

Lannie L. Corbin
City Manager



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Niceville, Florida 32578
Office: (850) 729-4008
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"Home of the Boggy Bayou Mullet Festival"
June 8, 2018

Board of Directors
Triumph Gulf Coast
Attention: Susan Skelton

RE: Triumph Pre Application No. 19, City of Niceville

Dear Susan,

The City of Niceville has re-evaluated its initial (March 8, 2018) decision not to submit a full Triumph Application. The City has now determined that it will provide a 2018 full Triumph Application, although substantially scaled down in scope and funding from the original pre-application. The City, while not changing the goal of the original project, has determined it more beneficial to approach the restoration and waterfront redevelopment of Niceville's historic "Old Town" in phases. Moreover, based on the scope of the full application, the city will be able to access state of the art professional guidance to move forward with its restoration objectives.

In the attached application, please note that Niceville is requesting Triumph support for a Phase I effort to fully plan and provide feasibility documentation of the economic, social, overall community benefit of the city's original central business district, now referred to as "Old Town." The purpose of the proposal is to provide both a redevelopment / development plan and to establish the feasibility documentation necessary to justify both Triumph and City of Niceville allocation of future funds. Please note the following items collectively support the Phase I Triumph funding request:

1. The proposed project is the major recommendation in the City's Community Redevelopment Plan (CRA).
2. The project has received \$500,000 grant award under RESTORE in 2017.
3. The project was awarded \$500,000 by the Florida Fish and Wildlife Conservation Commission (FFWCC) in 2017.
4. The city does not have access to the expertise needed to conduct this project.
5. The city does not have sufficient redevelopment revenues to support this effort.
6. The Institute of Senior Professionals at Northwest Florida State College determined that the redevelopment of the Old Town Landing and its resulting economic contribution to the local economy was a major justification for the Niceville Community Redevelopment effort.

2. Provide the title and a detailed description of the proposed project or program, including the location of the proposed project or program, a detailed description of, and quantitative evidence demonstrating how the proposed project or program will promote economic recovery, diversification, and enhancement of the disproportionately affected counties, a proposed timeline for the proposed project or program, and the disproportionately affected counties that will be impacted by the proposed project or program.

The proposed project is the Niceville Old Town Redevelopment Plan and Economic Impact

Documentation.

The City of Niceville created a Community Redevelopment Agency (CRA) in 2015 and approved a CRA Priority Plan 2016. In the CRA Plan (Attachment 3) two of the five priority objectives were to facilitate the redevelopment of the City's former central business district (Old Town) by supporting intensive retail development and to construct a public landing facility. The CRA plan was fundamental in justifying a \$400,000 RESTORE Grant and a \$500,000 Legislative Appropriations in the last two years. However, other needed components of the redevelopment effort have not been undertaken because the City does not have a detailed Old Town Redevelopment Plan, nor the CRA revenues to undertake one.

The purpose of this application is to assist the City of Niceville and the CRA in determining the nature and extent of actions necessary to maximize the use of the CRA area lands and to maximize the economic benefit to the City of Niceville, local businesses, CRA land owners, local employment, local tax base, and to the Okaloosa region's quality of life and economic wellbeing as a whole.

Owing to the above, the City is requesting your support to engage a nationally known urban design firm to prepare an Old Town Redevelopment / Development Plan to support and justify future public capital investments in the project area. Moreover, the proposed plan would also provide necessary documentation to gauge the level and timing of public expenditures over a multiyear period. Specific components of the Old Town Plan would include:

1. Establish the designated area as a special city planning district.
2. Determine all property ownerships, configurations, and values.
3. Evaluate the efficiency of the road network and parking.
4. Determine location of environmental considerations and open space.
5. Determine the feasibility to extend the Landing to create a Bayou Walk.
6. Provide concept plans for intensive business development.
7. Provide plan implementation and management guidelines.
8. Infrastructure cost / benefit analysis by component.
9. Project CRA revenues to reinvest in the CRA.
10. Evaluate the economic impact of the proposed project in terms of net new contribution to the area economy and new primary and secondary jobs.

The proposed project will be completed within fourteen (14) months of grant disbursement. (If additional space is needed, please attach a Word document with your entire answer.)

3. Explain how the proposed project or program is considered transformational and how it will effect the disproportionately affected counties in the next ten (10) years.
The proposed project is completely "transformational." It proposes to provide a plan to restore and recover a 1950's historic business district to a 2020's dynamic and intensive waterside development of public facilities, owner owned businesses, and recreational open space for local citizens and visitors. In addition to a "Seaside" business concept, the project is proposed to provide a venue for public events such as concerts, weddings, attractions such as July 4th fireworks.
-
- (If additional space is needed, please attach a Word document with your entire answer.)

4. Describe data or information available to demonstrate the viability of the proposed project or program.

See Insert D

(If additional space is needed, please attach a Word document with your entire answer.)

5. Describe how the impacts to the disproportionately affected counties will be measured long term.

See Insert E

(If additional space is needed, please attach a Word document with your entire answer.)

6. Describe how the proposed project or program is sustainable. (Note: Sustainable means how the proposed project or program will remain financially viable and continue to perform in the long-term after Triumph Gulf Coast, Inc. funding.)

See Insert F

(If additional space is needed, please attach a Word document with your entire answer.)

7. Describe how the deliverables for the proposed project or program will be measured.

See Insert G

(If additional space is needed, please attach a Word document with your entire answer.)

Priorities

1. Please check the box if the proposed project or program will meet any of the following priorities (check all that apply):

- Generate maximum estimated economic benefits, based on tools and models not generally employed by economic input-output analyses, including cost-benefit, return-on-investment, or dynamic scoring techniques to determine how the long-term economic growth potential of the disproportionately affected counties may be enhanced by the investment.
- Increase household income in the disproportionately affected counties above national average household income.
- Leverage or further enhance key regional assets, including educational institutions, research facilities, and military bases.

- Partner with local governments to provide funds, infrastructure, land, or other assistance for the project.
- Benefit the environment, in addition to the economy.
- Provide outcome measures.
- Partner with K-20 educational institutions or school districts located within the disproportionately affected counties as of January 1, 2017.
- Are recommended by the board of county commissioners of the county in which the project or program will be located.
- Partner with convention and visitor bureaus, tourist development councils, or chambers of commerce located within the disproportionately affected counties.

2. Please explain how the proposed project meets the priorities identified above.

The proposed project meets the following priorities:

Partnerships: The City of Niceville is working with its CRA, Northwest Florida State College, and the Okaloosa Economic Development Council to plan and implement this project. In fact, the landing component of the Old Town Redevelopment scored the highest on the Okaloosa County competitive RESTORE applications.

County Recommendations: Okaloosa County has been requested to support this application. However, as noted, a key component of the project was ranked first by Okaloosa County.

Chamber of Commerce: Attached are letters of support from the Niceville-Valparaiso Chamber of Commerce and the Okaloosa Economic Development Council, (See Attachments 2 and 3)

(If additional space is needed, please attach a Word document with your entire answer.)

