

Osceola County Board of County Commissioners
Procurement Services
1 Courthouse Square,
Suite 2300
Kissimmee,
FL 34741

Dated 27th February 2023

RE: Bid Response

ITB-23-13649-TP - Sale of Real Property – Mac Overstreet Property - 351+/- Acres

Description: A total of 351 acres, more or less. Please refer to Exhibit “A”

Parcel ID Number: 29-26-29-3361-0001-0A20 – Exhibit “A”
General Location: Mac Overstreet Property; east of Pleasant Hill Road, north and east of Interior Street a.k.a Reeves Road and Bella Parc Drive, west of Lake Tohopekaliga
Land Size: 351 +/- acres, consisting of (approximately)

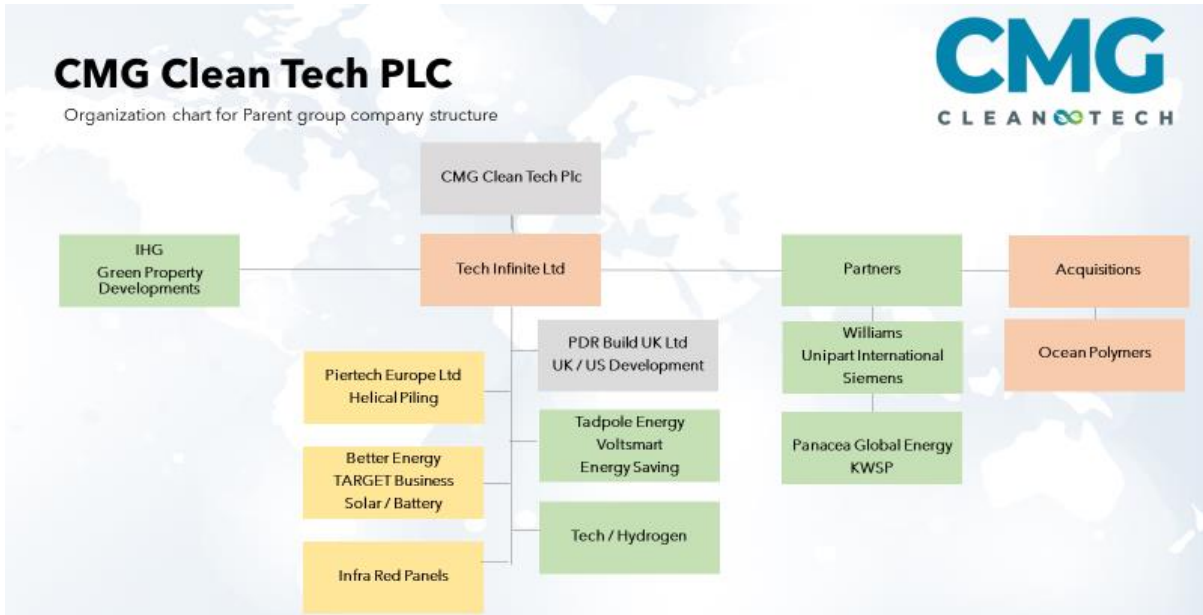
- *Upland Acres - 242+/- Acres (69%)*
- *Wetland Acres – 108 +/- Acres (31%)*

Zoning: Institutional
Future Land Use: Employment Center
Frontage: The subject property has approx. 850± feet of frontage along the north side of Reaves Road. The property also has 2,650± feet of frontage along the western shore of Lake Tohopekaliga.
Utilities: Public – Kissimmee Utility Authority and Toho Water Authority
Access: The main access to the property is at the eastern terminus of Reaves Road.

