

SOUTHWEST FLORIDA REGIONAL TECHNOLOGY HUB ■ FORT MYERS, FLORIDA



In Fort Myers, Florida, the former Atlantic Coast Train Station, a Spanish architectural-styled highlight of the 1920's boom era, has been vacant for some time in Midtown Fort Myers. As part of the City's CRA plan to bring new economic development to the Midtown and Dunbar neighborhoods, the Southwest Florida Regional Technology Hub will renovate and restore this historic train station. Developed by the Southwest Florida Community Foundation, the result will be a 2-building, 21,000 sq ft center providing collaborative office space for nonprofits and a state of the art technology hub that will be available to both residents and businesses.

Nonprofits on site will focus on economic and community development in the area, including housing, food security, and health disparities. Prospective tenants include the Southwest Florida Community Foundation, Southwest Florida Community Development Corporation, Goodwill Foundation, Ft. Myers CRA, and Florida Gulf Coast University. In addition to affordable office space for up to 10 area companies, the project will also provide hot desks, that can be shared by several entities, and access to a technology hub that will match 200 community residents to technology jobs in the downtown community. The Tech Hub is expected to create or retain 56 permanent jobs and 282 temporary construction jobs. Collaboration among the nonprofits located here will provide credit and home ownership counseling for 300 clients, as well as job training and employment counseling.

The Tech Hub project is an important part of the City of Fort Myers Redevelopment Plan as it creates productive use for 3 acres of formerly nonperforming and designated Brownfield land in the Fort Myers CRA Downtown District. With land donated by the City of Fort Myers, the project is a catalyst for new development to bridge the divide between the traditional downtown and the Dunbar community, which has suffered from a lack of investment.

Florida Community Loan Fund (FCLF) provided \$10 million in federal NMTC for the Tech Hub. U.S. Bancorp Community Development Corporation is an investor on the project. Whitney Hancock Bank provided additional financing.



*Pictured above: architectural rendering of the SW Florida Regional Tech Hub upon completion.
 Left: photo of building prior to renovation.*

NMTC ALLOCATEE

Florida Community Loan Fund
 Orlando, Florida
 Nelson Black, Chief Lending Officer
 407.246.0846

COMMUNITY PROFILE

- Fort Myers, FL - Midtown CRA District
- Median Income 53% of Area Median Income
- 19% Unemployment Rate - 2.44x National Average
- Brownfield, TIF District, Redevelopment Zone, HUB Zone

PROJECT HIGHLIGHTS

- Redevelopment of historic building into nonprofit and technology center
- \$10 million Total Project Cost
- \$10 million FCLF Federal NMTC
- Investor: U.S. Bancorp Community Development Corporation
- 338 jobs created or retained
 282 temporary (estimated construction jobs) +
 56 permanent

www.fclf.org
www.floridacommunity.com

"A neighborhood that has been struggling will be transformed with state of the art technology, and nonprofits collaborating and designing in new ways."

– Sarah Owen, President & CEO, SW Florida Community Foundation