

PUBLIC FORUM WORK SESSION AND REGULAR BCC MEETING MINUTES – Continued

COUNTY ADMINISTRATOR'S REPORT – Continued

III. FOR DISCUSSION – Continued

4. Funding Request

Motion made by Commissioner Robinson, seconded by Commissioner Robertson, and carried 4-0, with Commissioner May abstaining (*and filing Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers*), rescinding the Board's action of June 25, 2015, approving the request by Sheila Green, It's Personal Venue, for \$30,000, to be funded from the 4th Cent Tourist Development Tax, \$10,000 from Commissioner Wilson Robertson, \$10,000 from Commissioner Doug Underhill, and \$10,000 from Commissioner Steven Barry, and approving to return the funds to the appropriate Commissioner's 4th Tourist Development Tax Account for future reallocation.

5-8. Approval of Various For Discussion Items

Motion made by Commissioner Robinson, seconded by Commissioner Underhill, and carried unanimously, approving For Discussion Items 5 through 8, as follows:

5. Approving to fund \$10,000 for Pensacola Children's Chorus, "Seaplane, An All American Musical," from Commissioner Wilson Robertson's 4th Cent Tourist Development Tax Fund, and approving a Purchase Order for this purpose (Funding: Fund 108, Tourist Development Tax Fund, Cost Center 360105, Object Code 58201).
6. Approving the request for \$2,500, to be funded from the 4th Cent Tourist Development Tax, for the Cantonment Homecoming Festival, and approving the Purchase Order for this purpose.
7. Taking the following action concerning the competitive Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance (FMA) Program Application for the Forest Creek Acquisition/Relocation Project (Funding: not applicable at this time; match to be provided subject to award by FEMA):
 - A. Approving electronic submission of the competitive FEMA FMA Program Application for the Forest Creek Acquisition/Relocation Project, by ARCADIS U.S., Inc., in the projected amount of \$19,841,995.15;

(Continued on Page 34)

PUBLIC FORUM WORK SESSION AND REGULAR BCC MEETING MINUTES – Continued

COUNTY ADMINISTRATOR'S REPORT – Continued

III. FOR DISCUSSION – Continued

5-8. Approval of Various For Discussion Items – Continued

7. Continued...

B. Authorizing the County Administrator to execute a local match letter for \$1,984,199.52, to be supplied with the application; and

C. Authorizing the Chairman or County Administrator, as appropriate, to execute all FMA or FEMA grant-related documents, as required to complete the application process, receive the grant funds, if awarded by FEMA, and complete project related activities.

8. Approving to fund \$5,000 for the Pensacola Voice 50th Anniversary Celebration from Commissioner Lumon May's 4th Cent Tourist Development Tax Fund, and approving a Purchase Order for this purpose (Funding: Fund 108, Tourist Development Tax, Cost Center 360105, Object Code 58201).

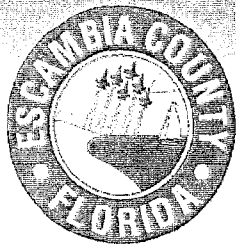
COUNTY ATTORNEY'S REPORT – Alison Rogers, County Attorney

I. FOR ACTION

1&2. Approval of Two For Action Items

Motion made by Commissioner Robinson, seconded by Commissioner Robertson, and carried unanimously, approving For Action Items 1 and 2, as follows:

1. Authorizing the scheduling of a Public Hearing for September 3, 2015, at 5:31 p.m., for consideration of an Ordinance amending Part I of the Escambia County Code of Ordinances, as amended, amending Chapter 42, Article III, "Noise," Section 42-66, "Exemptions," to clarify the firearms exemption to the County Noise Abatement Ordinance.
2. Authorizing the County Attorney's Office to provide a defense for, and representation of, Marilyn Wesley as the former Director of the Escambia County Community Affairs Department.



Board of County Commissioners • Escambia County, Florida

August 20, 2015

State Hazard Mitigation Officer
Florida Division of Emergency Management
2555 Shumard Oak Boulevard
Tallahassee, FL 32399

To Whom It May Concern:

The purpose of this letter is to identify the source and amount of match for this project to satisfy the local match requirement. The non-federal cost share of \$1,984,199.52 will be met through the application of BP Restore Act funding, State of Florida Clean Water Act/Stormwater Management, Local Option Sales Tax and Escambia County Community Development Block Grant (CDBG) funds which will be made available to Escambia County through the Board of County Commissioners prior to project implementation. This local match will fund portions of the demolition, stormwater mitigation and floodplains restoration improvements as submitted in the application package.