Consideration: *Osceola County is offering a unique opportunity to bring forward a project that exemplifies the highest and best use of the property that must target the green energy technology sector especially in terms of manufacturing, R&D, office, and auxiliary uses in addition to creating high-wage green technology jobs. Partnership on shared public recreation amenities are a key consideration and Osceola County is willing to discuss the inclusion of a public boat ramp, active and passive park on this site.*

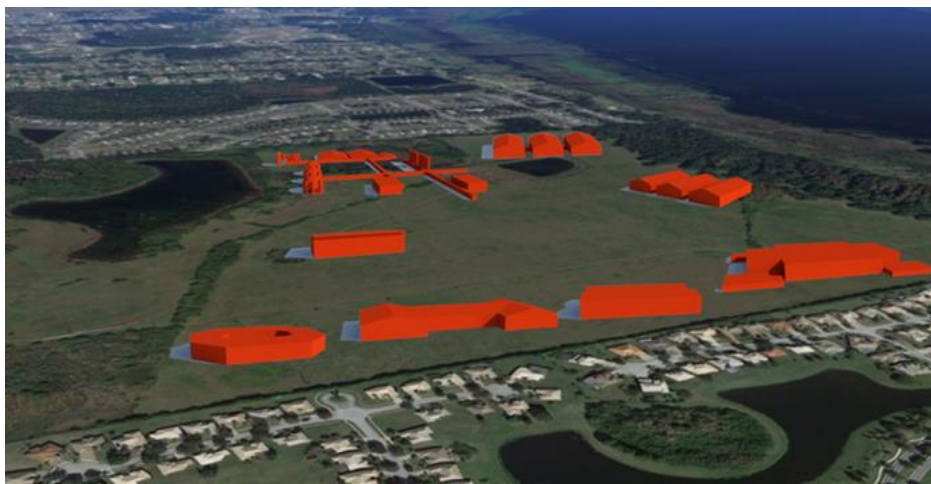


Through CMG, our listed parent company, we have subsidiary businesses with leading technologies in the green energy/renewable sector. It is with this experience and track record in delivering previous facilities globally, that we will bring to Osceola County.



We believe in doing things differently and creating a unique environment that will allow our people to thrive, be creative, and drive innovation. We will build a working environment that fosters collaboration at work and embraces health and wellbeing in our Green Garden Village facility.

We will build our headquarters, research and development facility; along with 7 factories, each with its own revenue stream and employee count. Our model will create 1,201 jobs throughout our Green Garden complex. This in turn will allow us to manufacture our energy products and provide world leading technology through our “Made in USA” system. This will bring major economic benefits to the Osceola County community and encourage new industry professionals to work and live in the area.



Utilizing our experience in this sector (and ready-made US contracts in our pipeline) we are confident that the Green Garden will be a pioneering facility that will provide long term prospects and growth. Our business in the UK and the EU has a proven track record in the development of products, certification, and manufacturing to market. It will be this technology and experience that we will bring to the USA. Most recently we have secured a large contract in North Africa to construct a silicon solar wafer and PV factory, along with the acquisition of a bio-gas energy company “Ocean Polymers” who derive Sangas from recycled plastic waste taken from the ocean. With the knowledge and financial stability this brings to our group, we are confident the Green Garden Village will be a huge asset to Osceola County.

Working in conjunction with Osceola County we will look to design and construct a large-scale recreational lakeside club house complete with a pool, gym, and catering facilities in a restaurant atmosphere to encourage socializing and community engagement. Our Green Garden is founded on the principles of community inclusion and use with walkable, sociable and vibrant workspaces. This will be holistically and comprehensively developed; we will ensure a distinct identity that responds directly to our employees and most importantly help retain key staff and attract top talent.

With the technological capacity of the United States, combined with our technical innovation and capability, we can assure Osceola County’s long term position in the green energy/renewable sector. Bringing outside capital into the Country and world leading technology such as a 10MW Hydrogen producing plant, this will surpass Europe and be a model facility for other States to visit.



We understand that the Osceola County Economic Development goals are ensuring Osceola County's future economic prosperity through a wide variety of means. Most important among these is retaining and recruiting high wage industries that will bring wealth into the community. Also, of great importance is assisting economically distressed areas, marketing the area locally, nationally, and internationally as Central Florida's premier business location and researching our past, current and future economic conditions. The Green Garden Village plan aligns with Osceola County’s economic development goals.



