and the letters included in the application, illustrate the broad community support that exists for this project.

We look forward to the EDA's response to our application.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald J. Miller, Jr."

Ronald J. Miller, Jr.
Executive Director.

Innovation Park Map

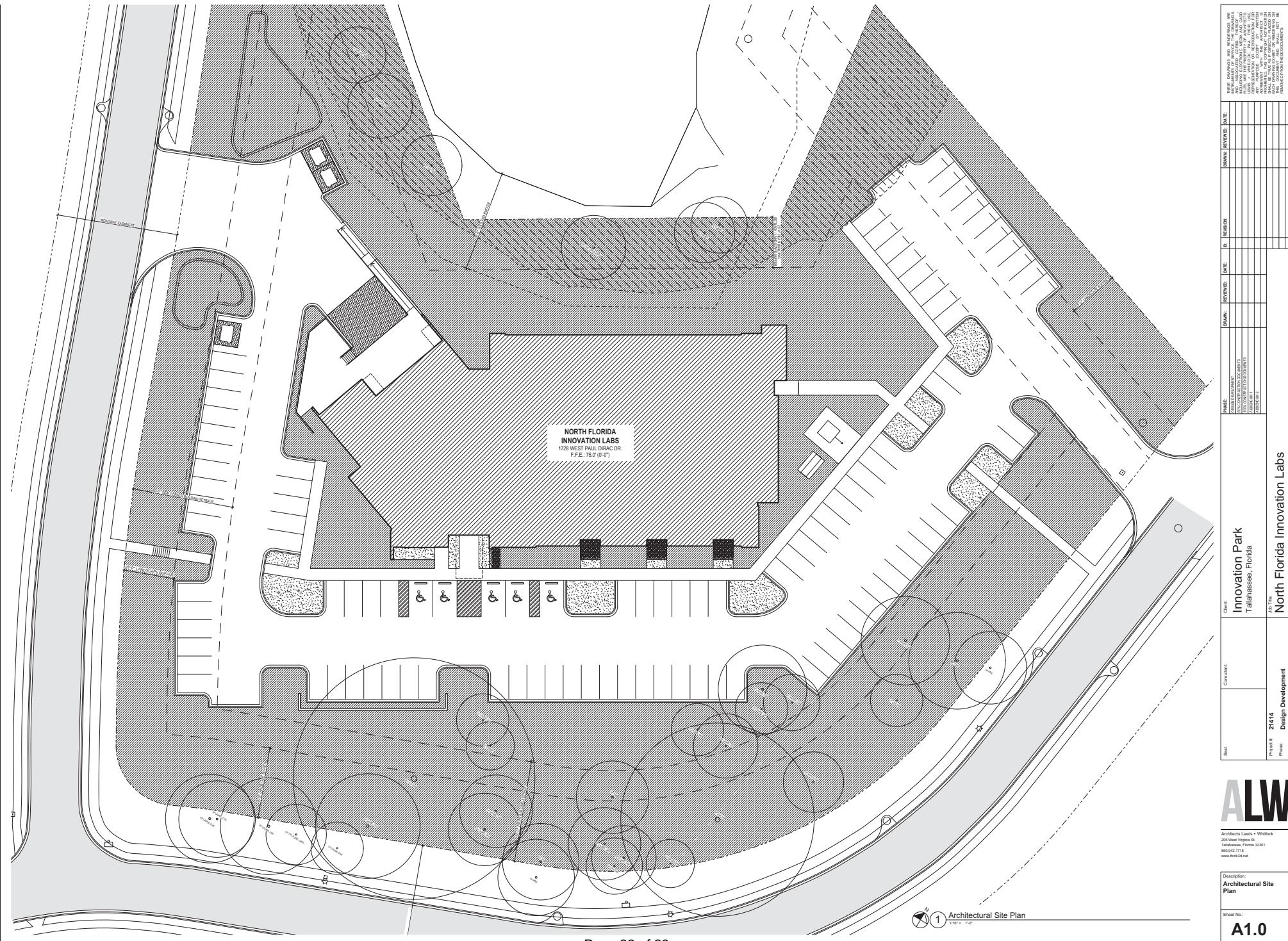


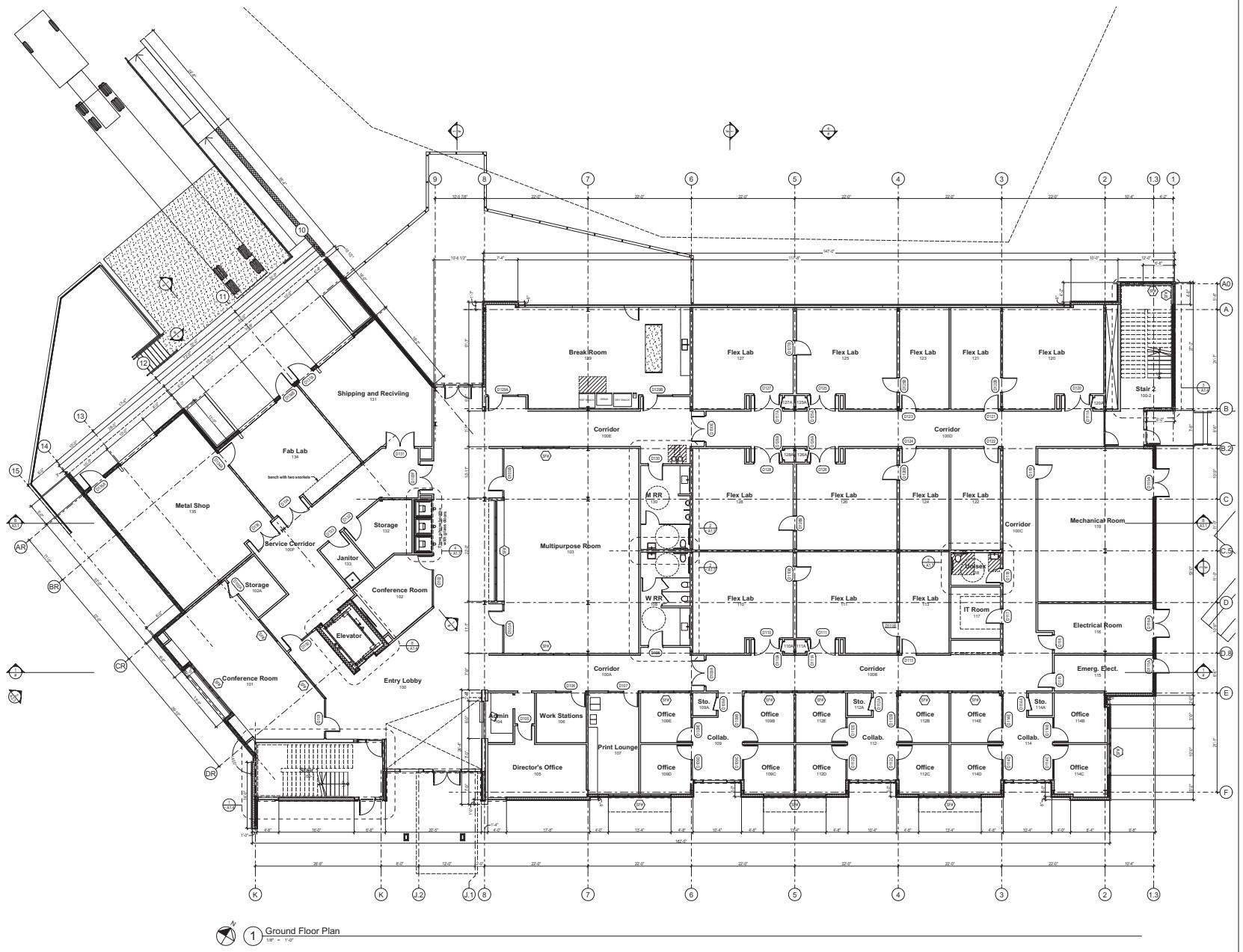
Bldg	ID	Lot	Tenant
	1	2C	FSU Research Foundation A
	2	1C	FSU Research Foundation B
	3	1D-3D, 1E	Danfoss Turbocor Compressors
	4	2E-3E	Avalanche Partnership/Florida Virtual Camp
	5	3F	FSU TECnology Services (Tall-Com)
	6	4G	Centennial Building
	7	5G	Collins Building
	8	6G	Morgan Building
	9	6G	Sliger Building
	10	6G	Johnson Building
	11	6G	Shaw Building
	12	1B	Phipps Building
	13	4-10A	National High Magnetic Field Laboratory
	14	3A	Northwest Regional Data Center
	15	12A	Knight Administrative Centre
	16	2B	High Performance Materials Institute
	17	3B	Aero-Propulsion, Mechatronics, and Energy