Thank you for your consideration of our application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack R. Brown".

Jack R. Brown
County Administrator

c: Tonya Gant, Director, Neighborhood & Human Services Department
Keith Wilkins, Director, Natural Resources Management Department



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

County Administrator's Report

BCC Regular Meeting

Meeting Date: August 20, 2015

Issue: Forest Creek Apartments Flood Mitigation Assistance Application

From: Tonya Gant, Department Director

Organization: Neighborhood & Human Services

CAO Approval: 

RECOMMENDATION:

Recommendation Concerning Forest Creek Apartments Flood Mitigation Assistance Application - Tonya Gant, Neighborhood & Human Services Department Director

That the Board take the following action concerning the competitive Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance (FMA) Program Application for the Forest Creek Acquisition/Relocation Project:

A. Approve electronic submission of the competitive FEMA FMA Program Application for the Forest Creek Acquisition/Relocation Project by ARCADIS U.S., Inc., in the projected amount of \$19,841,995.15;

B. Authorize the County Administrator to execute a local match letter for \$1,984,199.52 to be supplied with the application; and

C. Authorize the Chairman or County Administrator, as appropriate, to execute all FMA or FEMA grant-related documents as required to complete the application process, receive the grant funds if awarded by FEMA, and complete project related activities.

[Funding: Not Applicable at this time. Match to be provided subject to award by FEMA]

BACKGROUND:

Forest Creek Apartments, located at 34 Patton Drive in the Warrington community, is a privately owned 200-unit rental complex that is directly subsidized by the U.S. Department of Housing and Urban Development (HUD) through a contract with Marquis Group, the owner. This complex has flooded repeatedly dating back through the 1980's up through the recent April 2014 Flood event resulting in the temporary relocation of residents on each occurrence. Post-Ivan flood zone revisions place the entire complex within an AE flood zone. Based on repetitive flooding, this complex qualifies under the competitive FEMA Flood Mitigation Assistance (FMA) Program for acquisition/relocation to eliminate future flooding of the facility and to enhance safety of the residents.

With the assistance of ARCADIS U.S. Inc., a private consulting firm, an application is being completed to be filed through the FEMA online system which is due August 26, 2015. Application was made last year, but was not recommended for award. This year's application will once again compete nationally with other submittals with a funding decision to be rendered late spring 2016. If awarded,

the FMA grant will approximate \$19.8M (see proposed budget in Exhibit I), including local share, and will provide for the acquisition of the existing complex, relocation of all 200 tenants to alternate HUD-approved housing, demolition of the existing buildings and all site improvements, and restoration of the property to a natural state effectively to enhance stormwater retention in this area. The future use of the property would be deed restricted to prohibit redevelopment. If selected for funding, the local share of the project will be a minimum of 10% of the total cost. A match letter from the County (Exhibit II) is required with the application.

BUDGETARY IMPACT:

The grant application totals \$19,841,995.15. Of this total, a minimum of 10%, or \$1,984,199.52, is required as a local share. The local share will be borne primarily through the State of Florida Department of Environmental Protection (FDEP) funds, BP environmental restoration funds (targeting Bayou Chico watershed including Jones Swamp Creek), Community Development Block Grant funds (to support demolition costs) and potentially LOST funds for stormwater enhancements on the site.

Funding will be committed by the Board if the grant is awarded by FEMA.

LEGAL CONSIDERATIONS/SIGN-OFF:

Not applicable to this recommendation.

PERSONNEL:

No impact to County personnel at this time.

POLICY/REQUIREMENT FOR BOARD ACTION:

The filing of the FMA grant application and the related execution of grant forms and certifications by the County Administrator or Board Chair, as appropriate, are to be approved by the Board.

IMPLEMENTATION/COORDINATION:

If awarded, grant coordination will be provided through the Natural Resources Management Department and Neighborhood & Human Services Department and potentially supplemented by outside consultant(s) with FEMA expertise.

