

Exhibit C

Attachment A: FDSTF Project Application

All applications must contain the project information in the format below:

1. **Project Title** NASKW Enhanced Road Access via Truman Waterfront Park

2. **Applicant**

Organization name: City of Key West

Name of Primary Contact: Captain James Scholl, Ret.

Title: City Manager

Address: 3132 Flagler Avenue

City: Key West

State: FL

Zip: 33040

Telephone: (305) 809-3888

Fax:

Email:

Website: www.keywestcity.com

jscholl@keywestcity.com

3. **Project Criteria (check all that apply)**

The mission of the FDSTF as described in F.S. 288.987.

FDSTF goals as stated in the FDSTF Strategic Plan, dated 7/19/13.

Clearly defined, measurable outcome.

4. **Summary of Project** See Attachment A1

Must include the following:

a. Project description

b. Objectives

c. Deliverables

d. Direct correlation to FDSTF criteria and expected benefit to the state (ROI)

e. Performance measures

f. Budget and Financial Reporting form (Attachment B)

g. Plan of Action form (Attachment C)

5. **Funding requested from the Florida Defense Support Task Force**

Total request: \$344,000.00

6. **Project relation to other local/state/federal budgets**

Circle one: related / not related If "related," explain how

7. **Amounts of other leveraged funding/ contributions**

Federal _____ State _____

Local \$394,000.00 Private _____

Other _____

8. **Estimated length of project**

Start date 09/15

End date 2/17

(18 months construction)

Attachment B: Budget and Financial Report Form

FY 2014-2015 Florida Defense Support Task Force Grant Funding

Date

Budget Category	Match Program Expenditures			FDSTF Program Expenditures			Total Program Expenditures		
	Application Budget	Actual		Application Budget	Actual		Application Budget	Actual	
		Current Quarter	Program to Date		Current Quarter	Program to Date		Current Quarter	Program to Date
Task/Purchase									
Activity 1:	\$394,000			\$344,000			\$738,000		
Activity 2:									
Task/Purchase									
Activity 3:									
Activity 4:									
Task/Purchase									
Activity 5:									
Activity 6:									
TOTAL ALL CATEGORIES	\$394,000			\$344,000			\$738,000		

Attachment C: Plan of Action Form

FY 2014-2015 Florida Defense Support Task Force Grant Funding

Date _____

Planned Activity	Budget Cost	Objective	Outcomes	Performance Measures
Task				
NASKW Enhanced Road Access Activity 1:	\$344,000	Construct 6 Navy road access elements via	Complete 6 new road access points for NASKW personnel &	Comply with U.S. Navy demands for road access to
Activity 1 (cont.) Activity 2:-		Truman Waterfront Park	large Navy vehicles	support Navy vehicles
Task				
Activity 3:				
Activity 4:				
Task				
Activity 5:				
Activity 6:				

ATTACHMENT A-1 FDSTF PROJECT APPLICATION

4. SUMMARY OF PROJECT

a. Project Description

Development of, and access through, the proposed City of Key West's 28.2 acre Truman Waterfront Park complex requires the construction of an internal Vehicle Roadway System as shown in the attached Figure. The design includes approximately 97,200 square feet of paved roadway surface and construction of a Security Entry Point to the Navy Outer Mole Pier. Of this total, approximately 45,300 square feet of roadway has been is being designed and will be constructed to accommodate Naval Air Station Key West (NASKW) vehicle and equipment requirements. The Vehicle Roadway System shown on the attached Figure must be constructed during the first project phase (Phase I) to provide "unfettered" access to the U.S. Navy facilities. The six (6) Roadway Elements, which are requirements of the Commanding Officer of Naval Air Station Key West (NASKW) and associated pavement surface areas are as follows:

-Eaton Street Access:	13,250 square feet
-Angela Street Access:	6,250 square feet
-NASKW Truman Annex Access:	10,000 square feet
-Building 103 Roundabout:	4,300 square feet
-Southard Access Roundabout:	8,000 square feet
-Boat Ramp:	3,500 square feet

These Navy Access Roadway Elements are outlined in yellow on the Figure.