All land in Innovation Park is leased from the State of Florida Board of Trustees of the Internal Improvement Trust Fund except for the Danfoss Expansion* parcel. The lease expires 1/28/2074.

Land Lessee Color Key

	Leon County R&D Authority undeveloped land		Florida State University undeveloped land		Florida A&M University undeveloped land
	Leon County R&D Authority land with buildings		Florida State University land with buildings		Florida A&M University land with buildings



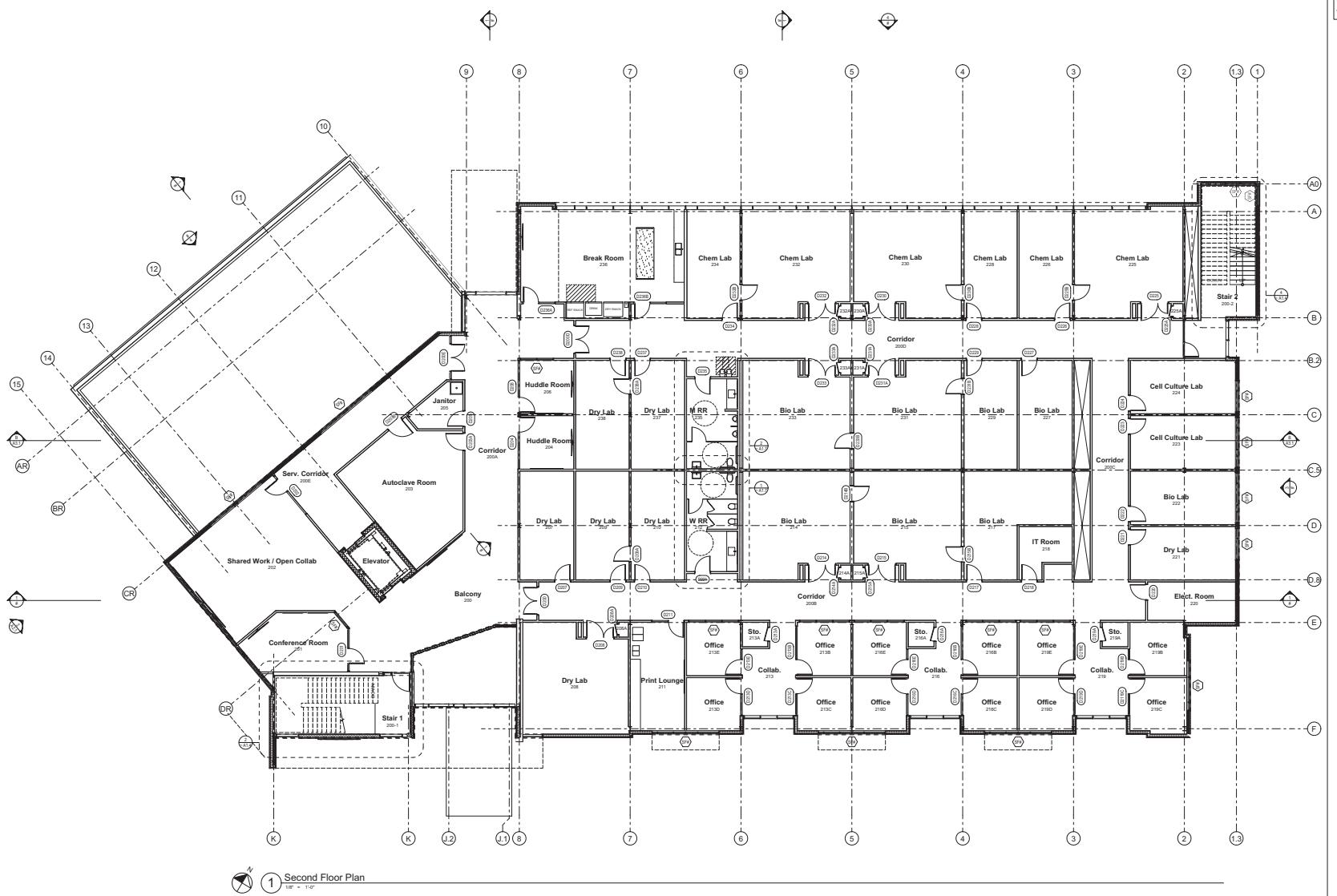


Construction Notes	
<input checked="" type="checkbox"/> REPRESENTS NOTE ON PLANS	
1	CONSTRUCT LOW WALL TYPE I IN 1" WOOD WALNUT CAP - STRETCH TO MATCH
2	Vault and Vault door by Owner - Contractor to coordinate with Installer
3	Provide threshold into vault - coordinate with vault vendor
4	Countertop - see detail sheet A.5
5	Provide wood blocking for TV mount and support.