3. Please explain how the proposed project or program meets the discretionary priorities identified by the Board.

See Insert I

(If additional space is needed, please attach a Word document with your entire answer.)

4. In which of the eight disproportionately affected county/counties is the proposed project or program located? (Circle all that apply)

Escambia Santa Rosa **Okaloosa** Walton Bay Gulf Franklin Wakulla

5. Was this proposed project or program on a list of proposed projects and programs submitted to Triumph Gulf Coast, Inc., by one (or more) of the eight disproportionately affected Counties as a project and program located within its county?

Yes No

If yes, list all Counties that apply: Okaloosa

6. Does the Board of County Commissioners for each County listed in response to question 5, above, recommend this project or program to Triumph?

Yes No

**Please attach proof of recommendation(s) from each County identified.

See Attachment 4: Resolution 18-127

Approvals and Authority

1. If the Applicant is awarded grant funds based on this proposal, what approvals must be obtained before Applicant can execute an agreement with Triumph Gulf Coast, Inc.?

None

(If additional space is needed, please attach a Word document with your entire answer.)

2. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the entity and Triumph Gulf Coast:

A. Provide the schedule of upcoming meetings for the group for a period of at least six months.

B. State whether that group can hold special meetings, and if so, upon how many days' notice.

None

(If additional space is needed, please attach a Word document with your entire answer.)

3. Describe the timeline for the proposed project or program if an award of funding is approved, including milestones that will be achieved following an award through completion of the proposed project or program.

See Insert J

(If additional space is needed, please attach a Word document with your entire answer.)

4. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the entity applying for funding. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc. In addition, please attach any support letters from partners.

1. City Council adoption of CRA Plan

2. Letter of Support form Niceville Chamber of Commerce

3. Letter of support from Okaloosa Economic Development Council

(Attachments 2, 3 and 5)

Funding and Budget:

Pursuant to Section 288.8017, awards may not be used to finance 100 percent of any project or program. An awardee may not receive all of the funds available in any given year.

1. Identify the amount of funding sought from Triumph Gulf Coast, Inc. and the time period over which funding is requested.
\$180,000, from award for 14 months

(If additional space is needed, please attach a Word document with your entire answer.)

2. What percentage of total program or project costs does the requested award from Triumph Gulf Coast, Inc. represent? (Please note that an award of funding will be for a defined monetary amount and will not be based on percentage of projected project costs.)
Nineteen percent

(If additional space is needed, please attach a Word document with your entire answer.)

3. Please describe the types and number of jobs expected from the proposed project or program and the expected average wage.
See Insert K

(If additional space is needed, please attach a Word document with your entire answer.)

4. Does the potential award supplement but not supplant existing funding sources? If yes, describe how the potential award supplements existing funding sources.
 Yes No
See Insert L

(If additional space is needed, please attach a Word document with your entire answer.)

5. Please provide a Project/Program Budget. Include all applicable costs and other funding sources available to support the proposal.

A. Project/Program Costs:

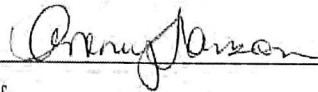
Example Costs (Note: Not exhaustive list of possible Cost categories.)

Construction	\$ _____
Reconstruction	\$ _____
Design & Engineering	\$ 240,000 _____
Land Acquisition	\$ 500,000 _____
Land Improvement	\$ 500,000 _____
Equipment	\$ _____
Supplies	\$ _____
Salaries	\$ _____

I, the undersigned, do hereby certify that I have express authority to sign this proposal on my behalf or on behalf of the above-described entity, organization, or governmental entity:

Name of Applicant: City of Niceville

Name and Title of Authorized Representative: Ammy Hanson

Representative Signature: 

Signature Date: 29 June 2018

City of Niceville Triumph Application
INSERT A

Previous funds requested for this project include:

OKALOOSA RESTORE: Approval of \$400,000 for land acquisition to support the development of a public landing as part of the Old Town restoration. Funding was approved in the County's multiyear plan and actual disbursement is in process from the U.S. Treasury.

CITY OF NICEVILLE: The City has approved a \$100,000 match to the County RESTORE funds above. The City currently has a lease / purchase agreement with the property owners until grant funds are disbursed.

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FFWCC): The FFWCC has provided a \$500,000 Legislative approval grant to provide the upland construction of the Old Town Landing. The improvements were completed in the fall of 2017. Additionally, the City has a FFWCC grant application pending to construct the waterside pier and landing for area watercraft and public access.

City of Niceville Triumph Application
INSERTS D, E, F, G

INSERT D

The Institute of Senior Professionals conducted an assessment of the creation and development of the Public Landing on the Economy of Niceville. The report (Attachment 3) concluded that this specific component of the CRA Plan would have a significant net positive impact on the jobs and economy of the Niceville area.

INSERT E

The long term impacts of the proposed project will be measured by:

1. Number of new businesses within the first ten (10) years;
2. Increase in CRA revenues by year;
3. Net new jobs in the area in the first ten (10) years;
4. Number of public or public use events per year for ten (10) years.

INSERT F

The proposed project is sustainable since it is located within the CRA, which has its own but limited source of revenue. In 2015 the City established the CRA and tax increment financing to support its development and maintenance. Although annual revenues now are small (less than \$100,000 in 2017) the projections indicate a consistent flow of revenues to support basic costs. However, the overall goal of this project is to well exceed sustainability and develop the final project as a major economic and jobs generator.

INSERT G

The deliverables of this project will be an Old Town Redevelopment / Development Plan with an economic analysis and justification component. The measurement will then be the extent of public and private funds directed to implement the plan.

City of Niceville Triumph Application
INSERT I

The proposed project fully meets three of the Triumph Board's discretionary priorities. These are:

1. Transformational: As noted the proposed project is fully transformational in that it will create an intensively planned business district with a major public use component from a former run down, poorly developed, and regressive obsolete business district.
2. Consummated: The proposed project will be completed within fourteen (14) months of the actual grant award.
3. Promote New Jobs: The proposed project is intended to provide new jobs in all sectors. These include: construction, business ownership, business staff, and overall maintenance support. The second phase of this effort will fully develop the type and extent of all new jobs.

City of Niceville Triumph Application
INSERT J

The proposed timeline for project implementation is as follows:

Grant Approval: Select national urban design firm

Grant Award: Hire national urban design firm

Project Completion: The project will be completed within fourteen (14) months of authorization to incur costs. Other milestones will be bi-monthly meetings with city / business-land owners advisory committee.

City of Niceville Triumph Application
INSERTS K and L

INSERT K

Under this Phase I effort the number of jobs provided is estimated at eight (8). Seven (7) with the urban design firm and one (1) new job with the city.

INSERT L

The grant is intended to supplement both City CRA Revenues and current and future state and federal grants. As shown, this is currently a \$1,240,000 project, of which \$1,060,000 is from the city and grants. The City's full CRA annual budget will be required to provide the dedicated match to the Triumph Funds.

