



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2021-2022

LFIR # 1377

1. Project Title North Port Warm Mineral Springs Water and Sewer Utilities Expansion

2. Senate Sponsor Joe Gruters

3. Date of Request 02/01/2021

4. Project/Program Description

The purpose of this project is to provide city water and sewer service to Warm Mineral Springs Park and surrounding vacant commercial properties to increase tourism, reduce potential environmental impacts to the spring, and create jobs. The City of North Port owns Warm Mineral Springs Park, a property designated on the Historic Register of Historic Places, which averages 110,000 visitors per year from all over the world who swim in its mineral-rich waters. The current sewer system is undersized. The springs are surrounded by vacant commercial properties with potential for wellness-based development.

The project is in an Opportunity Zone and the area has a high percentage of low to moderate income households. The project will create job opportunities to the surrounding community. If funding is granted for this project, the City hire a consultant to design and a construction company to construct the water and sewer expansion.

5. State Agency to receive requested funds Department of Environmental Protection

State Agency contacted? No

6. Amount of the Nonrecurring Request for Fiscal Year 2021-2022

Type of Funding	Amount
Operations	0
Fixed Capital Outlay	875,000
<b>Total State Funds Requested</b>	<b>875,000</b>

7. Total Project Cost for Fiscal Year 2021-2022 (including matching funds available for this project)

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	875,000	50%
<b>Matching Funds</b>		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	875,000	50%
Other	0	0%
<b>Total Project Costs for Fiscal Year 2021-2022</b>	<b>1,750,000</b>	<b>100%</b>

8. Has this project previously received state funding? No

Fiscal Year (yyyy-yy)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		

9. Is future funding likely to be requested? No

a. If yes, indicate nonrecurring amount per year.

b. Describe the source of funding that can be used in lieu of state funding.



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#### 10. Has the entity requesting this project received any federal assistance related to the COVID-19 pandemic?

Yes

If yes, indicate the amount of funds received and what the funds were used for.

\$5,237 received through the Emergency Food and Shelter Program for Phase CARES for resident assistance and \$64,883.83 received through the CARES ACT Provider Relief Payment for emergency response services.

#### 11. Details on how the requested state funds will be expended

Spending Category	Description	Amount
<b>Administrative Costs:</b>		
Executive Director/Project Head Salary and Benefits		0
Other Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
<b>Operational Costs: Other</b>		
Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
<b>Fixed Capital Construction/Major Renovation:</b>		
Construction/Renovation/Land/Planning Engineering	Funds will be used to design, permit and construct water and sewer service to Warm Mineral Springs and surrounding commercial properties.	875,000
<b>Total State Funds Requested (must equal total from question #6)</b>		<b>875,000</b>

#### 12. Program Performance

##### a. What specific purpose or goal will be achieved by the funds requested?

The goal of this project is to install city water and sewer service for the historic Warm Mineral Springs Park buildings and surrounding vacant commercial lots. The utilities at Warm Mineral Spring Park are currently supplied by a well and an undersized and unreliable sewer service. No central sewer or water service is available to the vacant commercial lots. Installation of city water and sewer service will allow the city to expand offerings to visitors of the springs and mitigate any environmental impact from potential sewer overflow. The availability of central water and sewer to the vacant commercial lots will make the lots more attractive to developers bringing much needed jobs to North Port.

##### b. What activities and services will be provided to meet the intended purpose of these funds?

The funds will be used to design, permit and construct approximately 6,550 lineal feet of water line and 5,330 of sewer line with a lift station to provide central utility services to the historic Warm Mineral Springs Park buildings and surrounding vacant commercial lots.

##### c. What direct services will be provided to citizens by the appropriation project?



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The project will increase attractiveness and visitation to Warm Mineral Springs by providing a utility framework needed to implement the Master Plan. The Master Plan, which was publicly vetted, calls for rehabilitation of historic structures, additional restrooms, reopening of a restaurant and an education center at the springs. By establishing a reliable sewer connection to the buildings, the springs and public will be protected from a potential negative environmental impact resulting from sanitary sewer overflows. The project has the potential to attract 400 professional health and wellness jobs to the commercial properties. The City of North Port has a young, skilled workforce but only 22% of employed residents work within City limits. A high concentration of the residents are employed in medical services. This project will bring local jobs to the community. Commercial development and increased tourism will reduce tax burden on residents.

**d. Who is the target population served by this project? How many individuals are expected to be served?**

The project targets North Port residents and the tourist population. The project is located in a low/moderate income census tract and Opportunity Zone. The availability of water and sewer has the potential to create 400 job opportunities for the 4,000 residents in this census tract and 75,000 residents living in the City. Warm Mineral Springs Park currently averages 110,000 visitors per year from all over the world. Central water and improved sewer service will foster improvements needed on the property and increase tourism.

**e. What is the expected benefit or outcome of this project? What is the methodology by which this outcome will be measured?**

1. New utilities infrastructure will support planned expansion and facilitate restoration which will increase tourism and visitation to the historic structures. The increase will be measured by tracking the number of visitors and evaluating progress on property improvements. 2. The project will eliminate the environmental hazards of an undersized wastewater system at the springs and absent sewer system for commercial properties. The elimination will be measured by the review of regulatory reports, number of properties with available sewer connections and review of improvements made. 3. The project will also create immediate and long term jobs. The number of new immediate jobs will be reported and long term jobs will be reported as the commercial area is developed.

**f. What are the suggested penalties that the contracting agency may consider in addition to its standard penalties for failing to meet deliverables or performance measures provided for the contract?**

Suggested penalty would be repayment of the appropriation amount with interest, and refusal to accept future proposals from the municipality for up to five years.

**13. The owners of the facility to receive, directly or indirectly, any fixed capital outlay funding. Include the relationship between the owners of the facility and the entity.**

If awarded, the City of North Port will receive the fixed capital outlay funding and will own the infrastructure.



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#### 14. Requestor Contact Information

a. First Name  Last Name

b. Organization

c. E-mail Address

d. Phone Number  Ext.

#### 15. Recipient Contact Information

a. Organization

b. Municipality and County

#### c. Organization Type

- ☐ For Profit Entity
- ☐ Non Profit 501(c)(3)
- ☐ Non Profit 501(c)(4)
- ☒ Local Entity
- ☐ University or College
- ☐ Other (please specify)

d. First Name  Last Name

e. E-mail Address

f. Phone Number

#### 16. Lobbyist Contact Information

a. Name

b. Firm Name

c. E-mail Address

d. Phone Number



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**Please complete the questions below for Water Projects only.**

**17. Have you applied for alternative state funding?**

- ☐ Waste Water Revolving Loan
- ☐ Drinking Water Revolving Loan
- ☐ Small Community Wastewater Treatment Grant
- ☐ Other (please specify)
- ☒ N/A

**18. What is the population economic status?**

- ☐ Financially Disadvantaged Community (ch. 62-552, F.A.C)
- ☐ Financially Disadvantaged Municipality (ch. 62-552, F.A.C)
- ☐ Rural Area of Economic Concern
- ☐ Rural Area of Opportunity (s. 288.0656, Florida Statutes)
- ☒ N/A

**19. What is the status of construction?**

Not started.

**20. What percentage of the construction has been completed?**

0%

**21. What is the estimated completion date of construction?**

9/23/2024