

RESOLUTION NUMBER 25-124

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, TO RATIFY AND APPROVE TASK ORDERS 3 & 4 WITH TIDAL BASIN FOR CDBG-DR GRANT ADMINISTRATION SERVICES IN THE AMOUNTS OF \$163,864.57 AND \$291,785.90; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2 of the State Constitution and Chapter 166 of the Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Article X of the Town Charter empowers the Town Council to adopt, amend, or repeal such ordinances and resolutions as may be required for the proper governing of the Town; and

WHEREAS, the Town previously entered into a contract with Tidal Basin Government Consulting, LLC (“Tidal Basin”) through a competitive procurement process (RFP-23-07-AD); and

WHEREAS, the Town Council awarded a contract to Tidal Basin as the top ranked firm after review and interviews; and

WHEREAS, part of the scope of services authorized in the Tidal Basis contract included providing the Town with assistance with CDBG-DR administration; and

WHEREAS, the Town was recently awarded CDBG-DR grants by Lee County and is in need of additional grant administration services; and

WHEREAS, the Town Council previously authorized the Town Manager to administer CDBG-DR grants and execute any documents needed to allow the Town to attain funds from those grant programs; and

WHEREAS, the Town Manager believed it was in the best interest of the Town to continue to use Tidal Basin’s grant administration services to expedite receipt of CDBG-DR grant funding and executed two task orders to accomplish same; and

WHEREAS, the Town Council is requested to ratify the Town Manager’s approval of the two task orders with Tidal Basin to expedite CDBG-DR administration and receipt of funding.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE TOWN OF FORT MYERS BEACH AS FOLLOWS:

Section 1. The foregoing whereas clauses are ratified and confirmed as being true and correct, are the legislative and administrative findings of the Town Council and made a specific part of this Resolution.

Section 2. Task Orders 3 and 4 approved and executed by the Town Manger in the amounts not to exceed \$163,864.57 and \$291,785.90, respectively, are hereby ratified as if approved by the Town Council.

Section 3. This Resolution shall take effect immediately upon its adoption by the Town Council of the Town of Fort Myers Beach.

The foregoing Resolution was adopted by the Town Council upon a motion by Council Member King and seconded by Council Member Safford and upon being put to a roll call vote, the result was as follows:

Dan Allers, Mayor	Aye
Jim Atterholt, Vice Mayor	Aye
John R. King, Council Member	Aye
Scott Safford, Council Member	Aye
Karen Woodson, Council Member	Aye

ADOPTED this 21st day of April 2025 by the Town Council of the Town of Fort Myers Beach, Florida.

FORT MYERS BEACH TOWN COUNCIL

Dan Allers

Dan Allers (Jul 8, 2025 14:57 EDT)

Dan Allers, Mayor

ATTEST:

Amy Baker

Amy Baker, Town Clerk

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE
AND RELIANCE OF THE TOWN OF FORT MYERS BEACH ONLY:**

Nancy Stuparich

Nancy Stuparich (Jul 8, 2025 12:40 EDT)

Vose Law Firm, LLP, Town Attorney

This Resolution was filed in the Office of the Town Clerk on this 7th day of July 2025.

Attachments:

- Task Order No. 3 - CDBG-DR/SRA No. DR10262 Critical Infrastructure – North Island Water Tower
- Task Order No. 4 - CDBG-DR/SRA No. DR10263 Public Facilities – Parks and Recreation Revitalization



Task Order No. 3
Town of Fort Myers Beach Services Provider Agreement
CDBG-DR/SRA No. DR10262 Critical Infrastructure – North Island Water Tower

This Task Order No. 3 is made part of and governed by the terms and provisions of the Services Provider Agreement by and between Tidal Basin Government Consulting, LLC (“Tidal Basin” or “Consultant”) and Town of Fort Myers Beach (“Client”) dated February 6, 2023 (“Agreement”).

Project Name: Town of Fort Myers Beach, CDBG-DR/SRA No. DR10262; Critical Infrastructure - North Island Water Tower.

