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MISSISSIPPI TIDELANDS TRUST FUND PROGRAM Request for Funding FY2018

Public Access Managed Project

Official Use Only

Project Number: _____
Submittal Number: _____
Average Merit Score: _____

PROJECT SUMMARY

1. Title of Project: *red outlines indicate required fields*

Back Bay Market Place and Marinas

2. Location of Project:

City of Biloxi, Harrison County

3. Requesting Agency:

City of Biloxi

4. Requesting Agency Representative:

- a. Name: Andrew "FoFo" Gilich, Mayor
- b. Phone: 228-435-6254
- c. Fax: 228-435-6129
- d. Address: P.O. Box 429 Biloxi, MS 39533
- e. Email: mayor@biloxi.ms.us

5. Project Manager:

- a. Name: Gerald Blessey, City Attorney/Counsel for Economic Dev.
- b. Phone: 228-435-6256
- c. Fax: 228-435-6129
- d. Address: P.O. Box 429 Biloxi, MS 39533
- e. Email: gblessey@biloxi.ms.us

6. Funding Requested:

\$ 2,000,000.00

7. Matching Funds:

\$ 6,000,000.00

8. Source of Matching Funds:

City of Biloxi

9. Total Project Funds:

\$ 8,000,000.00

EXHIBIT

A6



MISSISSIPPI TIDELANDS TRUST FUND PROGRAM

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PROJECT SUMMARY

10. Provide Brief Project Description/Overview:

The Back Bay Marketplace and Marinas Project will provide safe, convenient public access to a section of Back Bay shoreline, from Caillavet east to Oak Street, and enhance traditional working waterfront activities with land uses that showcase local seafood in shopping, dining, entertainment and educational venues. Pedestrian and bicyclist access improvements will allow the public to "rediscover" the shoreline along Bayview Avenue, which basically has become an access road to support seafood industry activities after Back Bay Boulevard was constructed to provide through-traffic access to East Point Cadet. Aquaculture facilities and related workforce training programs will be developed in concert with public boardwalks, piers and marinas to benefit the regional economy by supporting the Mississippi Coast's seafood industry, stimulating marine-related service and retail businesses, diversifying tourism amenities and expanding public opportunities to enjoy a working waterfront, all of which will be conveniently accessed from Interstate 10 via the I-110 Corridor. The tidally-affected project area will emphasize environmentally-sensitive best management practices to improve water quality in Back Bay, land uses that maximize waterfront views and expanded public recreational and educational activities in an authentic Biloxi environment.

11. LIST Project Goals/Objectives:

Project goals:

- 1) expand economic development opportunities along the tidally-influenced Back Bay shoreline to support and diversify the State's seafood and tourism industries;
- 2) improve and expand public access to the shoreline to provide water-oriented recreational and educational opportunities; and
- 3) conserve and enhance the natural resources of the project area.

Objectives are:

- 1) develop aquaculture facilities, workforce training programs, business incubator services as part of a working waterfront;
- 2) construct a public market place and marinas with land-side facilities to support public recreational and educational activities tied to the Back Bay of Biloxi such as fishing, boating, birding & cooking; and
- 3) remove marine and shoreline debris; replace non-native plants with appropriate tidelands species to stabilize the shoreline.

12. LIST Project Benefits:

Projects benefits include:

- restoring/diversifying the seafood industry
- expanding the authentic Biloxi ecotourism component of the Coast's tourism industry;
- developing retail markets for seafood and other local products;
- encouraging and showcasing local craftsmanship such as boat building;
- supporting oyster farming and soft-shell crab aquaculture activities;
- encouraging cutting-edge aquaculture and land-side processing of commercial seafood businesses;
- highlighting the relationship between a healthy environment and a healthy economy;
- providing educational opportunities for students and entrepreneurs;
- improving public access to tidally affected areas with low-impact boardwalks, bicycle paths, piers and marinas



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PROJECT SUMMARY

13. LIST Project Tasks:

- Finalize preliminary plans & bid specifications
- Bid project & contract for construction services
- Initiate permitting process while acquiring property for new seafood industry commercial harbor near Oak Street
- Remove marine, shoreline debris & invasive, nonnative plants & perform related site preparation work
- Construct new seafood industry commercial harbor and landside amenities
- Reconfigure & improve Sherman Canaan Fishing Docks into Back Bay Marina for recreational & MDMR boats
- Construct Back Bay Marketplace and related landside improvements
- Develop shoreline pedestrian boardwalk, bike paths, educational signage & related amenities
- Install native plants in tidelands areas and landscaping throughout project area

14. Project Timetable/Milestones:

The project will be completed within three years of grant award and approval of applicable permits.

