

APPLICATION FOR CAPITAL PROJECT FUNDING

This application is to request funding from the following District(s):

- District I:** Key West - (shall encompass the city limits of Key West)
- District II:** Lower Keys - (city limits of Key West to west end of Seven Mile Bridge)
- District IV:** Islamorada - (between Long Key Bridge and Mile Marker 90.939)
- District V:** Key Largo - (from Mile Marker 90.940 to the Dade/Monroe County line and any portions of mainland Monroe County)

APPLICANT ORGANIZATION: City of Key West

(Registered business name exactly as it appears on www.sunbiz.org). Attach as **Exhibit A**

FEDERAL EMPLOYER'S IDENTIFICATION NUMBER OF APPLICANT'S ORGANIZATION:

59-6000346

DESIGNATED PROJECT CONTACT PERSON:

(Please note that the TDC Administrative Office conducts most of its correspondence, including agreement and reimbursement material by email, so the person listed below should be able to accept responsibility for receipt of this information).

Name & Title: James K. Scholl

Telephone/mobile no.: 305-809-3888

E-mail: jscholl@cityofkeywest-fl.gov

Address: 1300 White Street

Key West, Florida 33040

TYPE OF APPLICANT: Non-Profit Governmental Entity

PROJECT TITLE: Key West Amphitheater Enhancements

LOCATION OR ADDRESS OF PROJECT: *Provide physical (postal service) address, RE# and legal description (lot, block, subdivision) and attach map.*

21 E. Quay Road

RE #00001630-001000

WEBSITE FOR FACILITY: www.cityofkeywest-fl.gov

WHICH OF THE FOLLOWING APPLIES TO YOUR FACILITY?

- Publicly owned and operated Owned and operated by a non-profit organization
 Publicly owned and operated by a non-profit organization

WHICH OF THE FOLLOWING BEST DESCRIBES YOUR FACILITY?

- Convention Center Sports Stadium Sports Arena Coliseum
 Auditorium Aquarium Museum Zoological Park
 Nature Center Fishing Pier *Beach or Beach Park Facility, channel, estuary or lagoon
 Public facilities in accordance with conditions set forth in F.S. 125.0104(5)(a)(6)

WHICH OF THE FOLLOWING APPLIES TO YOUR PROJECT?

- Acquire Construct Extend Enlarge Remodel
 Repair Improve

***IF YOU CHECKED THE BOX FOR BEACH OR BEACH PARK FACILITY, WHICH OF THE FOLLOWING APPLIES? There are no funds available for Beach/Beach Park Facilities, channels, estuary or lagoons in DAC V**

- Improvement Renourishment Restoration Erosion control
 Maintenance Construct Repair

If the TDC/County requires a Conservation Easement Deed or mortgage note requiring repayment of TDC monies in the event of transfer of ownership or change in use of the premises, would you be agreeable to executing same?

- Yes No

Code Enforcement: Does your organization/property have any outstanding code violations and/or fines/costs or liens? (Please note that pursuant to Section 2-25(e), Monroe County Code, organizations with outstanding code compliance fines are not eligible to receive grants or contracts from the county until such time as the fines are resolved through payment or settlement.) Yes No If you have answered yes, please explain below:

Please only complete the section of page 10 which corresponds to your type of application

Non-Profit Organizations

Payment may be up to 75% reimbursement of the total cost of each segment of the project, subject to the maximum reimbursement amount of expenditures for each segment (if the project work is segmented) as set forth in the agreement. Applicant must be prepared to pay the entire cost of each segment of work in advance of seeking the up to 75% reimbursement. For purposes of this application no more than fifty percent (50%) of out of pocket cost for non-profits shall be of in-kind services and materials, and no in-kind services shall be reimbursed. If the TDC Funds Requested are allocated at less than 75% of the total project cost, only then may the organization request to allow additional in-kind services after submission of the application, which must be entered into your final agreement. The project may be broken down into 2 or 3 segments. When one segment is completed, reimbursement of the TDC portion of that completed segment cost can be applied for through the TDC. For acquisition of property see important information on page 5.

Total Project Cost:	TDC Funds Requested: (Up to 75% of Total Project Cost)	Organization Out of Pocket Cost: (Total Project Cost less TDC Funds Requested)	Confirmed In-Kind Services (Up to 50% of Out of Pocket Costs)	Confirmed/Available Hard Dollar Funds: (Total Project Cost Less In-Kind Services)	Organizations Financial Investment: (Out of Pocket Cost Less In-Kind Services)
\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

In the space below list all in-kind services and goods and their values. These values are subject to negotiation with TDC/County. Please refer to page 4 of this application.

Governmental Entities

Payment may be up to 100% reimbursement of the total cost of each segment of the project, subject to the cap on expenditures for that segment as set forth in the agreement. Applicant must be prepared to pay the entire cost of each segment in advance of seeking up to 100% reimbursement. The project may be broken down into 2 or 3 segments. For acquisition of property see important information on page 5.

Total Project Cost:	TDC Funds Requested: (Up to 100% of Total Project Cost)	Governmental Agency Out of Pocket Cost (Total Project Cost less TDC Funds Requested)	I have highlighted the line item in budget for this specific project. Enclose portion of line item budget as proof of funding for Exhibit B <input checked="" type="checkbox"/>
\$125,000	\$125,000	\$ _____	

TDC requires confirmation in writing that project funds are in place at the time of this application for grant funds (see Performance Guarantee on page 4) **Enclose proof of funding as Exhibit B.**

In the space below list the specific items/services, and the estimated dollar amount for each of those items/services that your requested TDC funds will be spent on (please do not include contingency fees or warranty fees as part of your budget):

Item	Cost
Furnish & Install Aluminum Fence with Gates Irrigation, site repairs and associated work to accommodate fence installation Total Fence Related Work	\$ 90,000
New Structural Strong Points for suspension of perimeter speaker systems	\$ 30,000
Engineering	\$ 5,000
Total Project Estimate	\$125,000

1. Use:

a) Original use of structure and date of construction:

Venue for concerts, festivals and community events. Construction Final Completion May 2018

b) Present use:

Venue for concerts, festivals and community events

c) Proposed use:

Venue for concerts, festivals and community events

d) Insert or attach photograph of existing site (**Enclose as Exhibit C**):

e) Historic designation: Indicate whether the property has been listed in the National Register, is located in a National Register district, is a locally designated historic landmark or is located in a locally designated historic district. If located within a historic district, provide the official name of the district. This information is available from the planning agency having jurisdiction over the property.

Property is not listed in the National Register

All Capital projects funded by the TDC shall be owned and operated by a governmental entity or non-profit organization. Applicant shall provide proof of property ownership, long-term lease or *Monroe County Tourist Development Council FY 2019 2nd Round Capital Project Application*

service contracts for consideration of funding, and should show sufficient expertise or financial capability to operate such facilities (**Enclose as Exhibit D**).

2. Ownership or other interest in property by applicant:

- a) Official records reference for ownership documentation
- b) If not owned by applicant, provide long-term lease of property, or service contract and provide notarized consent letter from owner for use of property as outlined in this application

3. If proposed project calls for transfer of title of real property to County, at least two (2) current real estate appraisals and one (1) environmental assessment shall be provided (**Enclose as Exhibit E**). The TDC/County shall ascertain, prior to acceptance of any donation or prior to purchase, that the property will pose no environmental hazard or liability for same, to County. The TDC/County must also ascertain permissible governmental interest in the transfer of title. Indicate any such proposed title transfers here.

The City of Key West has been deeded title to the property by the U.S. Government, the U.S. Navy.

4. This paragraph applies only to an acquisition funding request, but you will still need to complete items 5 through 13, whether this is new construction or renovations, additions or exhibits. Indicate the area of the property to be acquired in acres.

N/A

In evaluating applications for acquisition funding, an important consideration is the appropriateness of the size of the site to be acquired. Determinations of the appropriateness of site size will be made on a case-by-case basis and will depend on the characteristics for which the property is considered to be significant. Sufficient property should be acquired to assure that the historic relationship of a structure or archaeological site to its surrounding environment is preserved. However, it is important that no more property than is necessary to achieve established preservation objectives be included in the acquisition project application. As this factor is crucial to favorable consideration of your grant application and will have substantial impact on the cost of the required application documentation, we encourage prospective applicants to consult with the staff of the TDC Administrative Office prior to initiating the required documentation.

5. Protection of property: Indicate any type of state or federal protection currently afforded the property. It may be that more than one type may be applicable. Provide citations for applicable local protective ordinances. Include copies of property-specific restrictive legal instruments in an attachment. By signing and submitting this application, the proposer **warrants** that **all** restrictions are disclosed. Failure to include **every** restriction on the property may result in immediate termination of any agreement and demand for return of any monies paid thereunder (**Enclose as Exhibit F**).

Since this was a prior Naval installation there are restrictions placed by the U.S. Government and the U.S. Navy on the development.

Please refer to Exhibit F for the list of restrictions.

None of these restrictions will have a negative impact on our ability to complete the enhancements.

6. Is the property threatened by imminent destruction, deterioration or other loss which may include demolition, vacancy, severe deterioration, loss of structural integrity, encroaching development, adverse environmental conditions, vandalism, etc.? Be specific regarding the nature of immediacy of the threat. If so, describe in detail:

The property is in City ownership and control and therefore is not threatened. The City is fully committed to the redevelopment of all 28.2 acres of the Truman Waterfront Park.

7. a) Are there any building restrictions on the site? If so, describe. Attach copies of all recorded easement and restrictive covenants. By signing and submitting this application, the proposer **warrants** that **all** restrictions are disclosed. Failure to include **every** restriction on the property may result in immediate termination of any agreement and demand for return of any monies paid thereunder (**Enclose as Exhibit G**).

Please refer to Exhibit F for a list of restrictions placed on the entire site by the Navy.

None of these restrictions will negatively impact this proposed project.

b) Is the proposed project compatible with the County's and/or the Municipality's Concurrency Requirements under the existing and proposed Land Use Comprehensive Plan?

Yes No

Describe below how you have ascertained such compatibility. (Note: If your description does not provide information about existing permits and/or review by the County Planning Department, your application shall be rejected. Please list all permits required to complete this project)

Truman Waterfront Park Major Development Plan including the Key West Amphitheater was approved by City Commission by Resolution 14-137. City Commission approved construction under Resolution 17-035. All necessary building permits were issued and subsequently closed by the Key West Building Department. Key West Amphitheater Enhancements will require a new City Building Permit for site and structural related work.

c) Does the site contain endangered or threatened species of flora or fauna?

Yes No If yes, attach explanation as **Exhibit H**

d) Indicate whether or not the project will be accessible to the handicapped per Chapter 553, Part V, Florida Statutes and the Americans with Disabilities Act, Public Law 1012-336.

Yes No If no, attach explanation as **Exhibit I**

e) Explain how your facility will utilize recycling within the work of your proposed project:

The City has an extensive public recycling program. For specific reference please see the City Code Section 58. The recycling program is managed under contract by Waste Management, Inc.

f) Public accessibility and use: Indicate the extent to which the property is currently or will be scheduled to be open to the public each year (hours per day, days per week and weeks per year) upon project completion. Estimate the number of persons who will use or visit the completed facility annually. For archaeological projects, if the site will not be accessible to the public, estimate the number of persons annually who will be exposed to the interpretive materials and reports resulting from the project. How was this estimate derived?

