



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.25.

9/14/2021

Subject:

Approval, Re: Tourist Development Council FY 2021-2022 Capital Facilities Grant recommendation for Lori Wilson Park.

Fiscal Impact:

\$1,000,000 from the Tourism Capital Facilities Fund 1443

Dept/Office:

Tourism Development Office

Requested Action:

Request the Board of County Commissioners approve the Tourist Development Council’s recommendation to approve funding for the following FY 2021-2022 Capital Facilities Grant application. By approving this action, the Board is making the legislative finding that tourist development tax funds are authorized to finance the nature center facility improvements to the Lori Wilson Park and Nature Center pursuant to section 125.0104 (5)(b), Florida Statutes and section 102-119(3)(c) of the Brevard Code. Additionally, request authority for the Director, Tourism Development Office to negotiate and sign all necessary grant agreements, related documents to support the grants and authorize the County Manger to execute necessary budget change requests.

Summary Explanation and Background:

Tourist Development Tax Revenues are restricted to only authorized uses, as defined by Florida Statute 125.0104, directed by Brevard County Code Chapter I 02, Article III - Local Option Tax Plan (Tourist Development Plan). In regards to Capital Facilities funding, the statute states authorized uses of these dollars are "... to acquire, construct, extend, enlarge, remodel, repair, improve, maintain, operate or promote one or more publicly owned and operated convention centers, sports stadiums, sports arenas, coliseums, or auditoriums within the county; and further including museums, zoological parks, aquariums, fishing piers or nature centers which are publicly owned and operated or owned and operated by not-for-profit organizations and open to the public within the County."

According to the Ordinance regarding the Tourist Development Tax, 14% (or \$2,100,000 in budgeted TDT revenues for FY 2021-2022) can be used for tourism-related capital facilities projects. This grant will be funded by annual TDT collection combined with balance forward funds.

On August 19, 2021, the Capital Facilities Committee voted unanimously to approve one project - Lori Wilson

Park - for funding via cash reimbursement from available fund balance and recommended consideration and approval of the Tourist Development Council. On August 25, 2021, the Tourist Development Council voted unanimously to approve this project for funding and recommended approval of this Capital Facilities grant to the Brevard County Board of County Commissioners.

The Board had previously approved the Capital Facilities Grant Guidelines, which state that applicants need to score a minimum of 75 to be considered. This grant applicant exceeded minimum with an average score of 78.3. Funding was approved by both the committee and the Council. Projects must commence construction by September 14, 2024 or funding approval is withdrawn.

The recommended project is:

Lori Wilson Park and Nature Center Continuing Renovations - \$1,000,000

Lori Wilson Park continues to be an important asset on the Space Coast. The park sees approximately 228,000 visitors a year, about 75% of whom are visitors from outside of the county. Last year, the TDC and Board of County Commissioners voted to approve \$1,250,000 from the Beach fund for capital repairs/maintenance and a Capital Facilities grant in the amount of \$1,764,584 for renovations and replacement. So, the total currently committed by Brevard County is \$3,014,584. Since then, crossovers 1-3 have been replaced, new showers have been added, the dog park has been renovated, and the hammock boardwalk is partially replaced. The remainder of these funds are already committed to replacing the north and south park bathrooms, as well as replacing crossovers 4-7.

The \$1,000,000 requested here for Lori Wilson Park would be used to complete the hammock boardwalk, replace the boardwalk connectors 5-6 and 6-7 which run parallel to the beach and connect the crossovers, as well as replace connector pavilions, fully fund the north and south restroom replacements, add fauna/flora along with a water feature along the recently replaced hammock boardwalk, replaced playground equipment, and construct volleyball courts.

Looking at the overall economic impact based on the volume of visitors, an additional \$1 million capital investment was requested from the Capital Facilities Committee and TDC for refurbishment that is offset by \$10-11 million in annual hotel and motel dollars into the community. A world class Westin hotel is proposed to be constructed adjacent to Lori Wilson Park currently occupied by the International Palms hotel. There will be further increased economic dollars associated with the additional room nights for restaurants, rentals, tours, parking, etc.

Pursuant to state statute, section 125.0104 (5)(a)5, any funds identified by a county as the local matching source for beach renourishment, restoration, or erosion control projects included in the long-range budget plan of the state's Beach Management Plan, pursuant to section 161.091 Florida Statute, or funds contractually obligated by a county in the financial plan for a federally authorized shore protection project may not be used or loaned for any other purpose. Due to the uncertainty of the amount of funds required under the 50-year beach plan, the TDC had previously requested alternative funds be explored for Lori Wilson Park.

This grant will cover a portion of those funds.

Clerk to the Board Instructions:

Please return a memo of the Board's action to the Director, Tourism Development Office and County Attorney's Office.



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September 29, 2021

M E M O R A N D U M

TO: Peter Cranis, Tourism Development Office Director

RE: Item F.25., Approval of Tourist Development Council FY 2021-2022 Capital Facilities Grant Recommendation for Lori Wilson Park

This is to correct the memorandum dated September 15, 2021. The Board of County Commissioners, in regular session on September 14, 2021, approved the Tourist Development Council's recommendation to approve **\$1,000,000 in** funding for the FY 2021-2022 Capital Facilities Grant application; authorized you to negotiate and sign all necessary grant agreements and related documents to support the grants; and authorized the County Manager to execute necessary Budget Change Requests. By approving this action, the Board is making the legislative finding that Tourist Development Tax funds are authorized to finance the Nature Center facility improvements to the Lori Wilson Park and Nature Center pursuant to Section 125.0104(5)(b), Florida Statutes and Section 102-119(3)(c) of the Brevard Code.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Kimberly Powell, Clerk to the Board

/sm

cc: County Manager
County Attorney
Finance
Budget