



City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: November 17, 2022

RE: LAKE SUMTER STATE COLLEGE LAND DONATION REQUEST

Introduction:

Lake Sumter State College (LSSC) has made a formal request of the City of Eustis for a donation of four (4) acres of land to support the establishment of a Commercial Driver's License and Power Lineworkers Training Center. To help facilitate the Commission's discussion on the College's request, staff has researched available properties and identified a potential parcel for consideration.

Background:

Lake Sumter State College's Energy Utility Institute and CDL training programs, located at Sumter Center, prepare students to succeed in high-paying and in-demand jobs. The U.S. Department of Energy reports that the electric utility industry will need 105,000 new workers by 2030.

The American Trucking Association (ATA) says that the current driver shortage is 80,000 workers, and estimates that nationwide the industry will have to recruit nearly one million new drivers over 10 years to keep up with demand. The ATA also points out the fact that Florida holds 25% of that demand, which extrapolates into 20,000 in new truck drivers needed here in Florida every year for the next 10 years.

Since opening in 2021, the LSSC CDL program has licensed over 685 students. The center is currently enrolling its maximum of 12 new students per week with interested students currently on a waiting list.

College officials report that their CDL training program has seen strong interest from students not only in Central Florida but also from across the state of Florida.

Economic Growth Amplifier

LSSC is a tremendous asset to the area's economy. They employ local workers and spend money on area goods and services. They produce skilled workers to meet the

needs of businesses and organizations in the community. Also, the higher-education sector as a group tends to contribute stability to our region because it is less susceptible to downturns than other sectors of the economy. In fact, the education sector expanded before, during, and after the Great Recession.

Presentation by Dr. Heather Bigard, President LSSC College

Dr. Bigard plans to speak at the November 17 City Commission Meeting. She plans to share information on the success of the College's CDL and Lineworker programs. This includes a discussion on the anticipated outcomes, and how other partners are involved in the effort to open the second facility in Eustis.

Property

The property in question is part of a larger parcel located at the south-western corner of County Road 44 and Hicks Ditch Road, across from Cobb Tractor, and diagonally across from Cobb Commerce Park. The entire parcel is approximately 13.71 acres, with approximately eight acres available for development. The City and LSSC will work to determine the most suitable four acres for the proposed facility. The Lake County Property Appraisers assessed value for the property is approximately \$12,000 per acre, or \$48,000 for four acres. It is expected that the market value would be higher, though no appraisal has been done at this point.

Timeline

The property would need to be subdivided as part of the transfer to LSSC. The estimated timeline for transferring the deed from the City of Eustis to Lake Sumter State College is approximately 3-6 months for surveying, subdivision preparation, approvals, processing, and recording.

Prepared by:

Al Latimer, Economic Development Director