The facility is open and available to the general public year round, all 365 days of the year. This past year, we estimate approximately 7,800 residents and tourists attended events at this facility. The estimate is based on 10 functions taking place at the facility with a range of 200 to 2,000 persons in attendance. There are 16 events scheduled so far this coming year at which we estimate an average of 1,500 persons per event or 24,000. Once the City hires a venue manager, we anticipate these numbers to increase.

8. Describe present physical condition of site: (attach legal description per property tax records). Indicate the present condition of the property by checking the appropriate term below:

Excellent: The property is habitable and occupied; no repairs are needed. All physical evidence indicates that the property is under continuous maintenance. Application is for expansion and enhancement.

Good: The property is habitable and occupied; only replacement or cosmetic repairs are needed (e.g., peeling paint, missing ornamental features, windows, doors, some deteriorated mortar, etc.) Property is maintained but in need of minor repair.

Fair: The property is habitable but may be vacant. Both the structural integrity (foundation, framing, etc.) and weather tight integrity of the property (siding, walls, roofing, etc.) are in jeopardy because of prolonged neglect.

Poor: The property is uninhabitable and vacant. Major structural repairs are needed. Weather tight integrity has been lost. The property is derelict, abandoned and not habitable without major rehabilitation work.

Also, list any specific factors or problems which contribute to the present condition of the property.

9. Status of Project Planning: (Any work initiated prior to the approval of an agreement by the Monroe County Board of County Commissioners will be at applicants own cost):

- | | |
|---|---|
| <input type="checkbox"/> Not yet initiated | <input type="checkbox"/> Initiated |
| <input checked="" type="checkbox"/> Schematics complete | <input type="checkbox"/> Design development completed |
| <input type="checkbox"/> Construction documents completed | <input type="checkbox"/> Permits have been obtained (if required) |

10. Name and Address of Project Consultant (architect, engineer, contractor, etc.).

Anticipate engaging Artibus Design (structural engineer) to review previously developed details

Enclose preliminary plans or architectural documents completed to date - 1 set (**Enclose as Exhibit J**).

11. Has an agreement for architectural services or construction services been executed?

- Yes (costs will not be reimbursed by TDC) No
- Project does not require architectural services

12. It is the County's policy **not to fund operations and maintenance costs** of organizations. Describe the means by which the structure(s) affected by this project will be maintained subsequent to restoration/rehabilitation. Include sources and estimated amounts of funding for such maintenance.

The City Department of Community Services is responsible for maintaining these facilities. The cost of maintenance and operations are funded in the City's Annual Budget each year during the normal budget preparation process.

13. Estimated completion date 09/30/2019

14. How will the project enhance tourism in Monroe County?

The Key West Amphitheater Enhancements project will improve the overall experience of attending an event at the amphitheater with improved safety features such as fencing and better sound quality. New aluminum fencing and gates to help delineate the ticketing process and ensure organized entry to the facility will create a more secure facility. New structural north and south “strong points” on structural beams will enhance the existing Amphitheater rigging system and will facilitate suspension of perimeter speaker systems enhancing audience viewing of the performers and improved sound.

15. Applicant must demonstrate the ability to complete the project as proposed and to maintain and operate the project as a viable and long-term tourist attraction that is open to the public.

Included in this demonstration should be a proposed operational budget and marketing program to promote this facility as a tourist attraction. (**Attach as Exhibit K**)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation
THE CITY OF KEY WEST, INC.

Filing Information

Document Number	N13000007165
FEI/EIN Number	38-3916807
Date Filed	08/07/2013
Effective Date	08/07/2013
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/02/2014

Principal Address

1300 White Street
KEY WEST, FL 33040

Changed: 02/09/2017

Mailing Address

1300 White Street
KEY WEST, FL 33040

Changed: 02/09/2017

Registered Agent Name & Address

SMITH, SHAWN D, ESQ
1300 White Street
KEY WEST, FL 33040

Address Changed: 02/09/2017

Officer/Director Detail

Name & Address

Title P

CATES, CRAIG
1300 White Street
KEY WEST, FL 33040

Title B

LOPEZ, CLAYTON
1300 White Street
KEY WEST, FL 33040

Title B

Kaufman, Samuel
1300 White Street
KEY WEST, FL 33040

Title B

Romero, Margaret
1300 White Street
KEY WEST, FL 33040

Title B

WARDLOW, WILLIAM
1300 White Street
KEY WEST, FL 33040

Title B

WEEKLY, JAMES
1300 White Street
KEY WEST, FL 33040

Title B

Payne, Richard
1300 White Street
Key West, FL 33040

Annual Reports

Report Year	Filed Date
2016	05/11/2016
2017	02/09/2017
2018	01/24/2018

Document Images

01/24/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
05/11/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- ANNUAL REPORT	View image in PDF format
10/02/2014 -- REINSTATEMENT	View image in PDF format
08/07/2013 -- Domestic Non-Profit	View image in PDF format

2018 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED Exhibit A

DOCUMENT# N13000007165

Jan 24, 2018

Entity Name: THE CITY OF KEY WEST, INC.

Secretary of State

CC5649778634

Current Principal Place of Business:

1300 WHITE STREET
KEY WEST, FL 33040

Current Mailing Address:

1300 WHITE STREET
KEY WEST, FL 33040 US

FEI Number: 38-3916807

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SMITH, SHAWN D ESQ
1300 WHITE STREET
KEY WEST, FL 33040 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title P
Name CATES, CRAIG
Address 1300 WHITE STREET
City-State-Zip: KEY WEST FL 33040

Title B
Name LOPEZ, CLAYTON
Address 1300 WHITE STREET
City-State-Zip: KEY WEST FL 33040

Title B
Name KAUFMAN, SAMUEL
Address 1300 WHITE STREET
City-State-Zip: KEY WEST FL 33040

Title B
Name ROMERO, MARGARET
Address 1300 WHITE STREET
City-State-Zip: KEY WEST FL 33040

Title B
Name WARDLOW, WILLIAM
Address 1300 WHITE STREET
City-State-Zip: KEY WEST FL 33040

Title B
Name WEEKLY, JAMES
Address 1300 WHITE STREET
City-State-Zip: KEY WEST FL 33040

Title B
Name PAYNE, RICHARD
Address 1300 WHITE STREET
City-State-Zip: KEY WEST FL 33040

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CRAIG CATES

PRESIDENT

01/24/2018

Electronic Signature of Signing Officer/Director Detail

Date

City of Key West
Annual Budget
Fiscal Year 2018/2019

Fund: 101 Infrastructure Surtax
 Department: 4303 Truman Waterfront

Key	Object	Account Description	Category	FY 2015/2016 Actuals	FY 2016/2017 Actuals	FY 2017/2018 Adopted	FY 2017/2018 6 Mth Amnd	FY 2017/2018 6 Mth Actuals	FY 2018/2019 Dept Req	FY 2018/2019 CM Review	FY 2018/2019 CC Adopted
1014303	5436200	Buildings		\$0	\$0	\$250,000	\$250,000	\$0	\$0	\$0	\$0
1014303	5436300	Infrastructure		\$1,289,180	\$4,957,968	\$1,405,618	\$1,473,568	\$2,981,519	\$4,555,000	\$2,140,000	\$2,140,000
		GR0703 - TRUMAN WATERFRONT DEVELOPMENT (CARRY FORWARD \$1,100,000)									\$0
		IS43031701 - TRUMAN WATERFRONT PARK FRUIT TREE GROVE (CARRY FORWARD \$75,410)									\$75,000
		IS43031801 - TRUMAN WATERFRONT PARK PHASE 1B (CARRY FORWARD \$163,580)									\$1,940,000
		NEW CIP - AMPHITHEATER ENHANCEMENTS									\$125,000
		TR1501 - TRUMAN WATERFRONT BLDG 103 ASSESSMENT & STABILIZATION (CARRY FORWARD \$53,600)									\$0
		TR1502 - TRUMAN WATERFRONT AMPHITHEATER (CARRY FORWARD \$273,000)									\$0
		TR1503 - TRUMAN WATERFRONT NOAA SEAWALL REPAIR (CARRY FORWARD \$250,000)									\$0
		Capital Outlay		\$1,289,180	\$4,957,968	\$1,655,618	\$1,723,568	\$2,981,519	\$4,555,000	\$2,140,000	\$2,140,000
		Truman Waterfront - Total		\$1,289,180	\$4,957,968	\$1,655,618	\$1,723,568	\$2,981,519	\$4,555,000	\$2,140,000	\$2,140,000

**CITY OF KEY WEST
FY 18/19 CIP PROJECT DETAIL**

Project No: TBD
Project Name: Truman Amphitheater Enhancements
Location: Truman Waterfront
Department: Engineering
Account No: 101-4303-543-6300

Date: 07/05/18
Contact: J. Bouquet
Project Start: 10/01/18
Project Complete: 09/30/19
Project Estimate: \$ 125,000
Project Funding to Date: \$ 125,000

Project Description/Justification:

Install security fence & additional structural supports for sound system.

Reasons for Funding Modification (if applicable):

Need for additional restroom on hold until determination by new Venue Manager

Operating Impact:

Related Projects:

Project Phase Summary

Phase	Committed	FY18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	
Construction		\$ 125,000					
Total	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000

Funding Source Summary

Phase	Committed	FY18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	
Fund 101		\$ 125,000					
Total	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000

Key West Amphitheater
Existing Facilities



Key West Amphitheater
Existing Facilities



Key West Amphitheater
Existing Facilities



Exhibit C

Key West Amphitheater
Existing Facilities



Key West Amphitheater
Location Map



Truman Waterfront Park Amphitheater

Print #180411028

Date: 04/11/18

Lat/Lon: 24.550434 -81.807753

Order No. 63244


 Aerial Photography, Inc. 954-568-0484



Exhibit D



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00001630-001000
 Account # 9038855
 Property ID 9038855
 Millage Group 10KW
 Location Address 21 QUAY Rd., KEY WEST
 Legal Description KW PARCEL OF LAND LYING W'LY OF TRUMAN ANNEX (24.95 AC)
 U-161-329 OR1839-410/479Q/C
 (Note: Not to be used on legal documents)
 Neighborhood 32140
 Property Class MUNICIPAL (8900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



9038855A BLDG.1,2,&3 MOLE 06/18/03

Owner

CITY OF KEY WEST
 PO BOX 1409
 KEY WEST FL 33041

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$1,766,009	\$1,766,009	\$1,766,009	\$1,777,702
+ Market Misc Value	\$2,084,275	\$2,084,275	\$2,084,275	\$1,833,353
+ Market Land Value	\$39,920,000	\$39,920,000	\$39,920,000	\$39,920,000
= Just Market Value	\$43,770,284	\$43,770,284	\$43,770,284	\$43,531,055
= Total Assessed Value	\$43,770,284	\$43,770,284	\$43,770,284	\$43,531,055
- School Exempt Value	(\$43,770,284)	(\$43,770,284)	(\$43,770,284)	(\$43,531,055)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	24.95	Acreage	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	1943	1944	1	11100 SF	2
PATIO	1943	1944	1	1120 SF	2
PATIO	1943	1944	1	126 SF	2
ASPHALT PAVING	1943	1944	1	1440 SF	2
PATIO	1943	1944	1	1462 SF	2
ASPHALT PAVING	1943	1944	1	14640 SF	2
PATIO	1943	1944	1	1470 SF	2
PATIO	1943	1944	1	1575 SF	2
ASPHALT PAVING	1943	1944	1	16000 SF	2
ASPHALT PAVING	1943	1944	1	18000 SF	2
PATIO	1943	1944	1	190 SF	2
PATIO	1943	1944	1	240 SF	2

