

# TCPI

TRI-COUNTY COMMUNITY  
PARTNERSHIP INITIATIVE



## Testimonials

*“The TCPI is the most exciting and one of the most effective community-led partnership programs I’ve seen – it is a perfect partner to the Air Force led Community Partnership Program.”*

**TERAN JUDD**

DIRECTOR, COMMUNITY PARTNERSHIP &  
ENCROACHMENT  
OFFICE OF THE DEPUTY ASSISTANT SECRETARY OF  
THE AIR FORCE, INSTALLATIONS

*“The TCPI framework offers a unique opportunity for our military and civilian communities to build relationships and discuss potential solutions for issues impacting our area. By understanding the different views concerning an issue or situation, we have generated stronger solutions with broader support.”*

**JOHN SCHULIGER, Col, USAF**

COMMANDER, 96TH CIVIL ENGINEER GROUP,  
EGLIN AFB, FL

*“The TCPI is a force multiplier leveraging the expertise of both our military members and our local community partners to tackle problems that neither could solve on their own. For example, working together, we designated the main transportation artery in the area as part of the State’s Strategic Intermodal System, greatly improving mutual aid response, enhancing economic development, and improving quality of life. Partnerships formed in the TCPI were instrumental to this success effort.”*

**GARY DORMAN, Col, USAF**

COMMANDER, 1ST SPECIAL OPS MISSION  
SUPPORT GROUP, HURLBURT FIELD, FL

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## What Does a Successful Community Partnership Program Look Like?



Supported by the 2013 National Defense Authorization Act (NDAA), Section 331, a Community Partnership Program is a framework through which military installation, civic, and business leaders collaborate to develop creative ways to leverage respective capabilities and resources to reduce operating costs and increase service capabilities. The net result is a “win-win” scenario where parties in a partnership agreement realize a benefit.

Most successful programs are executed through regular ongoing meetings and workshops where stakeholders work together to identify potential partnership opportunities and develop a shared understanding and goal. Many factors contribute to successful partnership initiatives, including: availability of resources; suitability of agreement instruments; understanding of legal frameworks; and, commitment of personnel—leaders empowering their teams to collaborate and cooperate on mutually beneficial solutions. This approach ensures improved communications, trust, and commitment between installation and community partners.

## Eglin and Hurlburt Community Partnership Program (EHCPP)

The TCPI is led by the EHCPP Leadership Committee which is mandated by a charter to promote partnerships and collaboration between Eglin AFB, Hurlburt Field, Florida state government organizations, Northwest Florida local governments, and other public and private entities. The EHCPP Leadership Committee provides an ongoing framework to: identify requirements and needs for Eglin AFB, Hurlburt Field and the other partners; develop partnership and collaboration opportunities; and, leverage capabilities and resources to achieve military-civilian community benefit.

### Tools For Success



**Enhanced Use Lease (EUL)** – A partnership between the DOD and public entities or private developers to create mutually beneficial commercial projects on non-excess DOD real estate.



**Memorandum of Understanding or Agreement (MOU / MOA)** – A bilateral or multilateral agreement between two or more parties. It expresses a convergence of will between the parties, indicating an intended common line of action.



**NDAA Section 331** – Legislative authority allowing the DOD to enter into an IGSA with state or local governments for the procurement of installation support services.



**Outgrant** – A grant of interest or right to use government real property by a lease, easement, license, or permit.



**Utility Service Contracts** – Tools to help federal facilities contract for a broad array of energy conservation, renewable energy, and metering services from local utilities.

### Key Terms

**CPI** Community Partnership Initiative  
**CPP** Community Partnership Program  
**EDC** Economic Development Council

**IGSA** Intergovernmental Support Agreement  
**P4** Public-Public / Public-Private Partnership  
**TCPI** Tri-County Community Partnership Initiative