1. **Scope of Services/Rates:** Tidal Basin agrees to perform the services more particularly described in Exhibit A – Scope of Work, attached hereafter and incorporated herein.
2. **Payment Basis:** The Client shall pay Tidal Basin the rates set forth in Exhibit B – Compensation Rates, attached hereafter and incorporated herein. The Client shall pay Tidal Basin within thirty (30) days of receipt of invoices.
3. **Period of Performance:** This Task Order is effective beginning April 1, 2025, through February 23, 2026.
4. **Estimated Cost of Services:** The total cost of this Task Order shall not exceed **\$163,864.57**.
5. **Approval/Acceptance:** Acceptance of the terms of this Task Order is acknowledged by the following signatures of the authorized representatives of the Parties.

Tidal Basin Government Consulting, LLC

Town of Fort Myers Beach

By: *Paul Taylor*
Paul Taylor (Apr 10, 2025 17:24 CDT)

By: *Andrew Hyatt*
Andrew Hyatt (Apr 11, 2025 09:38 EDT)

Name: Paul Taylor

Name: Andrew Hyatt

Title: Vice President

Title: Town Manager

Date: 04/10/2025

Date: 04/10/2025



EXHIBIT A
SCOPE OF WORK

Tidal Basin will assist and facilitate the Town of Fort Myers Beach staff with the management of the scope of work and activities of the Community Development Block Grant-Disaster Recovery (CDBG-DR) grant as described in Exhibit B – *Scope of Work and Activities Project Activity Scope of Work Description*, of the CDBG-DR Subrecipient Agreement No. DR10262 (“Exhibit B of SRA No. DR10262”), by and between Lee County and the Town of Fort Myers Beach, signed on or about January 13, 2025. Exhibit B of SRA No. DR10262 is attached hereto and incorporated to this Exhibit A.

In assisting the Town of Fort Myers Beach, the services to be performed by Tidal Basin may include, but are not limited to:

1. Provide emergency planning, disaster recovery, mitigation planning and program services required/requested.
2. Provide grant management advice related to federal, state, or other grants.
3. Provide and gather supporting documentation for grant eligible projects.
4. Support the development of a long-term recovery strategy including identifying federal, state, local, and additional funding opportunities.
5. Assist with the Community Development Block Grant (CDBG) and CDBG-DR process.
6. Coordinate with Lee County and the Town of Fort Myers Beach to ensure HUD compliance, proper reporting, and adherence to the proposed schedule to the project.
7. Ensure procurements adhere to 2 CFR 200; Davis Bacon Labor Compliance is adhered to; Section 3 reporting is completed, and all costs can be tied to the eligible activity and national objective tied to the project.
8. Provide implementation and oversight of the project under the SRA and ensure compliance of CDBG-DR funds utilization.
9. Provide regulatory and policy interpretation, recommendations and guidance as requested.
10. Support programmatic and grant specific compliance management and assurance.
11. Track and monitor time and activities by project, or as otherwise required.
12. Provide performance/progress reports as requested.

EXHIBIT B
SCOPE OF WORK AND ACTIVITIES
PROJECT ACTIVITY SCOPE OF WORK DESCRIPTION

The information provided under this Exhibit is retrieved from the Subrecipient's approved application in response to the Critical Infrastructure Program NOFA. In coordination and agreement with the Subrecipient, the County will utilize the information below to inform and update the County's approved System of Record for key performance measures and project budget cost eligibility. Subrecipients will work with the County to ensure any edits and amendments to this Exhibit are subsequently reviewed and approved within the System of Record and/or under a formal amendment in accordance with the Agreement.

Project Activity Scope of Work Description ("Work")

The Town of Fort Myers Beach seeks Community Development Block Grant Disaster Recovery (CDBG-DR) funding through the Lee County Critical Infrastructure Program to support the critically necessary replacement and repair of the North Island Water Tower Complex. The Town of Fort Myers Beach, along with other coastal communities, absorbed the brunt of Hurricane Ian's impacts in Lee County. Recovery efforts since Ian's landfall have highlighted the need for a consistent supply of potable water, consistent with the FEMA Water Systems lifeline category.

The North Island Water Tower Complex is one of two potable water facilities on the island; together, the two facilities were responsible for holding and distributing potable water to all residents and businesses in the Town of Fort Myers Beach. Hurricane Ian heavily impacted the North Island Water Tower Complex, damaging the lower level of the pump building and all above-ground valves and pumps. The storage area and grounds were scoured by 15-feet of storm surge. Post-Ian inspection deemed the tank itself unusable; as such, the Town of Fort Myers Beach has operated with a single water tank since Hurricane Ian. With only a single operational water tank, the Town is in a critical situation because it is more susceptible to potential impacts of future emergency events that could decommission the only remaining source of potable water on the island.