Exhibit D

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1943	1944	1	242 SF	2
ASPHALT PAVING	1943	1944	1	27300 SF	2
PATIO	1943	1944	1	276 SF	2
PATIO	1943	1944	1	2800 SF	2
ASPHALT PAVING	1943	1944	1	2860 SF	2
PATIO	1943	1944	1	3040 SF	2
PATIO	1943	1944	1	340 SF	2
ASPHALT PAVING	1943	1944	1	4560 SF	2
PATIO	1943	1944	1	480 SF	2
CONCRETE DOCK	1943	1944	1	50 SF	4
PATIO	1943	1944	1	528 SF	2
ASPHALT PAVING	1943	1944	1	5888 SF	2
PATIO	1943	1944	1	720 SF	2
ASPHALT PAVING	1943	1944	1	7540 SF	2
RW2	1943	1944	1	900 SF	3
ASPHALT PAVING	1943	1944	1	9150 SF	2
CH LINK FENCE	1974	1975	1	120 SF	1
FENCES	1974	1975	1	160 SF	3
ASPHALT PAVING	1974	1975	1	22500 SF	2
CH LINK FENCE	1974	1975	1	84 SF	1
PATIO	1979	1980	1	464 SF	2
PATIO	1979	1980	1	500 SF	2
PATIO	1979	1980	1	552 SF	2
PATIO	1979	1980	1	555 SF	2
RW2	1979	1980	1	954 SF	3
PATIO	1984	1985	1	1034 SF	2
CONCRETE DOCK	1984	1985	1	10556 SF	4
ASPHALT PAVING	1984	1985	1	11600 SF	2
SEAWALL	1984	1985	1	18096 SF	4
ASPHALT PAVING	1984	1985	1	18666 SF	2
BOAT RAMP	1984	1985	1	23220 SF	3
CH LINK FENCE	1984	1985	1	33352 SF	2
ASPHALT PAVING	1984	1985	1	4175 SF	2
ASPHALT PAVING	1984	1985	1	4884 SF	2
PATIO	1984	1985	1	7260 SF	2
PATIO	1984	1985	1	73322 SF	2
UTILITY BLDG	1999	2000	1	36 SF	5
CH LINK FENCE	2001	2002	1	17960 SF	1
FENCES	2001	2002	1	400 SF	5
FENCES	2001	2002	1	462 SF	5

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-3664	11/1/2017		\$290,000	Commercial	INSTALL APPROX 90 LF OF NEW SHEET PILE SEAWALL WITH CONCRETE CAP, STEEL TIE BACKS AND CONCRETE DEADMEN
17-633	7/20/2017	12/14/2017	\$221,000	Commercial	TRUMAN WATERFRONT AMPHITHEATER- INSTALLATION OF SERVICE ENTRANCE EQUIPMENT WITH ASSOCIATED METERING, DISCONNECTING MEANS, CONDUIT, FEEDERS, GROUNDING AND OVER-CURRENT PROTECTION; INSTALLATION OF CONDUIT, BRANCH CIRCUITRY, LIGHTING CONTROL, COMPANY SWITCH, BOXES; DEVICE RING AND DEVICES FOR INTERIOR AND EXTERIOR LIGHTING AND POWER
17-2637	7/7/2017		\$48,671	Commercial	AMPHITHEATER- FIRESTONE 060 FLEECE BACK MEMBRANE OVER LTW DECK APPROX 3605 SQ FT. INSTALL 060 B FLEECE BACK TOP 10 X 100 FULL SHEETS FULLY ADHERED TO LTW INSULATED CONCRETE USING XR BONDING ADHESIVE. NEW LTW CONCRETE WILL BE INSTALLED BY OTHER. FLASH CURB FLASHING USING BONDING ADHESIVE. FLASH NEW ROOF DRAINS. RESTROOM - FIRESTONE 060 FLEECE BACK MEMBRANE OVER CONCRETE DECK APPROX 1228 SQ FT INSTALL 060 B FLEECE BAK TOP 10 X 100 FULL SHEETS FULLY ADHERED CONCRETE DECKING USING XR BONDING ADHESIVE.
17-1041	3/14/2017		\$1,041,185	Commercial	SITE WORK, INCLUDING A CURVED BERM AND OF STOCKPILED SOIL; UTILITY WORK INCLUDING DEMOLITION, RELOCATION AND NEW UTILITIES. GRADE WORK, ROADWAYS, PARKING WITH ADA SPACES ACROSS THE STREET, SIDEWALKS, PEDESTRIAN PATHS AND LANDSCAPE.
17-378	3/14/2017		\$1,167,396	Commercial	CONSTRUCTION OF AMPITHEATER
17-572	3/8/2017		\$330,000	Commercial	TRUMAN WATERFRONT PARK BATHROOM PAVILION

Exhibit D

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-0183	5/13/2016		\$12,530,374		DEMO OF EXISTING INFRA STRUCTURES, SITE WORK INCLUDING UNDERGROUND UTILITIES, HARDSCAPES, PARK ACCESSORIES ETC. CONTRIBUTING TO THE DEVELOPMENT OF TRUMAN WATERFRONT PARK.
08-2411	7/8/2008		\$0	Commercial	INSTALL 3 HOSE BIBBS TO EXISTING CENTER LINE

Sketches (click to enlarge)