Note: A critical enabling element is the transfer of a small (less than half an acre) parcel from the State of Florida to the U.S. Navy to allow proper placement of the Mole Pier Entry Control Point (ECP).

The 28.2 acres of waterfront land transferred to the City of Key West by the U.S. Navy in 2002 was conveyed as an economic development conveyance under the Base Realignment and Closure Act (BRAC) 1995. The transfer was contingent upon the City agreeing to restrictions and specific requirements for access to and from Naval Air Station Key West (NASKW) facilities abutting the proposed park. Much of the site is currently vacant following demolition of multiple structures formerly utilized by the U.S. Navy. Remaining structures include Building 103 and the former Navy galley. The galley will be demolished to provide space for a multi-purpose field, while Building 103 is proposed for restoration and reuse as restaurants, shops and a possible museum. Phase I construction costs, including the roadway network, parking, sidewalks, utilities, landscaping, community center, horse stables and multi-purpose field are estimated at upwards of \$23,000,000. Other structures,

including an amphitheater, along with green space multifunctional and athletic field areas and the Building 103 renovation are scheduled for future phases. The estimated total cost of the Vehicle Roadway System (pavement and subbase soil materials) is \$738,000. The City is requesting a grant from the Florida Defense Support Task Force (FDTF) in the amount of \$344,000, which represents 47% of the total roadway construction cost.

The estimated total cost of all Phases of the development of Truman Waterfront Park is \$40 million.

A letter dated June 6, 2013 from Captain P.A. Lefere, Commanding Officer NASKW stated U.S. Navy demands for redevelopment of former Truman Naval Base, the site of the City of Key West's proposed Truman Waterfront Park included:

"Navy vehicles, personnel, trailered vehicles, etc., must have unfettered access (particularly during special events) from Southard Street to the Mole Pier. The turning radius of the proposed roundabouts must accept vehicles including 14 ft. by 60 ft. mobile home type rigs, as well as an extended cab tractor pulling a 17ft. wide load on a standard tractor trailer wide load type configuration on all streets connecting the Navy's Port Operations facilities to Eaton Street, Southard Street, Angela Street, and Petronia Street. Adequate boat ramp access for large vessels and trailers needs to be addressed. A permanent road connecting Southard Street to Eaton Street is required. A standard operating agreement between the Navy and the City needs to be established to delineate coordination and planning solutions to move military vehicles and equipment through the park complex during urgent or special events."

The proposed grant request to the FDSF materially addresses the U.S. Navy's specific requests to **"preserve, protect, and enhance one of Florida's military installations, Naval Air Station Key West"**.

b. Objectives

Two Objectives as follows:

1. The City of Key West will construct, to the Commanding Officer of NASKW standards, six (6) Roadway Elements within the proposed Truman Waterfront Park Vehicle Roadway System by February 2017.
2. Realign Navy, State, and City boundaries to facilitate proper siting and construction of a joint use security entry control building for the Mole Pier.

c. Deliverables

Two Deliverables as follows:

1. Six (6) Roadway Elements of the Truman Waterfront Park Vehicle Roadway System as follows:

- Eaton Street Access
- Angela Street Access
- NASKW Truman Annex Access
- Building 103 Roundabout
- Southard Access Roundabout
- Boat Ramp

2. Transfer of less than half of an acre of State of Florida property to the Navy for a joint use Entry Control Point (ECP). The City will enjoy joint use with the Navy during cruise ship port calls to the Navy Mole Pier (see Attached Survey for parcel requested). Note that this property was conveyed through a Federal Department of Interior sponsored conveyance to the State of Florida under BRAC 1995.

The Truman Waterfront Park Vehicle Roadway System will be constructed during Phase I of the project and will include the six (6) Roadway Elements required by the U.S. Navy. The estimated start date for Phase I construction is September 2015 and the completion is expected within 18 months later in February 2017.

d. Direct correlation to FDSTF and expected benefit to the State

The U.S. Navy through former Commanding Officer Captain P.A. Lefere has officially requested these Navy Access Roadway Elements be constructed by the City of Key West to provide access to and from Naval Air Station Key West (NASKW) facilities abutting the proposed Truman Waterfront Park. The Navy has demanded that these Roadway Elements be included in the Truman Waterfront Park Master Plan.

