Data Collection Form

Part A: Project Information
(To be completed by all Proposers)

Okaloosa RESTORE Advisory Committee

Approved by the Okaloosa RESTORE Advisory Committee: December 4, 2014
Okaloosa County, Florida

1/17/2014

INTRODUCTION

The purpose of this data collection form is to assist Okaloosa County in prioritizing projects submitted for Direct Component ("Pot #1") funds allocated from the Gulf Coast Restoration Trust Fund through the Resources and Ecosystems Sustainability, Tourist Opportunities and Revived Economies of the Gulf Coast States Act of 2012 (RESTORE Act).

The following terms are used in this data collection form:

- Applicant - the Okaloosa County Board of County Commissioners (BOCC)
- Project Proposer - the individual or organization completing this form
- Responsible Entity - the Okaloosa County BOCC

Prior to initiating this data collection form, it is recommended the Project Proposer download and review the entire form to understand the range of required information. Tools/data required to complete this form may include: permits, interlocal agreements, comprehensive plans, evidence of property ownership, and estimated project costs. Completing all required information in the collection form may require many hours; this will be a function of project complexity and proposer preparedness.

This data collection form differs from the U.S. Treasury Application Form (RESTORE Act Direct Component Guidance and Application to Receive Federal Financial Assistance; August 2014). This data collection form was designed to assist the Okaloosa RESTORE Advisory Committee (ORAC) in their task of developing a recommended list of potential projects for inclusion in the BOCC's Multi-Year Implementation Plan (MYIP).

Projects that are identified for funding in the MYIP will require additional information from the Project Proposer. Although completion of Part C of this data collection form is not required at this time, the Project Proposer is encouraged to thoroughly review Part C to ensure the ability to fully comply with the minimum information required by the U.S. Treasury for project funding. If a proposed project is ultimately included in the approved MYIP, failure of the Project Proposer to then provide the required project information in Part C may preclude funding for that project.

Per RESTORE Act guidance, the responsible entity shall be solely responsible for the execution of each funded project, including procurement of professional services and/or construction services. The Okaloosa County BOCC (the responsible entity) reserves the right to delegate these services to sub-entities with the demonstrated capability to comply with all County and Federal procurement processes required by the RESTORE Act.

By proposing a project through this data collection form, the Project Proposer acknowledges there is no guarantee the proposed project will be funded. Further, the Project Proposer acknowledges no reimbursement or compensation shall be provided for completing the data collection form or any other activities associated with proposing a project.

Part A: Project Information

NOTE: Incomplete applications will not be considered. By submitting this project proposal, the proposer certifies that the statements herein are true, complete and accurate to the best of his/her knowledge. Any false, fictitious, or fraudulent statements or claims may cause the application to be rejected without the opportunity to re-submit.

A.1 Project Proposer: Provide the name and contact info of the Project Proposer.

City of Niceville, Florida
208 N. Partin Drive
Niceville FL 32578
City Manager: Lannie Corbin, corbinl@niceville.org
850-729-4008

A.2 Point of Contact: Provide the name and contact information of the person to be contacted on matters concerning this project (POC).

J. Wm. "Bill" McCartney, PhD.
Special Assistant to the City Manager
bill.crlands@gmail.com
850-509-9059
mail to: 208 N. Partin Dr, Niceville, FL 32578

A.3 Proposed Activity Name: Provide the name of the Proposed Activity.

Economic Revitalization of Niceville's Historic "Old Downtown

A.4 Claimed in Oil Liability Trust Fund After July 6, 2012: Was this proposed activity included in any claim for compensation paid out by the Oil Spill Liability Trust Fund after July 6, 2012***?***

- ☐ Yes (STOP. This activity is not eligible.)
- ☒ No

A.5 Qualifying Eligible Activity: Please check the primary eligible activity in the first column and then all other eligible activities that apply in the second column by placing an 'X" in the column in the row corresponding to the qualifying eligible activity.

Select Primary Activity (Select only one)	Select All Others That Apply	Qualifying Eligible Activity
☐	☒	Restoration and protection of the natural resources, ecosystems, fisheries, marine and wildlife habitats, beaches and coastal wetlands of the Gulf Coast Region
☐	☐	Mitigation of damage to fish, wildlife and natural resources
☐	☐	Implementation of a federally approved marine, coastal, or comprehensive conservation management plan, including fisheries monitoring
☐	☒	Workforce development and job creation
☐	☐	Improvements to or on State parks located in coastal areas affected by the Deepwater Horizon oil spill
☒	☐	Infrastructure projects benefitting the economy or ecological resources, including port infrastructure
☐	☒	Coastal flood protection and related infrastructure
☐	☐	Planning assistance
☐	☒	Promotion of tourism in the Gulf Coast Region, including recreational fishing
☐	☐	Promotion of the consumption of seafood harvested from the Gulf Coast Region

A.6 Location of Activity: Provide the project location. If there is more than one location for the activity, attach a list of the additional locations.