City of Niceville Triumph Application
INSERTS N, O, P

INSERT N

The proposed local cash match is \$60,000 and will be obtained from the City of Niceville CRA budget funds. Other funds included in the project are a \$500,000 grant from the Florida Legislature, a \$400,000 grant commitment from the Okaloosa RESTORE Program and a \$100,000 city cash match to the RESTORE funds.

INSERT O

All related program funds, both city and grants are intended to restore historic Niceville "Old Town" business district and to revitalize its contribution to the local and regional economy.

INSERT P

The City's local match for this specific application is \$60,000, while the overall match to the Old Town Redevelopment project is \$1,060,000.

In terms of the City's \$60,000 match, it will be used with the Triumph funds to secure and employ an urban design consultant to develop an action plan to:

1. Achieve economic recovery of the deteriorated former central business district;
2. Provide economic diversification to the extent possible;
3. Provide public and private enhancement to southern Okaloosa County and to target the area's significant tourism economy which does not currently exist in Niceville.

CITY OF NICEVILLE
EXPENDITURES REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2018

001-GENERAL FUND
FINANCIAL SUMMARY

	PRIOR YEAR FYE ACTUAL	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	PRIOR YEAR PO ADJUST.	YEAR TO DATE ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGE
<u>EXPENDITURE SUMMARY</u>								
<u>GENERAL GOVERNMENT</u>								
EXECUTIVE	54,755.75	53,400.00	5,171.35	30,898.63	0.00	0.00	22,501.37	57.8
FINANCE	100,246.23	114,710.00	5,212.51	55,079.13	0.00	0.00	59,630.87	48.0
OTHER GENERAL GOVERNMENT	1,535,615.33	2,167,180.00	120,469.97	997,061.58	0.00	278.00	1,169,840.42	46.0
INFORMATION SYSTEM TECH	766,897.09	920,600.00	56,305.23	451,369.02	3,299.35	13,878.52	458,651.81	50.1
BUILDING INSPECTOR	221,645.92	222,480.00	17,783.61	120,370.96	0.00	95.00	102,014.04	54.1
TOTAL GENERAL GOVERNMENT	2,679,160.32	3,478,370.00	204,942.67	1,654,779.32	3,299.35	14,251.52	1,812,638.51	47.8
<u>PUBLIC SAFETY</u>								
POLICE DEPARTMENT	2,163,456.48	2,682,850.00	210,299.08	1,362,847.70	31,047.00	105,429.05	1,245,620.25	53.5
TOTAL PUBLIC SAFETY	2,163,456.48	2,682,850.00	210,299.08	1,362,847.70	31,047.00	105,429.05	1,245,620.25	53.5
<u>PHYSICAL ENVIRONMENT</u>								
FIRE DEPARTMENT	1,543,627.33	2,058,820.00	174,190.31	993,688.94	1,803.00	73,755.02	993,179.04	51.7
CODE ENFORCEMENT	62,754.34	65,690.00	5,202.58	34,798.24	0.00	0.00	30,891.76	52.9
ANIMAL CONTROL	55,999.93	56,000.00	4,666.66	27,999.96	0.00	0.00	28,000.04	50.0
TOTAL PHYSICAL ENVIRONMENT	1,662,381.60	2,180,510.00	184,059.55	1,056,487.14	1,803.00	73,755.02	1,052,070.84	51.7
<u>ECONOMIC ENVIRONMENT</u>								
STREETS DEPARTMENT	1,050,434.46	1,578,120.00	67,386.52	947,263.71	163.00	651.08	630,368.21	60.0
REPAIR & MAINTENANCE	694,480.74	737,230.00	60,308.40	398,538.00	224.29	150.00	338,766.29	54.0
CENTRAL GARAGE DEPT.	(2,593.17)	0.00	0.00	0.00	0.00	0.00	0.00	0.0
TOTAL ECONOMIC ENVIRONMENT	1,742,322.03	2,315,350.00	127,694.92	1,345,801.71	387.29	801.08	969,134.50	58.1
<u>HUMAN SERVICES</u>								
LIBRARY	1,220,513.25	1,334,820.00	98,318.11	782,663.40	1,186.29	29,360.56	523,982.33	60.7
TOTAL HUMAN SERVICES	1,220,513.25	1,334,820.00	98,318.11	782,663.40	1,186.29	29,360.56	523,982.33	60.7
<u>CULTURE/RECREATION</u>								
PARKS & RECREATION	2,386,410.35	2,559,360.00	96,063.66	832,674.31	34.27	24,470.92	1,702,249.04	33.4
COMMUNITY CENTER	148,833.92	197,920.00	9,897.28	62,946.89	0.00	26,191.15	108,781.96	45.0
CHILDREN'S PARK	172,438.84	247,720.00	13,697.94	79,443.49	0.00	3,863.24	164,413.27	33.6
YOUTH CENTER	105,871.90	127,260.00	9,915.35	62,034.49	0.00	55.14	65,170.37	48.7
SENIOR CENTER	218,349.55	319,890.00	36,213.75	109,720.30	6,547.30	28,721.86	187,995.14	41.2
TOTAL CULTURE/RECREATION	3,031,904.56	3,452,150.00	165,787.98	1,146,819.48	6,581.57	83,302.31	2,228,609.78	35.4
TOTAL EXPENDITURES	12,499,738.24	15,444,050.00	991,102.31	7,349,398.75	44,304.50	306,899.54	7,832,056.21	49.2

RESOLUTION NO. 18- 127

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA; MAKING AND INCORPORATING VARIOUS FINDINGS; AND SUPPORTING THE EFFORTS OF THE CITY OF NICEVILLE TO SECURE TRIUMPH GULF COAST, INC., FUNDING FOR THE NICEVILLE LANDING PROJECT.

WHEREAS, Triumph Gulf Coast, Inc., was organized to oversee and administer the distribution of funds recovered by the State of Florida for economic damages resulting from the 2010 Deepwater Horizon oil spill, and as such has invited entities to make pre-application for eligible projects; and

WHEREAS, the City of Niceville submitted such a pre-application entitled Niceville Landing Project; and

WHEREAS, Triumph Gulf Coast, Inc., issued a letter stating said project meets the minimum requirements for further consideration and invited the City of Niceville to submit a full Application for formal consideration, and issued the pre-application number 19; and

WHEREAS, the City of Niceville has completed a full Application and made that Application available for this Board; and

WHEREAS, said project is determined to be within the jurisdiction of this Board.;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY AS FOLLOWS:

1. The Board of County Commissioners of Okaloosa County does hereby support the City of Niceville in their effort to secure Triumph Gulf Coast, Inc., funding for the Niceville Landing Project.
2. This resolution shall be effective upon adoption.
3. A copy of this Resolution will be forwarded to Triumph Gulf Coast, Inc.

DULY ADOPTED this 19th day of June 2018.