# History of Successes Prior to TCPI



## Mid-Bay Bridge Authority

**Tools Used:**  
Enhanced Use  
Lease Type  
Outgrant



## Holiday Inn Resort Fort Walton Beach

**Tool Used:**  
Enhanced  
Used Lease  
Authority



## Northwest Florida Regional Airport

**Tools Used:**  
Enhanced Use  
Lease Type  
Outgrant



## Arbennie Pritchett Water Reclamation Facility



**Tools Used:** Enhanced Use Lease, MOU,  
Utility Services Contract



## University of Florida Research Engineering and Education Facility (UF REEF)



**Tool Used:** Outgrant Lease (executed  
prior to Enhanced Use Lease authority)

# Foundational Efforts Set the Stage for TCPI Success



## Overbrook Subdivision

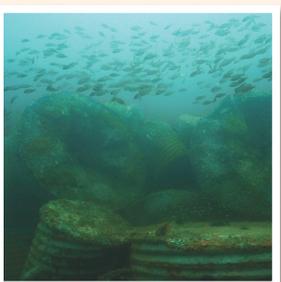
In response to ongoing flooding concerns from residents of the Overbrook Subdivision in Ft. Walton Beach, using the TCPI as a forum, staff from Hurlburt Field and Okaloosa County teamed up to develop a stormwater runoff control system on adjacent federal property. The collaborative effort between the two entities received financial support from the State in the form of a \$250,000 allocation towards the development and construction of the project.

## Solid Waste Collection on Eglin AFB Beach

An agreement was reached between Eglin AFB and Okaloosa County for trash collection on Air Force owned and operated beaches. Eglin AFB was paying \$36K annually for contracted trash collection on their beaches; the County was simultaneously collecting trash on adjacent beaches. The County picked up Eglin's requirement for only \$20K per year, resulting in \$16K annual savings. As a result of the partnership, the County, for no additional cost, has also agreed to run their sand raking machine over the Eglin AFB beaches.



**Tool Used:** MOU/MOA



## Concrete to Reefs

Beginning in 2015, Okaloosa County has built a series of artificial underwater reefs from waste concrete material donated by Eglin AFB. The County received the concrete for no cost and utilized grant funds to pay for material transportation and deployment. The cost avoidance for Eglin AFB to dispose of the destroyed concrete targets from on-going weapons testing thus far is \$104K. The benefits to the community includes sustainable reefs providing habitat for commercially and recreationally important fish species, increased tourism (dive and fishing opportunities), and reduced land fill. This project paves the way for follow-on efforts including additional concrete to reefs, and decommissioned military vehicles deployed as artificial reefs.

**Tool Used:** MOU/MOA



# Enhanced Work Groups...

Work Groups were established into broad categories, streamlining the TCPI/CPP process and ensuring maximum value of stakeholder involvement. These Work Groups are listed below along with an example of a successful partnership initiative.

## Transportation & Infrastructure

The Transportation & Infrastructure work group is tasked with identifying transportation and infrastructure initiatives that will support the mission of the military installations and improve the quality of life for all residents. Okaloosa County Water and Sewer is partnering with Eglin AFB and the City of Niceville to install over 10 miles of reclaimed water lines across Eglin AFB to transport underutilized reclaimed water to the City of Niceville, Eglin AFB, and Eagle / Falcon Golf Courses. Eglin AFB will provide the easement.



**Tools Used:** MOU/MOA and Outgrant



## Career Readiness Transition

The CareerSource Okaloosa-Walton, the 96th Test Wing at Eglin Air Force Base and the 1st Special Operations Wing at Hurlburt Field executed a Memorandum of Understanding as a vehicle to collaborate, create and preserve jobs for transitioning service members and to connect them to career opportunity and training services. A volunteer Transition Assistance Program (TAP) Survey was developed to identify transitioning personnel skills and employment needs. The process has created high level cooperation between on-base and off-base education, training, and career agencies. Employer needs have been relayed to base training and transition officials to better prepare transitioning military personnel for incorporation into the civilian workforce.

**Tool Used:** MOU/MOA



## Environment & Ecotourism

Project development and completion of initiatives extend from those directly influencing tourism, such as communication initiatives, to environmental improvements that would benefit the installation, local residents, and visitors alike. In addition to advancing the successful Concrete-to-Reefs initiative, this work group is implanting new ideas and programs to better utilize the vast ecological and environmental attributes of the Eglin Range.