Attachments

Exhibit I-Budget
Exhibit II-Match Letter

Attachment 1: Cost Estimate for Forest Creek Apartments					
Structure Data Summary				Notes	
Community				Forest Creek Apartments	
Address				34 Patton Drive	
Owner Name				DM Forest Creek, LLC	
Location (GPS Coord)				LAT: 30.39611688	
Total Square Footage				LONG: -87.282155	
Structure Quality				219,638	
Mitigation Project Selected				Average Minus	
SFHA Zone				Acquisition/Demolition	
Construction Class				AE Zone	
Building Type				Economy	
Exterior Wall Material				Two Story	
				Brick-face	
Building Configuration				17 Buildings Total (8 Buildings w/ 16 units, 2 buildings w/ 12 units, 6 units w/ 8 units, and 1 Leasing Office/Community Center)	
Total Structure Area (square feet)				219,638	
Property Appraised Value				Notes	
Property Appraised Value				\$ 11,900,000.00	
Other Notes: Please see attached appraisal and memo					
Pre-Demolition Cost Estimates	Quantity / Notes	Units		Cost	
Real Estate Attorney Fees	Variable			\$ 15,000.00	
Transfer Fee (Settlement or Closing Fee)				\$ 750.00	
Title Search Fee				\$ 250.00	
Title Insurance				\$ 30,325.00	
Documentary Stamps				\$ 84,000.00	
Deed Fee				\$ 27.00	
Appraisal Cost				\$ 4,500.00	
Survey				\$ 6,000.00	
Government Recording Charges				\$ 100.00	
TOTAL Estimated Closing Costs				\$ 12,040,952.00	
Uniform Relocation Assistance/Relocation Advisory Services					
1 Counselor per 50 units (4@ \$40,000/year, includes rate and fringe)				\$ 160,000.00	
Clerical Staff (2 @ \$12/hr.)				\$ 49,920.00	
Tenant Relocation Cost (\$5,250 cap @ 200 units)				\$ 1,050,000.00	
Tenant one-time moving expense (\$650/unit)				\$ 130,000.00	
Overhead and Expenses (@ 5% of counselor salary)				\$ 8,000.00	
TOTAL Estimated URA Costs				\$ 1,397,920.00	
Direct Demolition Cost Items	Quantity / Notes	Units		Cost	
Mobilization/Demobilization	1	LS	\$ 20,000.00	\$ 20,000.00	
Asbestos/Lead-Based Paint Testing	17	BLDG	\$ 500.00	\$ 8,500.00	
Traffic/Site Control/MOT Plan	1	LS	\$ 5,000.00	\$ 5,000.00	
Clearing and Grubbing (county spec 02230, removal/disposal/treatment of invasives, removal of all other trees)	1.8	AC	\$ 7,000.00	\$ 12,600.00	
Building Demolition (including both stories and all utilities within)	219638	SF	\$ 25.00	\$ 5,490,950.00	
Remove Existing Asphalt (assume 2" thick)	13889	SY	\$ 2.50	\$ 34,722.50	
Remove Existing Concrete (assume 6' wide, 6" thick)	2,778	SY	\$ 4.50	\$ 12,501.00	
Remove Existing Concrete Curb	5,500	LF	\$ 4.50	\$ 24,750.00	
Remove Existing Storm Drain Pipe	800	LF	\$ 15.00	\$ 12,000.00	
Silt Fence, Type III Staked	2,720	LF	\$ 3.00	\$ 8,160.00	
Floating Turbidity Barrier	200	LF	\$ 25.00	\$ 5,000.00	
Earthwork Fill	2422	CY	\$ 4.50	\$ 10,899.00	
Earthwork Cut	48444	CY	\$ 3.00	\$ 145,332.00	
Seed & Mulch (annual rye grass)	2	AC	\$ 5,000.00	\$ 10,000.00	
Sod (Pensacola bahia)	11,020	SY	\$ 3.00	\$ 33,060.00	
Rip-Rap Rubble (ditch lining), per FDOT Index 281	200	TN	\$ 100.00	\$ 20,000.00	
Erosion Control Matting (coir 700 or approved equal)	2,667	SY	\$ 9.00	\$ 24,003.00	
Rock Vanes	3	EA	\$ 4,000.00	\$ 12,000.00	
Root Wad Habitat Structure	2	EA	\$ 1,000.00	\$ 2,000.00	
Energy Dissipation Step-pool	2	EA	\$ 2,500.00	\$ 5,000.00	