6	Side-folding open air grille - overhead door, model # 683, recessed track approved equal. Provide recessed ceiling track assembly.
7	CARD READER LOCATION
8	DINER PROVIDED EQUIPMENT (POPT)
9	ICE MACHINE HUSK90FA - ICE-C-MATIC W/ADA KIT KADA-20
10	PLYWOOD BACKER BOARD FOR DATA EQUIPMENT
11	CHECK WRITING COUNTER AND CABINET MILLWORK - SEE MECHANICAL ROOM FOR ELEVATION
12	FLOOR CRAN - SEE PLANS DRUGS
13	MSP - FLOOR DRUGS
14	EXPOSED PAINTED STEEL COLUMN
15	RECESSED Walk-off FLOOR GRATE - SEE DETAILS - BASIS OF DESIGN WWW.MATRSC.COM, MODEL: DESIGN TRACK, ALUMINUM
16	GLASS PARTITION IN 1" TALL ALUMINUM BASE CHANNEL
17	INTERIOR FLOOR MOUNTED SHE PACK - FORMS-BAY CITY SHE PACK MODEL # SASH COLOR: TSD

Job No.: 21414
Client: Innovation Park
Tallahassee, Florida
Job Title: North Florida Innovation Labs
Phase: Design Development

Description: First Floor Plan
Sheet No.: A1.1

ALW
Architects League + Whitlock
200 West Virginia St.
Salisbury, Maryland 21301
800.842.1718
www.alw3d.net



