



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2025-2026

LFIR # 1247

1. **Project Title**

2. **Senate Sponsor**

3. **Date of Request**

4. **Project/Program Description**

Renovation of two facilities in Key West, Florida, owned by the Monroe County School District (MCSD): Reynolds School (1316 Reynolds St.) and Bruce Hall (1310 United St.) for use as administrative facilities. Renovation of these facilities would permit MCSD to vacate its current administration building at 241 Trumbo Road for the purpose of developing that property for affordable workforce housing for MCSD teachers and educational support personnel at no cost to MCSD through public-private partnership. Through renovation of these properties, MCSD will utilize existing local resources to address one of its biggest challenges to effective operation of schools: decreasing levels of staff attrition caused by the distinct lack of affordable housing in the lower keys area.

5. **State Agency to receive requested funds**

**State Agency contacted?**  Yes

6. **Amount of the Nonrecurring Request for Fiscal Year 2025-2026**

Type of Funding	Amount
Operating	0
Fixed Capital Outlay	14,000,000
<b>Total State Funds Requested</b>	<b>14,000,000</b>

7. **Total Project Cost for Fiscal Year 2025-2026 (including matching funds available for this project)**

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	14,000,000	80%
<b>Matching Funds</b>		
Federal	3,000,000	17%
State (excluding the amount of this request)	500,000	3%
Local	0	0%
Other	0	0%
<b>Total Project Costs for Fiscal Year 2025-2026</b>	<b>17,500,000</b>	<b>100%</b>

8. **Has this project previously received state funding?**  Yes

If yes, provide the most recent instance:

Fiscal Year (YYYY-YY)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		
2023-24	0	2,000,000	23B	No

9. **Is future-year 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.



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2025-2026

LFIR # 1247

## Complete questions 10 and 11 for Fixed Capital Outlay Projects

### 10. 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)?

No

c. What is the estimated start date of construction?

07/01/2025

d. What is the estimated completion date of construction?

10/01/2025

e. What funding stream will be used for ongoing operations and maintenance of the project?

Ongoing operations and maintenance will be funded through a combination of ad valorem tax, sales tax and general fund revenues.

11. 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.

The School Board of Monroe County, Florida is the sole owner of the facilities that will receive capital outlay funding.

### 12. 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</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	Contractual services, including pre-construction (design, engineering, bidding, etc.), project management, and construction (including materials), as needed to complete renovation of the historic Reynolds School and Bruce Hall facilities.	14,000,000
<b>Total State Funds Requested (must equal total from question #6)</b>		<b>14,000,000</b>

### 13. Program Performance

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



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2025-2026

LFIR # 1247

Making the property at 241 Trumbo Road, Key West, Florida, available for development of affordable workforce housing to support local teachers and other district employees at no cost to MCSD via public-private partnership. Renovation of the Reynolds School and Bruce Hall facilities will utilize existing local resources to permit relocation of the MCSD administration team from the Trumbo Road facility, allowing the property to be developed into affordable workforce housing.

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

The requested funds will be used to retain the services of one or more firms to renovate the Reynolds School facility, which will accommodate relocation of the MCSD Maintenance Department, and the Bruce Hall facility, which will accommodate relocation of the MCSD Administration Department. Relocation of both Departments to Bruce Hall and Reynolds School properties will allow MCSD to vacate the property at 241 Trumbo Road, making the property available for development of affordable workforce housing in support of MCSD personnel and other essential personnel.

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

Monroe County students and families will benefit from recruiting and retaining highly qualified teachers in Monroe County schools when affordable housing is no longer an issue, which will in turn lead to better academic outcomes.

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

The project is expected to serve Monroe County School District employees, economically disadvantaged persons, and at-risk youth as the Reynolds School site will be used in part for Adult Education and/or Alternative Education. These target populations will benefit from the increased availability of affordable housing in the Key West area for teachers and other district employees. The proposed affordable housing development is expected to contain 150 dwelling units. Therefore, it is expected that approximately 300-400 individuals will be directly benefited by this project.

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

Completion of this project is expected to enhance teacher and employee recruitment for MCSD by reducing the high cost of living in the Lower Florida Keys via development of affordable workforce housing at 241 Trumbo Road. This outcome can be measured by a reduction in the total number of applicants who reject employment with MCSD due to lack of affordable housing, reduction in the total number of vacant employment positions with MCSD, as well as a reduction in the total number of applications for state or federal housing assistance submitted by MCSD employees.

**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 in the contract?**

Proportional loss of funding in the next fiscal year until MCSD has complied with deliverables and performance measures.

**14. Is this project related to mitigation, response, or recovery from a natural disaster?**

**a. If Yes, what phase best describes the project?**

- Mitigation (reducing or eliminating potential loss of life or property)
- Response (addressing the immediate and short-term effects of a natural disaster)
- Recovery (assisting communities return to normal operations, including rebuilding damaged infrastructure)

**b. Name of the natural disaster (or Executive Order # for events not under a federal declaration):**

**15. Has the entity applied for or received federal assistance for this project?**

- Yes, Applied
- Yes, Received



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2025-2026

LFIR # 1247

- No
- No, but intends to apply

**a. If yes, provide the FEMA project worksheet ID#:**

**b. Provide the total project cost listed on the FEMA project worksheet:**

**16. Has the entity applied for or received state assistance for this project (other than this request)?**

- Yes, Applied
- Yes, Received
- No
- No, but intends to apply

**a. If yes, specify the program and state agency (ex. Local Government Emergency Bridge Loan, Department of Commerce):**

**17. Requester Contact Information**

**a. First Name**  **Last Name**

**b. Organization**

**c. E-mail Address**

**d. Phone Number**  **Ext.**

**18. 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)



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2025-2026

LFIR # 1247

d. First Name  Last Name   
e. E-mail Address   
f. Phone Number  Ext.

#### 19. Lobbyist Contact Information

a. Name   
b. Firm Name   
c. E-mail Address   
d. Phone Number

*The information provided will be posted to the Florida Senate website for public viewing if sponsored by a Senator.*