**BOARD OF COUNTY COMMISSIONERS
OKALOOSA COUNTY, FLORIDA**



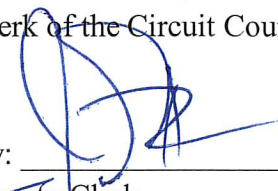
Graham W. Fountain, Chairman

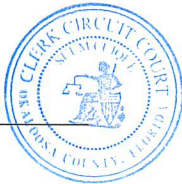


ATTEST:

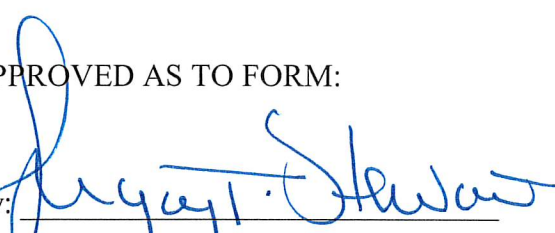
J. D. PEACOCK, II

Clerk of the Circuit Court

By: 
Deputy Clerk
(Seal)



APPROVED AS TO FORM:

By: 
Gregory T. Stewart,
County Attorney

RESOLUTION NO. 12-06-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NICEVILLE, FLORIDA; RELATING TO THE CREATION OF A COMMUNITY REDEVELOPMENT AGENCY UNDER THE AUTHORITIES PROVIDED IN CHAPTER 163, PART III, FLORIDA STATUTES; CREATING A GOVERNING AUTHORITY; AUTHORIZING THE COMMUNITY REDEVELOPMENT AGENCY; DEFINING THE COMMUNITY REDEVELOPMENT AREA; CONFIRMING THAT THE CITY HAS NOTIFIED EXISTING TAXING AUTHORITIES OF THE CITY'S ACTIONS IN THE CREATION OF A COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR THE DEVELOPMENT OF A COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Niceville, Florida (City) is aware of deteriorating, blighted, and underperforming conditions in several areas of the "Old Settlement" areas of the City; and

WHEREAS, certain areas of the older areas of the City need incentives to initiate physical, economic, and social redevelopment to insure their overall contribution to the City of Niceville as a whole; and

WHEREAS, many Florida municipalities have taken advantage of the authorities provided to them under Chapter 163 Florida Statutes, to affect positive redevelopment in deteriorating, blighted, and underperforming areas of their cities, and to assist those cities in maintaining economic and social values and conditions over the entire incorporated area; and

WHEREAS, The City wants to gauge and control its designated area redevelopment efforts to be compatible with City resources to implement and support its redevelopment initiatives; and

WHEREAS, A Community Redevelopment Agency (CRA), under the authorities granted by Chapter 163 Florida Statutes, will provide the authority and the institutional approach for the redevelopment of identified areas within the City, and provide for these areas' lasting contribution to the Quality of Life and economic and social wellbeing to the Niceville community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NICEVILLE, FLORIDA:

SECTION 1. FINDINGS. It is hereby ascertained, determined, and declared that:

(A) Chapter 163, Part III, Florida Statutes (the “Act”), provides legislative authority for municipalities, such as the City of Niceville, to create and establish Community Redevelopment Agencies to carry out the community redevelopment purposes of the Act.

(B) The City Council of the City of Niceville, Florida (the City) desires to exercise the authorities granted to the City by the Act to determine those areas which are deteriorating, blighted, underperforming, or otherwise dysfunctional as it relates to economic, social, land use, transportation, or other factors contributing directly to the City’s economic and social wellbeing.

(C) The area identified in Exhibit “A” has been identified as meeting the criteria established in paragraph (B) above and is designated as the “Redevelopment Area”.

(D) Within the Redevelopment Area, there exists faulty or inadequate street lay outs, problematic traffic access, inadequate parking facilities, lack of pedestrian access to public facilities, traffic flow barriers created by traffic volumes on State Roads 20 and 85, deterioration of commercial structures, vacant unkept buildings and properties, deteriorating aesthetic conditions on major access points to the City, and blighting of water fronts including disrepair of docks, other water front facilities, trash disposal, and potential public health hazards from the poor quality of stormwater run off.

(E) The City Council hereby finds that blighted and seriously deteriorating properties exist within the Redevelopment Area, and that the rehabilitation, conservation, or redevelopment, or any combination thereof, as such Redevelopment Area is necessary in the interest of the economy, public health, public safety, morals, or welfare of the residents of the City.

(F) The City Council hereby finds there is a need for a Community Redevelopment Agency and efforts to affect and carry out identified community redevelopment purposes and projects within the City.

SECTION 2. CREATION OF THE NICEVILLE COMMUNITY REDEVELOPMENT AGENCY.

(A) The Niceville Community Redevelopment Agency (the “Agency”) is hereby created and established, pursuant to Chapter 163.356, Part III, Florida Statutes. The Agency is constituted as a public instrumentality and the exercise by the Agency of the authorities conferred by the Act shall be deemed and held to be the performance of an essential public function.

(B) Pursuant to Section 163.357, Florida Statutes, the City Council hereby declares itself to sit as ex-officio to the governing board of the Agency. The Mayor and Vice Mayor of the City shall serve respectively as the Chair and Vice-Chair of the

Agency. A vacancy occurring during a term shall be filled in the same manner as provided for respectively filling a vacancy in the term of the Mayor, Vice Mayor, or other members of the City Council. Coterminous with employment by the City, the City Manager, City Clerk, and City Attorney or any special counsel to the City shall also serve respectively as the executive director, clerk, and general counsel or special counsel for the Agency.

SECTION 3. POWERS. The Agency is authorized to exercise all of the powers conferred by the Act which are necessary and convenient to carry out and effectuate the purposes of community redevelopment and related activities within the City, "Except that, the CRA Governing Board shall not execute Eminent Domain Authority to acquire an interest in real properties within the Water Oaks Town-home Development".

SECTION 4. DESIGNATION OF COMMUNITY REDEVELOPMENT AREAS: DEVELOPMENT OF COMMUNITY REDEVELOPMENT PLANS.

(A) The power to determine an area to be a deteriorating or blighted area, or combination thereof, designate such area as appropriate for community redevelopment, and may hold any public hearings required and respect thereto is expressly reserved to the City Council pursuant to Section 163.358, Florida Statutes.

(B) Upon adoption of this or any subsequent resolution by the City, identifying a specific redevelopment area and making the determinations provided for in Section 163.360, Florida Statutes, the Agency and its executive director, clerk, and counsel shall be deemed to be authorized and directed to proceed to timely create and seek comment upon a community redevelopment plan to be developed in conformance with the Act and express City Council policy direction, if any.

SECTION 5. REDEVELOPMENT AREA.

(A) The Redevelopment Area as provided in Exhibit "A" is composed of blighted, deteriorating, and neglected vacant buildings and properties which have been determined to constitute an economic and social liability imposing onerous burdens which decrease potential tax base and revenues, substantially impairs or arrests sound community growth, aggravates traffic problems, and hampers the elimination of traffic hazards, and the overall improvement of traffic facilities. The Area is approximately 340 acres (1/2 square mile) in size.

The Redevelopment Area includes the following:

- (i) The Old Settlement of the City of Niceville on Boggy Bayou;
- (ii) The SR-20 corridor from Niceville High School to SR-85;
- (iii) The SR-85 corridor to the western City limits; and
- (iv) The extension of SR-397 (John Sims Parkway) to the Valparizo city limits.

