



Economic Development Council
of Okaloosa County, Florida

Tri-County Community Partnership Initiative

Program Update and Workshop

Nathan Sparks
Sal Nodjomian
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Agenda

- Introductions
- Review of On-Going Initiatives
- Common Themes for Success
- Enhanced Use Lease Update
- Brainstorming – Round 2
- Wrap-Up and Way Ahead

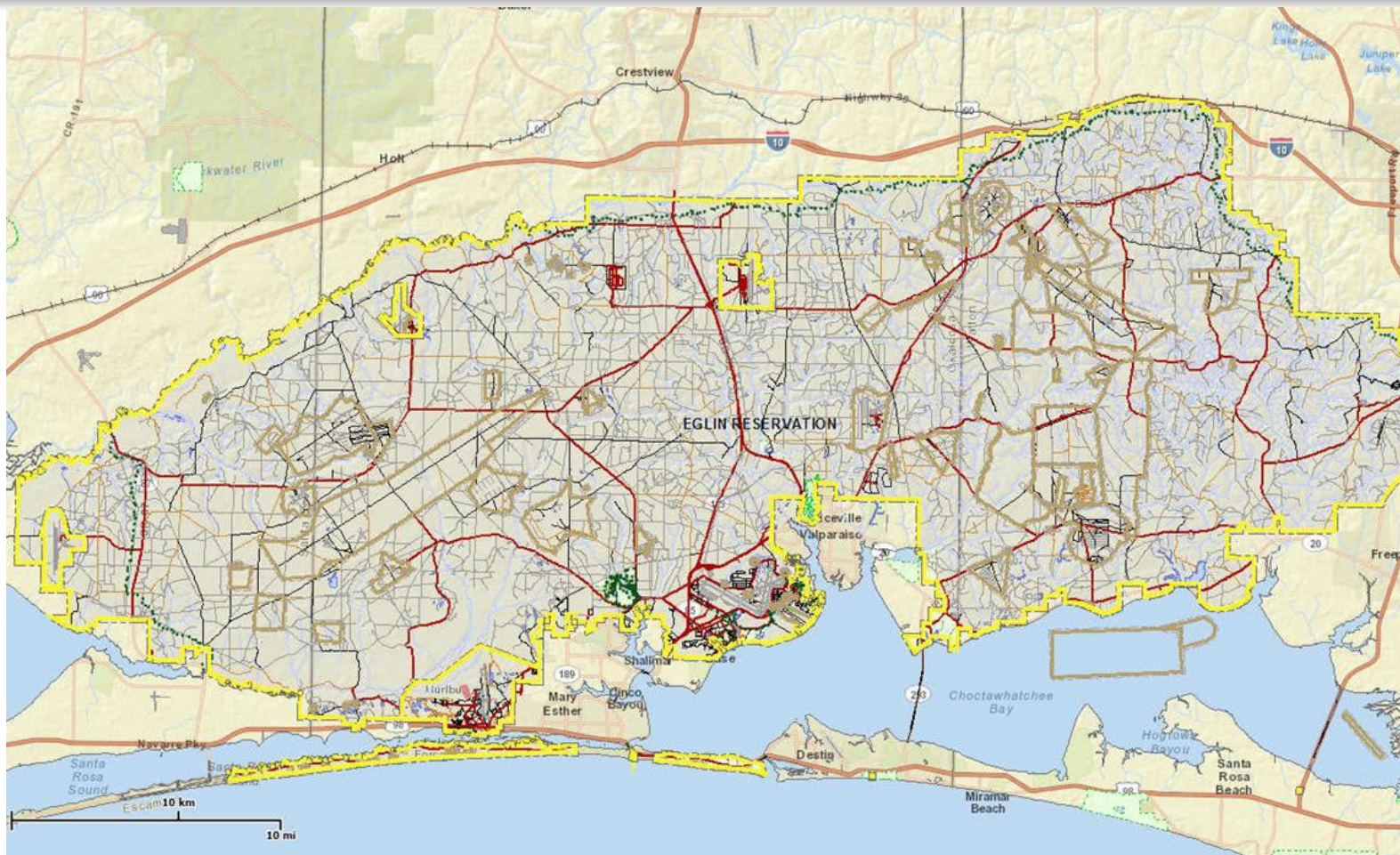
Round 1 Partnership Initiatives

#	Partnership	Status
1	Eglin AFB Concrete Materials to Build Artificial Reefs	Active
2	Solid Waste Collection on Eglin AFB Beach Property	Quick Win
3	Supplemental Reclaimed Water Main for Sustainability	Active
4	Eglin Energy Resource and Innovation Partnership	Active
5	Employment and Transition Across the Military Life-Cycle	Active
6	Continuing Education for Medical and Allied Health Professionals	Active
7	Expanded Access to Veteran Medical Services	Active
8	Shared Recreation Facilities and Programs: Eglin AFB Pool Use by Community Swim Teams	Deferred
9	Joint K-9 Training Facility	Deferred

Common Themes for Success

- It's all about the people
 - Our most successful initiatives have dedicated leaders
 - Must have business acumen
 - Embrace the process
- Must have a clearly identified need; total buy-in
- Recognize it's hard to get to "yes"
 - Remain flexible and search for solutions
 - Road blocks will exist – must overcome them
- Value of battle rhythm; success breeds success

