



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2022-2023

LFIR # 2637

1. Project Title Victory Village, a 501(c)(3) nonprofit veteran Wounded Warrior and senior living community

2. Senate Sponsor George Gainer

3. Date of Request 01/25/2022

#### 4. Project/Program Description

The purchase of approximately 80 acres of U.S. Government land to build a military retiree and Wounded Warrior community called Victory Village; as authorized by the US Congress via the FY2019 National Defense Authorization Act. This two-year funding request would facilitate the covenants and entitlement work needed to get the project started, and would be the initial investment towards purchasing the land at a \$5,000,000, fair market valuation.

Victory Village will be a nonprofit veteran residential community with resources and services tailored to meet the financial, physical, mental, spiritual, and social needs of its residents. It will be a blended residential community comprised of Wounded Warriors and their caregivers, the surviving spouses of retired enlisted Soldiers, Sailors, Marines, Airmen, Guardians, and Coast Guardsmen as well as retired enlisted couples.

5. State Agency to receive requested funds Department of Veterans' Affairs

State Agency contacted? No

#### 6. Amount of the Nonrecurring Request for Fiscal Year 2022-2023

Type of Funding	Amount
Operations	0
Fixed Capital Outlay	1,000,000
<b>Total State Funds Requested</b>	<b>1,000,000</b>

#### 7. Total Project Cost for Fiscal Year 2022-2023 (including matching funds available for this project)

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	1,000,000	50%
<b>Matching Funds</b>		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	0	0%
Other	1,000,000	50%
<b>Total Project Costs for Fiscal Year 2022-2023</b>	<b>2,000,000</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? Yes

a. If yes, indicate nonrecurring amount per year. 1,000,000

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



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The Air Force Enlisted Village has begun a capital campaign to raise the initial \$25,000,000.00 needed to purchase the land, work entitlements, rezone the land, prepare the site for construction, hire a capital campaign manager, and set up fundraising events.

#### 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.

Air Force Enlisted Village applied for and received \$800,000, from the Paycheck Protection Program. The funds were used to maintain staffing levels; hire new employees; purchase personal protective equipment for staff and residents; purchase cleaning supplies; COVID testing; sanitizing, disinfecting, and housekeeping services; increase in transportation costs; and repurpose employees to areas we needed to cover. The PPP loan has been forgiven.

#### 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	A Capital Campaign Manager has been hired. This manager will be responsible for: 1. Being the official spokesperson for the capital campaign. 2. Recruiting Campaign Cabinet chairs, Ambassadors, and Major Gifts committee members. 3. Soliciting commitments from Campaign Cabinet members. 4. Providing leadership for various kick-off events. 5. Developing agendas for all Campaign Cabinet meetings. 6. Serving and encouraging each Campaign Cabinet committee member. 7. Working closely with the Ai	72,000
Other Salary and Benefits	Additionally, the Air Force Enlisted Village CEO, COO, and Director of Development put in approximately 10 hours per week on this project.	125,000
Expense/Equipment/Travel/Supplies/Other	The team will travel around the US approximately once per month to meet with potential donors and for cultivation and fundraising events.	120,000
Consultants/Contracted Services/Study	Matrix Design Corporation is the owner's representative for the project. TEG Architects is our architectural design company. The legal representatives are Anchors Smith Grimsley.	264,000
<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	US Congress has authorized the Air Force Enlisted Village via the Fiscal Year 2019 National Defense Authorization Act to purchase 80 acres of US Air Force land at a fair market valuation of \$5,000,000.00. Construction costs will total approximately \$95,000,000.00.	419,000
<b>Total State Funds Requested (must equal total from question #6)</b>		<b>1,000,000</b>

#### 12. Program Performance

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

\$2,000,000 of funding over two (2) years from Florida's legislature will go a long way towards helping secure the \$5,000,000, purchase price for the 80 acres of land. By Florida funding the first \$1,000,000 in FY22 and the second \$1,000,000 in FY23, this will entice other philanthropic giving by corporations, foundations, and private donors.



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

Purchase of 80 acres of land from the US Government. Once Victory Village is built, the campus will have all of the amenities of most senior living communities. However, the most significant services offered by Victory Village will be financial, spiritual, emotional, physical, respite and social care for Wounded Warriors and their caregivers as they age. Another critical component will be the resiliency of veterans who live in the community. Sadly, the nation is losing more than 20 veterans a day to suicide, and Victory Village will help curb this scourge.

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

According to a University of West Florida Haas Center study, Victory Village will create jobs and, due to the multiplier effect, the increase of employment and population impact can be associated with the total accumulated gross domestic product of more than \$3 billion by 2040. The total output or sales would be equal to \$4.8 billion. Personal income generated from this economy activity is projected to be more than \$11 billion over the twenty-year period, with \$6.4 billion of disposable income.

A copy of the study can be provided upon request.

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

Victory Village will be home to approximately 800 veterans, the surviving spouses of veterans, retired Wounded Warriors and their caregivers, and retired military couples from all branches of the US military. Additionally, Victory Village will directly employ approximately 100 people, and another 30 or so from third-party providers of services to the population.

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

The resilience, physical, spiritual, emotional, and mental wellness programs offered by Victory Village will serve to create a healthy environment where its residents can thrive in a safe community where they are embraced with compassion, empathy, kindness, dignity, respect, inclusiveness, and love through a world-class standard of care and activities. These things will combine to reduce healthcare pressures within the local community and municipalities.

**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?**

100% of appropriated funds will go towards the land purchase. Failure to complete the purchase will result in returning the full amount of any appropriated funds, plus 3% interest.

**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.**

The \$5,000,000 used to purchase the land will go to an in-kind project for Eglin AFB/the US Treasury. Victory Village initially will be led by the senior management team from the Air Force Enlisted Village. At a point that makes sense, Victory Village's Board of Advisors will transition in part to the initial Board of Directors that will strategically govern the corporation. A CEO/President, COO, and CFO that will lead, manage, direct and guide the corporation will be identified later.



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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