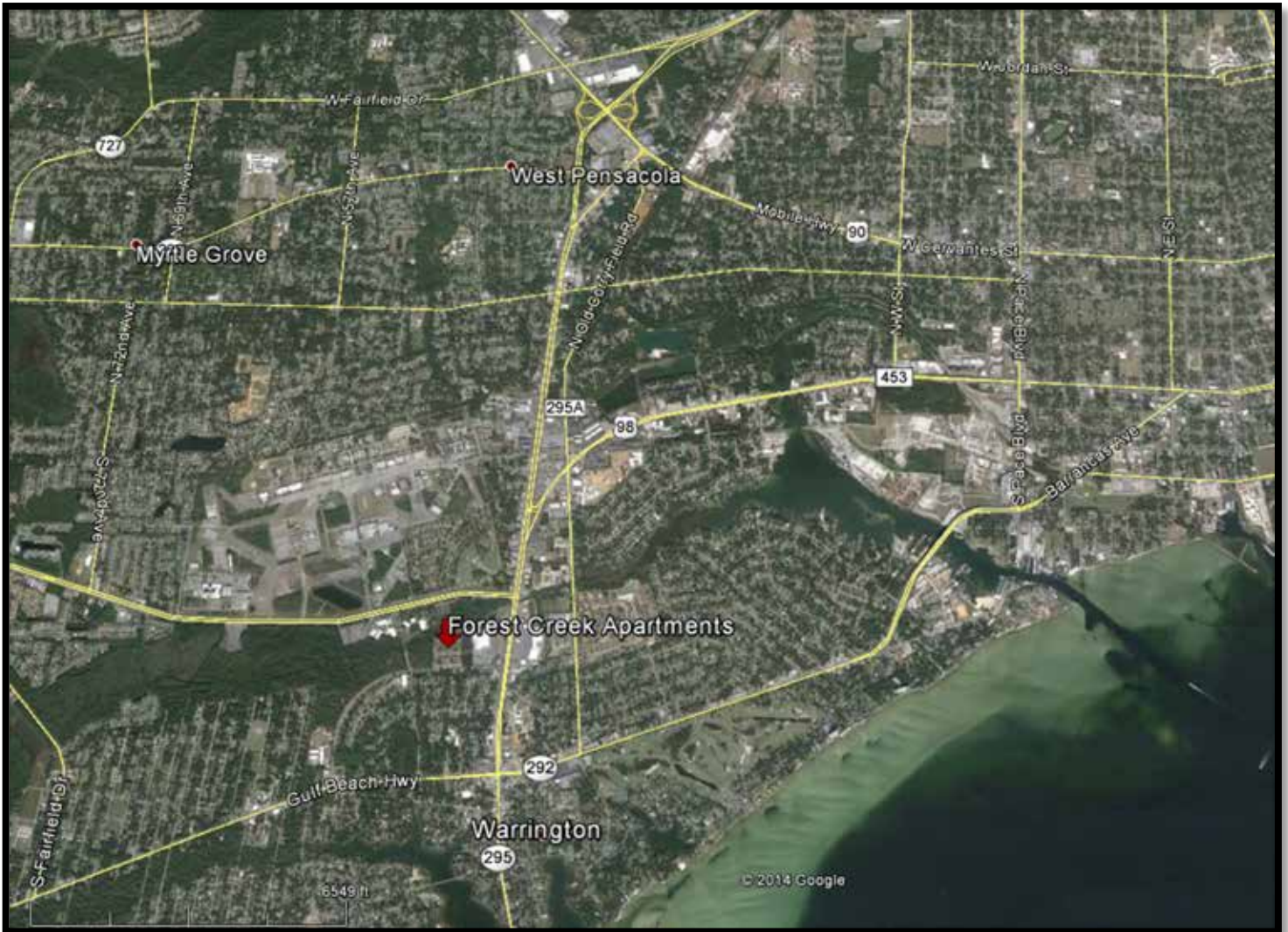
Design-build 6" Boardwalk Structure	1,000	SF	\$ 30.00	\$ 30,000.00
Design-build Prefabricated Pedestrian Bridge (6'x65" and Abutments	1	LS	\$ 62,000.00	\$ 62,000.00
Lanscaping: Live Staking (black willow), Black Needle Rush, Saltmeadow Cordgrass, Lizard's Tail, Soft Rush, Blue Flag Iris, Black Gum, and Bald Cypress (assume 1.83 AC to be landscaped)	1	LS	\$ 91,500.00	\$ 91,500.00
Ditch Bottom Inlet Type D Mod. (FDOT index 232 and 240)	1	EA	\$ 4,000.00	\$ 4,000.00
36" RCP Pipe	100	LF	\$ 105.00	\$ 10,500.00
Mitered End Section (1:4, 36" RCP, FDOT index 272)	1	EA	\$ 2,200.00	\$ 2,200.00
Double Chain Link Swing Gates (12'W x 6'H opening, County spec 02800)	2	AS	\$ 800.00	\$ 1,600.00
Estiamted Design Cost (including required survey, geotechnical, engineering, wetlands, and permitting)	1	LS	\$ 59,882.75	\$ 59,882.75
TOTAL Construction Cost Estimate			\$	6,158,160.25
Sub-Total			\$	19,597,032.25
Grant Management Costs	1	LS	1.25%	\$ 244,962.90
Final TOTAL COST for Mitigation			\$	19,841,995.15
Federal Share			90%	\$ 17,857,795.64
Local Share			10%	\$ 1,984,199.52

