

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 Niceville, Florida

Brief Description of Background of Individual/Entity/Organization: City municipal government

Contact Information:

Primary Contact Information: Ammy Hanson

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Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: Niceville Community Redevelopment Agency

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.

PROJECT SUMMARY: NICEVILLE PUBLIC LANDING PHASE II

The City of Niceville is requesting a grant from Triumph Gulf Coast to provide partial and non-recurring funding for the construction of a public landing and pier facility on Boggy Bayou of Choctawhatchee Bay. The purpose of the landing structure is twofold: first, to facilitate a National Fish and Wildlife Foundation (NFWF) /Transocean (oil spill) Grant to restore the headwaters of Boggy Bayou by providing an access and staging facility to services to support the needs for personnel and equipment for the comprehensive restoration of the bayou. There are no public access facilities capable of supporting the restoration effort.

Secondly, the landing will be configured to provide for public access and use of the facility as the centerpiece of the economic revitalization of Niceville's Historic Central Business District. The Institute for Senior Professionals at Northwest Florida State College has determined that a multi-use public landing would have as much as an \$11 million impact on the economic revitalization of Niceville's Historic Downtown.

The City currently has commitments for the overall bayou project of \$2.65 million. This includes \$1.6 million from NFWF for comprehensive bayou restoration, \$400,000 from Okaloosa County's Transocean Spill funds for landing site acquisition, with \$150,000 from the City to match the County's allocation, and \$500,000 appropriation from the Florida Legislature in 2016 to be used exclusively for the landing facility itself. All future operation and maintenance costs will be provided by the City of Niceville.

The facility would serve a multitude of local, regional, and state interests. The City of Niceville has included both the Landing and Restoration of the bayou as major recommendations in its recently adopted CRA Plan. On a regional basis, both Okaloosa County and the Choctawhatchee Basin Alliance are officially on record of supporting the overall program. The Okaloosa Economic Development and the Niceville/Valparaiso Chamber of Commerce are on record for supporting the CRA objectives. Additionally, the project will serve and be available for use for activities associated with the adjacent Eglin Air Force Base. This would include official uses by the Air Force as well as recreational uses by Eglin personnel and their families. Lastly, Florida's interests will substantially benefit from improved water quality and habitat of state waters within Boggy Bayou through the approved restoration program.

At this time, the City of Niceville has other program/project commitments which preclude available funds to support the costs of completing the landing facility. Funds for access/staging/support facilities are not included in the NFWF Transocean grant.

The target population for the proposed projects include over 194,000 residents and some one million plus visitors who enjoy the waters and resort type commercial facilities in Southern Okaloosa County.

This funding request is Phase II of the project to complete the offshore public access and use pier to serve as water access to and from the CRA commercial redevelopment area / project. The facility will be approximately 5,000 square feet of pier to serve as a public assembly facility,

transient boat moorings, and waterfront promenade. The facility will ultimately be the centerpiece of Niceville's Old Town economic revitalization.

Specific Objectives

The objectives of this project as identified in the CRA Plan, is to develop 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.

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.

Goals and Objectives Summary:

In summary, the proposed project is intended to:

- support economic revitalization of Niceville's Historic Downtown
- assist in Boggy Bayou Restoration
- improve and serve as a model for shoreline restoration
- serve as a catalyst for intensive retail and high quality residential development, commercial redevelopment of the Historic Downtown;
- provide public access to and from area waters;
- major recommendation of a CRA Plan; and
- the project is a focal point for comprehensive improvements of the City's commercial waterfront, recreation infrastructure and comprehensive Bayou restoration.

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 facility 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 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

PROJECT LOCATION:

The project is located in the corporate limits of the City of Niceville and is specifically sited in the City’s Historic Old Town on Boggy Bayou. The project is within the City’s Community Redevelopment Area (CRA) and is one of the five CRA Plan major recommended projects.

OTHER FUNDING OPPORTUNITES:

The proposed project has become an integrated funding effort aggregating funding from a number of sources These include \$1,600,000 from the National Fish and Wildlife Foundation for bayou restoration; \$400,000 from Okaloosa County’s RESTORE Funding; \$150,000 cash and in-kind services from the City of Niceville; and \$500,000 in Boating Improvement Funds from the Florida Legislature.

In terms of the 2016 Legislature appropriation, the original Representative Matt Gaetz request was for \$1,750,000 to complete the Landing Docking Facility. The City of Niceville, is now requesting Triumph funds to support the final \$1,250,000 (Phase II) of the project.

Landing Facility Funding Summary:

RESTORE	\$ 400,000
City of Niceville	50,000
Boating Improvement	<u>500,000</u>
TOTAL	\$1,050,000

BUDGET:

The total amount requested is \$1,250,000 to complete the Niceville Landing Project Phase II detailed budget is:

Niceville Landing Pier:	Design and permitting	\$ 187,500
	Construction	<u>1,062,000</u>
	Total Landing Phase II	\$1,250,000

TIMETABLE:

The City has purchased the Landing property (2016) and has completed Phase I of the Landing (upland applications) in 2017. The Phase II request is estimate to be completed as follows:

Design:	July, 2018
Permitting:	November, 2018
Construction:	December, 2019