

DEPARTMENTAL

**INDIAN RIVER COUNTY
MEMORANDUM**

TO: Board of County Commissioners

THROUGH: Jason Brown
County Administrator

FROM: Michael Smykowski
Director, Office of Management and Budget

DATE: December 7, 2016

SUBJECT: Use of Windsor Properties Exchange Donation

BACKGROUND:

The following background information is excerpted from a memorandum (full copy attached) from County Attorney Dylan Reingold to the Board of County Commissioners dated February 2, 2016 regarding the use of the \$1 Million Windsor Park Properties Exchange Donation.

On July 27, 2005, the Indian River County Board of County Commissioners (the "Board") approved a property exchange with Windsor Properties, involving a portion of Golden Sands Park (the "Exchange"), which included an unrestricted cash donation to Indian River County of \$1,000,000 (the "Donation").

The original Golden Sands Park was constructed using both Indian River County (the "County") funds and funds from the Florida Recreation Development Assistance Program, the Acquisition and Restoration Council ("ARC") of the Board of Trustees of the Internal Improvement Trust Fund ("Board of Trustees") was required to approve the Exchange.

As indicated in a memorandum to the Board, dated June 30, 2006, William K. DeBaal, then Assistant County Attorney, noted that staff for the Board of Trustees indicated that they preferred that the Donation be restricted to "improvements to the County's parks and recreation facilities." Mr. DeBaal recommended that the Board "[r]estrict the \$1,000,000 donation to the County from Windsor Properties to improvements to the County's parks and recreation facilities and authorize the Chairman to sign the attached letter."

It appears that throughout the process that several different phrases were used as to describe how the Donation would be utilized, such as "to enhance the County's management ability and fund needs which are currently unfunded", "to improvements to the County's parks and recreation facilities", "to benefit Indian River County Parks and Recreation" and "for County Parks and Recreation purposes."

Re: Use of Windsor Properties \$1 Million Donation

ANALYSIS:

There is \$1 Million in funding available from the Windsor donation in the MSTU fund (004) to support Parks and Recreation. As noted above, the intent is to use the funds for parks and recreation expenditures, with the caveat that the funds not be spent for operational supplies (i.e., basketballs, flags for flag football, or other small-scale items).

Included are two separate lists (1. conservation lands; and 2. parks and recreation) of potential projects and estimated costs of each as prioritized by staff. An estimate of associated maintenance costs is also provided as supplemental information.

CONSERVATION LANDS PROJECT LIST

| Priority | Conservation Area; (General Location); Cost Share Partner | Proposed Improvements | Estimated Project Cost | Potential Cost Share | Net County Cost (if cost share application is approved) | Potential Cost Share Partner | Annual Maintenance Cost |
|----------|--|--|---------------------------|-------------------------|--|--|----------------------------|
| 1 | South Prong Preserve; (North County); Fl. Communities Trust | Parking, shelter, trail, boardwalk, overlook, signs, kiosk | \$231,000 | \$0 | \$231,000 | n/a | \$17,900 |
| 1a | South Prong Preserve; (North County); Fl. Communities Trust | Stough house demolition and alternate structure | \$300,000 | \$50,000 | \$250,000 | Division of Historic Resources; ~ (17%) | \$3,000-\$10,000 |
| 2 | Jones's Pier Conservation Area (Barrier Island); Fl. Communities Trust | Parking, shelter, trail, signage, kiosk, visitor exhibits | \$95,000 | \$47,500 | \$47,500 | Recreational Trails Program (50%) | \$17,900 |
| 2a | Jones's Pier Conservation Area; (Barrier Island); Fl. Communities Trust | Building restorations, stormwater/wildlife pond | \$125,000 | \$62,500 | \$62,500 | Recreational Trails Program (50%) | \$25,000 |
| 3 | Capt. Forster Hammock Preserve; (Barrier Island); Trustees of the Internal Improvement Trust Fund | Dune path/access boardwalk, cottage restoration | \$260,000 | \$130,000 | \$130,000 | Recreational Trails Program (50%) | \$13,000-\$17,900 |
| 4 | North Sebastian Conservation Area Addition; (North County); St. Johns River WMD | Trails | \$3,000 | \$0 | \$3,000 | | \$3,000 |
| 5 | Sebastian Harbor Preserve; (North County); N/A | Trails, overlook, signs, kiosk, parking | \$157,500 | \$0 | \$157,500 | | \$20,500 |
| | Total | | \$1,171,500 | \$290,000 | \$881,500 | | \$100,300-\$112,200 |

