



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2024-2025

LFIR # 1643

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.). Through renovation of these properties, MCSD will utilize existing local resources, MCSD facilities not currently utilized to their maximum potential, to address one of its biggest challenges to effective operation of schools: decreasing levels of staff retention caused by the distinct lack of affordable housing in the Key West area. Renovation of these facilities would permit MCSD to vacate its current administration building at 241 Trumbo Road for purposes of making the property available for development of affordable workforce housing for MCSD teachers and educational support personnel at no cost to MCSD through public-private partnership.

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	18,000,000
Total State Funds Requested	18,000,000

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)	18,000,000	67%
Matching Funds		
Federal	0	0%
State (excluding the amount of this request)	2,000,000	7%
Local	7,000,000	26%
Other	0	0%
Total Project Costs for Fiscal Year 2024-2025	27,000,000	100%

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

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

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



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Yes

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

\$24,154,598.30 was received. The funds were used to acquire educational services, emergency health supplies, school technology and general school operations.

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.

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

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	Contractual services, including pre-construction (design, engineering, bidding, etc.), project management, and construction (including materials), as needed to complete renovation of the historic Bruce Hall and Reynolds School facilities.	18,000,000
Total State Funds Requested (must equal total from question #6)		18,000,000

14. Program Performance

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



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Making the property at 241 Trumbo Road, Key West, Florida, available for development of affordable workforce housing to support local teachers and other 'essential services personnel' at no cost to MCSD via public-private partnership. Renovation of the Bruce Hall and Reynolds School 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 to accommodate relocation of the MCSD Maintenance Department, and the Bruce Hall facility to accommodate relocation of the MCSD Administration Department. Relocation of both Departments to Bruce Hall and Reynolds School 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.

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

No services will be directly provided to citizens through the appropriation project. The appropriation will provide indirect benefits to citizens by facilitating development of affordable workforce housing in the Key West area at no cost to taxpayers.

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

The project is expected to serve economically disadvantaged persons, at-risk youth, students, and Monroe County School District employees. 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 200 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 the contract?

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

15. Requester Contact Information

a. First Name **Last Name**

b. Organization

c. E-mail Address

d. Phone Number **Ext.**

16. Recipient Contact Information

a. Organization

b. Municipality and County

c. Organization Type

For Profit Entity



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- 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