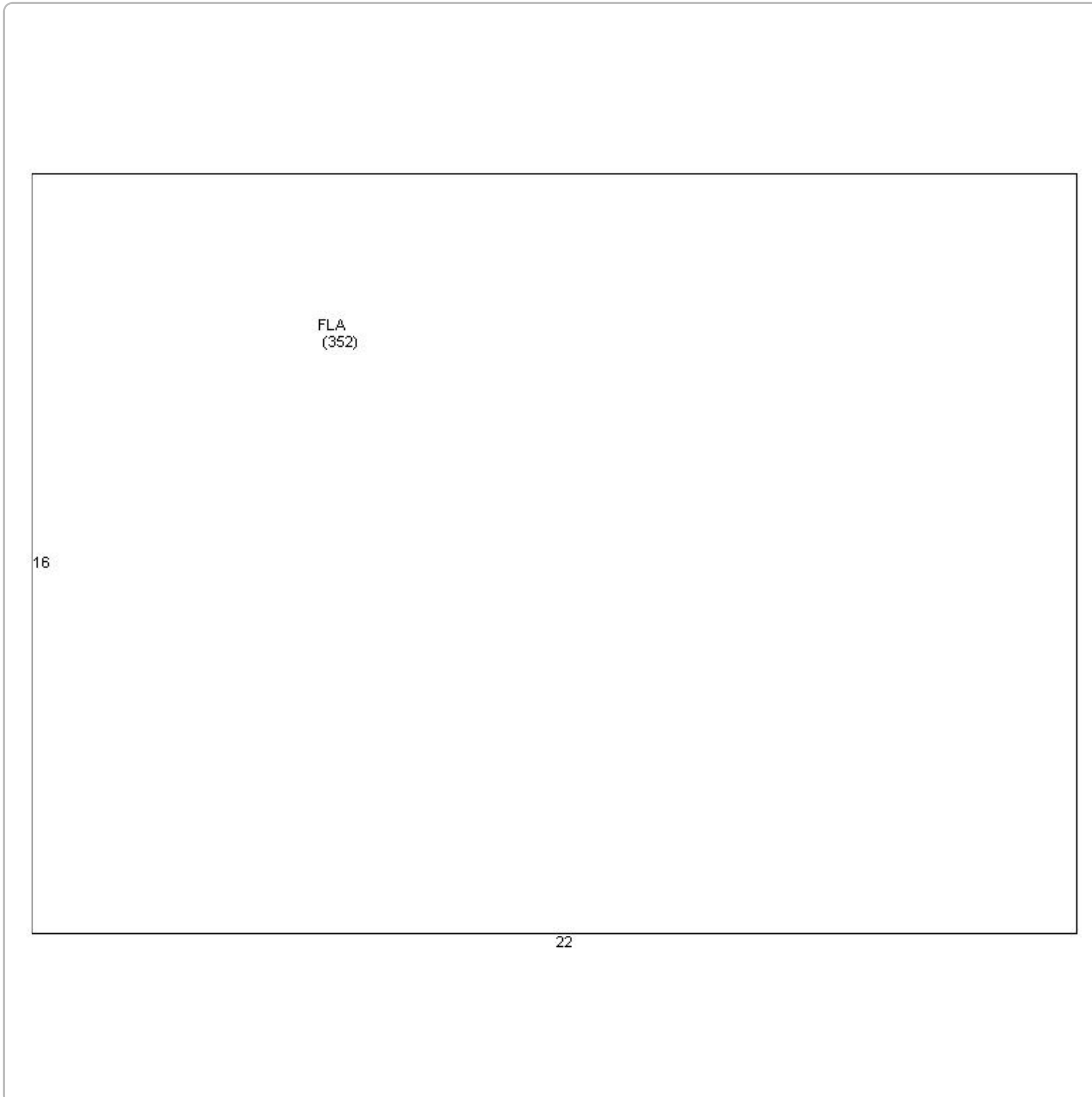


Exhibit D

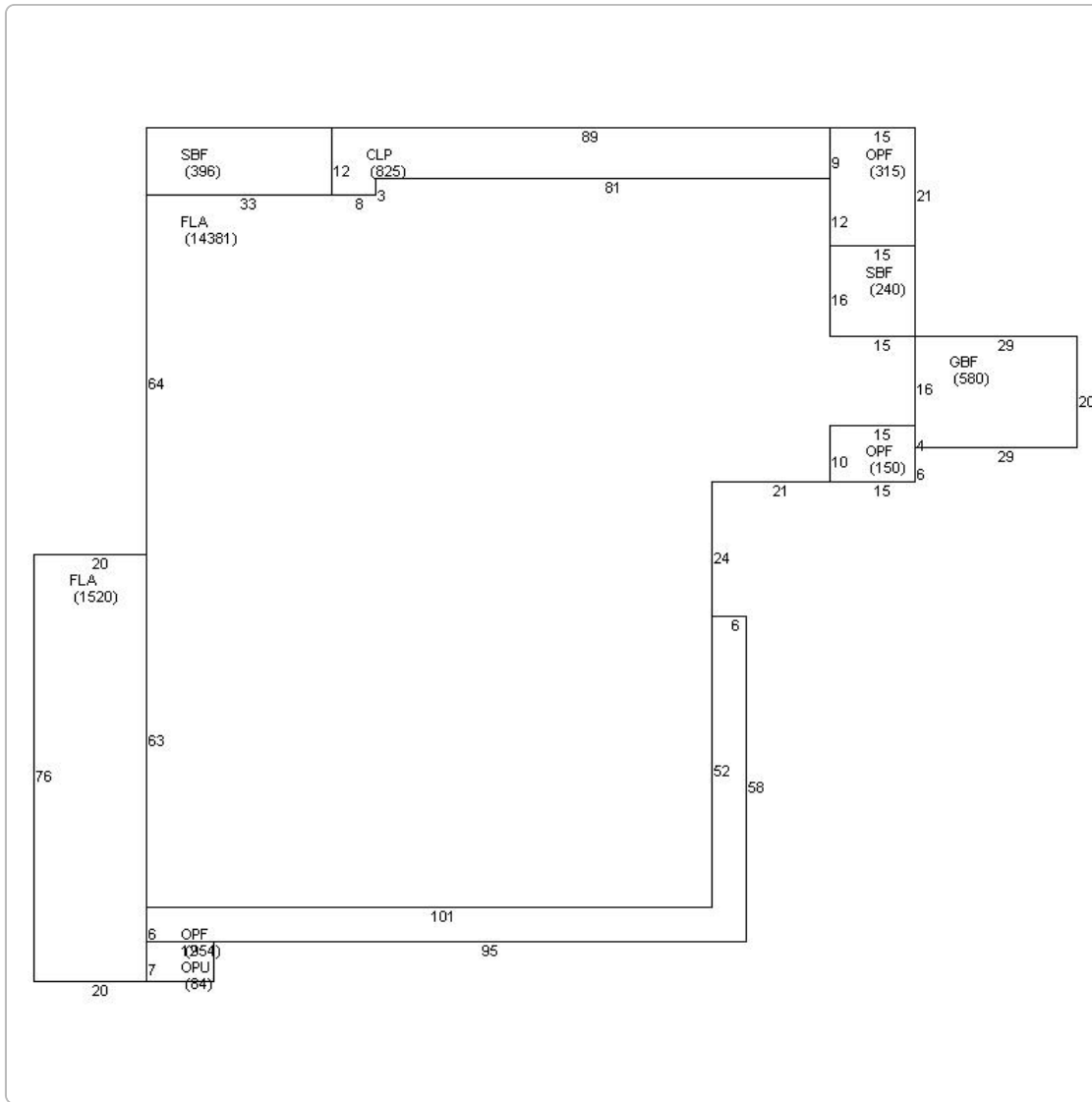


Exhibit D

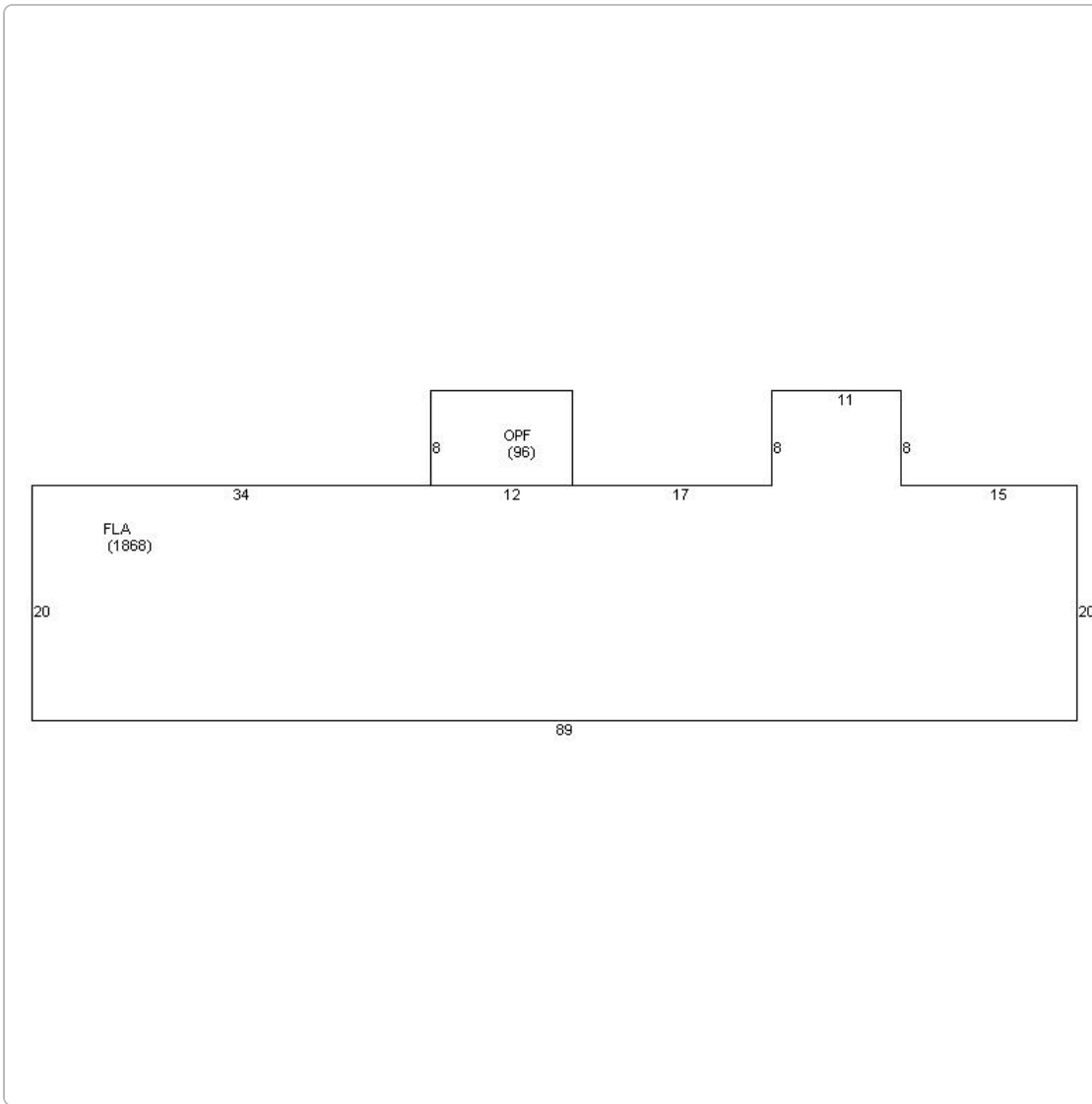


Exhibit D

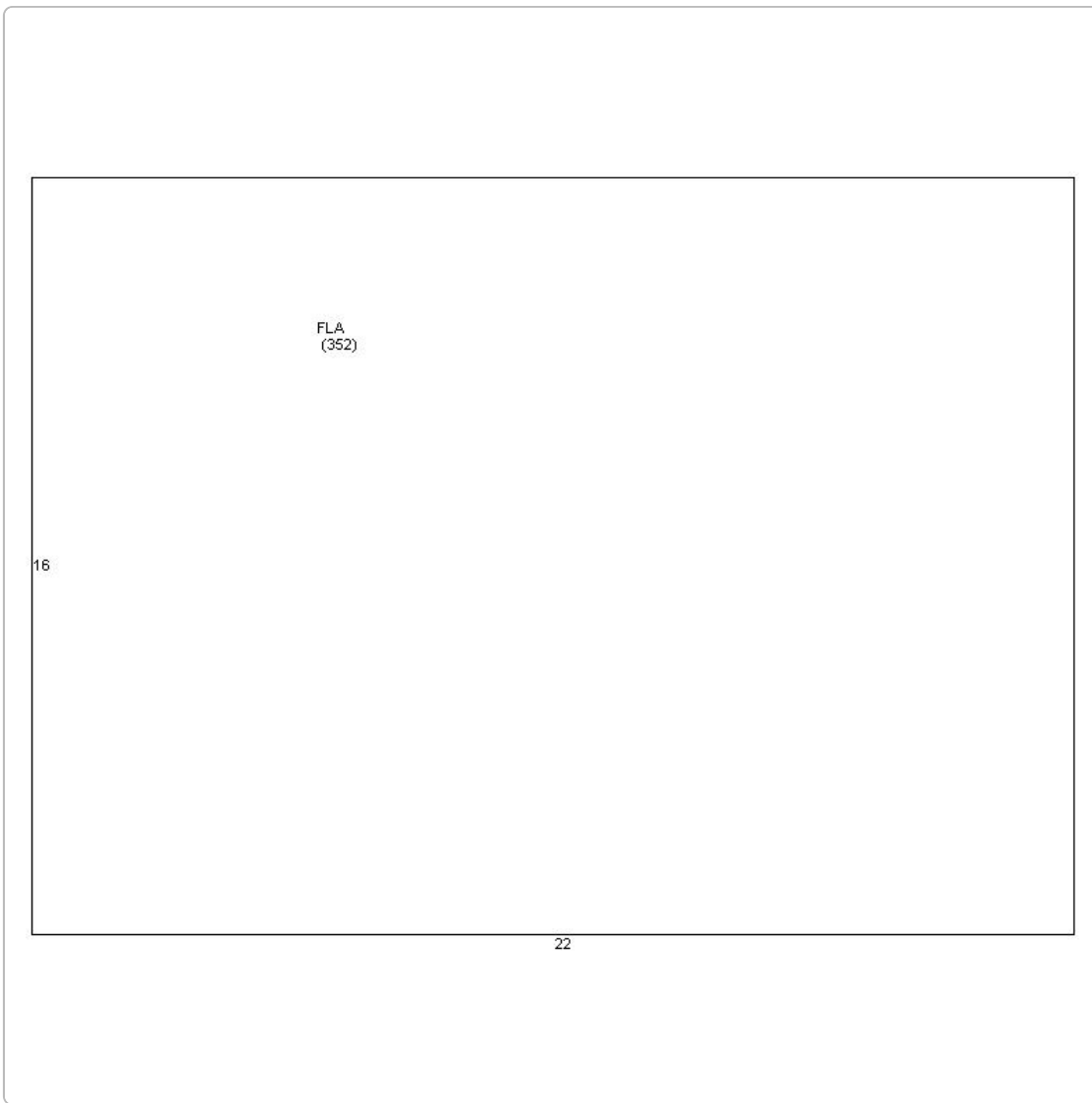


Exhibit D

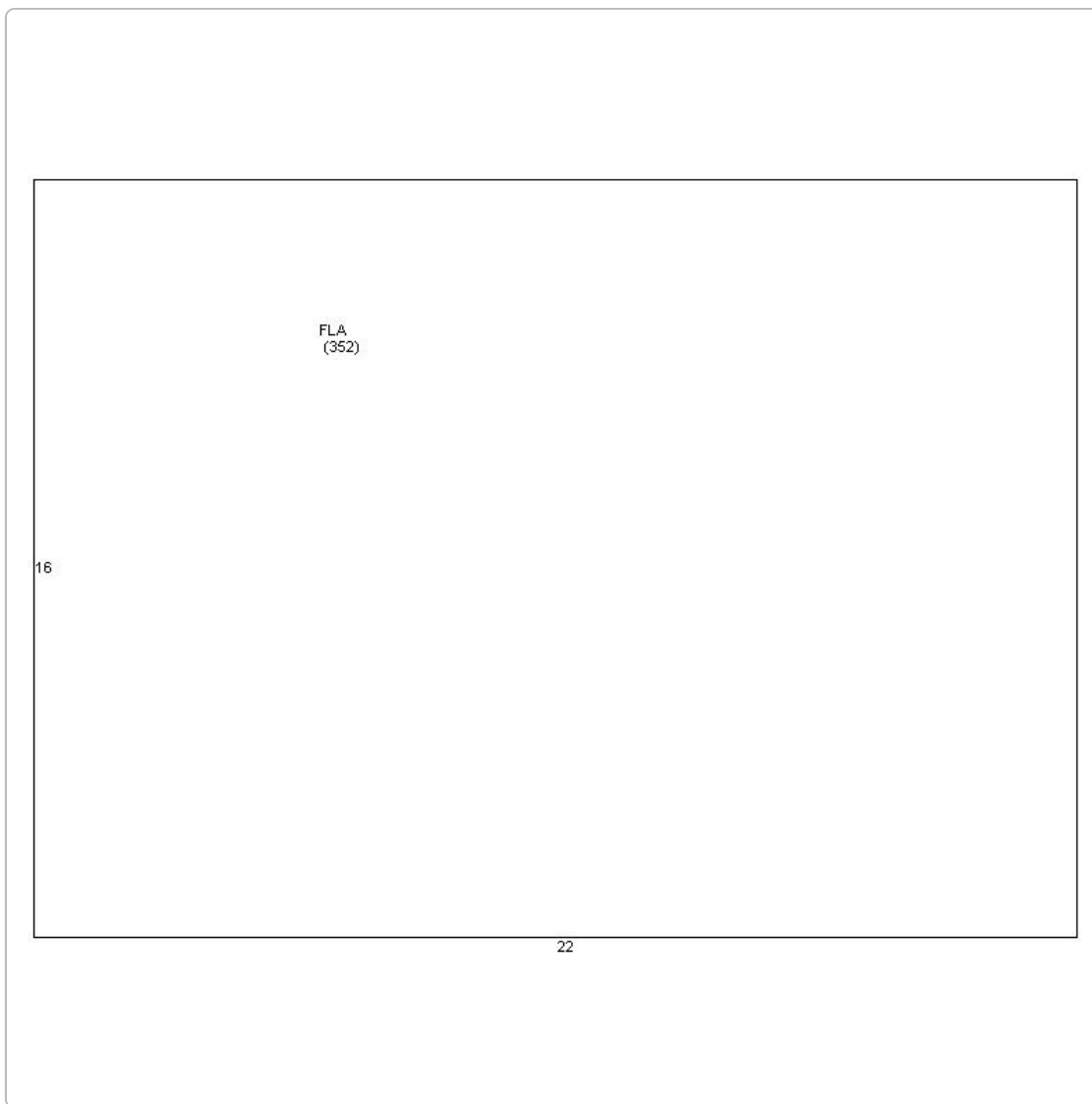


Exhibit D

FLA (462)	FLA (1176)
11	28

Exhibit D

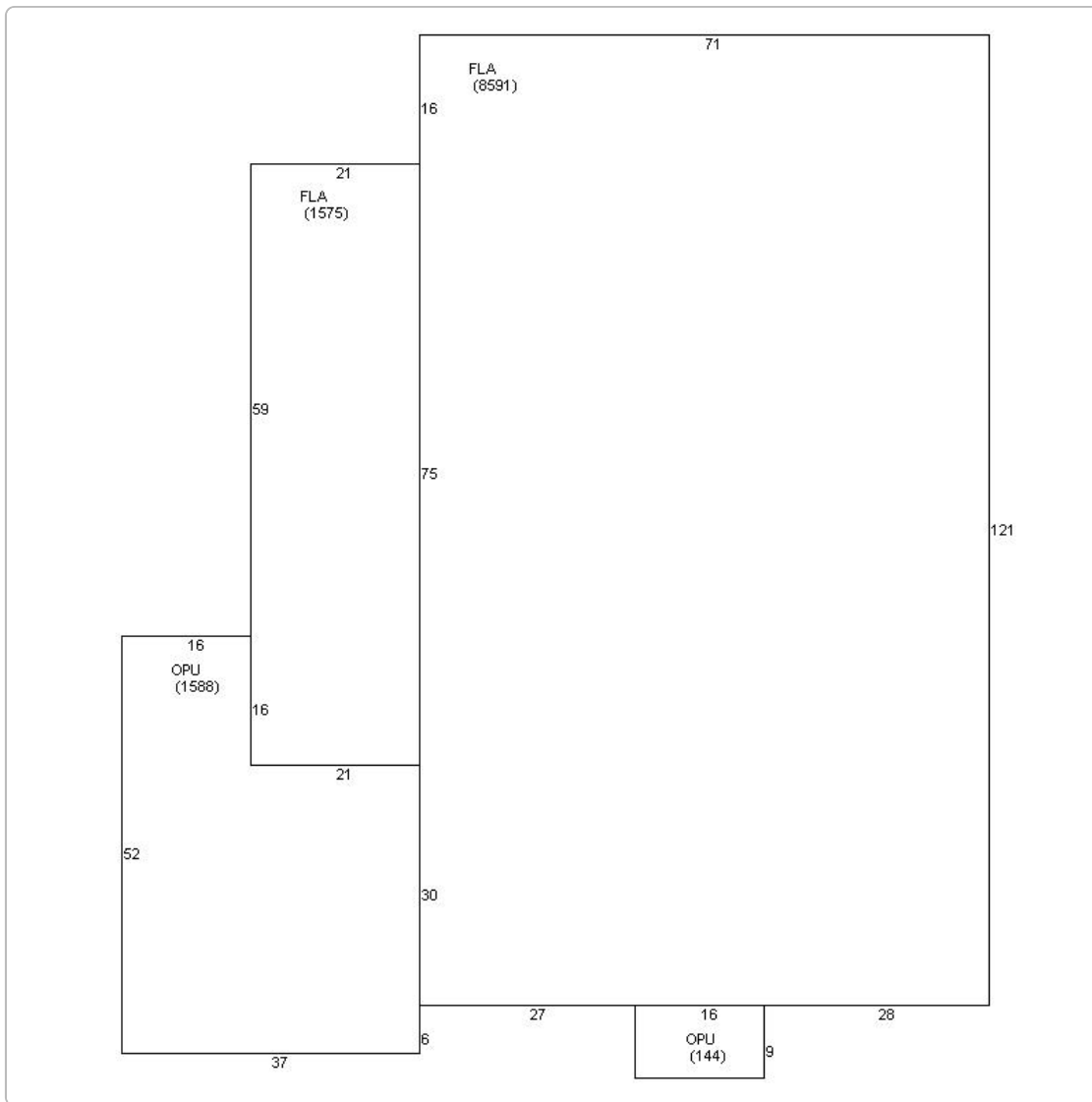


Exhibit D

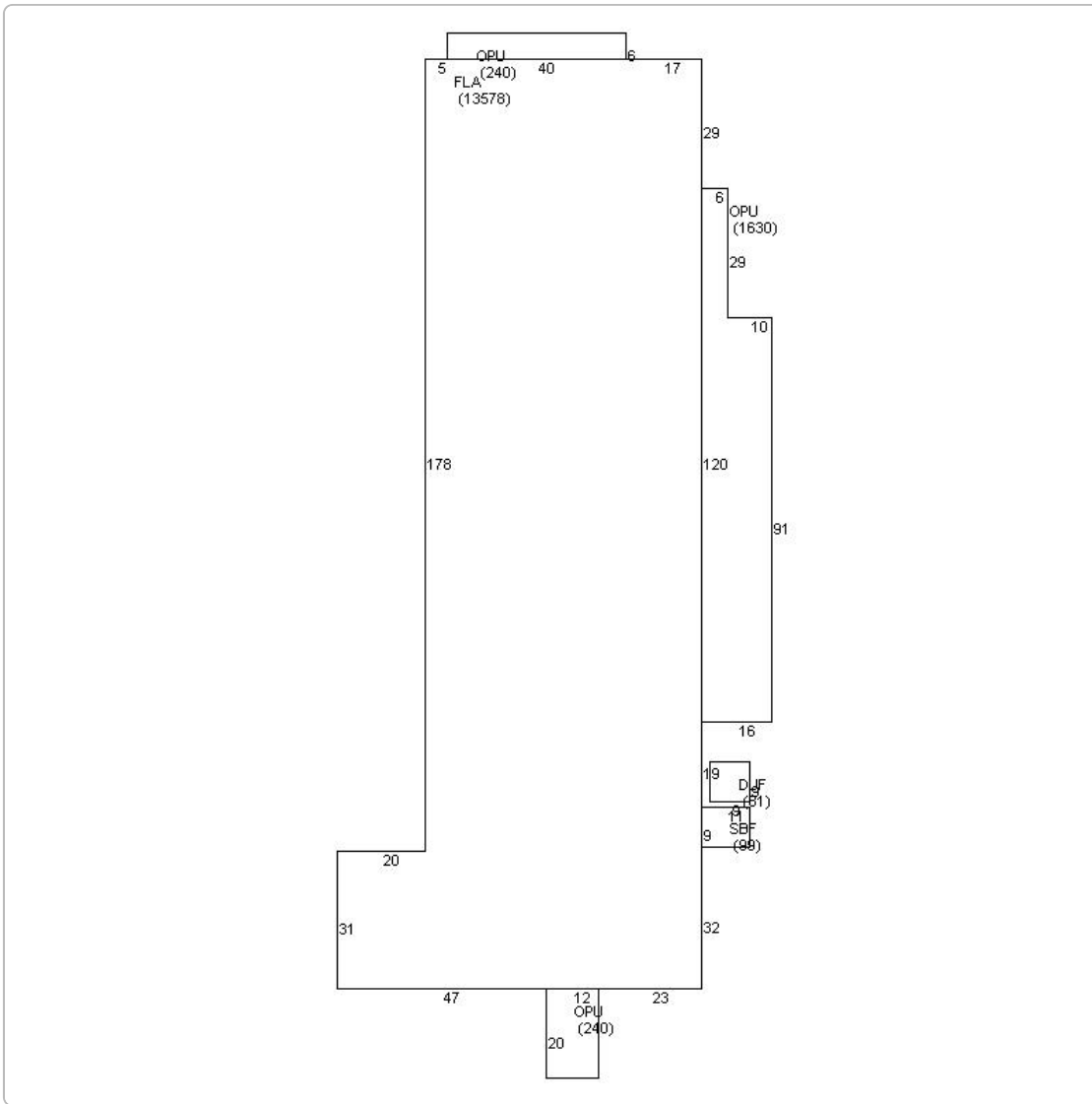


Exhibit D

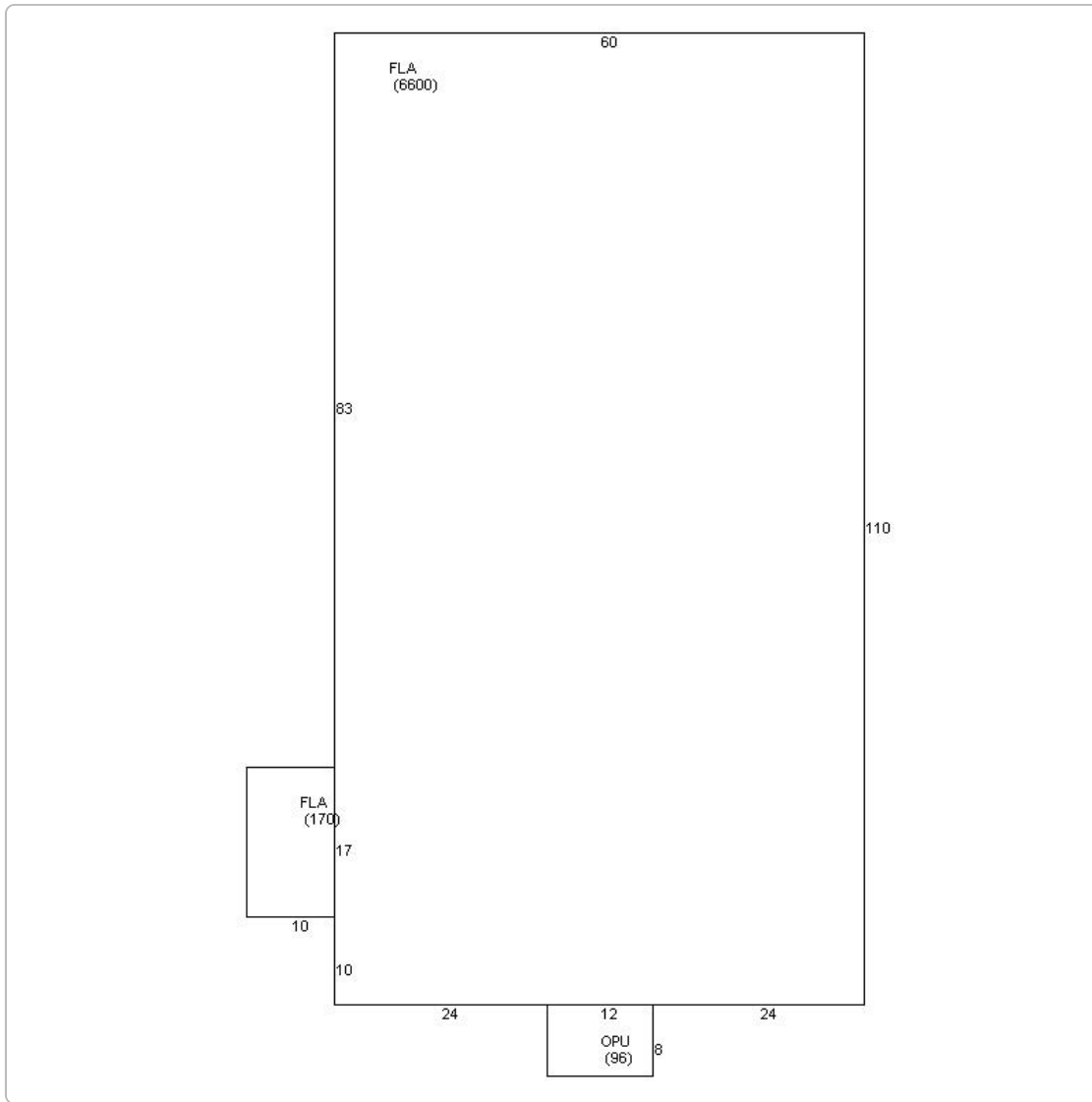
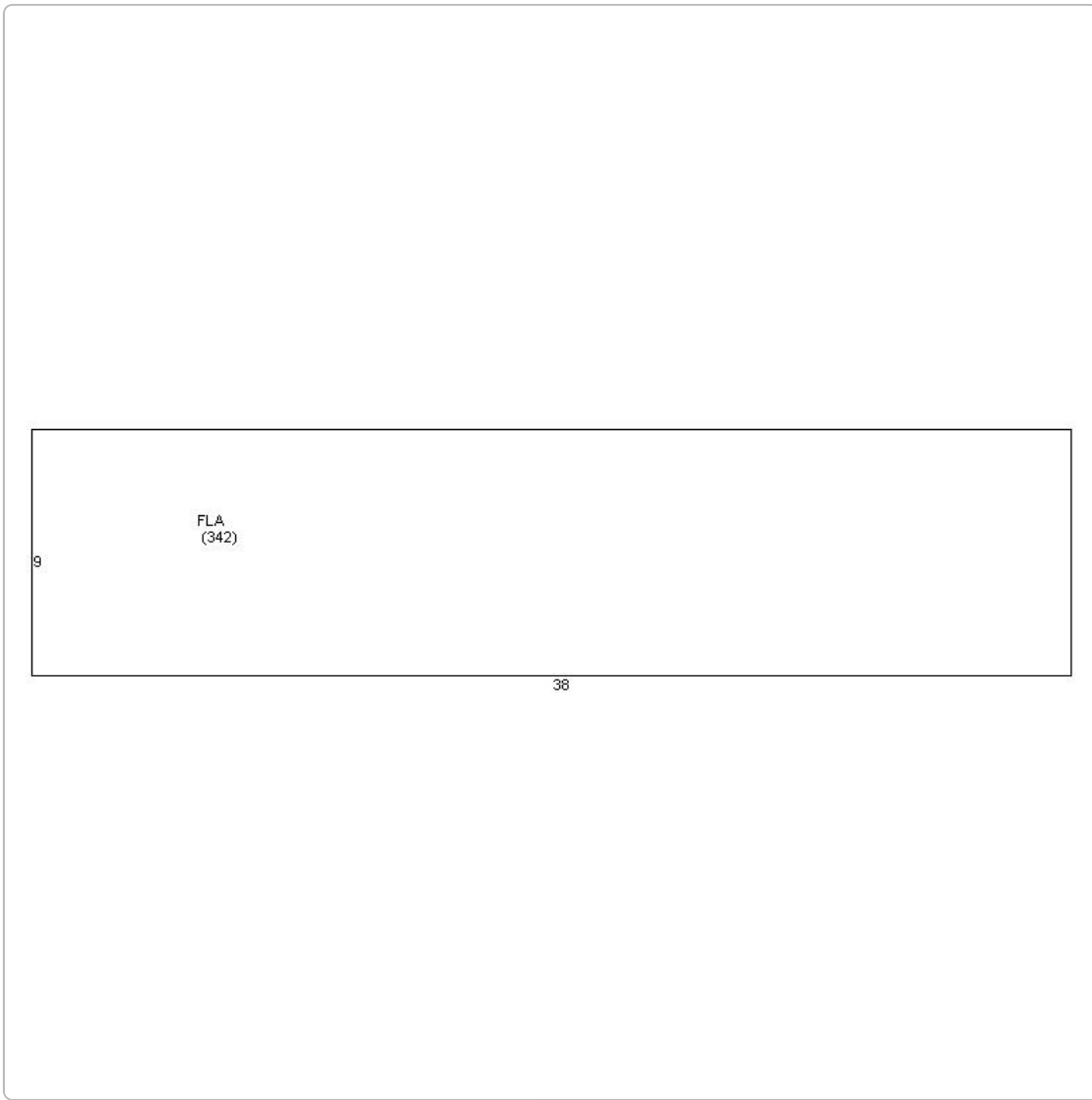
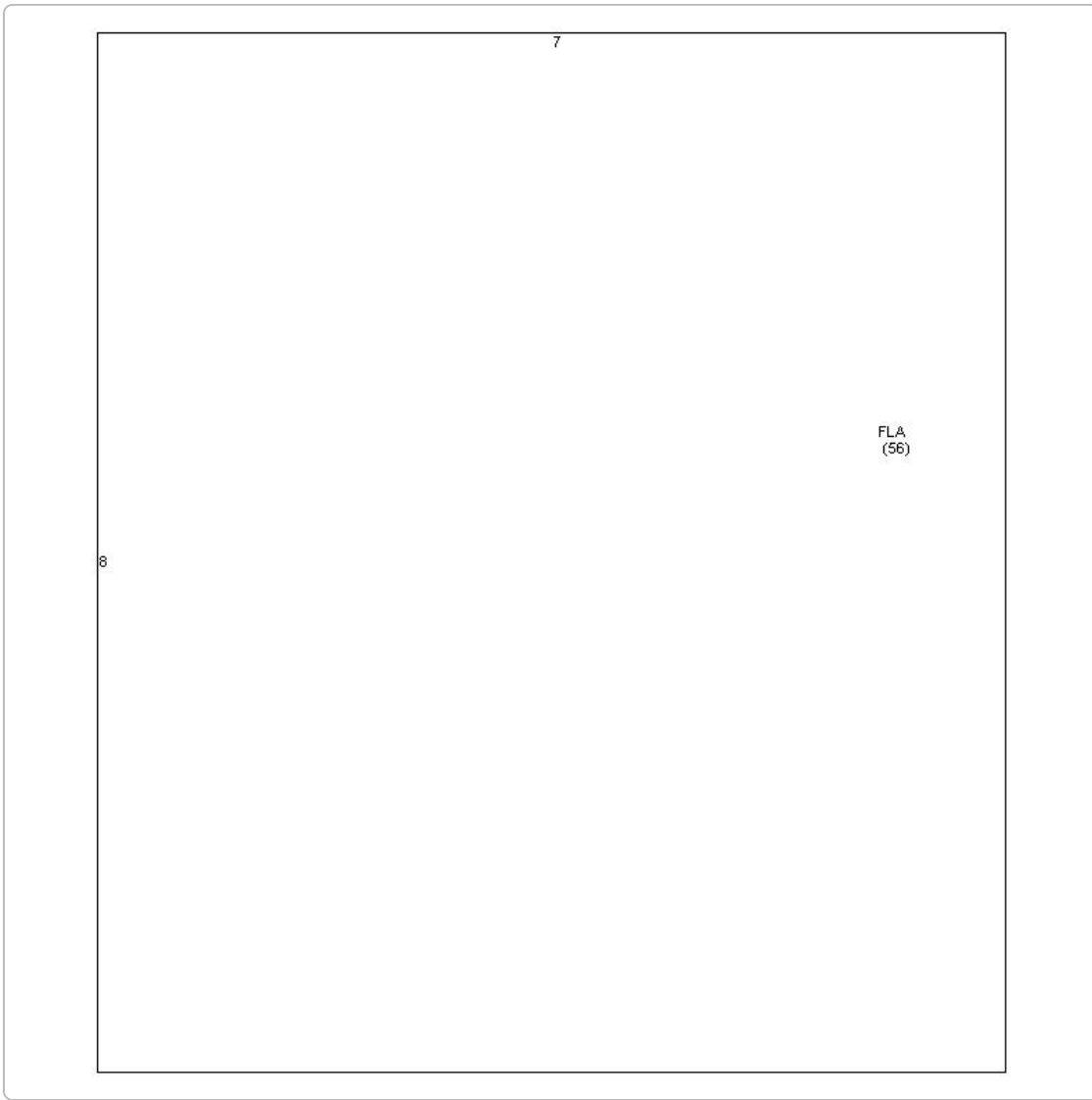


Exhibit D





Photos



9038855A BLDG.1,2,&3 MOLE 06/18/03

Map



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sales, TRIM Notice.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 9/20/2018 2:30:17 AM



Truman Waterfront Park City of Key West

Navy Deed Restrictions:

- Throughout the park design process, every effort has been made to meet the requirements of the Navy's Deed restrictions on the Truman Waterfront site. Many of these restrictions are graphically indicated on the Site Plan on Sheet SP-00 in Appendix C. The following lists the various restrictions and how the park design has addressed them:

Minimum 50' Setback from property line abutting the Government property: With the exception of roadways, walkways and low level vegetation there are no improvements within this area as described in the Deed.

Minimum 20' setback around the TACTS Tower property: With the exception of roadways, walkways and low level vegetation there are no improvements within this area as described in the Deed.

Perpetual Access to the Boat Ramp: The park has been designed to facilitate the launching of large boats into the water at the boat ramp. Access to this area will be limited to specified users with the use of removable bollards at the entry.

