



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2024-2025

LFIR # 3487

1. Project Title

2. Senate Sponsor

3. Date of Request

4. Project/Program Description

The Everglades Society for Historic Preservation (ESHP) is requesting funds for the rehabilitation of the 1927 Bank of Everglades Building listed on the National Register in 1999. ESHP has invested its own funds to repair the roof along with prerequisite structural and design analyses. ESHP was awarded \$3,000,000 in federal funding on December 29, 2022, for architectural and engineering fees, to demolish the non-historic rear addition, to rebuild the foundation, and to replace 5 windows (ESHP received funds from the State DHR for 15 of the 20 windows). The request from the state will be directed towards completing the rehabilitation of the historic building allowing for its occupancy and reuse. It will operate as the Everglades Area Visitor Center as well as a community resource and cultural center. Everglades City was designated a Florida Trail Town in 2019, and the building will also serve as one of Florida's Trail Town Headquarters promoting the Florida Wildlife Corridor.

5. State Agency to receive requested funds

State Agency contacted?

6. Amount of the Nonrecurring Request for Fiscal Year 2024-2025

Type of Funding	Amount
Operations	0
Fixed Capital Outlay	1,559,000
Total State Funds Requested	1,559,000

7. Total Project Cost for Fiscal Year 2024-2025 (including matching funds available for this project)

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	1,559,000	33%
Matching Funds		
Federal	3,000,000	64%
State (excluding the amount of this request)	53,000	1%
Local	107,740	2%
Other	0	0%
Total Project Costs for Fiscal Year 2024-2025	4,719,740	100%

8. Has this project previously received state funding?

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

9. Is future funding likely to be requested?

a. If yes, indicate nonrecurring amount per year.

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

Fundraising from private donors.



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

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

Complete questions 11 and 12 for Fixed Capital Outlay Projects

11. Status of Construction

a. What is the current phase of the project?

- Planning
 Design
 Construction
 N/A

b. Is the project "shovel ready" (i.e permitted)?

c. What is the estimated start date of construction?

d. What is the estimated completion date of construction?

12. List 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.

13. Details on how the requested state funds will be expended

Spending Category	Description	Amount
Administrative Costs:		
Executive Director/Project Head Salary and Benefits		0
Other Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
Operational Costs: Other		
Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
Fixed Capital Construction/Major Renovation:		
Construction/Renovation/Land/Planning Engineering	Architectural/engineering fees. Site work (\$156,200), Interior demolition of non-bearing walls and bathrooms (\$145,580), MEP/ Fire protection (\$346,350), access (elevator/stairs) (\$134,850), interior finishes/fixtures (\$325,400), restrooms (\$36,970), terrace/railings (\$62,360), cabinetry/counters (\$53,130), interior/exterior paint/stucco(\$85,470), equipment-elevator (\$76,240).	1,559,000
Total State Funds Requested (must equal total from question #6)		1,559,000

14. Program Performance

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



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The historic Bank of Everglades Building will be saved and put back into use benefiting the residents and visitors to Everglades City and surrounding areas. The renovated building will primarily function as a visitor center, replacing the center lost to Hurricane Irma in 2017, located at US 41 and SR 29. Centrally located in Everglades City, the Bank of Everglades Building will be available to local community organizations for meetings and lectures. As a Trail Town Headquarters, the Bank of Everglades Building will feature displays about the area parks/preserves and the Florida Wildlife Corridor. Space will also be available for traveling art and cultural exhibits, partnering with the Native Americans and the National/State.

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

Operating as the Everglades Area Visitor Center, there will be a full-time greeter to welcome visitors to the area and provide tourists with information and brochures about the 90 businesses in the area. As a Trail Town Headquarters, there will be information and brochures about biking, hiking, and paddling in the surrounding seven national and state parks/preserves. Local non-profit organizations will have free access to the conference room, residents and tourists will have access to the historical study room, and residents will have space for small classes, all located on the second floor. A small movie theater featuring films of local interest will be located in the original bank vault.

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

Direct services provided to citizens include the opportunity to sell locally handcrafted items in the proposed gift shop and to exhibit their artwork or photography in the exhibition area on the first floor. Direct services to the community include increasing the number of visitors to the center of Everglades City, encouraging them to stay, and stimulating the local economy, providing jobs during and after the building's rehabilitation, providing a meeting space for local groups and workshops, and serving adjacent communities.

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

The largest population to be served are tourists and visitors to the western Everglades region. Over one million tourists visit the Everglades National Park and Big Cypress National Preserve as well as the other 5 national/state parks in the area. Tourism is the centerpiece of the area's economy. The Visitor Center and Trail Town Headquarters will be located in the center of Everglades City, attracting more tourists into the city and driving visitor traffic to the 90 area businesses. Trail Towns attract visitors who tend to stay longer, return to Trail Towns, and spend four times the amount as a local user (FLEPA).

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

The rehabilitated historic Bank of Everglades Building will operate as a Visitor Center, Trail Town Headquarters, and provide a community resource to Everglades City and surrounding communities. Plans include incorporating an exhibit area, a movie theater, and conference rooms for community groups and workshops. Visitor logs will be recorded daily and tracked to measure trends. The Visitor Center will work with area businesses and the county CVB to have access to their numbers tracking visitor trends. Numbers regarding community participation at the site will also be maintained.

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?

Failure to fully satisfy deliverables would preclude reimbursement to the Everglades Society for Historic Preservation from the State of Florida.

15. Requester Contact Information

a. First Name **Last Name**

b. Organization

c. E-mail Address

d. Phone Number **Ext.**

16. Recipient Contact Information



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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

17. Lobbyist Contact Information

a. Name

b. Firm Name

c. E-mail Address

d. Phone Number