

TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM

APPLICANT INFORMATION:

Name of Individual/Entity/Organization: City of Apalachicola

Brief Description of Background of Individual/Entity/Organization: Florida Municipal Government

Contact Information:

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

PORT OF APALACHICOLA: Commercial and Recreational/Sports Watercraft Facilities Improvement, Expansion, and Management Program

Project Summary: Port of Apalachicola, Watercraft Infrastructure Facilities

The City of Apalachicola is proposing a complete restoration, upgrade, and expansion of its Port facilities which support comprehensive water based economic development and the environmental enhancement of its existing and proposed new facilities.

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 water-way to ports in Alabama and Georgia. No other port in Florida has such strategic access or development potential for use to support commercial, recreational, or sports watercrafts, both local and transit.

The City of Apalachicola proposes to expand the carrying capacity of its port facilities to contribute as a major stimulus to its local and regional economy. The City's Proposed Project includes four major components as follows:

1. The designation of the Port as a public utility with its operations as a distinct department, its own user-based revenue structure (estimated at \$500,000 annually) and budget, its specific operational codes and ordinances, and its mission specific management.
2. The upgrade of the existing and the development of additional new watercraft facilities from the 133 existing berths to 212, enhanced dockage facilities for motorized watercraft, improvement of existing boating facilities, and provide launching and recovery facilities for non-motorized craft.
3. Provide for the creation of 24 direct and 38 indirect jobs within the Franklin County area.
4. The enhanced environmental impacts on Apalachicola River and Bay through site-specific pollution containment efforts, water quality circulation and flushing of facilities, and development of water quality guidelines and monitoring.

This overall Project is composed of seven individual sites which are: 1) Battery Park Boat Basin, 2) Andres Pier, 3) Apalachicola Boat Works, 4) Riverfront Lot G, 5) Sineth Landing Paddle Park, 6) Houseboat Moorings, and 7) Scipio Creek Commercial Marina and Boat Yard.

The Apalachicola City Commission and senior staff held a workshop on May 11, 2017 and determined that this proposed Project, would have the largest and most meaningful impact on the City's economy, its growing tourism industry, and also optimize the use of its "existing assets". The scope of this Project includes existing City facilities which, in the determination of many, are not providing the levels of economic impact within the community as they could if improved. As such, Port capacity and facilities improvement has been determined by the City Commission to significantly have the greatest economic impact of any other potential project.

This comprehensive project has a specific order of tasks which are independent and some dependent on others. Basically, there are seven components to the proposed effort that can be initiated after the Franklin County Board of Commissioners recommends the Port of Apalachicola Development Plan in the Full Triumph Application. These are:

INITIAL TASKS

1. City Attorney and Staff begin the process to create a City of Apalachicola Port Utility Department for inclusion in the City’s Organizational Structure. These documents would include: The responsibilities and scope of authorities of the Port Department; the integration into the Comprehensive Plan and the CRA Plan; the Port revenue structure and budget; a preliminary staffing plan; and advertising for a Port Department Director.
2. The City’s engineering consultant to begin a conceptual design plan for the Port improvements.
3. Determine which components will require permits or submerged land leases and file for approvals.

TASKS AFTER TRIUMPH APPROVAL:

4. Complete the final design and permitting of approved activities, within 180 days.
5. Bid and select a construction contractor and issue notice to proceed, within 60 days.
6. Complete construction of new or enhanced facilities, within 270 days.
7. Acceptance by the City and initiate operational control, and implement management plan.

Economic Impact and Job Creation

The public mooring facilities in Apalachicola may be the single largest contributor to the City’s economic base. Moreover, this entire Project to Triumph Gulf Coast, is to enhance, or provide additions to the Port’s existing assets. The entire scope of this Project is to: Revitalize the economic development potential of all Port related activities while enhancing the natural conditions of the near-shore waters of Apalachicola River and Bay.