Enhanced Use Lease Update



Enhanced Use Lease Update

- Federal “outgrant” of underutilized, non-excess land
- EUL development is not AF owned or operated; AF leases the land to the developer at Fair Market Value
- Eglin AFB is AF model for garnering value from property -- improving installation and community through process -- over 60 projects so far as a result of outgrants (not all are EULs)
- EULs must be FMV and mission compatible
- Eglin initiated the competitive Emerald Breeze EUL process 6 years ago with public request for proposals

Enhanced Use Lease Update

- ▶ 152 Room Hotel Resort
 - Opened May 2014
 - Savings to military: 908 discounted room nights used
 - Test site validated and operational
 - Hosted SECDEF and SAF/IE visit
 - Preliminary design started on Phase 2 hotel
 - Phase 2 may eliminate retail parcel for larger hotel



Enhanced Use Lease Update

*Located Directly Between
Eglin AFB and Hurlburt Field
Employing over 25,000 people*

*Courthouse EUL
Project Area*



Enhanced Use Lease Update



Enhanced Use Lease Update



*Courthouse EUL
Adjacent
Development*



*Next to new
Okaloosa
County
Courthouse
Annex*



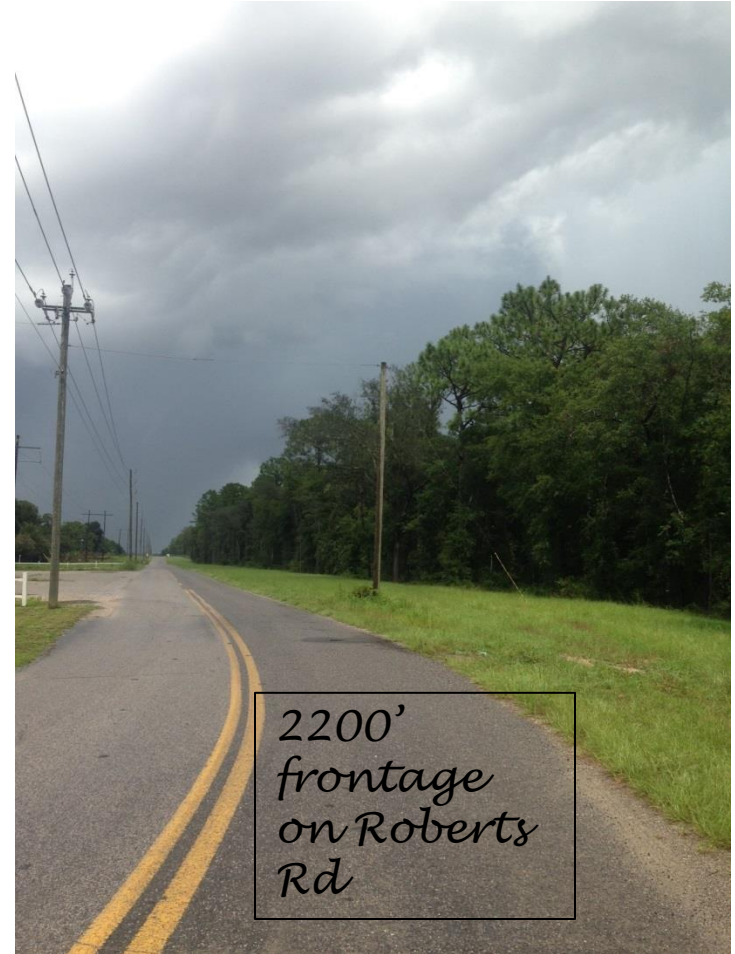
*Across
from Fort
Walton
Municipal
Golf Course*

Enhanced Use Lease Update

*Limited
suitable
office space
or
restaurants
in the area*



*1 Mile
from
Fort
Walton
Medical
Center*



*2200'
frontage
on Roberts
Rd*

Enhanced Use Lease Update

Courthouse EUL Project Vision



- ✓ *Judicial Focused Mixed-Use Office Park*
- ✓ *Commercial Use along Road Frontage*
- ✓ *Unmet Needs-Legal offices currently 7 miles away from Courthouse*

Brainstorming – Round 2

Potential Initiatives (Old Ideas)



- Partnership for clean fuels – CNG station on AF Land; partner with bases, counties, cities, utilities, industry
- Bulk Purchase – partner with bases, counties, cities, industry
- Training Certification – partner with bases, colleges/universities, CareerSource, industry
- Re-purposing material for artificial reefs
- Dental Training (Lake Erie College & EAFB)
- Cooperative Transit – partner with bases, counties, cities, industry
- Enhanced Use Lease – excess facility capacity; “joint” funded multi-use facility; Advanced Energy Technology Center (AETC) and Autonomous Vehicle Center (AVC)



Brainstorming – Round 2

Potential Initiatives

- Quick hitters
 - Eglin beach parking for Destin Seafood Fest
 - TDD signage to protect Eglin dunes
- City of Niceville and NAVSCOLEOD temporary building repurposing
- Commando Village community expansion and lease extension
- Okaloosa Island bike path on Eglin property
- Okaloosa County and Eglin long-term airport agreement

Brainstorming – Round 2

Base and Community Needs

- Eglin
 - What are base's greatest needs?
 - Where is most help required (cost centers)?
- Hurlburt
 - What are base's greatest needs?
 - Where is most help required (cost centers)?
- Community
 - What are greatest needs?
 - Where is most help required?

Brainstorming – Round 2

Rules of Engagement

- Form groups of 6 – 8
- At least one rep from Eglin, Hurlburt, local government, and community in each group
- Discuss proposed ideas; generate new ones
- Recommend assignment to existing Work Group or creation of new one

Wrap-Up and Way Ahead

- Summary of new ideas for CPP
- Development of action plans
- Next meeting