



## MEMORANDUM

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Date: August 6, 2025

To: Honorable Mayor and Commissioners

Via: Brian L. Barroso  
City Manager

From: Christina Bervaldi  
Finance Director

Subject: **File ID 25-4179 Ratifying APTGA #4 to the Mallory Square T-Pier Extension / Improvements project grant agreement**

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### **Introduction**

The City Manager's Office requests ratification of the attached "Amendment for Extension of Public Transportation Grant Agreement" (APTGA) #4 for the Mallory Square T-Pier Extension / Improvements project FM 444447-1 / Contract Number G1767 with the Florida Department of Transportation (FDOT) to reduce funding by \$1,928,266.43 to be used in State Fiscal Year 2027 due to significant project delays. The reduction leaves \$144,883.80 for the design and permitting phases. This grant funding does not obligate the City to accept cruise ships. The funding is for improvements to the Mallory T-Pier that focus on safe dockage for ships conforming to the charter amendments found in Article I, Sections 1.09, 1.10, and 1.11 of the Code of Ordinances and limited per the submerged lands lease length of 664 feet.

### **Background**

The Public Transportation Grant Agreement (PTGA) with the Florida Department of Transportation (FDOT) for the design and construction of the Mallory Square T-Pier Extension / Improvements project was entered into on May 21, 2019 with an expiration date of June 30, 2021 (Resolution 19-129, May 2019) funded with Florida Seaport Transportation and Economic Development (FSTED) funding. Time Extension #1 to extend the grant agreement for an additional two years to June 30, 2023 was approved with Resolution 21-119, June 2021. Time Extension #2 to extend the grant agreement for one year to June 30, 2024 was approved with Resolution 23-197, July 13, 2023. Time Extension #3 to extend the grant agreement to June 30, 2025 was approved with Resolution 24-162, August 8, 2024 and is ultimately, the last time extension FDOT could approve considering the grant funds spent versus the available funding which at the time of discussion with FDOT was \$213,516.77 spent versus \$2,073,150.23 available.

Ratification of the attached APTGA #4 is being requested because FDOT required a signed amendment prior to the June 30, 2025 expiration date. Significant project delays are due to the effects the COVID pandemic had on the cruise ship industry, a local referendum and subsequent resolution on allowable cruise ship size and finally an objection to our use of submerged lands by the adjacent riparian rights owner. All issues have been addressed and an appropriately sized pier to support foreseeable operations has been determined by the Port of Key West. Design is 85% complete and environmental permits have been applied for.

### **Procurement**

APTGA #4 reduces the amount of funding by \$1,928,266.43 due to significant project delays. City Staff submitted a new application for Florida Seaport Transportation and Economic Development (FSTED) funding in June 2025 for the construction phase to be available in the State of Florida's FY 2027 which begins in July 2026. The requested amount is \$6 million for the Mallory T-Pier project with a 75% State / 25% City cost share or \$4.5 million State / \$1.5 million City.

Grant expenditures total \$417,089.67 or \$312,817.23 State / \$104,272.44 City at the 75% State / 25% City cost share. \$303,815.77 of eligible expenditures have been reimbursed to the City leaving \$9,001.46 to be reimbursed. \$45,583.34 of grant funding will not be utilized.

The project is currently in the permitting phase.

The following is a summary of the FDOT funding allocation for this project:

Resolution	Document	Description	FDOT Amount	City Share	Total
19-129	Agreement	FY 19 Funds	\$425,000	\$141,667	\$ 566,667
19-363	Amendment 1	FY 20 Funds	\$989,832	\$329,944	\$1,319,776
21-119	Amendment 2	FY 21 Funds	\$521,835	\$173,945	\$ 695,780
22-032	Amendment 3	FY 22 Funds	\$350,000	\$116,667	\$ 466,667
<b>TBD</b>	<b>Amendment 4</b>	<b>Reduction</b>	<b>-\$1,928,266.43</b>	<b>-\$642,755.48</b>	<b>-\$2,571,021.91</b>
<b>TOTAL</b>			<b>\$358,400.57</b>	<b>\$119,467.52</b>	<b>\$477,868.09</b>

### **Recommendation**

The City Manager's Office recommends the City Commission approve the ratification of the attached "Amendment for Extension of Public Transportation Grant Agreement" #4 to the Mallory Square T-Pier Extension / Improvements project FM 444447-1 / Contract Number G1767 with the Florida Department of Transportation (FDOT) to reduce funding by \$1,928,266.43.