

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
WORKSHOP
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
DECEMBER 6, 2022
1:30 PM
MINUTES**

Commissioners Present: Ricky Jones-Chairman, Jessica Ward-Vice-Chairman, Cheryl Sanders, and Otice Amison
Commissioners Absent: Noah Lockley
Others Present: Mary Swoope, Chris Wimsatt, Beth Land, Dwight DuRant, Dewey Evans, Ceci Grover, Roy Baker

1. Call to Order

Chairman Jones called the meeting to order.

2. Mary Swoope/Chris Wimsatt/Josh Bays – Duke Energy – Site Readiness Presentation

The team from Duke Energy Site Selection Group provided an in-depth report on the Airport Industrial Park in hopes the community finds value in the level of data and detail provided. To summarize the full report, the team brought in a few key slides to provide the key takeaways from the report. The four categories below represent the structure of the report: Site Analysis, Workforce, Target Industry, and Execution on RFI and Site Visit.

Executive Summary: Site & Community Report

- Site Analysis
 - ✓ Publicly owned property
 - ✓ 2.5 MW electric capacity available to the property
 - Developable acreage of the airport property is unknown but expected to be significantly impacted by on-site wetlands.
 - 100 miles from interstate
 - Details regarding water and wastewater system infrastructure unclear
 - Natural gas service not available
- Target Industry
 - ✓ Given airport/runway access, light aviation, and aerospace uses could be aligned with the site's value proposition.
 - ✓ In addition, light food or agricultural-focused operations also score comparatively well in the model. The data show some presence of a related workforce in the region, even though it's a very rural area.
 - Site and utility constraints will play a major role in the ultimate target industries for this site. Gas and water/wastewater constraints would be a significant challenge to attract anything other than the lightest users.
 - Airspace restrictions will also have an impact on the types of aviation/aerospace companies being able to operate at this site.
 - The workforce is not especially aligned with aerospace requirements.
- Workforce through a Competitive Lens
 - ✓ The site is moderately cost-effective, especially when compared to other larger Florida markets.
 - ✓ There's a bit higher concentration of food and agriculture-related workers, which could lend the site to those types of target industry uses.

- ✓ The demographics of the area are more aligned with work lower and moderate skill requirements.
- It's simply a very rural area and the sheer availability of the workforce is going to be a challenge for most types of locationally active projects.
- The absolute presence and concentration of target industrial workers (e.g., skilled production workers, maintenance, logistics, engineering, and engineering techs) are very low.
- Execution RFI & Site Visit
 - ✓ Productive and generally well-executed site visit. Well done! Continue to lean on economic development partners (Duke Energy, Florida Great Northwest, etc.) in supporting business recruitment efforts and hosting future site visits.
 - RFI was completed but would benefit from enhancing a few areas, notably utility questionnaires and property developability notes.

3. Commissioners' Comments

The Board and Duke representatives discussed this report.

4. Adjournment

There being no further business before the Board, the meeting was adjourned.

Ricky Jones – Chairman

Attest:

Michele Maxwell – Clerk of Courts

The audio is available upon request. Please e-mail jgay@franklinclerk.com, call 850-653-8861 to speak with the Administrative Assistant, or submit a request in writing to obtain audio of this meeting.