These improvements funded by the proposed Grant from FDSTF are directly in concert with the FDSTF Mission definition of *"to make recommendations to preserve and protect military installations"*. In addition, on Page 5 of the FDSTF Strategic Plan 2012-2015, dated July 19, 2013 it states: *"Naval Air Station Key West-Improve the outreach effort regarding Naval Air Station Key West's important security role and unique capabilities."* Furthermore on Page 8 of the Strategic Plan under Long Term Strategic Goals it states; *"Continue...Actions have sustainable impacts on Florida's military installations and missions including: Transportation Access! Our proposed Project directly targets these identified needs as outlined in the FDSTF Strategic Plan"*.

Consistent with the requirements of Florida Statute 288.987 establishing the FDSTF, this grant to support construction of the six access Roadway Elements will *"improve the state's military-friendly environment for service members, military dependent, military retirees and businesses that bring military and base related jobs to the state"*.

The Truman Waterfront Park will provide a huge new recreational amenity adjacent to NASKW Truman Annex and Outer Mole facilities, serving active duty and retired service members and their families.

The facility will be open and available to the military and the general public year around, all 365 days of the year. We estimate in excess of 50,000 residents and tourists will attend festivals, concerts, special events, charity fun runs and activities at the fully developed park. According to the Monroe County Tourist Development Council, a study conducted in 2008 indicated that 270,015 visitors out of 3 million attend cultural events (fairs, concerts, plays) during their stay in Key West. We believe the Truman Waterfront Park and its new facilities including the Amphitheater will increase that number by 20%, resulting in an additional 50,000 tourists to the City of Key West. Once completed in 2017, the park is expected to provide a significant economic stimulus to the surrounding area and the City as a whole.

e. Performance measures

Development of the park is contingent upon timely completion of facility infrastructure, including road construction. As a performance measure, the City is committed to completing the project on time (February 2017) and within the Budget requested in the Grant. As an additional performance measure, City agreements with the Navy require funding and construction of these access elements.

The project is funded through multiple City of Key West sources, including the infrastructure surtax funds. Adequate funds will be available to address cost overruns (if any) . The City commits to work in close cooperation with the Commanding Officer of NASKW so that the six (6) Navy Access Roadway Elements will be constructed to the standards required by the Navy as stipulated in their Letter of June 6, 2013. Also, the City's new park will integrate access for the thousands of annual visitors to Fort Zachary Taylor. **Since our City Manager Captain James Scholl, Ret. was the Commanding Officer of NASKW from 2003-2006 we have a unique relationship and opportunity to ensure everything is done to address and enhance the Navy's needs concerning this construction project!**

f. Budget and Financial Form

Please see Attachment B.

g. Plan of Action Form

Please see Attachment C.

Project Sponsor

The Sponsor for our Grant Application is FDSTF Board Member Major General Joseph J. Taluto, USA Ret.

Quote for Press Release Announcing Grant Award

The City of Key West and the Commanding Officers of NASKW have been collaborating partners on the repurposing of the former Truman Annex Naval Base since the property was deeded from the U.S. Navy to the City in December 2002. The FDSTF Grant provides an excellent opportunity to further enhance our mutual interests for the security of the base, the enjoyment of the service members and their dependants, and the wellbeing of the general citizenry of the City of Key West.



Fort Zachary Taylor Park

Mole Pier

Navy Outer Mole Pier access

Boat ramp access to Navy Mole Pier waters

NASKW - Truman Annex Entrance

US Navy Base

Eaton Street access required by Navy

Southard Street Access (roundabout sized to accommodate Navy vehicle specifications)

Angela Street access (secondary access/egress)

Truman Waterfront Park roadway components supporting the Florida Defense Support Task Force Strategic Plan Goals for Naval Air Station Key West.

(Planned construction: 1 June 2014 - 31 December 2016)



Truman Waterfront Park

THE CITY OF KEY WEST
DATE: August 12, 2014





TOWN AND COUNTRY, LLC
 PRELIMINARY DEVELOPMENT PLAN
 INCL. 1 DEVELOPMENT OF THE