A.6.1 Address: Provide the actual address for the activity (street address, municipality(ies), county/parish, state, zip code). (If there is no street number, provide the nearest intersection or note boundaries on map submitted with Question A.6.2.)

Latitude/Longitude (if available): 30* 30" 52" N & 86* 28" 47" W

Street address: Bayshore Dr

Municipality(ies): Niceville

County/parish: Okaloosa

State: Florida

Zip code: 32578

A.6.2 Map: Provide a map of the project location and the area affected by the project.

A.6.3 Property Ownership: If project requires the use of land, provide details of property disposition to include land acquisition, ownership, agreements to use property, permits, easements, etc.

Purchase agreements for these properties are attached as Exhibit A.6.3.
They are:
Spence Land and Timber, 30'
Martha Peters Trust, 60'
Spence Brothers Properties, 30'

A.6.3.1 Attach documentation (i.e. letter of commitment, Memorandum of Understanding, deed, etc.)

A.7 Project Schedule: Provide a proposed project schedule to include: start date (MM/YY), end date (MM/YY), and major milestones.

Start Date: July 1, or upon funding approval to incur costs by Treasury
Completion: Thirty to forty five days after funding authorization

A.8 Monitoring: During the project & following its completion, will the project be subject to a monitoring program to evaluate project success?

- ☐ No
- ☒ Yes (provide information on monitoring and evaluation)

The Niceville City Council and legal counsel, Mr. Dixie Dan Powell, will provide monitoring and evaluation.

A.9 Management/Maintenance Program: Will the project be subject to a management/maintenance program to ensure project success?

- ☐ No
- ☒ Yes (Provide information on how the project will be monitored and maintained as well as the party (or parties) responsible for performing these tasks.) (240 words max.)

The property will be actively monitored and maintained as a major component of the City's Community Redevelopment Area (CRA) Plan. Both Public Works and Field Services personnel will provide continuous monitoring and maintenance to the site.

A.10 PROJECT SUMMARY

Provide a narrative of your project and why this project should be funded. Discuss the following items as a minimum:

- Economics of the project: Explain how the overall budget supports the proposed work
  - Project Expenditures (long term and short term)
  - Project Revenues (sales, donations, etc.)
- Other funds to be used in addition to Direct Component funds
- Key personnel involved with the project
- Specific objectives
- Permits or land acquisition required
- Design status
- Similar project success or if new technology explain
- Environmental impact (species affected, existing plans supported, etc.)
- Risks to implement and maintain the activity
- Jobs Created (short term, long term, and wage scales)

(1,500 words max)