- Finalize plans and specifications; apply for permits
- Bid project & award contracts - 4 months
- acquire property for new seafood industry commercial harbor near Oak Street - concurrent with bid & contract award process
- Remove marine, shoreline debris & invasive, nonnative plants & perform related site preparation work - 4 months
- Construct new seafood industry commercial harbor and landside amenities - 12 months
- Reconfigure & improve Sherman Canaan Fishing Docks into Back Bay Marina - concurrent with commercial harbor, above
- Construct Back Bay Marketplace and related landside improvements - 12 months
- Develop shoreline pedestrian boardwalk, bike paths, educational signage & related amenities - 4 months
- Install native plants in tidelands affected areas & landscape with native plants throughout project area - concurrent with above

15. If this project has been funded previously through Tidelands Trust Fund indicate which fiscal years: *(type N/A if not applicable)*

N/A

16. Project Timing:



Short-term (3 years or less)



Deferred/long-term (3 – 5 years)



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APPLICATION SUMMARY QUESTIONNAIRE

17. Is this a Multi-Phase Project? Yes No

18. Is any part of this project located on private property? Yes No

19. Is there an existing lease between the requesting agency and property owner? Yes No

20. If required, are the plans approved by the DMR Permitting Office? Yes No

21. Will this project enhance an existing water-dependent activity? Yes No

Identify the activity:

Seafood processing and off-loading commercial operations; enhancement of commercial docks/harbor and landside amenities to support shrimpers; boat tour and rental businesses, pier and wade fishing, crabbing

22. Does this project coordinate with other existing or planned projects? Yes No

Identify the project(s):

MDMR's soft-shell crab aquaculture project; City of Biloxi's ongoing projects to provide and enhance public access to the waterfront; regional tourism projects to expand family attractions

23. Will this project involve impacting, filling, or dredging coastal wetlands? Yes No

If yes, what acreage:

Not known at this time (dredging in location of former seafood industry activities)

24. Identify the constituency or interest group(s) which this project will serve:

The public; seafood workers; boat owners; seafood processing companies; the State of Mississippi through expansion of Coast tourism industry; entrepreneurs and students interested in aquaculture and culinary careers; Back Bay neighborhood residents

25. Identify the service that this project will provide to the group(s) identified in 24:

Increased and improved boat docking space and services; increased public access to the waterfront via boardwalks, bike paths, piers and marinas; new economic opportunities in aquaculture, retail and ecotourism and higher visibility for local craftsmen; expanded workforce training and educational services; and new recreational opportunities for residents and visitors



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APPLICATION SUMMARY QUESTIONNAIRE

26. Project Category:

(more than one may apply)

- Conservation
- Reclamation
- Preservation
- Acquisition
- Education
- Public Access
- Public Improvement
- Other (Identify)

Support of Seafood Industry

27. Current status of architectural/ engineering plans & specifications for this project (if applicable): (check one from each group)

- Group 1:
- Completed
 - In Progress
 - Ready to Bid
 - Other (identify)

- Group 2:
- Paid for
 - Funds budgeted
 - Funds not budgeted

28. Categorize the benefits from 12:

- Environmental
- Economic
- Safety
- Public
- Other (identify)

Education
Recreation

29. Have other State or Federal funding sources been identified for the project?

- Yes
- No

If yes, identify:

70% sales tax rebate incentive for nongaming attractions; RESTORE Act; GoM Energy Act; TIFs

30. In what way does this project meet the goals and objectives of the Department of Marine Resources and the Secretary of State's Office, which include enhancing, protecting, conserving and providing public access to tidelands affected areas?

The project meets the goals and objectives of the State by providing appropriate industrial development of a tidally-influenced shoreline to support the seafood industry, local fishermen and marine-related economic opportunities that are balanced with preservation of public access to and views of the waterfront; by educating the public about the benefits of conserving tidally affected areas to improve water quality and support habitat; and by expanding recreational beneficial uses.



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APPLICATION SUMMARY

31. Summarize, in paragraph form, your Tidelands Application below. Give additional detail from TTF-1 Section 7 and include how the project will meet the requirements of the Public Trust Tidelands Act and the potential benefits that would be derived from receipt of Tidelands Trust Funds.