Perpetual access at Eaton Street: The plan accommodates a future emergency access at the Eaton Street ROW with a clear area to the bulkhead for emergency vehicles. Vehicular access is then provided along the bulkhead promenade to the boat ramp.

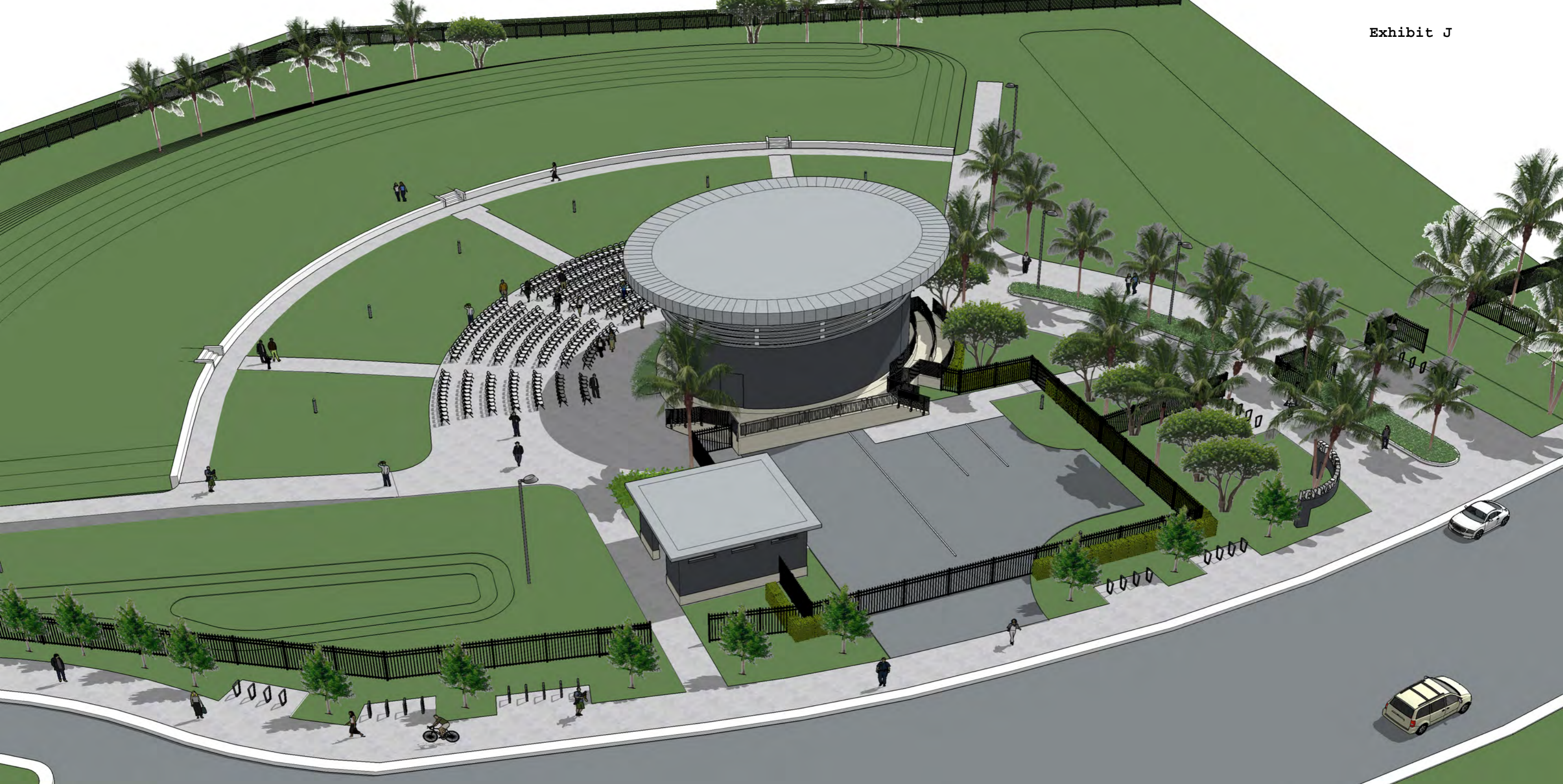
Perpetual Easements to Utility Lines: Once the final utilities are incorporated into the park plan design, the Navy will be provided with perpetual easements to those utilities as outlined in the Deed.

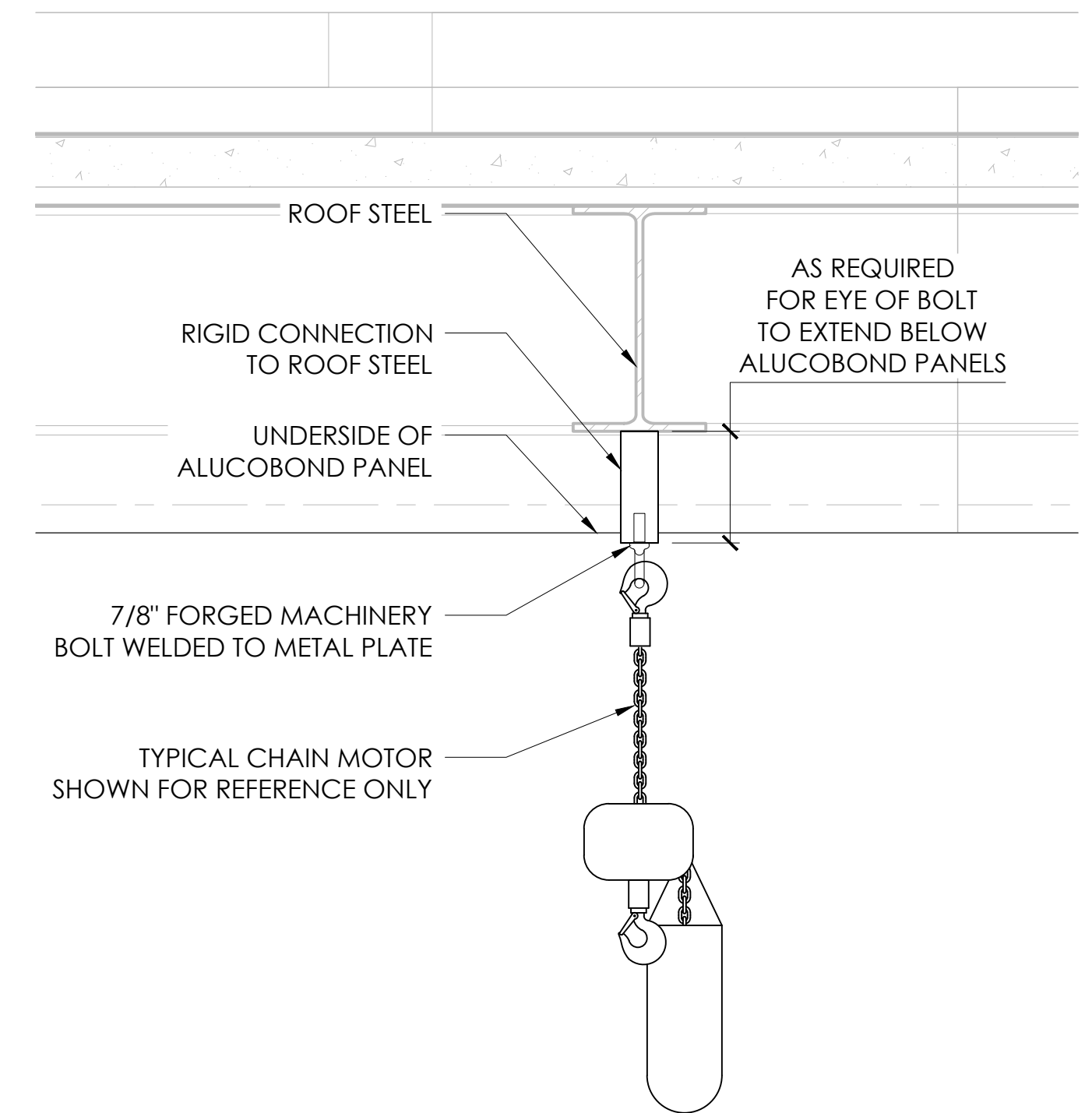
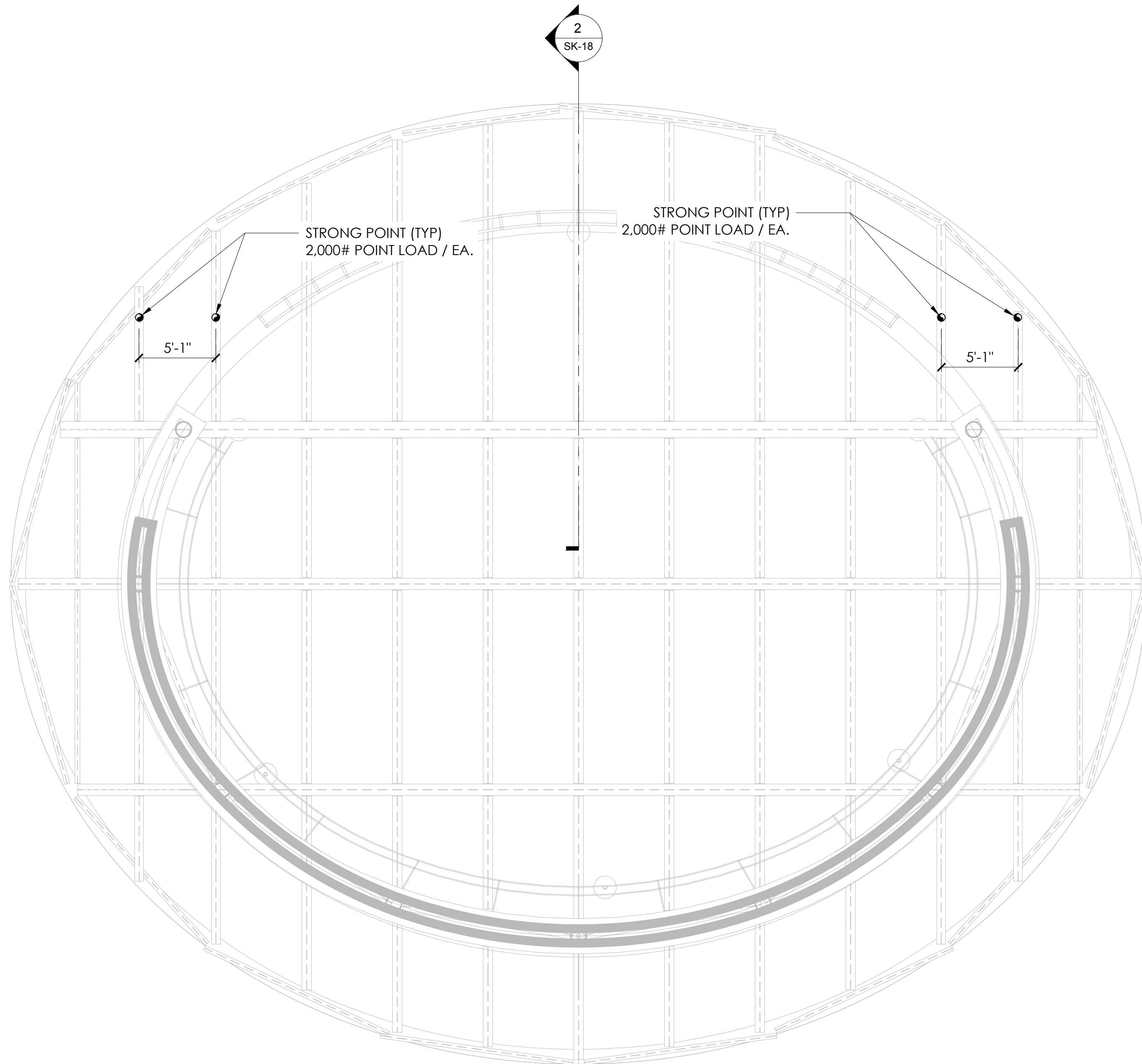
No improvement shall exceed an elevation greater than 35' height above the crown of the adjacent roadway: The three new proposed structures on the site, the Community Center, the Horse Stables and the Amphitheater are all within the 35' height restriction. The only portions above this height are the three flag poles placed atop the amphitheater structure.