SECTION 6. NOTIFICATION OF THE TAXING AUTHORITIES. Pursuant to Chapter 163.346, F.S., the Agency staff is directed to compile a description of the designated Redevelopment Area to identify all properties within the Area. The City will provide public notice of such proposed action pursuant to s. 125.66(2) or s. 166.041(3) (a) and, at least 15 days before such proposed action, mail by registered mail a notice to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the Redevelopment Area.

SECTION 7. IMPLEMENTATION SEQUENCING.

(A) Obtain confirmation that all taxing authorities have been notified pursuant to Chapter 163.346, Florida Statutes, of the intent of the creation of the Niceville Community Redevelopment Agency and its intent to establish tax increment financing of the Agency pursuant to Chapter 163.346, Florida Statutes, on or before May 22, 2012.

(B) Implement creation of Community Redevelopment Agency by enabling Resolution June 12, 2012.

(C) Initiate activities necessary to develop a Redevelopment Area Plan (the “Plan”) for redevelopment improvements. Staff to consult with public and private interests within the designated area and present the Plan to the Redevelopment Agency Board at a fully noticed Public Hearing on or before June 30, 2013.

(D) Implement Community Redevelopment Agency Trust Fund pursuant to Florida Law.

SECTION 8. EFFECT OF ADOPTION OF RESOLUTION.

(A) The adoption of this Resolution shall be liberally construed to (1) comply with the adoption of finds of necessity required by Section 163.355, Florida Statutes, (2) create a Community Redevelopment Agency pursuant to Sections 163.356 and 163.357, Florida Statutes, and (3) specifically document by resolution that the City Council has determined the Redevelopment Area to be an area of “slum or blight” with the meaning of the Act, and designate such area as appropriate for community redevelopment.


(B) If any one or more of the provisions of this Resolution should be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such provisions shall be null and void and shall be deemed separate from the remaining provisions of this Resolution.

(C) All prior resolutions of the City inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained.

SECTION 9. EFFECTIVE DATE.

This Resolution shall take effect immediately upon its passage and adoption.

ADOPTED this 12th day of June, 2012.


Mayor

ATTEST:


CITY CLERK



Economic Development Council
of Okaloosa County, Florida

May 29, 2012

Mayor Randall Wise
City of Niceville
206 Partin Drive
Niceville, FL 32578

RE: Community Redevelopment Area

Dear Mayor Wise,

As an economic developer, it was with great pleasure that I learned of the city's interest to establish a community redevelopment area. As you are aware, the Community Redevelopment Act was established with the intent to help communities revitalize downtown areas, preserve historic structures, and otherwise enhance the designated area for business development and quality of place attributes. It has been proven through time that places with positive cultures have more motivated residents and prospering neighborhoods; thereby providing a stronger quality of place and desirable location for both residents and businesses.

Under Florida law, local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist such as the presence of substandard or inadequate structures, a shortage of affordable housing, and/or inadequate infrastructure. The availability of some unique financing is one of the benefits of establishing a CRA. Once a CRA is designated, then the process of tax increment financing can take place which will utilize measurable increased, incremented, property tax to pay for improvements within the area; it will give back to the area from which it came as a direct benefit to the property and business owners. Additional financing streams can include a revolving loan fund, HUD Community Development Block Grants, revenue bonds, and property and/or business owners' fees or assessments.

The process of establishing a CRA has proven to be beneficial to jurisdictions in order to improve designated areas with community and business development. Through the city's goal of neighborhood redevelopment via the CRA, you will be able to increase wealth at the individual or household level, add value to real estate, minimize retail leakage, and create an environment for business attraction and expansion.

Therefore, I and the Economic Development Council support this initiative and commend the City of Niceville for taking this step to further position the city in being a premier location to live and conduct business.

Sincerely,

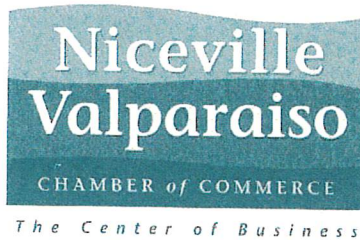
Kay Rasmussen
Vice President Community & Economic Development

Cc: Larry Sassano

The EDC is a 501(c)(6) Not-for-Profit Organization

P.O. Box 4097, Fort Walton Beach, FL 32549

(850) 362-6467 . (800) 995-7374 toll-free www.florida-edc.org



June 8, 2012

Honorable Mayor Randall Wise
City of Niceville
204 North Partin Drive
Niceville, FL 32578

Dear Mayor Wise:

Thank you for presenting the City's Community Redevelopment Program to the Board of Directors of the Chamber of Commerce. Our board members enjoyed the presentation and as the leading business organization for our community, we support the efforts to make our area more attractive for economic development.

Based on the presentation, the Chamber supports the concept to establish a CRA and the basic goals of the proposed program. The Chamber is encouraged by this positive action by the City of Niceville to provide public initiative and investment to support the needs of the Niceville business community.

We look forward to being part of this initiative as it moves forward.

Sincerely,

A handwritten signature in blue ink that reads "Tricia Brunson". The signature is stylized and cursive.

Tricia Brunson
President & CEO



NORTHWEST FLORIDA STATE COLLEGE

100 College Boulevard • Niceville, FL 32578-1295 • (850) 678-5111 • www.nwfsc.edu

April 29, 2015

Mr. Bill McCartney
c/o Mr. Lannie Corbin, City Manager
City of Niceville
208 N. Partin Drive
Niceville, FL 32578

Dear Mr. Mc Cartney:

It is my pleasure to present the enclosed document, "City of Niceville Community Redevelopment Act (CRA) Draft Plan Support" prepared by members of Northwest Florida State College's Institute for Senior Professionals and approved by ISP's membership as a whole.

Members of the study team include: Mike Flynt and Art Miller. I know you appreciate the time and effort these team members put into the research behind this report and the care with which it was written.

If there are any questions regarding the report, please contact Mike Flynt via email:
mflynt6905@aol.com

Sincerely,

A handwritten signature in blue ink, appearing to read "Ty J. Handy".

Ty J. Handy
President

TJH:bt
enclosure



**Institute for Senior Professionals
Of Northwest Florida State College**

**City of Niceville
Community Redevelopment Act
(CRA)**

Draft Plan Support

April 27, 2015

INTRODUCTION

This report responds to a request from City of Niceville Manager Lannie Corbin and the city's CRA Consultant Bill McCartney. It is on a fast track in order to have its contents available to include in an Okaloosa County RESTORE Act project proposal application. Specific sections of the application are cited in the final paragraphs. The report was written by Art Miller and Michael Flynt.

BACKGROUND

Request.

On March 17, 2015 the City of Niceville Community Redevelopment Act (CRA) Consultant Bill McCartney sent the attached email on behalf of the City Manager requesting assistance in preparing an application for funding of one part of the plan from the Okaloosa County RESTORE Act Committee (ORAC) (Atch 1). The email was summarized and sent as an email to appropriate ISP members and leaders (Atch 2).

