

TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM

Triumph Gulf Coast, Inc. (“Triumph Gulf Coast”) has created a pre-application process to provide initial consideration of potential ideas for projects or programs that may seek an award of funding. Applicants are required to participate in the pre-application process. Notwithstanding the response from Triumph Gulf Coast on the pre-application form, an Applicant may still elect to submit an Application.

APPLICANT INFORMATION:

Name of Individual/Entity/Organization: City of Apalachicola

Brief Description of Background of Individual/Entity/Organization: The City of Apalachicola is located within Franklin County, one of the eight disproportionately affected counties in Northwest Florida.

Contact Information:

Primary Contact Information: Lee Mathes
Title: City Administrator
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Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: Apalachicola Main Street, Local Volunteer Groups

REQUIRED EXECUTIVE SUMMARY:

In a maximum of three (3) pages, please describe the proposed project or program, including (i) the amount of funds being sought from Triumph Gulf Coast; (ii) the amount and identity of other sources of funds for the proposed project or program; (iii) the location of the project or program; (iv) summary description of the proposed program, including how the program will be transformational and promote economic recovery, diversification, and enhancement of the disproportionately affected counties, and (v) a summary timeline for the proposed project or program.

IMPORTANT NOTICE

This pre-application process will **not** result in an award of funding by Triumph Gulf Coast. Rather, this process is designed to facilitate submission of ideas for potential projects or programs before the Applicant expends time and/or resources to complete a full Application. All Applicants for funding are required to complete an Application, which will be scored, and then considered for award in the discretion of Triumph Gulf Coast Board.



City of Apalachicola . 1 Avenue E . Apalachicola, FL 32320
www.cityofapalachicola.com

Triumph Gulf Coast Pre-Application
City of Apalachicola Infrastructure Proposal

The City of Apalachicola is seeking Triumph Gulf Coast Funding to bring deficient critical infrastructure up to the level required to support economic growth in the City and improve water quality to the Apalachicola Bay system. The project also contains a proposal for an innovative method for treating stormwater in the City's downtown district through the use of green-initiative pervious parking.

The City is currently experiencing deficiencies in the wastewater conveyance lines, deteriorating water mains in the downtown commercial district and nonexistent stormwater treatment outfalls along the Apalachicola River. These infrastructure deficiencies, combined with a general lack of sufficient parking, has resulted in a stoppage of new commercial construction in the downtown district because the City's infrastructure is not adequate to support proposed growth. Repair and replacement of critical infrastructure components are essential to the basic daily needs of local residents, but it is also fundamental to the region's economic diversification and recovery.

This proposal is targeted at funding wastewater and potable water facilities, stormwater and parking infrastructure improvements that serve the downtown commercial district. The infrastructure improvements are necessary to serve existing and future economic development within the City and are sustainable in that all elements are revenue generators as infrastructure services.

(i) Funding Requested

This proposal is seeking funding in the amount of \$2.66 million.

(ii) Local Match and Sustainability

The City is providing matching support through the use of city-owned land and buildings, mitigation fees, additional business development connection revenues and through the donated services of professional engineers and business professionals.

For wastewater and water improvements, both the City's wastewater treatment facility and water treatment plant are both operating at approximately one-quarter of their capacity generating an estimated combined revenue stream of \$105,000 in revenues annually. If improvements are made, the wastewater plant would be capable of generating an additional \$100,000 worth of revenue. Additionally, the value of the property proposed for the wastewater improvements is estimated at \$100,000. Additional funds have been requested to support the project from the Legislature and the Department of Economic Opportunity.

For stormwater improvements, the City recently adopted a stormwater utility program which is estimated to generate an initial \$30,000-\$50,000 worth of revenues annually to be used to maintain stormwater facilities.

With regard to parking, new commercial development would pay into the parking mitigation fund that would be used to maintain the original parking area and build additional green-initiative parking as mitigation fees accumulate. Additionally, the City is proposing the use of City Rights-of-Way for the parking pocket. The value of the property to be used for the project is estimated at \$290,000.

(iii) Locations

The project is located in the City’s downtown commercial district and at the City’s wastewater treatment facility located two miles west of the City limits.

(iv) Summary

The project consists of several components as identified below.

Wastewater Facility Deficiencies - \$877,000

Although the City’s Wastewater Treatment System is technically sufficient to accommodate additional connections to its 1.2 million capacity plant west of town, the conveyance lines and vacuum system that pumps effluent to the plant is no longer capable of handling the current nor any future development within the City’s downtown commercial district. Sewage consistently backs up into downtown businesses during large events or heavy rains. A new vacuum and pump station is required to adequately service the sewer system. A study of other elements of the sewer system is needed to maximize its efficiency. In addition, facilities at the wastewater treatment plant are seriously corroded and in need of replacement.