Letter of Intent: We believe that our proposal meets Osceola County’s criteria, our invitation to bid is as follows:

(a) Price; No offers less than \$85,000 per acre.

- Our bid consists of \$85,000 per acre.

(b) Financial terms of sale;

- Our proposal utilizes 100 acres for phase 1 to be paid within a timeline negotiated and agreed with the County, which could allow for additional phasing of the project.
- We are also offering to purchase the remaining acreage within the RFP and negotiate this with Osceola County.

(c) Highest and best use of the property;

- We are planning to construct a green energy technology park. This will be a world leading facility focused on providing jobs and innovative solutions to resolving the challenges we face within the global community; this will be centred around energy and carbon emissions. Our aim is to construct an industrial complex to provide leading sector manufacturing of clean energy products made in the USA.
- The plan fits well in Osceola County’s future land use ‘FLU’ of Employment Center designation with potential uses being Office, R&D, Data Center, Renewable Energy, Manufacturing, all the attributes that the Green Garden Village will provide.
- The aligns very well with Osceola County’s Comprehensive Plan 2040 regarding renewable energy policies.

(d) Job creation in terms of type of industry jobs, number of and average wage of jobs created;

- Within our document we have supplied a full breakdown of labor requirements for each factory, this in summary will create **1201 jobs within 36 months.**
- Careers including:

Logistics and Security Careers	Maintenance and Landscaping	Manufacturing	Partnerships with leading sector businesses
Research & Development Opportunities	Management and Administrative roles	Community College Prospects with our own curriculum to provide necessary skills	

- We have set up our financial cash flow and revenue planning to ensure that we can provide an **average annual salary of \$75,000.**



After conducting an economic impact analysis of the area, we identified the following economic benefits to Osceola County;

- Benefit will arrive in two forms:
 - A temporary impact associated with construction of our green tech campus.
 - An annual impact reflective of operations.
- The impact of construction is estimated at \$431 million in new area economic activity. This will support 5,300 person years of employment and is equivalent to \$259 million in GDP and \$211 million in labor.
- At full employment, the campus will generate an annual economic impact of \$119 million in new area economic activity. This is equivalent to \$38 million in GDP, \$7.1 million in labor income and 1,201 jobs.
- Our Green Garden Village's establishment in Osceola County will also generate both benefits and costs for local tax jurisdictions. As an example, it is estimated the net benefits to be received by Osceola County over the first 10 years of Green Garden Village will be \$34 million, or \$27 million in dollars.

(e) Refundable and Non-Refundable deposit amounts;

- Please find \$10,000 cashier's check requested enclosed.

(f) Time period for due diligence completion;

- We require 60 days dependent upon site parameters and findings; however, we will work on maximum speed the permitting will allow.

(g) Type, certification to and time frame for completion of due diligence work in terms of survey, environmental reports, submission of preliminary concept plans and final engineering plans;

- Completion will be dependent on necessary permitting timelines as regulated by jurisdictional entities. We intend to secure engineering companies upon contract completion. Our intention is to be under construction as soon as feasible. Estimated timelines are detailed within our (project timeline page 13).
- Our plan for construction of the development will be completed in 2 phases.
- Phase 1 – Comprises of PV Factory, Siemens 10 MW Hydrogen Plant, HQ building, Gateway Entrance and Incubator Factory.
- Phase 2 – Comprises of Data Center, Partnership Factory with Williams Advanced Engineering and McLaren, Battery Manufacturing and Solar Assisted Heat Pumps.
- Both construction phases are detailed within the enclosed presentation document (project timeline page 13).
- Phase 1 – 12 months.
- Phase 2 – 12 months circa.

(h) Estimated closing time period;

- Closing time to purchase property is estimated between 60-90 days dependant on contract negotiation. Our intent is to close as soon as viably possible.



(i) If renovating, remodeling or redeveloping, estimated start to completion time period;

- Project is a green field site. Renovating, remodelling or redeveloping is not applicable.

Acceptable Intended Use: We understand that our intended use of the property is in the sole discretion of Board of County Commissioners and refers to a variety of factors, all of which we can fulfill.