No commercial or recreational aviation activities on the site: There are no plans to accommodate any aviation activities on the site now or in the future.

No development or improvements beyond the limits of the Truman Harbor Development Zone: The only proposed development within the harbor area is the relocation of the USCGC Ingham to the location illustrated on the Site Plan. This is within the Truman Harbor Development Zone and will not affect the access to the boat ramp. No private boats will be permitted to dock along the existing seawall other than the NOAA vessels presently utilizing the docks at that property.







[1] PLAN VIEW
3/16" = 1'-0"

[2] CURVED TRUSS HANGING DETAILS
1" = 1'-0"

Proposed Operation Budget and Marketing Plan

Operation Budget:

The normal maintenance and ongoing upkeep of the Key West Amphitheater will be provided by the City of Key West Community Services Department as part of the City's regular maintenance program, funded by the City's General Fund Budget.

Marketing Plan:

The Key West Amphitheater is marketed through the City of Key West website and social media. Once a venue manager is obtained, the marketing will increase. An estimated 7,800 residents and tourists have attended 10 events at the amphitheater this past year. There are 16 events scheduled so this coming year at which we estimate an average of 1,500 persons per event or 24,000 and this will only increase as the venue manager focuses efforts on developing programming for the facility.

An Arts & Culture Master Plan for the Truman Waterfront Park, funded by the National Endowment for the Arts (NEA) Our Town grant program, is currently in the early stages of development. With the amphitheater located within the Park, the Master Plan will encompass the amphitheater and the potential the facility has to strengthen the community through public art and creative placemaking taking into consideration the needs and desires of residents, visitors, and others as related to Truman Waterfront Park and thereby the amphitheater. The goal is to further develop the park as an exceptional community gathering place that integrates public art, local culture, ecological principles, and the community for residents and tourists to enjoy.

At the completion of the proposed project, the improved safety features and better sound quality will make attending an event at the amphitheater an even more enjoyable experience. New aluminum fencing and gates to help delineate the ticketing process and ensure organized entry to the facility will create a more secure facility. New structural north and south "strong points" on structural beams will enhance the existing Amphitheater rigging system and will facilitate suspension of perimeter speaker systems enhancing audience viewing of the performers and improved sound.

NON-COLLUSION AFFIDAVIT and VERIFICATION
(Enclose as Exhibit L)

I, Craig Cates, of the city of Key West, according to law on my oath, and under penalty of perjury, depose and say that:

- 1) I am Mayor Craig Cates, the applicant making the application for the project described as follows:
- 2) The prices in this application have been arrived at independently without collusion, consultation, communication or agreement for the purpose of restricting competition, as to any matter relating to such prices with any other applicant or with any competitor;
- 3) Unless otherwise required by law, the prices which have been quoted in this application have not been knowingly disclosed by the applicant and will not knowingly be disclosed by the applicant prior to application opening, directly or indirectly, to any other applicant or to any competitor; and
- 4) No attempt has been made or will be made by the applicant to induce any other person, partnership or corporation to submit, or not to submit, an application for the purpose of restricting competition;
- 5) The statements contained in this affidavit are true and correct, and made with full knowledge that Monroe County relies upon the truth of the statements contained in this affidavit in awarding agreements for said project.

VERIFICATION

I HEREBY CERTIFY that I have read the forgoing application and that the facts stated herein are true and correct to the best of my knowledge and belief.

Craig Cates
President's/Mayor's Name Typed [Signature]
President's/Mayor's Signature

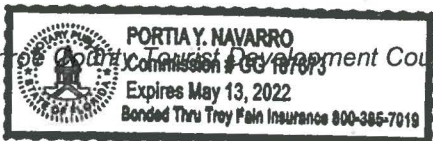
Sworn to and subscribed before me this 1st day of October 20 18

personally appeared Craig Cates, _____, and _____

_____ known to be the person named in and who executed the foregoing document.

[Signature]

My commission expires: _____ Notary Public State of Florida



DRUG FREE WORKPLACE FORM
(Enclose as Exhibit M)

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that:

City of Key West

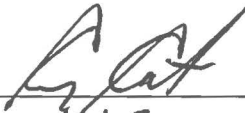
(Name of Business)

1. Publishes a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Gives each employee engaged in providing the commodities or contractual services that are under application a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notifies the employees that, as a condition of working on the commodities or contractual services that are under application, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 (Florida Statutes) or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Imposes a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, or any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Applicant's Signature: _____

Date: _____


10/1/18

HOLD HARMLESS/INDEMNIFICATION
(Enclose as Exhibit N)

City of Key West (herein after "Organization") hereby covenants and agrees to indemnify and hold harmless the Monroe County Board of County Commissioners and Monroe County Tourist Development Council (herein after "BOCC/TDC") and the 3406 North Roosevelt Blvd. Corporation or any of its officers and employees from and against any and all claims, liabilities, litigation, causes of action, bodily injury (including death), personal injury, and property damage, and another other losses, damages, costs, expenses (including but not limited to fees and expenses arising from any factual investigation, discovery or preparation for litigation), and the payment of any and all of the foregoing or any demands, settlements or judgments arising out of, or in connection with, **Key West Amphitheater Enhancements** (herein after "Project") being funded by the BOCC/TDC. The Organization shall immediately give notice to the BOCC/TDC of any suit, claim or action made against the Organization that is related to this Project, and will cooperate with the BOCC/TDC in the investigation arising as a result of any suit, action or claim related to this Project.

a.) **Non-Waiver of Immunity.** Notwithstanding the provisions of Sec. 768.28, Florida Statutes, the participation of the BOCC/TDC in reimbursing/funding any portion of the Project and the acquisition of any commercial liability insurance coverage, self-insurance coverage, or local government liability insurance pool coverage shall not be deemed a waiver of immunity to the extent of liability coverage, nor shall any contract entered into by the BOCC/TDC be required to contain any provision for waiver.

b.) **Privileges and Immunities.** All of the privileges and immunities from liability, exemptions from laws, ordinances, and rules and pensions and relief, disability, workers' compensation, and other benefits which apply to the activity of officers, agents, or employees of any public agents or employees of the BOCC/TDC, when performing their respective functions related to this Project within the territorial limits of the County shall apply to the same degree and extent to the performance of such functions and duties of such officers, agents, volunteers, or employees outside the territorial limits of the County.

c.) **RESTRICTIONS ON AGREEMENTS FUNDED BY BOCC/TDC.** The Organization shall include the following term in all agreements funded by the BOCC/TDC for this Project:

Hold harmless/indemnification. Contractor acknowledges that this agreement is funded at least in part by the BOCC/TDC and agrees to indemnify and hold harmless the BOCC/TDC and any of its officers and employees from and against any and all claims, liabilities, litigation, causes of action, damages, costs, expenses (including but not limited to fees and expenses arising from any factual investigation, discovery or preparation for litigation), and the payment of any and all of the foregoing or any demands, settlements or judgments (collectively claims) arising directly or indirectly from any negligence or criminal conduct on the part of contractor in the performance of the terms of this agreement. The contractor shall immediately give notice to the BOCC/TDC of any suit, claim or action made against the contractor that is related to the activity under this agreement, and will cooperate with the BOCC/TDC in the investigation arising as a result of any suit, action or claim related to this agreement.

Craig Cates

President of Organization/Mayor's Name Typed

President's/Mayor's Signature

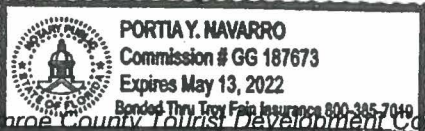
Sworn to and subscribed before me this 1st day of October 20 18

personally appeared Craig Cates, _____, and _____

known to be the person named in and who executed the foregoing document. Portia Y. Navarro

My commission expires:

Notary Public State of Florida



Monroe County Tourist Development Council FY 2019 2nd Round Capital Project Application

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
City of Key West

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:
 Individual/sole proprietor or single-member LLC
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
 Other (see instructions) ▶ **Government Entity**

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
 Exempt payee code (if any) _____
 Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
1300 White Street

6 City, state, and ZIP code
Key West, Florida 33040

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number								
			-					

or


Employer identification number									
5	9	-	6	0	0	0	3	4	6

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶  **MARK FINIGAN**
 F. NANCE D.C. Date ▶ **3/22/17**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

ATTACHMENTS AND CERTIFICATIONS
(Enclose as Exhibit P)

1. The following supporting documents are attached.
 - a) Print out of Sunbiz.org "Detail by Entity" (**Exhibit A**)
 - b) Documentation from bank of confirmed project funds (**Exhibit B**)
 - c) If applicable: Insert or attach photograph of existing site (**Exhibit C**)
 - d) Proof of ownership; long term lease or service contract (**Exhibit D**)
 (Include consent of owner for use of property as described within this application)
 - e) If applicable: Enclose at least two (2) current real estate appraisals and one (1) environmental assessment (**Exhibit E**)
 - f) If applicable: Enclose citations for local protective ordinances (**Exhibit F**)
 - g) If applicable: Enclose copies of all recorded easement and restrictive covenants (**Exhibit G**)
 - h) If applicable: Enclose description of endangered/threatened special of flora or fauna (**Exhibit H**)
 - i) If applicable: Enclose ADA accessibility explanation (**Exhibit I**)
 - j) If applicable: Enclose preliminary plans or architectural documents - 1 set (**Exhibit J**)
 - k) Proposed operation budget and marketing plan (**Exhibit K**)
 - l) Notarized Non-Collusion affidavit and verification (**Exhibit L**)
 - m) Signed Drug Free Workplace Form (**Exhibit M**)
 - n) Notarized Hold Harmless/Indemnification form (**Exhibit N**)
 - o) Applicant has printed and completed the W-9 form included within the application (page 20) (**Exhibit O**)
 - p) Notarized Attachments and Certification form (**Exhibit P**)
 - q) I have read the Capital Project Funding Process and Importation Information provided on Pages 2-7 of this application

VERIFICATION

I swear and certify that the information contained in this application is true and correct, and that I am the duly authorized representative of the applicant.

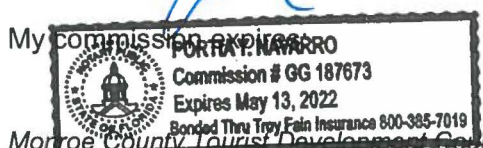
Craig Cates

 President's/Mayor's Name Typed President's/Mayor's Signature

Sworn to and subscribed before me this 1st day of October 2018

personally appeared Craig Cates, _____, and _____

[Notary Signature] known to be the person named in and who executed the foregoing document.]



Notary Public State of Florida