

## Application Score Sheet

Proposed Project: City of Apalachicola. Port of Apalachicola (#26)

Proposed Project/Program County: Franklin

Board of County Commission Support: Yes

Total Projected Project Cost: \$4,454,596.00

Match Provided: \$3,345,596

Triumph Funds Requested: \$1,100,000.00 (24.7%)

Triumph Funds Recommended by Staff: \$1,100,000.00

Score: A

Triumph Board Approval: Yes/No

Triumph Funds Approved by Board:

Date:

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### **Economic Impact Analysis and Score**

The City of Apalachicola Proposal describes improvements to the Scipio Creek Basin boat yard, landing docks, and the historic Popham house that are intended to improve usability for the commercial shallow draft fishing fleet and to improve the boat building program and associated Maritime Museum, a foundational tourism asset. The Triumph request of \$1,100,000 represents 24.7 percent of total project cost of \$4,454,596 over the 15-year (2010 – 2025) implementation of the multi-facility Port of Apalachicola strategic plan. However, there is minimal cash match for the proposed Triumph expenditure items.

The City will expand load/off-load facilities, improve the mobile boat repair enclosed facility, install seafood products handling equipment, and provide an ice manufacturing plant and associated storage building at the commercial fishing and boat repair facility at Scipio Creek. These improvements are targeted at shrimpers, crabbers and other independent commercial fishermen. Projections suggest that \$500,000 gross revenue per year from the planned multi-facility City port enterprise function may be realized.

At the historic and iconic Popham building, which was purchased with a Florida Communities Trust grant, the City will do foundation replacement, interior improvements, plumbing and sprinkler systems installation and upgrades, and other improvements. These changes will allow further development of the wooden boat building program that is a both a training function and a growing driver of tourism activities and associated spending in Apalachicola. These improvements will be important to the continued growth of these two most important sectors in the local economy.

It is expected that the project will allow retention of existing jobs and creation of new ones in the shrimping and off-shore fishing sector, as well as net new employees at the boatyard and new

full- and part-time employees at the Maritime Museum. Taken together, the creation of net new direct FTE should be on the order of 13 to 16 employees, with additional spin-off employment created due to fishing and tourism activity. It is expected that the Triumph cost per direct FTE will be in the \$65,000 to \$85,000 range.

While the job creation potential of the improvements is moderate, it is reasonable to expect that the benefit/cost ratio for the proposed improvements will be good compared to other projects known to be available in this more rural region. Good increases in economic activity and thus earnings to proprietors can be expected given the types of independent fishery businesses that will use the improved site. It is reasonable to expect that the above-mentioned net new jobs will be generated over a three-year spool-up period as the fishing fleet begins using the new facilities. The operations and maintenance expenditures that will be necessary to maintain the improved sites will be handled by the new City port enterprise department.

For these reasons, staff rate this program “A” in terms of economic impact to the City of Apalachicola and Franklin County and recommend advancing it to the Triumph Board for further consideration.

### **Project Summary (based on information provided by the applicant)**

The City of Apalachicola requests \$1,100,000 of Triumph funds to improve the Scipio Creek Basin and Boat Yard at the Port of Apalachicola and renovations of the Popham Marine Services Facility/Apalachicola Maritime Museum and Wooden Boat Building Academy. The projects are located at 2100 N. Commerce St. and Wharf Lot 7, Water Street in Apalachicola.

Apalachicola has served as a Port since the late 1700s, and was the third largest port of the United States' Gulf Coast before the Civil War. The Port has three distinct physical advantages with its direct access to the Gulf of Mexico, its location along the Gulf Intracoastal Waterway, and its immediate up-river access by a federally authorized waterway to ports in Alabama and Georgia. No other port in Florida has such strategic access of development potential for use by coastal commercial, recreational, or sports watercrafts.

The proposed project will become an active enterprise in the Apalachicola port utility, known as the Department of Marine Facilities. Each activity will be considered a revenue producing activity for the City and will be expected to provide revenues for its operation, maintenance and facility expansion/improvements annually in the City's budget process. The Port's facilities are expected to contribute an estimated \$500,000 per year to the City's budget. The Port will be managed by the City officials and staff to achieve these goals.

The Port of Apalachicola proposal seeks to expand the capacity of port commercial facilities to increase its contribution to the area economy. The City's proposed overall Port Improvement Plan includes two different requests from Triumph:

First, \$567,000 is requested for enhancement of the commercial fishing facility at Scipio Creek (also known as Millpond) to fully serve independent fishermen, who are not working for a vertically integrated seafood producer, within the Northeastern Gulf of Mexico. This public on-

load/off-load/provisioning, and repair facility would be the first and only public commercial docking and product offload facility in the region.

The City estimates that the expanded public landing and ice facility will accommodate at least 8 to 10 additional shrimpers/off-shore fishermen and impact local businesses with a demand for goods and services. The project will provide a public landing facility that currently does not exist in the Northeastern Gulf of Mexico.