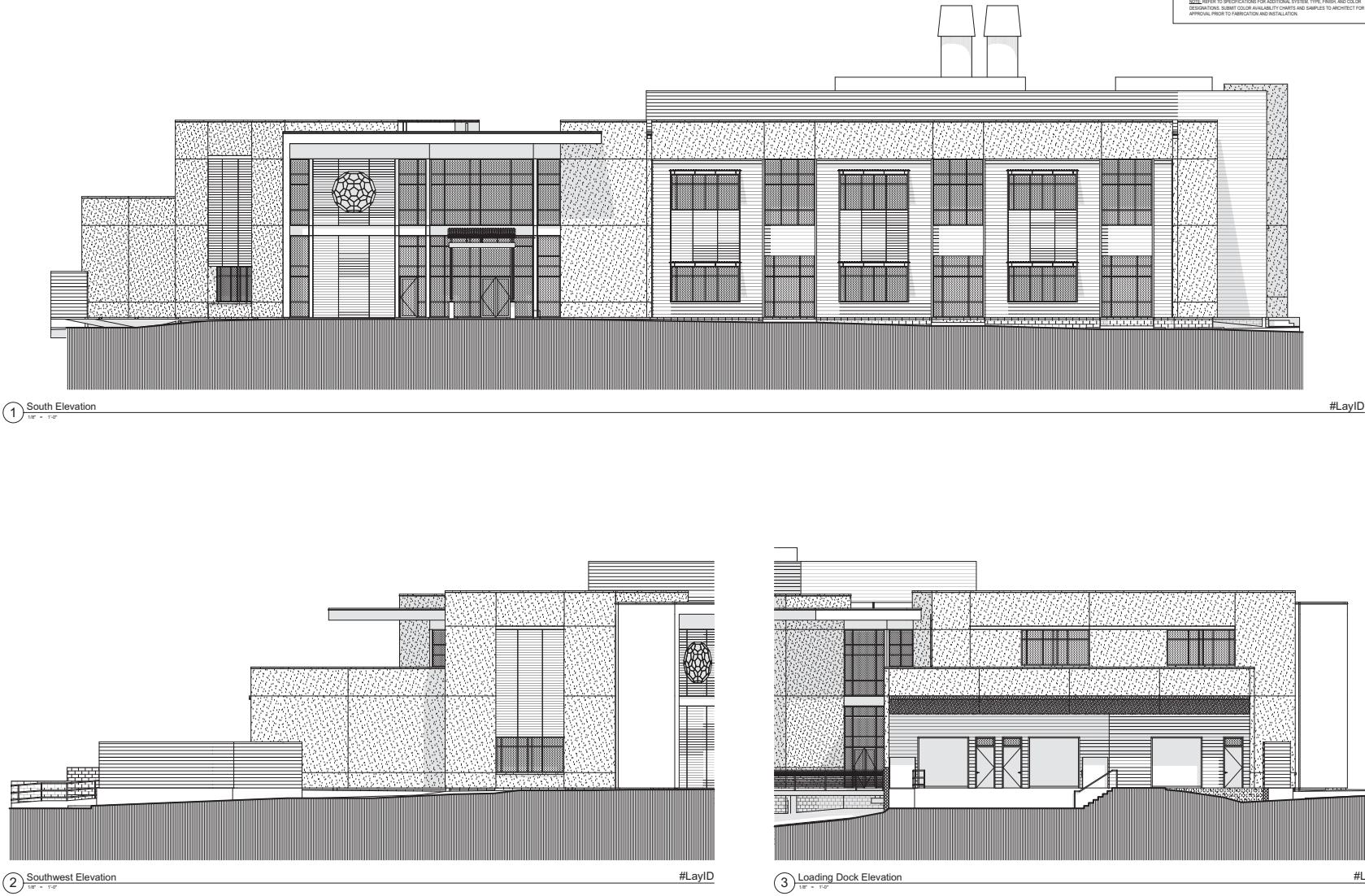
Construction Notes	
<input checked="" type="checkbox"/>	REPRESENTS NOTE ON PLANS
1	CONSTRUCT LOW WALL TYPE IV IN 1" WOOD WALNUT CAP - STAIN TO MATCH.
2	VAULT AND VAULT DOOR BY OWNER - CONTRACTOR TO COORDINATE WITH INSTALLER.
3	PROVIDE THRESHOLD INTO VAULT - COORDINATE WITH VAULT PROVIDER.
4	COUNTERTOP - SEE DETAIL SHEET A.5
5	PROVIDE WOOD BLOCKING FOR TV MOUNT AND SUPPORT.
6	SIDE-FOLDING OPEN AIR GRILLE - OVERHEAD DOOR, MODEL # 682, RECESSED CEILING TRACK, APPROVED EQUAL, PROVIDE RECESSED CEILING TRACK ASSEMBLY.
7	CARD READER LOCATION.
8	OWNER PROVIDED EQUIPMENT (POPT)
9	ICE MACHINE HUSK300FA - ICE-C-MATIC W/ ADA KIT KADA-20
10	PLYWOOD BACKER BOARD FOR DATA EQUIPMENT
11	CHECK WRITING COUNTER AND CABINET MILLWORK - SEE MILLWORK SECTION FOR EXTERIOR ELEVATION
12	FLOOR CRANE - SEE PLANS DRILLS
13	MDF - FLOOR LAMINATE 3/4"
14	EXPOSED PAINTED STEEL COLUMN
15	RECESSED Walk-off FLOOR GRATE - SEE DETAILS - BASIS OF DESIGN WWW.MATRSC.COM, MODEL: DESIGN TRACK, ALUMINUM
16	GLASS PARTITION IN 1" TALL ALUMINUM BASE CHANNEL
17	INTERIOR FLOOR MOUNTED SHE PACK - FORM-SURFACE, BAY CITY SHE PACK MODEL # SASH, COLOR: TSD