Request Background: In 2012, the Niceville City Council voted unanimously to explore the establishment of a CRA Plan to: "Eliminate blighted conditions in the old settlement area as a result of inadequate transportation facilities, . . . deteriorating sites . . . high vacancy rates, . . . obsolescence of properties. . ."

Authorization for such projects is found in Section 163.335 Florida Statutes, (4). It says, ". . . coastal resort or tourist areas . . . which are economically distressed . . . be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community."

The City Manager and CRA Consultant believe Okaloosa County RESTORE Act funding can give this very viable economic development a quick start from a plan to a project.

Focus

Recent studies have shown that the areas of the Old Settlement, now titled as the Historical Downtown District, are deteriorating owing to: inadequate street layout; faulty layout of commercial properties in respect to accessibility; size; and outdated density patterns of individual structures; diversity of ownership; inadequate transportation and parking facilities; lack of functional open space; deteriorated structures and properties; inadequate access to major transportation routes; a large number of vacant properties; and overall deterioration.

Main Component

The City of Niceville administration says, "...redevelopment of the "old village" on Boggy Bayou will have major implications for the success of the City's CRA Program. Fundamental to this is the purchase and development of a public landing on the bayou to serve as the center piece of the commercial restoration of the district." City Administration has identified a shoreline area ideal for the project. It consists of three small parcels on Bayshore Drive in the center of the oldest commercial district of the city. The City Administration has contacted owners of the three needed parcels and believe the land can be bought for \$500,000.

Vision

To turn around decline of the Historical Downtown District, this vision is offered to guide necessary actions. The overall vision of this effort is to:

"Create a unique park that is innovative in design and amenities, anchored in the best of the culture and history of the bayou, and that offers a new experience with every visit."

APPROACH

In keeping with the City of Niceville's resolution and with Florida Statutes, The City of Niceville is resolved to:

- redevelop and enhance the Historical Downtown District of the city
- provide residents and visitors with unique, positive experiences
- make a significant impact on the local economy
- improve the image and attractiveness of the community

The Historical Downtown commercial area is located along the north shore of Boggy Bayou. It is triangle shaped bounded by Bayshore Drive from its intersection with John Sims Parkway (SR20) east to the eastern boundaries of parcels on the east side of Edge Avenue north to John Sims Parkway at Jones Avenue and west to the starting point., It consists of an estimated 1,101,632 square feet of space or roughly 23 acres.

The designated area has significant potential as a year round venue for cultural, historic, recreational, and culinary experiences, all of which would create positive experiences for visitors, and provide economic stimulus to the city, to property owners, and to businesses. In addition, the CRA area is adjacent to the City of Niceville's existing Turkey Creek Recreational District adding accessible outdoor experiences such as tubing, a boardwalk for wildlife viewing, running and benches for rest. The creek's swimming holes are a favorite too. The CRA Plan calls for connection of the two areas to enhance the value of both.

Based on research into other similar projects that have been successfully developed elsewhere over the past few decades, the following elements are frequently included in such projects:

- ✓ Cultural: the arts; galleries; diverse restaurants; festivals and events; cultural diversity, farmers' markets, nightlife, entertainment
- ✓ Historic: buildings, museums, libraries, artifacts, photographs, businesses
- ✓ Recreation: scenic views, boat rides, docks, parks, playgrounds, multi-purpose paths, fishing
- ✓ Culinary: diverse dining opportunities, local foods and locally grown products.

Other historical restoration projects in Florida and the rest of the nation form a basis for this concept of characteristics of the Boggy Bayou Landing redevelopment program.

Area Character and identity

- ✓ Scaled for unhurried personal experiences
- ✓ Environmentally sound materials and construction
- ✓ Venues for special events
- ✓ Enhanced environmental features implementing the city stormwater management utility plan
- ✓ Safe family areas

Bayou-related amenities

- ✓ Bayou Landing boardwalk with areas for visiting boat tie-ups
- ✓ First-hand experience of the beauty of the bayou
- ✓ Rentals of kayaks, canoes, paddleboards

Potential District Features

- ✓ Restaurants, family and up-scale
- ✓ Children's splash pad, fountain
- ✓ Swings
- ✓ Seasonal food and refreshments
- ✓ Dog park
- ✓ Iconic cultural features
- ✓ Farmers Market
- ✓ Rental pavilions
- ✓ Game tables
- ✓ Areas to display outdoor art
- ✓ Wi-Fi Hotspot

Potential Events

- ✓ Fourth of July fireworks viewing area, public celebrations
- ✓ Novelty boat races, for example team based milk carton canoe races
- ✓ Themed art shows
- ✓ Start and Finish lines for biking, fun runs, etc.
- ✓ Fishing tournaments (red fish, trout, catfish, etc.)
- ✓ Public performances, bands, variety acts, outdoor plays
- ✓ Mattie Kelly Environmental Institute annual family day
- ✓ Boat parades
- ✓ Waterfront events complementing the Mullet Festival
- ✓ Historical re-enactments such as the Walton Guards

Such projects normally limit, or eliminate, vehicular traffic so that visitors have freedom to move about without concern for traffic. Creation of pedestrian-only areas is desirable.

Among the important redevelopment projects under consideration for the Niceville Historical Downtown District are:

- ✓ Niceville Public Landing Acquisition (2015)
- ✓ Public Land Construction (2016)
- ✓ Historic Downtown Streetscapes and Lighting (2016)
- ✓ Public Landing and Walkway Construction (2015-2017)
- ✓ Historic Downtown Cleanup (2015)
- ✓ Restoration of Mill Pond and Habitat (2015)
- ✓ Development of Public Parking Areas (2016)
- ✓ Development of Crosswalk to Turkey Creek Recreation Area (2016-2017)
- ✓ Landscape Enhancements (2015-2016)

Proximity of the Turkey Creek Recreation District to the Historic District will complement the attractiveness of both districts. In addition to the strategies for the Historic Downtown District, numerous projects have been identified for the Turkey Creek Recreational District, such as a resource facility, canoe recovery area, amphitheater, tennis courts, boardwalk completion, land acquisition, informational kiosks, multi-purpose paths, storm water improvements, and pedestrian access improvements. Both districts will offer a variety of visitor options with every visit.

The CRA project Highlands District includes projections for improvement of commercial and retail business, multi-family housing, enhancement of streetscapes, and code enforcement.

The John Sims Parkway District of the CRA project includes incentives for business and enhancement of streetscapes.

Throughout the CRA, an investment needs to be made for development costs, hiring staff, developing design guidelines, public utilities, utility relocation, gateways, rezoning

traffic studies, and incentives for redevelopment. Grants and planned tax increment financing (TIF) are expected to contribute to the entire CRA project.

ESTIMATED COST PROJECTIONS

At this conceptual phase of the Historical District redevelopment project, costs the economic impact can be approximated based on local experience and similar historical restoration areas.