**This cost estimate was established using information from a variety of credible and allowable sources including: engineer's opinion of costs (demolition and all post-demolition costs), Certified appraisal (property fair market value), Closing costs (local real estate attorney estiamtes), Tenant relocation (FEMA guidance, URA guidance and historical URA projects from the aubapplicant).*

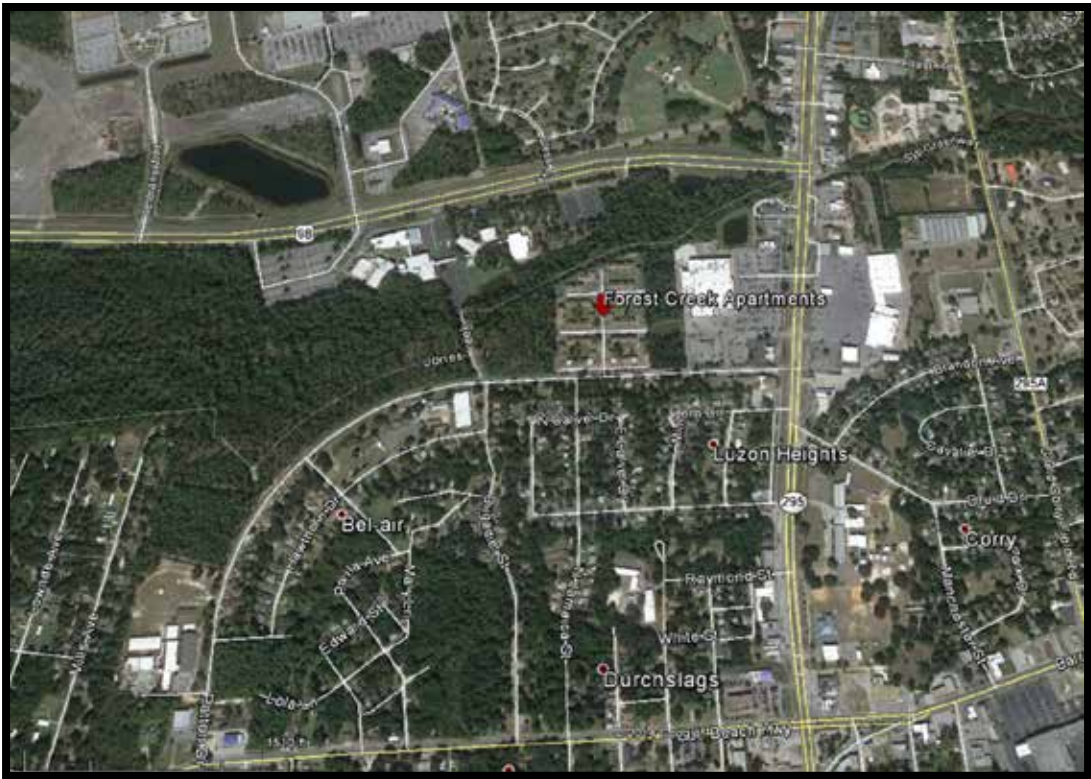
Forest Creek Apartment Complex

34 Patton Drive, Pensacola, Florida 32507

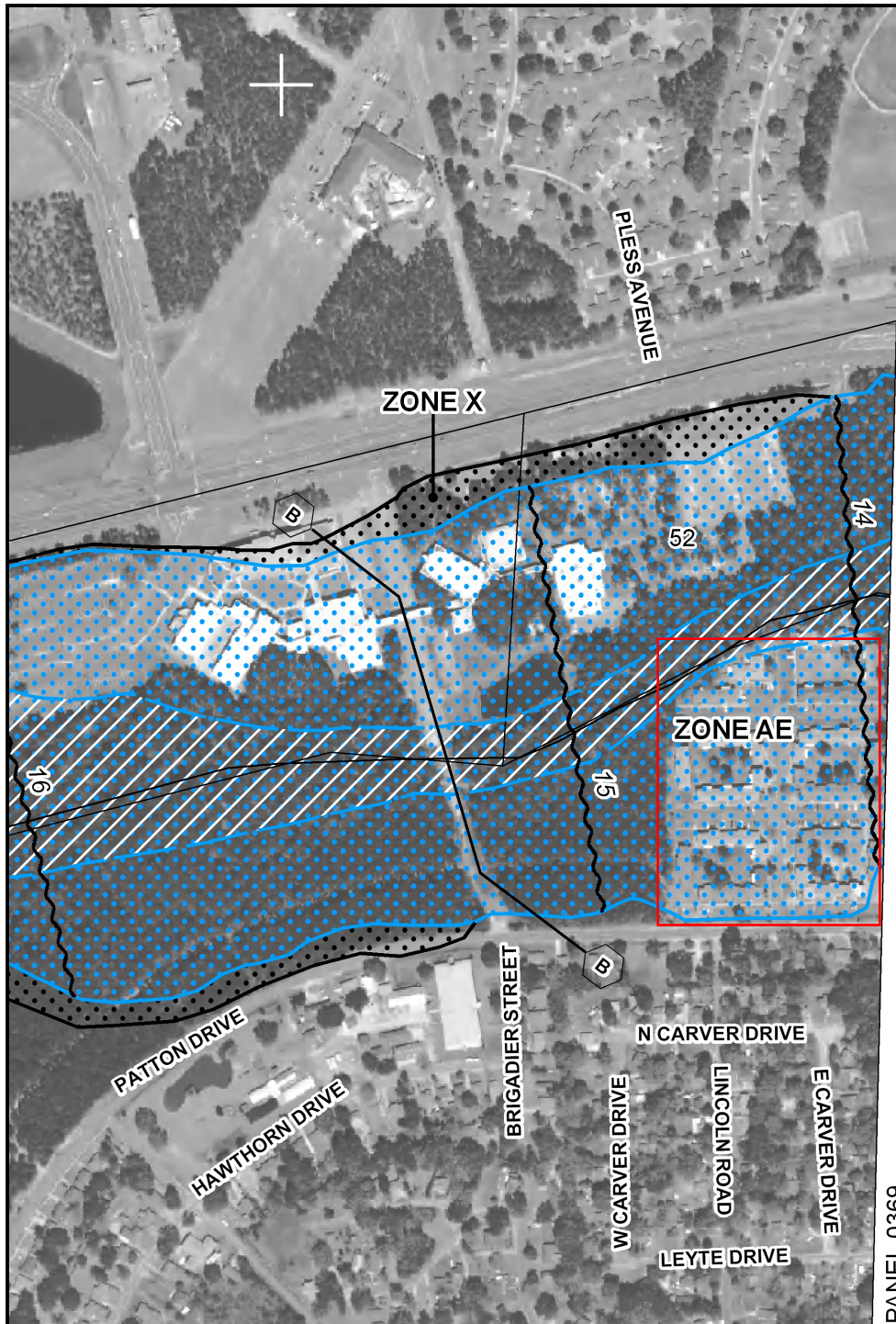
Context Maps



Forest Creek Complex, Escambia County - Parcel and Ground Disturbance Map



Anticipated ground disturbance: Entire site (11.40 acres and depth of 6')

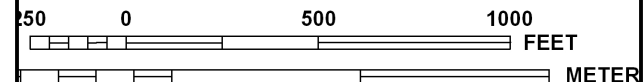


PANEL 0369

33° 63' 00" N



MAP SCALE 1" = 500'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0368G

FIRM

FLOOD INSURANCE RATE MAP

**ESCAMBIA COUNTY,
FLORIDA
AND INCORPORATED AREAS**

PANEL 368 OF 606

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
ESCAMBIA COUNTY	120080	0368	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER
12033C0368G**

**MAP REVISED
SEPTEMBER 29, 2006**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Forest Creek
Apartments

34 Porten Dr.

East Windsor, New Jersey