Water Treatment Facility Deficiencies and Utilities Master Plan - \$93,000

The City’s water supply lines are deteriorating in several parts of the downtown commercial area. A leaking water main under a major road is of particular concern to utility staff. Leaking water lines also result in an inadequate flow to the only fire hydrant that serves a section of the main commercial district including a building on the National Register of Historic Places. Finally, the City lacks a master plan to guide the sustainable maintenance and replacement of infrastructure to support needed economic development. In order to optimize resources and adequately plan for long-range economic growth, it is critical that the City develop a Master Plan for its utilities to meet the demands of new or expanding businesses. This will identify existing conditions, analyze projected growth, develop a sustainability plan, and make recommendations of options to meet future maintenance and replacement needs, including an economic analysis of each option. This will equip the City with the knowledge it needs to plan for projected growth, and plan for the costs associated with maintenance, upgrades, and replacement of utility components over time. A summary of associated costs for both is outlined below

City of Apalachicola Infrastructure Needs	Est. Cost
Market Street water line replacement	\$30,000
Wastewater treatment plant walkway	\$60,000
Sewer system upgrade with new vacuum and pump station	\$800,000
Inspection of air vac system	\$17,000
Creation of master plan	\$63,000
Total	\$970,000

Stormwater Retrofit - \$1,310,000

As originally identified in its 2007 stormwater master plan, the City proposes to implement a downtown stormwater retrofit plan for the City of Apalachicola that incorporates water quality monitoring, stormwater management retrofit design and green infrastructure design in identified priority areas. The stormwater/mitigation plan would involve the coordination of two separate infrastructure activities – water quality monitoring and stormwater retrofit design/permitting.

Water Quality Monitoring - \$55,000

The work plan to monitor water quality is patterned on work completed in 2000 by Lee Marchman and the Northwest Florida Water Management District. The monitoring work plan is also consistent with the basin analysis for infrastructure work identified in the 2007 Stormwater Management Plan created by Baskerville Donovan. The goal of the monitoring effort is to provide a baseline monitoring event and to document success of subsequent infrastructure projects that are implemented within the prioritized basins.

Structural Retrofitting Projects

Based on the City’s 2007 Stormwater Master Plan and updated information from City staff, there are a number of stormwater retrofit projects that need to be completed in order to better control runoff and improve water quality entering the Apalachicola River and Bay. The following is a list of the priorities, the recommendations and the costs.

Basin Number	Improvement/Addition Location	Comments	Cost
5	Water Street & Avenue F	Replace/retrofit a section of existing outfall pipe system that is old and undersized	\$250,000
4	Water Street and Avenue G	Add inlets, pipe, water quality vault, and reconstruct crown Water Street	\$525,000
6	Water Street and Avenue E	Add inlets, pipe, water quality vault	\$525,000

Green Initiative Pervious Parking - \$325,000

The City proposes to design and build green-initiative pervious parking within the City’s commercial district to meet a demonstrated parking need in the downtown district. The project involves using approximately one-quarter acre of city-owned right of way in the City’s Bowery district to design and build a small pocket of pervious parking to treat urban stormwater runoff and supply parking stock to support economic growth downtown. The project is sustainable in that it will be part of a fee-in-lieu-of parking mitigation plan that the city is adopting to encourage responsible development in the historic downtown district. This project will consist of creating one parking pocket totaling approximately 10,000 square feet and will create up to 50 new parking spaces along Commerce Street between Avenue G and H. The estimated cost of design and construction of pervious parking with appropriate stormwater treatment and landscaping is estimated at \$275,000. Lighting and appropriate signage is estimated at \$50,000.

Conclusion

Nowhere is the City’s tourist economy more important than in the downtown commercial district. The diverse collection of shops, restaurants, inns, galleries, pubs, fishing charter companies, and other businesses rely on tourism to thrive. Downtown is also ripe for infill development and rehabilitation of empty structures. However, the influx of new businesses and visitors strains our already aging infrastructure. Infrastructure that can meet the needs of the City today, and its growth in years to come, is the missing link in our economic recovery and diversification. With sound infrastructure as a base, the growth of our tourist economy and the infill development it supports will be transformational to our economy. Combined, all of the infrastructure projects identified above will be transformational in that they will allow the development of the City’s downtown commercial area to occur with sufficient infrastructure to support growth in an efficient and environmentally responsible manner.

(v) Timeline

All four projects can be initiated immediately and completed within between 12 – 18 months of a final contract.