Over the three year period from the present until 2018, the CRA Draft Plan of March 15, 2015 projects these redevelopment costs:

-Land Acquisition for Landing	\$400,000 - \$700,000
-Parking	\$400,000 - \$500,000
-Stormwater Management	\$500,000 - \$700,000
-Restoration Improvements	\$500,000 - \$750,000
-Multi-Purpose Trail	\$800,000 - \$900,000
-Land Acquisition for Parking	\$400,000 - \$500,000

City of Niceville Administration negotiations with property owners for the intended Bayou Landing site indicate that the three parcels can be bought for \$500,000.

SUGGESTIONS FOR THE OKALOOSA COUNTY RESTORE ACT (ORAC) PROJECT APPLICATION

A. Project Summary. ORAC Data Collection Form, Part A. Item A.1. This information is offered for the Project Summary:

Economics of the project: This application is limited to funding purchase of about 120 feet of Boggy Bayou shoreline property in the neighborhood where the earliest commercial settlement occurred. The site is central to the Historical District portion of the Niceville Community Redevelopment Act (CRA) Draft Plan dated March 15, 2015. The lion's share of expenditures both long- and short-term will be made through a combination of sources characteristic of CRA projects. The CRA Plan calls for the city to construct a 60 foot wide pier type landing about 100 feet into the bayou along with upland public parking. Subsequently, a boardwalk is planned to connect with the amenities of Turkey Creek Walk Park. The Florida Department of State publication *Economic Impacts of Historic Preservation in Florida, Update 2010* reports that public investment in historic preservation in Florida between 1996 and 2008 resulted in 1.6 times the investment in matching funds. Using that as a multiplier it would mean an \$800,000 impact for the \$500,000 requested here. The city estimates the whole CRA project will have average annual revenues of \$875,000 from CRA and Tax Increment Financing, loans, grants and private contributions. Initial investment for the proposed project will be for construction of the pier and upland parking after award of RESTORE Act funding. After completion of the pier, city revenues associated with this application

will come from fees and rental of the pier for private events. The pier will anchor other developments in the Historic District that will result in increased ad valorem and sales taxes for the city.

Specific Objectives. The Boggy Landing pier will anchor redevelopment of the “old town” Historic District. It will be the attraction and public space that will draw entrepreneurs and investors to build on the unique character of existing amenities on the bayou. New development is expected to include high-end dining and shopping that take their identity from the Historic District. Boggy Landing will be the heart of the old town community with its heritage of water travel for timber and turpentine, sport and commercial fishing, and retreat residences for the wealthy escaping northern winters. This shoreline property will attract public and private events ranging from sporting activities and fine dining to children’s play areas and weddings and the many other activities found in similar developments across Florida and the nation. Outdoor recreation opportunities will draw those looking for access to the bayou for boating and fishing. The many reasons to visit Boggy Landing will make it an attractive place with new experiences possible with each visit.

Jobs Created Short Term employment will involve engineering and construction of the pier and upland parking. The CRA plan estimates some \$1,000,000 for land acquisition plus pier construction.

Long Term employment on the Landing will include long term routine maintenance of the structure and management of its use. City of Niceville Public Works will provide maintenance and a part time manager for public use will be needed. It is also likely that commercial vendors for rental watercraft such as kayaks will want to use the property most months of the year. City and recreational service wages will probably be in the \$17,000 to \$20,000 Leisure and Hospitality range reported by the Florida Legislature Office of Economic and Demographic Research in January 2015.

More significant will be jobs resulting from businesses drawn to the Historic District by the signature Bayou Landing. Section B.1.6 below describes food service, retail and recreational amenity jobs ranging from managers with salaries upwards of \$60,000 to entry level dishwashers making about \$10.00 per hour. Other job possibilities exist as well. Historic preservation districts have their own flavor and employment opportunities will grow as the district matures and expresses its character.

B. Jobs Created. ORAC Data Collection Form, Part B. Quantitative Scoring Model, Economic Factors. Item B.1.6.

Purchase of property with proceeds from RESTORE Act funding will not directly result in job creation. Job creation will result from city financed development of a pier on the shoreline property described in this application. Short term salaries and wages will be the result of contracts for engineering services and marine construction. Follow-on redevelopment of the Historic District will result in long term employment. Data here are

from the Bureau of Labor Statistics reporting on Florida (See www.bls.gov/oes/current/oes_fl.htm).

Short Term Jobs – These jobs will be covered by the contract for pier construction and will be filled by engineers who draw the pier plans and construction workers who build it.

Occupation	Mean Hourly	Mean Annual
Engineer	\$43.80	\$91,000.00
Construction Manager	42.47	88,330.00
Construction Helper	13.27	27,610.00

Long Term Jobs These are representative. Many other possibilities exist depending on how the Historic District evolves to express its own character. The range of annual salaries can be expected to cover other jobs.

Occupation	Mean Hourly	Mean Annual
Restaurant Manager	\$30.78	\$64,020.00
Chef	11.78	24,500.00
Restaurant Staff	10.60	22,040.00
Dishwasher	9.38	19,500.00
Retail Manager	20.68	43,000.00
Retail Clerk	11.80	24,700.00
Cashier	10.00	19,740.00
Food Service Concessionaire	10.39	21,610.00
Recreation Workers	11.65	24,230.00

C. Economic Factor #2. ORAC Data Collection Form, Part B. Quantitative Scoring Model, Item B.2., Revenues.

The B.2.1 Revenue Table is Attachment 3. The table gives expected revenues for the entire CRA Project. Two lines give information relating to the Bayou Landing. Total Revenue from City Government is estimated to contain an average of \$10,000 annually for pier maintenance. The Total Sales Revenues line estimates concession fees for recreational equipment rentals and food concessions on the pier. The Sales Revenues level off after the facility matures and establishes a steady activity level. With 10-year city expenditures of \$100,000 for maintenance deducted from expected sales revenues of \$120,000 provides a modest profit. The significant benefit to the city will result from increased ad valorem taxes and municipal revenue sharing of sales taxes collected.

D. Economic Factor #2. ORAC Data Collection Form, Part B. Quantitative Scoring Model, Item B.2.2.

The Bayou Landing is a venue for service sales. *Food and Drink.* Existing restaurants near the site will be joined by others, probably with specialties such as seafood, Cajun and traditional southern cooking. Special and weekend events should include food concessionaires offering comfort food on or near the pier. Establishment of one or more bars with a view of the bayou can be expected. A specialty café serving fine coffees and teas would do well at any time. *Leisure activities.* Rentals of kayaks, canoes and paddle boards from concessionaires on the Landing are expected. The beauty and calm waters of Boggy Bayou are a natural attraction. Renters will also be able to cross under the John Sims Parkway bridge over Turkey Creek to enjoy its cool waters and abundant wildlife. *Retail.* Recreational activity on the bayou should lead to retail sales of personal equipment and small water craft such as kayaks. Special events envisioned by the city should lead to shops catering to visitors and local families. The unique character of the Landing is expected to draw specialty clothing and other stores. *Special Events.* The Bayou Landing will host a variety of special events. They may include art shows, antique automobile shows, musical events, canoe or kayak races, foot race and bicycle race start/finish, and many more. Each out of town visitor will need to eat and some a place to sleep generating sales in the city.