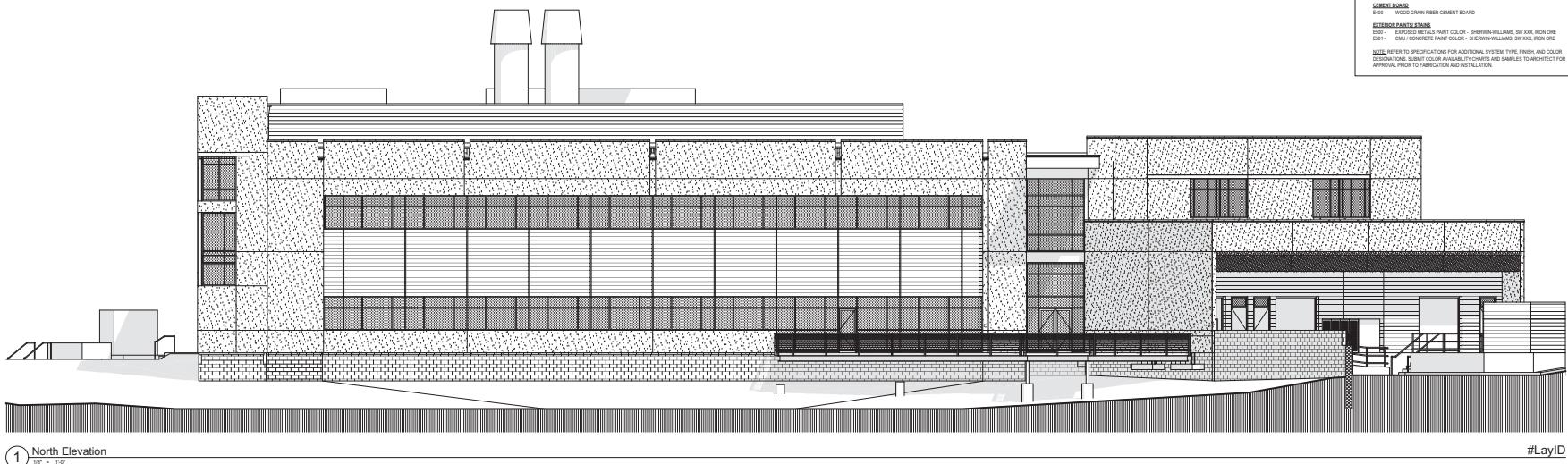
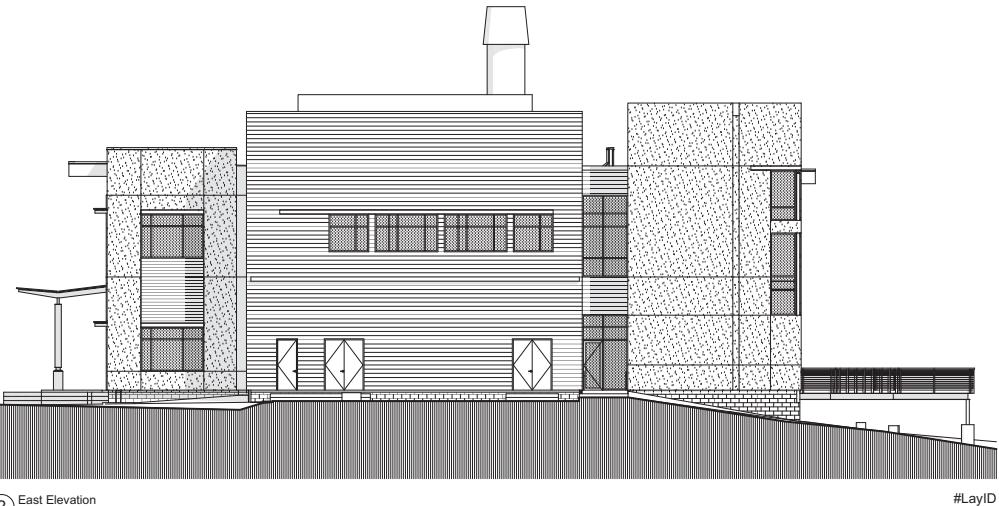
Job #: 21414
Client: Innovation Park
Tallahassee, Florida
Design Development
Phase:

Sheet: 21414-1
Drawing: 21414-1
Page: 1 of 16
Title: Second Floor Plan
Date: 10/12/2023
Rev: 1
Scale: 1/8" = 1'-0"

ALW
Architects League + Whitlock
200 West Virginia St.
Tallahassee, Florida 32301
850.842.1718
www.alw3d.net

Description:
Second Floor Plan
Sheet No.:
A1.2



(1) North Elevation
10' - 0" + 1'-0"(2) East Elevation
10' - 0" + 1'-0"

Sheet	Client:
	Incorporated
	Tallahassee, Florida
	Job #:
	21414
	Design Development
	Phase:

Project #:	North Florida Innovation Labs
Architect:	Design Development

ALW
Architects League + Whitlock
200 West Virginia St.
Salisbury, Maryland 21360
800.802.1718
www.alw2.net

Description:
Exterior Building Elevations

Sheet No.:
A2.2

Budget Narrative

The Leon County Research and Development Authority (LCRDA) seeks a State contribution from DEO to the North Florida Innovation Labs construction project of \$6,227,773. The original project cost of approximately \$17 million was estimated in 2019, and the impact of COVID-19 on the cost of construction materials and labor, along with other costs, has increased the estimated cost to \$23,251,143. The award of the requested funds from the Florida Job Growth Grant Fund is critical to keeping this important project moving forward and realizing its potential to create high-tech companies and high-wage jobs in the State.

LCRDA has \$17,023,370 of committed funds including \$10,214,022 from the U.S. Department of Commerce, Economic Development Agency; \$2,500,000 from the Florida State University Research Foundation; \$2,500,000 from the Tallahassee-Leon County Office of Economic Vitality; and \$1,809,348 from the applicant entity, LCRDA.

There are no land acquisition costs as the property is leased by LCRDA from the Board of Trustees of the Internal Improvement Trust Fund, and the use is consistent with the permitted uses. The site survey, geotechnical studies, and State Historic Preservation Officer review have been completed and no additional related unbudgeted costs are expected to be incurred.

Land improvements, including site work and landscaping is estimated at \$668,610. Design and engineering fees, which also includes construction inspection fees, is \$1,560,475. Construction costs include the structure itself, the laboratory space build out, and all mechanical, electrical, plumbing, and fire protection systems. These costs equate to \$18,898,065. The other project costs included in the budget are for permit fees and a project contingency, of \$2,123,993. The total project cost is estimated at \$23,251,143.



July 20, 2021

Florida Department of Economic Opportunity
107 East Madison Street
Caldwell Building
Tallahassee, FL 32399-4120

RE: 2021-2022 Florida Job Growth Grant Fund Proposal

To Whom it May Concern:

Please let this letter serve as evidence that, at its meeting on July 20, 2021, the Executive Committee of the Board of Governors of the Leon County Research and Development Authority (LCRDA) delegated authority to Ronald J. Miller, Jr., Executive Director, to execute a Public Infrastructure Grant Proposal to the 2021-2022 Florida Job Growth Grant Fund on behalf of LCRDA. The Executive Director is also authorized to execute any related award agreement on behalf of LCRDA.

Sincerely,
Leon County Research and Development Authority

A handwritten signature in black ink that reads "Kimberly Moore". The signature is fluid and cursive, with "Kimberly" on top and "Moore" below it, though the two names are connected by a single stroke.

Kimberly Moore, Chair