This project will provide safe, convenient public access to the Back Bay shoreline and will enhance traditional working waterfront activities with a variety of land uses that showcase local seafood through shopping, dining, entertainment, and educational venues. Tidelands grant funds will be used as part of a public investment strategy to yield a long-term increase in value by revitalizing the Back Bay shoreline east of the I-110 corridor and adjoining Old Biloxi neighborhoods. This will be accomplished by improving public access to the waterfront and revitalizing the seafood industry through public improvements that will include expanded commercial dock space and supportive landside amenities. The project will include incentives to diversify the regional seafood industry through development of such things as a soft-shell crab aquaculture program. Redevelopment of the project area, as well as of the local seafood industry, has been particularly slow following its devastation by Hurricane Katrina in 2005.

The Back Bay marketplace and recreational marina component of the overall project will be located at the site of the Sherman Canaan Fishing Dock, which includes approximately 15 City-owned acres at the north end of Lee Street. This public waterfront area will offer a marina with recreational boat slips for temporary and long-term rental (for private and for-hire vessels); venues for retail shops and restaurants; a sailing school; and space for MDMR safety lessons and boating storage/operation. The marketplace will include an open-air kitchen area to showcase and promote local seafood and to educate the public about seafood cooking methods and opening oysters, as well as facilities for workforce training in culinary arts that focuses on Gulf seafood and locally-grown/raised products.

Shrimping boats currently berthed at the Sherman Canaan Fishing Dock will be relocated east to a new commercial marina that will be constructed on previously-developed property to be acquired by the City in the vicinity of Oak Street. This new marina will improve commercial boat access to Gulf channels and will offer convenient off-loading areas, boat-building and repair areas, marine services and net repair areas. Pedestrian walkways will link the two marinas to each other and to other points of interest in the project area, including the National Register Old Brick House and the Bayou Auguste Restoration Project, which involved a local, state and federal partnership effort to convert a neglected urban bayou into a beautiful 12-acre park.

Restoring natural resources along the oak-lined Back Bay shoreline will be a primary project component. Removal of marine debris and nonnative/invasive plants and installing appropriate native marsh plant species will improve water quality, stabilize the shoreline and restore habitat. ADA-compliant, low impact, lighted boardwalks and bike paths will support alternate modes of travel along scenic Bayview Avenue from Lee to Oak Streets. Educational signage will be installed at key vantage points to update the public about the living shoreline project at Big Island funded through NRDA Phase IV.

Design of this project will be consistent with the public improvements that form Biloxi's chain of waterfront amenities along Front Beach, preserving authentic Biloxi styles, standards and materials. Best management practices will be used throughout the project area to enhance stormwater management, to improve water quality in the Back Bay and to promote sustainability.



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APPLICATION SUMMARY

32. Estimated number of years to completion:

33. Estimated Completion Date:

34. Prioritize if your agency has submitted multiple projects

35. SIGNATURES

Project Manager:

Signature

Date

Requesting Agency Representative:

Signature

Date

36. Attach project schematics or drawings as appropriate



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BUDGET

Category	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Salaries, wages, Fringe						\$ 0.00
Travel						\$ 0.00
Architecture & Engineering						\$ 0.00
Legal						\$ 0.00
Consulting						\$ 0.00
Construction						\$ 0.00
Site Work						\$ 0.00
Equipment						\$ 0.00
Land Acquisition						\$ 0.00
Indirects						\$ 0.00
Other	4000000	2700000	1300000			\$ 8,000,000.00
Total	\$ 4,000,000.00	\$ 2,700,000.00	\$ 1,300,000.00	\$ 0.00	\$ 0.00	\$ 8,000,000.00

Funding Sources	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Tidelands Funding Reallocated (Project #: _____, Year _____)						\$ 0.00
Tidelands Funding Awarded	1000000	700000	300000			\$ 2,000,000.00
Federal Grants Funding						\$ 0.00
FEMA Funding						\$ 0.00
MEMA Funding						\$ 0.00
CDBG Funding						\$ 0.00
In-Kind Donations						\$ 0.00
Other	3000000	2000000	1000000			\$ 6,000,000.00
Total	\$ 4,000,000.00	\$ 2,700,000.00	\$ 1,300,000.00	\$ 0.00	\$ 0.00	\$ 8,000,000.00

Instructions:

1. If project will be completed in one year, complete only the "Year 1" budget column.
2. If project will be completed in two years, complete "Year 1" and "Year 2" columns.
3. Follow the same process as above for "Year 3", "Year 4", and "Year 5", if project will not be completed for 5 years.

CLICK TO SUBMIT FORM TO tidelandsapp@dmr.ms.gov





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LEGISLATIVE SUMMARY

{FOR OFFICIAL USE ONLY}

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Average Merit Score: _____

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c. Fax: 228-435-6129

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