CONCLUSION

The Historic District Community Redevelopment plan responds to many of the criteria set by the RESTORE Act for selecting projects for funding. It offers new public access to Florida's recreational waters and opportunities to learn to appreciate the natural environment, it adds jobs and businesses to the city, and it strengthens Niceville as a sustainable city in times of natural disaster and economic downturns. The amount requested is modest compared to the entire CRA plan for the city. It appears to this writer that an Okaloosa County RESTORE Act Committee recommendation for project approval will be a wise step for the city and Okaloosa County.

Attachments:

1. City of Niceville CRA Consultant email, March 17, 2015, at 10:57 AM.
2. Michael Flynt email, March 27, 2015, 8:55:31 AM. Economic Development Project Request.
3. Table B.2.1, 27APR2015

ATTACHMENT 1

Subj: **Niceville CRA/BP Landing Project-Economic Impact**
Date: 3/17/2015 10:57:25 A.M. Central Daylight Time
From: bill.crlands@gmail.com
To: Mflynt6905@aol.com
CC: corbinl@niceville.org

Mike, Thanks for meeting with Lannie and me last week. We are getting all our "ducks in a row" to present a ground breaking application to the OKRAC for BP funding. As we discussed, both the environmental and economic outcomes from the redevelopment of the "old village" on Boggy Bayou will have major implications for the success of the City's CRA Program. Fundamental to this is the purchase and development of a public landing on the bayou to serve as the center piece of the commercial restoration of the district. As we discussed, we will need some projections of the economic impact of this effort , both short term and long term. The assistance of your group at NWFSC could provide a reasonable assessment of the overall economic benefits of this proposed project. I hope you all will agree to assist us.

I will be in Niceville tomorrow to secure a copy of the CRA Plan for your Committee to review. Please let me know how to get it to you.

Lannie and I look forward to working with you in this effort. Bill McCartney

ATTACHMENT 2

Subj: **Re: ISP Niceville CRA Project Meeting April 1st at 0900**
Date: 4/1/2015 7:37:40 A.M. Central Daylight Time
From: bill.crlands@gmail.com
To: MFlynt6905@aol.com
CC: corbinl@niceville.org

Yes, thanks Mike. The need is two fold. 1. To provide an assessment of the "Old Town" CRA on the local economy and 2. A reasonable assessment of Public Access to and from the Water for a landing facility. Apalachicola, for example, uses its landing for many public assemblies (Santa arrives every year by shrimp boat) as well as access to the city for local and traveling boaters. These facilities have a number of names, such as River Walk, Landing, City Docks, Bayou Park, etc. The major purpose of the facility is to jump start the down town redevelopment and serve as an area specific economic stimulus. The project is one of only 5 major initial recommendations in the CRA Plan. Sorry I can not make the meeting but Lannie and I had a good review yesterday. Bill Mc

On Tue, Mar 31, 2015 at 11:53 PM, <MFlynt6905@aol.com> wrote:

Thanks Bill. Sorry you won't be there. The main thrust of our meeting is to put some boundaries on what is needed so we can determine if ISP has the resources for the job. Seeing the highlights in the Parts A & B it appears we will only be asked to contribute to those fields. Also, not sure if you are asking for economic impact of the whole proposal, or just the Historic District part. It sounded as if the need is for the Historic District redevelopment. Is that correct?

Mike

In a message dated 3/31/2015 6:32:39 A.M. Central Daylight Time, bill.crlands@gmail.com writes:

Mike, I'm cooking lamb for 80 people for a Sadder Supper on Wednesday. I will not be able to attend. I will be able to meet with you and/or others anytime next week. Bill Mc

On Mon, Mar 30, 2015 at 5:15 PM, <MFlynt6905@aol.com> wrote:

Greetings: Lanny Corbin is providing us a room in Niceville City Hall and will meet with us to answer questions about the Community Redevelopment Project described in an earlier email.

Let's meet in City Hall at 9:00 AM on Wednesday, April 1st (no foolin'). Please give me an OK by return email to confirm the date, time, and location are good for you.

Thanks,

Mike
496-0836 (cell)

ATTACHMENT 3

REVENUES										
Entire CRA Plan including the RESTORE Act Grant										
Estimated Annual Revenue by Source	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Revenue from RESTORE Grant	500,000									
Total Revenue from City Government ¹	400,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Total Revenue from County Government										
Total Revenue from State Government (CRA Grants) ²		1,600,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Total Sales Revenues (user fees, lease fees, product revenue, etc.) ³		5,000	10,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Other Private Contributions (donations, private grants, etc.) ²		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Loan ²	75,000									
CRA/Tax Increment Funding ²	10,000	20,000	40,000	120,000	240,000	400,000	400,000	400,000	400,000	400,000
TOTAL REVENUES	985,000	1,685,000	610,000	695,000	815,000	975,000	975,000	975,000	975,000	975,000
TOTAL REVENUE										\$9,665,000

1. Estimate for public parking development plus annual maintenance on the Bayou Landing Pier.
2. City of Niceville CRA Draft Plan, March 10, 2015.
3. Estimate of user fees for use of Bayou Landing Pier for private events. Amount levels off after three years due to schedule saturation.

ATTACHMENT 4

REPRESENTATIVE JOBS AND SALARY IMPACT WITH MODEST DEVELOPMENT										
Estimated Annual Salaries by Source	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Restaurants	\$132,000	132,000	264,000	264,000	396,000	396,000	528,000	528,000	528,000	528,000
	(1 @ \$132,000)		(2 @ \$132,000)		(3 @ \$132,000)		(4 @ \$132,000)			
Retail Stores	196,500	196,500	196,500	393,000	393,000	393,000	589,500	589,500	589,500	589,500
Bar	175,110	(1 @ \$196,500) 175,110	175,110	(2 @ \$196,500) 350,220	350,220	350,220	(3 @ \$196,500) 350,220	350,220	350,220	350,220
Recreational Services	(1 @ \$175,110) \$58,460	\$58,460	58,460	(2 @ \$175,110) 58,460	116,920	116,920	175,380	175,380	175,380	175,380
	(1 @ 58,460)		(2 @ 58,460)		(3 @ 58,460)					
Totals	\$307,110	562,070	694,070	1,065,680	1,256,140	1,256,140	1,643,100	1,643,100	1,643,100	1,643,100
TOTAL Salaries										
TOTAL 10 YEAR SALARY IMPACT WITH MODEST DEVELOPMENT										
\$11,713,610										

1. Average per restaurant: Manager @ \$64,000, Cashier @ \$20,000, Servers 6@ \$22,000, Dishwashers 2@ 19,500 = \$253,000
2. Average per shop: Manager @ \$43,000, Cashier @ \$20,000, Sales staff 5@ \$24,700 = \$196,500
3. Average per bar: Manager @\$60,000, Tenders 3@ \$25,370, Bus/dishwasher 2@ \$ \$19,500 = \$175,110
4. Average per recreational activity: Manager @ 30,000, Workers 2@ 24,230 = \$58,460

Salary information source: Department of Labor Statistics (www.bls.gov/oes/current/oes_fl.htm).