Re: Use of Windsor Properties \$1 Million Donation

| PARKS AND RECREATION PROJECT LIST | | | | |
|--|--|-----------------------|---------------------------|---|
| PRIORITY # | DESCRIPTION | ESTIMATED COST | ANNUAL MAINTENANCE | COMMENTS |
| 1 | 58th Avenue Ballfield Renovation and Expansion Project | | | |
| | This project updates and preserves the two existing youth dimension fields, while adding one high school dimension baseball field. It also includes a restroom/ concession building to be located in the most centralized and practicable area. Proceeds from the sale of the 16th Street Ballfields could be used to defray the cost of this project. | \$800,000 | \$15,000 - \$20,000 | *The existing facility is already maintained by the Parks Division. Additional costs include materials and equipment. Additional duties will be absorbed from the manpower presently allocated to the 16th Street Ball Field Complex. |
| 2 | 58th Avenue Ballfield Renovation | | | |
| | This project upgrades one of the existing fields by adding a grass infield, lighting and irrigation. Upgrades to the second field include a grass infield, and relocating lights and fencing to create one high school dimension field. Proceeds from the sale of the 16th Street Ballfields could be used to defray the cost of this project. | \$475,000 | \$5,000 | *The existing facility is already maintained by the Parks Division. Additional costs include materials and equipment. Additional duties will be absorbed from the manpower presently allocated to the 16th Street Ball Field Complex. |
| 3 | Round Island Riverside Park Kayak Launch | | | |
| | This project would create a new kayak launching area south of the boat ramp which would alleviate congestion in the boat ramp area. | \$60,000 | \$2,500 | *The existing facility is already maintained by the Parks Division. Additional costs include maintenance and repair. |
| 4 | Pickle Ball Courts | | | |
| | The game of Pickle Ball is a growing sport among Youth and Seniors. There is a shortage of courts for this game. We are requesting to build eight pickle ball courts. This would translate into the size of two tennis courts. These can be constructed in open space in Richard "Dick" Bird / South County Regional Park. | \$320,000 | | Construction would be by a contractor with tennis court experience. We would look at type of surface, perimeter fencing, windscreens, seating, netting and drainage. |
| | | | \$3,000 | Yearly cost for striping |
| | | | | \$10,000 Five year cost for re-surfacing |
| 5 | West Wabasso Park Infield Renovation | | | |
| | This project rebuilds the infield at West Wabasso Park to include laser grading for final elevation and proper drainage, new hybrid Bermuda grass for the infield and renovates the irrigation system. | \$50,000 | \$5,000 | The existing facility is already maintained by the Parks Division. The field would be utilized much more with these upgrades. |
| 6 | Kiwanis Hobart Restroom Renovation & Playground | | | |
| | Replace existing restrooms near pavilions and replace the aged playground equipment | \$225,000 | \$0 | The existing facility is already maintained by the Parks Division. These upgrades would not create any additional maintenance costs. |
| 7 | Eight Lane Track | | | |
| | Gifford Park Football/ Soccer Field was designed with a track around it. The lights were set back to accommodate the eight lane track. | \$560,000 | \$3,000 | Yearly cost - striping and repair; \$10,000 is the five year cost for resurfacing. |
| Total | | \$2,490,000 | \$33,500- \$38,500 | |

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RECOMMENDATION:

The Board is requested to review the list under consideration, add any other potential projects for funding consideration, and prioritize a final project list for implementation.

ATTACHMENTS:

1. Dylan Reingold letter to the Board dated February 2, 2016 re use of Windsor donation

AGENDA ITEM

FOR: December 13, 2016