(a) Highest and best use of the property;

- We are planning to construct a green energy technology park. This will be a world leading facility focused on providing jobs and innovative solutions to resolving the challenges we face within the global community; this will be centred around energy and carbon emissions. Our aim is to construct an industrial complex to provide leading sector manufacturing of clean energy products made in the USA.
- The plan fits well in Osceola County’s future land use ‘FLU’ of Employment Center designation with potential uses being Office, R&D, Data Center, Renewable Energy, Manufacturing, all the attributes that the Green Garden Village will provide.
- The aligns very well with Osceola County’s Comprehensive Plan 2040 regarding renewable energy policies.

(b) Job creation in terms of development/construction jobs, number of and average wage of ongoing industry jobs and type of industry jobs;

- Within our document we have supplied a full breakdown of labor requirements for each factory, this in summary will create 1201 jobs within 36 months. careers include:

Logistics and Security Careers	Maintenance and Landscaping	Manufacturing	Partnerships with leading sector businesses
Research & Development Opportunities	Management and Administrative roles	Community College Prospects with our own curriculum to provide necessary skills	

(c) Refundable and Non-Refundable deposit amounts;

- Please find \$10,000 cashier’s check requested enclosed.

(d) Time period for due diligence completion;

- We require 60 days dependent upon site parameters and findings; however, we will work on maximum speed the permitting will allow.



(e) Type, certification to and time frame for completion of due diligence work in terms of survey, environmental reports, submission of preliminary concept plans and final engineering plans; and,

- Completion will be dependent on necessary permitting timelines as regulated by jurisdictional entities. We intend to secure engineering companies upon contract completion. Our intention is to be under construction as soon as feasible. Estimated timelines are detailed within our presentation (project timeline page 13).
- Our plan for construction of the development will be completed in 2 phases.
- Phase 1 – Comprises of PV Factory, Siemens 10 MW Hydrogen Plant, HQ building, Gateway Entrance and Incubator Factory.
- Phase 2 – Comprises of Data Center, Partnership Factory with Williams Advanced Engineering and McLaren, Battery Manufacturing and Solar Assisted Heat Pumps.
- Both construction phases are detailed within the enclosed presentation document (project timeline page 13)
- Phase 1 – 12 months.
- Phase 2 – 12 months circa.

(f) Estimated ground breaking to completion time frame.

- Phase 1 is proposed June 2023 – June 2024. (estimated completion).
- Phase 2 is proposed February 2024 – February 2025 (estimated completion).

Appendices

- Green Garden Village Presentation.
- Product Brochure.



<p>Addendum</p> <p>1</p>	<p><u>OSCEOLA COUNTY</u> <u>BOARD OF COUNTY COMMISSIONERS</u></p>
	<p>Procurement Services Office 1 Courthouse Square, Suite 2300 – Kissimmee, Florida 34741 Phone: (407) 742-0900 Fax: (407) 742-0901</p>

TO: All Proposers

FROM: Ted Phillips

SUBJECT: ITB-23-13649-TP - Sale of Real Property – Mac Overstreet Property ~~354~~ **309**+/- Acres

DATE: February 13, 2023

REMINDER: This addendum must be acknowledged, signed and returned with your proposal. Failure to comply may result in disqualification of your submittal.

I. CLARIFICATION:

C1. The solicitation title has been changed from “~~Sale of Real Property – Mac Overstreet Property – 351 +/- Acres~~” to **“Sale of Real Property – Mac Overstreet Property – 309+/- Acres.”**

Note: **Bold underlined** item reflects changes while ~~strike through~~ reflect deletions

C2. The total number of acres being sold has been corrected from ~~354 +/-~~ to **309 +/-**. The County will retain 42+/- acres for a proposed Park and Boat Ramp on Lake Tohopekaliga as shown on page two of Exhibit “B”.