The City of Niceville is proposing a comprehensive restoration initiative for the physical and economic environment of its historic central business district "Historic Downtown" and the upper reaches and headwaters of Boggy Bayou. The City, in the last several years, has either created new or expanded existing community programs to enhance both the economic well-being and the quality of life for the citizens of Niceville, as well as for southern Okaloosa County, through a series of related community development projects and actions. These programs include:
2007 - The development of a Citywide Stormwater Management Plan and a revenue generating Stormwater Management Utility.
2007 - The initial Surface Water Restoration Plan for the headwaters, "Old Mill Pond" of Boggy Bayou.
2011 - The expansion of Turkey Creekwalk Park with the acquisition of an additional 140 acres from funding from the Florida Communities Trust and Eglin AFB exceeding $1,750,000.
2012 - The creation of a Community Redevelopment Agency/Area (CRA) which includes the Niceville old settlement, "Historic Downtown", the entire Boggy Bayou headwaters, ("Mill Pond"), and the entire Turkey Creekwalk Park.
2014 - A grant from the National Fish and Wildlife Foundation (NFWF) for $4,223,000 to manage and treat stormwater runoff into Boggy Bayou and to restore the Bayou's headwaters.
2015 - The adoption by the City's CRA Governing Board (City Council) of its Community Redevelopment Area Plan (2015) which includes as its five major recommendations: the Economic Revitalization of the Historic Downtown, the Restoration of the Mill Pond, Turkey Creek Park improvements, High Value Residential Development, and a Niceville Public Landing, the subject of this application.
The collective focus of all the above programs and their specific recommendations provide the supporting background, justification, and community commitment for this Okaloosa County Restore Advisory Committee (ORAC) Application.
Economics of the Project
The economics of the proposal project are exceptionally straight forward. The requested funds are for the fee simple purchase of 120 linear feet of Boggy Bayou waterfront property along Bayshore Drive in Niceville's Historic Downtown. This is a onetime purchase/expenditure with very limited life cycle costs. There are currently no revenues projected from the site, although some potential exists. The City of Niceville is pledging $100,000 toward this acquisition. The total project cost is $500,000.
At the request of the City, The Institute for Senior Professionals of the Northwest Florida State College provided an Economic Assessment of the proposed project. The report concluded that:
• The proposed project is the "center piece" of the commercial restoration of the Historic Downtown District and will make a significant impact on the local economy.
• The designated project has significant potential as a year round venue and will provide economic stimulus to the City.
• The project will anchor other developments in the Historic Downtown District.
• More significant will be jobs resulting from business drawn to the Historic Downtown District by the signature Bayou Landing.
• Increased economic impacts over the ten year planning Horizon could be as much as $11,713,610 for private returns on investments and some $1,590,000 in CRA revenues.
The report of the ISP is attached as Exhibit A.10.1.
Specific Objectives
The objectives of this project as identified in the CRA Plan (below), is to acquire Bayou front property in Niceville's Historic Downtown to serve as a public landing as part of the economic revitalization of the City's once prominent business area. Moreover, the landing property is also intended to serve as a waterfront environmentally friendly development to support the recently established Bayou Restoration effort.
C. NICEVILLE LANDING from the CRA Plan
"This project is intended to provide a public landing in the Historic Downtown for access to the revitalized commercial area for boaters and to provide a public assembly area for special occasion/event utilization and public access to the Bayou. The proposed project has two specific components. First, it is the City's desire to purchase a waterfront site of approximately 120 linear feet fronting both Boggy Bayou and Bayshore Drive. The second phase would be to construct a pier type landing of approximately 60' wide by 100' long extending into the Bayou and to also provide for upland public parking on or adjacent to the site. The landing is intended to be the focal point of the Old Downtown revitalization providing for water access, sightseeing, and public assembly."
Lands Required
The City of Niceville has three fully executed options to purchase. These include: Spence Land and Timber 30'; the Martha Peters Trust 60'; Spence Brothers 30'; for a total of 120 feet. See Figure A.6.3.1.
Similar Projects
Many cities along the Florida and Alabama Gulf Coasts have similar public landings which have become focus points for public access to coastal waters, economic development, and community assembly for a wide variety of activities. Many larger cities in Florida such as Jacksonville, Ft. Lauderdale, Miami, Key West, Ft. Myers, and St. Petersburg have public landings which provide a focus for numerous events and festivals along their waterfronts. More locally Apalachicola, Carrabelle, Baytowne Wharf, and Fairhope, Alabama have utilized their landings to support extensive commercial development, jobs, property values increases, and organized public assemblies such as festivals, fireworks, and art and craft shows. Annually, Santa Claus arrives by shrimp boat at Riverfront Park in Apalachicola to some 900 to 1,000 pre-Christmas attendees. Public landings in waterfront communities are a proven stimulant to an area's local economy.
Environmental Impacts
It is an objective of the City to set an example for environmentally compatible waterfront development with the acquisition and restoration of the site. Upon acquisition, the City will initiate efforts to include shoreline stabilization, habitat restoration and creation, and exotic plant removal. In addition, the site will likely be used as a staging location for Boggy Bayou Restoration under the recent NFWF grant.
Risks
There are no perceived risks with the acquisition of these properties for public access to the Bayou/Bay system.
Job Creation
The proposed project is a major component of the City's Community Redevelopment Area Economic Revitalization Plan. Which are specifically crafted to revitalize the economy of Niceville's Historic Downtown while also providing for a major utilization enhancement for public access to and from the water. This acquisition must be viewed in the context of the comprehensive revitalization efforts currently being made or proposed by the City. All these efforts collectively are intended to: create new and/or expanded businesses and, as such, jobs, raise property values, provide a quality built environment to conduct business either buying or selling, and to provide quality public access to area waters and events. To assist in determining the long term economic development importance of these proposed projects, the City has requested the Institute for Senior Professionals (ISP) at NW Florida State College to provide an economic assessment of the impact of this project on the City.
The Niceville Public Landing is intended to support the other four major priorities of the CRA Plan which are attached as Exhibit A.10.2.
Other Project Considerations
• Countywide Impact - Although the proposed project is located in Niceville, it is anticipated that it will provide area-wide opportunities and benefits as occurs from the Mullet Festival, use of Turkey Creek Park, and the annual Niceville Fourth of July fireworks display.
• One Time Expenditure - The proposed acquisition is a onetime expenditure for real property that will increase in value over time. The City will provide any maintenance needs during the normal course of operations and there will be no long term costs to tax

A.11 Requested Funding Amount: How much Direct Component (Pot #1) funding is being requested for this project?

$400,000

A.11.1 Other Funding: Is additional funding, outside of this request, being used for the project?

- [ ] No
- [x] Yes (provide information on all additional funding sources and amounts.)

City of Niceville $100,000

A.11.2 Funding Under $90,000: Is the requested funding under $90,000?

- [ ] Less than or equal to $90,000 (Application is complete)
- [x] More than $90,000 (Proceed to Part B)

END OF PART A