

**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 Ottilie 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](mailto: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.