Specifically, the Scipio Creek Basin and Boat Yard improvements will maintain and expand the contribution of the independent shrimpers, crabbers, and commercial fishermen to the local and regional economy by providing the facilities and provisions required to support these activities. On and off loading for local and transient fishermen and the availability of ice (independent of commercial fish houses) are extremely important to avoiding the decline of local shrimping/fishing and to transient fishermen from South Florida or out of state.

Additionally, the newly constructed boat yard will offer services which have not been available in Apalachicola for many years. The ability to haul, repair, or reconfigure a commercial or recreational watercraft will substantially contribute to the marine related moorings, goods, and services available in the City.

The improvements include the construction of an on-load/off-load fishing/shrimping provisions and catch landing, the foundation and construction of a 20 ton ice making plant, the construction of an enclosed boat repair facility and sailboat mast lift and the extension of water and electrical service throughout the boat yard and installation of six elevated overhead lighting poles.

The boat basin is expected to employ 4 additional employees and the boat yard will employ 2 additional employees and creating a market for new or replaced boating equipment.

Second, \$533,000 is requested to bring the 1930s Popham Marine Services Facility up to a usable condition as required by a Florida Communities Trust Grant to lease to the Apalachicola Maritime Museum and Wooden Boat Building Academy. This will enable the museum to expand its operations and economic contribution.

The use of the Popham Building by the Apalachicola Maritime Museum and Wooden Boat Building Academy will be part of the transformation of Apalachicola's historic marine related economy. Thousands of yearly visitors to Apalachicola are attracted by the City's marine history and its contribution to the early development of the State of Florida. The Wooden Boat Building Academy will bring professional and amateur boat builders and enthusiasts to Apalachicola which will have the only wooden boat building public exhibition facility remaining on the Gulf Coast.

The museum proposes to expand its visitor exhibition facilities, provide ecotourism trips, conduct wooden boat building classes, and support community public assembly and marine topic schools and lectures within its large two-story facility.

The Maritime Museum is expected to employ 3 to 4 additional employees plus visiting Wooden Boat Instructors with monthly classes of 10 to 15 professional and amateur wooden boat builders.

It is currently estimated that 22 direct new jobs will be created, Boat Basin - 2, Boat Yard – 4, Maritime Museum (Full-time) – 4, Maritime Museum (Part-time) – 12. Indirect Area-Wide Employment is expected to create 14 new jobs, Basin and Boat Yard – 8 and Museum – 6. The proposal is also expected to retain another 40 Fishing Fleet jobs. The total expected new and retained non-construction is 76.

**Funding and Budget (as provided by the applicant)**

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:	\$2,642,596
Reconstruction:	\$485,000
Design & Engineering:	\$315,000
Land Acquisition:	\$800,000
Land Improvement:	\$0
Equipment:	\$212,000
Supplies:	\$0
Salaries:	\$0
Other (specify):	\$0

**Total Project Costs:** \$4,454,596

**B. Other Project Funding Sources:**

Example Funding Sources (Note: Not an exhaustive list of possible Funding Sources.)

City/County	\$215,000
Private Sources	\$ 0
Other (e.g., grants, etc.)	\$3,139,596

**Total Other Funding** \$3,354,596

**Total Amount Requested:** \$1,100,000

*Note: The total amount requested must equal the difference between the costs in 3A. and the other project funding sources in 3.B.*

**Letters of Support**

Group of Independent Shrimpers, Fishermen, and Crabbers  
Opportunity Florida  
Apalachicola Main Street

# FRANKLIN COUNTY

REPLY TO:  
BOARD OF COUNTY COMMISSIONERS  
33 MARKET STREET, SUITE 203  
APALACHICOLA, FL 32320  
(850) 653-8861, EXT. 100  
(850) 653-4795 FAX



REPLY TO:  
PLANNING & BUILDING DEPARTMENT  
34 FORBES STREET, SUITE 1  
APALACHICOLA, FL 32320  
(850) 653-9783  
(850) 653-9799 FAX

March 6, 2018

President Don Gaetz, Chairman  
TRIUMPH Board

Dear Chairman Gaetz:

The Franklin County Board of County Commissioners informs the TRIUMPH Board that the county commission has voted to put a ceiling of \$2M per applicant on its support in this first round of applications. The County respectfully requests the TRIUMPH Board support the county on this request.

At this time, five applicants from the county have submitted TRIUMPH pre-applications. They are the County, the City of Apalachicola, the City of Carrabelle, the Franklin County School District, and FSU. The County has asked each of these applicants to prioritize their projects and to present no more than \$2M worth of projects to the County for letters of support. The County is doing this so that some TRIUMPH funds are reserved for future projects, or to expand projects that appear to be exceeding economic impact.

If you have any questions, please feel free to discuss this with me, or Mr. Alan Pierce, Franklin County RESTORE Coordinator.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe Parrish".

Joseph "Smokey" Parrish  
Franklin County Chairman  
Board of County Commissioners

JP/ap

**RICKY D. JONES**  
DISTRICT ONE

**CHERYL SANDERS**  
DISTRICT TWO

**NOAH LOCKLEY, JR.**  
DISTRICT THREE

**JOSEPH PARRISH**  
DISTRICT FOUR

**WILLIAM MASSEY**  
DISTRICT FIVE