Of this acreage change, the following apply:

The acreage available for sale is 309 +/- acres, consisting of:

- a. Upland/Usable Acres: 209 +/- Acres (68% of property)
- b. Wetland/Conservation Acres consisting of 100+/- Acres (32% of property)
- c. The property has 930 +/- feet of frontage along the western short of Lake Tohopekaliga

C3. The section titled “Property Location” on page two of the solicitation is hereby deleted in its entirety and replaced with the following:

Property Location: Property is located at Mac Overstreet, at the northeast quadrant of Pleasant Hill Road and Reaves Road, with the property having lake frontage along the western shore of Lake Tohopekaliga in northwest Osceola County. **The property for sale as detailed below does not include the Proposed Park and Boat Ramp consisting of 42+/- acres as depicted in Exhibit “B”. The Proposed Park and Boat Ramp property will be retained by Osceola County.**

C4. The section titled “Description” on page two of the solicitation is hereby deleted in its entirety and replaced with the following:

Description: A total of ~~354~~ **309** ; acres, more or less. Please refer to **Exhibit “A”** 29-26-29-3361-0001-
Parcel ID Number: 0A20 – **Exhibit “A”**
General Location: Mac Overstreet Property; east of Pleasant Hill Road, north and east of Interior Street a.k.a Reeves Road and Bella Parc Drive, west of Lake Tohopekaliga
Land Size: ~~354~~ **309**+/- acres, consisting of (approximately)
• Upland/**Usable Acres** - 242 ~~209~~+/- Acres (~~69~~ **68**%)
• Wetland/**Conservation** Acres – ~~408~~ **100**+/- Acres (~~34~~ **32**%)
Zoning: Institutional
Future Land Use: Employment Center
Frontage: The subject property has approx. 850± feet of frontage along the north side of Reaves Road. The property also has ~~2,650~~ **930**± feet of frontage along the western shore of Lake Tohopekaliga.
Utilities: Public – Kissimmee Utility Authority and Toho Water Authority
Access: The main access to the property is at the eastern terminus of Reaves Road.



Addendum

1

OSCEOLA COUNTY
BOARD OF COUNTY COMMISSIONERS

Procurement Services Office
1 Courthouse Square, Suite 2300 -- Kissimmee, Florida 34741 Phone: (407) 742-0900 Fax: (407) 742-0901

C5. The document "Bid Form" on page six of the solicitation is deleted in its entirety and replaced with Revised Bid Form, attached.

NOTE: Bidders must complete the revised bid form and submit with their bid. Failure to submit the revised bid form with your bid will disqualify your response.

II. ATTACHMENTS:

ATT1: ITB-23-13649-TP - Revised Bid Form

This addendum supersedes any verbal or other instructions given to any proposer qualified to respond pursuant to the requirements set forth in the ITB document. All other parts of the ITB have been maintained as originally distributed.

Acknowledgment is hereby made of Addendum #1 – ITB-23-13649-TP

John Darling
Signature of Proposer

28/02/2023
Date



Addendum
2

OSCEOLA COUNTY
BOARD OF COUNTY COMMISSIONERS

Procurement Services Office
1 Courthouse Square, Suite 2300 -- Kissimmee, Florida 34741
Phone: (407) 742-0900 Fax: (407) 742-0901

TO: All Proposers
FROM: Ted Phillips
SUBJECT: ITB-23-13649-TP - Sale of Real Property – Mac Overstreet Property 309+/- Acres
DATE: February 20, 2023

REMINDER: This addendum must be acknowledged, signed and returned with your proposal. Failure to comply may result in disqualification of your submittal.

I. QUESTIONS:

- Q1.** Does the \$85,000 per acre apply to the gross acreage (309) or just to the upland acres (209)?
A1. The \$85,000 per acre applies to the gross acreage (309) acres.

This addendum supersedes any verbal or other instructions given to any proposer qualified to respond pursuant to the requirements set forth in the ITB document. All other parts of the ITB have been maintained as originally distributed.

Acknowledgment is hereby made of Addendum #2 – ITB-23-13649-TP

<u>John Darling</u>	<u>24/02/2023</u>
Signature of Proposer	Date
cc: File	