The Port of Apalachicola currently has some 133 public mooring berths at its City owned facilities. Of the existing berths, approximately 25 percent are unusable and another 15 percent are occupied by non-operational watercraft. Additionally, the physical condition and appearance of the existing facilities are below acceptable standards and substantially below the standards of other area marina facilities available in St. Marks, Port St. Joe, Mexico Beach, or Panama City. The physical condition and lack of attractiveness are significant deterrents to mooring high quality watercraft in the Port’s public facilities.

In the above context of the current sub-standard public mooring facilities, the Port of Apalachicola is proposing a thorough and complete upgrade and economic revitalization to the Port’s docking infrastructure and to provide a massive new contribution to the Apalachicola region’s economy.

With the addition of 79 permanent mooring berths and the rehabilitation of the existing 133, the Port will be able to support some 212 watercraft and their collective economic contribution to the City’s economic base. It is estimated that the workforce and job creation impact from this Project would be:

<u>Activity</u>	<u>Jobs</u>	<u>Economic Contribution</u>
1. Project construction	20*	\$ 400,000 24 month total
2. Port management	4	424,000 yearly
3. Goods and services	12	300,000 yearly
4. Maintenance/repair	6	300,000 yearly
5. Retail/food services	10	250,000 yearly
6. Charter/sports fishing	<u>10</u>	<u>250,000</u> yearly
Total estimated	62	\$1,924,000

*24 months total

By removing the construction workers from the calculations above and assuming vacancy and/or seasonal employment opportunities, THIS PROJECT SHOULD CONTRIBUTE APPROXIMATELY \$2,000,000 ANNUALLY TO THE LOCAL ECONOMY.

Project Coordination/Support

To support the expansion, operations and management of The Port of Apalachicola, it will execute agreements with Apalachicola Main Street and the Apalachicola Community Redevelopment Agency (CRA) to enhance and utilize each other’s missions for mutual benefits of all programs. Additionally, the City will propose agreements with both State Parks within the City to optimize visitors utilizing both venues. The City intends to initiate formal written agreements with all parties designated above as well as the Apalachicola Chamber of Commerce, the Apalachicola Estuarine Research Reserve, the Apalachicola River Keeper, Franklin County Seafood Workers Association, the ACF Stakeholders, Inc., the Florida Seafood Festival, Inc., the Franklin County Health Department, and the Franklin County Tourist Development Council.

Project Location

The project is located totally within the Community Redevelopment Area of the City of Apalachicola and consists of seven individual mooring and watercraft repair and construction sites.

Project Budget

There should be no question of project feasibility since Apalachicola has served as a commercial port for over 200 years. Therefore, the only condition governing the Project’s feasibility is the funds necessary to implement it. An allocation of the TRIUMPH GULF COAST Funds to complete the primary phase of the Apalachicola Port Improvement Plan are:

1. Funding to create a Department of the Port of Apalachicola, its authorities and operational responsibilities, its revenue structure, inclusion in existing local Plans, and staffing plan. Cost: Estimated at \$80,000 – Provided In-Kind by City of Apalachicola.
2. Development of a Concept Plan for Port improvements by City engineering consultant. Cost: Estimated at \$70,000 – Provided by City of Apalachicola.
3. File Permit applications for selected Phase 1 improvements by City engineer. Cost: Estimated at \$40,000 – Provided by City of Apalachicola.
4. Provide Final Design of Improvements. Cost \$110,000 – Provided by TRIUMPH GULF COAST.
5. Select and engage contractor. Cost: Estimated at \$800,000 by TRIUMPH GULF COAST.

Total Direct Costs:

City of Apalachicola	\$ 190,000 Match
TRIUMPH GULF COAST	\$ <u>910,000</u> Grant
Estimated Total	\$1,100,000

Indirect Costs: The City of Apalachicola has an estimated \$26 million dollars currently invested in the land and improvements in the seven sites included in this project.

Project Timetable

Upon approval of funding the Proposal Timetable is:

- A. Design and Permitting: 180 days
- B. Contractor Selection: 60 days
- C. Construction Completion: 270 days