**Tool Used:** MOU/MOA



## Real Property

This work group assists the Eglin Real Estate Office, the 96th Test Wing, and the Air Force Civil Engineer Center evaluate and refine Enhanced Use Lease (EUL) concepts by providing community input into the prescribed AF real estate process. By educating the community, the TCPI is assisting Eglin focus discussions and vet ideas on properly structured EULs. These EULs (and other similar outgrant initiatives) will preserve critical missions and provide important resources for the installation to address requirements, such as space deficiencies and inadequate operations and maintenance funding.

**Tool Used:** MOU/MOA and Outgrant



## Energy Resources & Innovation

This work group develops and enhances partnerships between and amongst Eglin AFB and other public or private entities in the areas of research, education, training and installation support for sustainable energy programs, and energy conservation measures. The Eglin Energy Resource and Innovation Partnership MOU provides an avenue to explore programs that could make Eglin a center and clearing house for energy technologies and demonstrations. The Solar Ready Vets MOU establishes the cooperation framework for the recruitment and training of separating or retiring Airmen to provide training in solar-industry jobs.



**Tool Used:** MOU/MOA



# Evolving Partnership Initiatives...



## Eglin Munitions Enterprise

The expanding program landscape of Eglin's Munitions Enterprise regularly creates new facility requirements for both the Federal government and key industry partners. Current estimates suggest as much as 250,000 SF of additional administrative space is needed by Eglin today, with a similar amount required by industry partners. The community, through the TCPI's Real Property Work Group Growth Management Task Force, is developing collaborative approaches designed to assist both Eglin and the private sector partners they rely on with short-term and long-term space solutions.

**Potential Tools Include:** EUL, MOU/MOA, Outgrant



## Transportation

Okaloosa County, the City of Crestview, and the State of Florida are collectively working to improve the transportation network in northern Okaloosa County to address drastic traffic issues and concerns, including the negative impact traffic congestion on State Road 85 places on military mission readiness. A major transportation improvement designed to alleviate this congestion is the \$200 million Southwest Crestview Bypass. To help fund the Bypass and other improvements, the residents of Okaloosa County passed a half cent local option sales tax (LOST) estimated to raise nearly \$19 million annually. To leverage the increased infrastructure funding from LOST receipts, the TCPI worked closely with County officials on developing a \$64 million Triumph Gulf Coast (TGC) grant application to assist in financing the construction of the Bypass. This collaboration has led to the grant's unanimous conceptual approval by the TGC Board. These dollars, combined with FDOT funding, make the construction of the Southwest Crestview Bypass a very real possibility in the near term, ensuring the mission readiness of our local installations.

**Potential Tools Include:** Outgrant, MOU/MOA



## Childcare Facilities Task Force

Through various discussions conducted during the TCPI process, it was recognized that Eglin Air Force Base and Hurlburt Field are experiencing a significant shortage in qualified childcare facilities – both on and off their installations. To help identify a solution to this deficit, the TCPI stood up the Childcare Facilities Task Force. The Task Force is assessing the needs of local military and civilian families, identifying the capacity of current Local Group Care facilities, and identifying possible solutions. Ultimately, the Task Force will make a series of recommendations to regional stakeholders on how to best remedy the current deficit.

**Potential Tools Include:** MOU/MOA



## Why Our Program Works

*Florida and the Tri-County region are blessed to be home to Eglin AFB, Hurlburt Field, and outstanding communities that provide unmatched support to military missions. Recognizing that our installations may have challenges advancing Community Partnership Initiatives (CPI), due primarily to manpower, funding, and regulatory constraints, the EDC created the parallel Tri-County Community Partnership Initiative (TCPI) program to formally assist the Air Force and Team Eglin. The TCPI established a 20+ member board, comprised of local governments, installation representatives, service providers, utility companies, financial and real property experts, chambers of commerce, etc. The TCPI conducts and supports numerous community engagement events and is instrumental in facilitating, educating, and coordinating with local governments and community leaders maintaining the high level of community involvement necessary to keep P4 moving forward. The TCPI's goal is simple – help build a strong foundation upon which partnerships can be institutionalized.*



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## We're Always Looking for New Ideas

The EDC is actively seeking new ideas and “best practices” that will help create “win-win” scenarios for our military installations and communities. We consider everyone a stakeholder in this process, whether they represent the DOD, local governments, public organizations, or private entities. This partnership program is an opportunity for creative solutions, asset optimization, and new relationships all working towards enhancing our military community.

For more information, please contact the

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