The scope of this critical infrastructure project includes (1) removal of the existing, unusable tank, (2) replacement of the current tank with a new concrete poly-lined tank for water storage, (3) construction of the control building and ancillary structures which house necessary equipment, valves, pumps, and piping, (4) elevation of pumps and valves, (4) replacement of storage areas necessary for maintenance equipment, (5) major security upgrades, such as fencing and around-the-clock monitoring systems, and (6) other improvements that, through pre-construction due diligence, are determined to be necessary to ensuring and monitoring a secure potable water supply for the Town of Fort Myers Beach. The project will be constructed in accordance with all current building codes and the control building will be hardened. All improvements will be built in compliance with

current FEMA flood elevations, such that components of the facility and structures themselves are elevated above base flood elevation. The scope of work also includes all design, permitting, and construction-phase oversight services that may be necessary to ensure that the project is implemented successfully. Procurement activities will be conducted in accordance with 2 CFR 200.320 and with applicable Florida Statutes.

Given the unprecedented impacts of Hurricane Ian upon the Town of Fort Myers Beach, access to a critical resource such as potable water is paramount to the community. With CDBG-DR funding to support this project, the Town can provide residents with a resilient drinking water supply and system and reliable access to potable water for daily activities, such as drinking, cooking, and cleaning. Completion of this project will enable the town to maintain dependable access to clean drinking water for all residents on the island by building a resilient facility that is more likely to withstand future natural and climate-related hazards than pre-Ian potable water infrastructure.

The project proposed by the Town of Fort Myers Beach, with the support of CDBG-DR funding, will fully restore and secure a critical FEMA lifeline - potable water supply - for the Town of Fort Myers Beach. The completed project will increase the resiliency of the Town's potable water infrastructure by installing a system designed to withstand future natural and climate-related hazardous events.

By constructing resilient and secure potable water infrastructure, this project will create confidence in local residents and businesses that a dependable supply of water will be available for daily activities such as drinking, cleaning, and cooking. Reliable infrastructure is foundational for continued residential and commercial recovery, development, and growth in areas that were completely devastated by Hurricane Ian.

Design and Approach: The Town of Fort Myers Beach employs staff with experience in completing projects of a similar size and scope, and has secured the services of Tidal Basin Group, which has extensive experience in implementation and oversight of projects utilizing federal, state, and/or local governmental grant funds. The combination of Town staff oversight and contractual support ensures adequate experience and capacity for effective administration and oversight of all compliance requirements. Additional information regarding Town staff and contractual support is provided below:

Andrew Hyatt: Mr. Hyatt has more than 26 years of management and leadership experience in both the private and public sectors, with 18 of those years in municipal government and 13 years as a Town or City manager. Andy has an Associate's degree in general business from Cleveland State Community College in Cleveland, Tenn. From the University of Tennessee at Chattanooga, he has a Bachelor's degree in political science and a Master's degree in public

administration. Mr. Hyatt will perform general oversight of project implementation and completion.

Frank Kropacek: Mr. Kropacek has more than 30 years of experience in local, county and state government administration ranging from contracts, contract negotiation, procurement, and project management to organizational administration. He attended the University of Wisconsin Whitewater studying Geology and Geophysics. Mr. Kropacek will be the Town's primary day-to-day contact for all project activities and will directly oversee and coordinate planning implementation.

Joe Onzick: Mr. Onzick served for 10 years as the Executive Director of Finance for Kane County, Illinois. In addition to that experience, he has a wealth of financial experience as a licensed CPA, controller, chief financial officer, software consultant, and analyst. Mr. Onzick has an MBA in Accounting from Aurora University and Bachelor's of Science degree in mathematics from Wheaton College. As the Town's Financial Director, Mr. Onzick will oversee fund accounting and financial compliance for the planning project.

To supplement Town staff's expertise and capacity, Fort Myers Beach has engaged the services of Tidal Basin Group, a nationally recognized firm with extensive experience in disaster management and recovery, including oversight and compliance activities for federal funding streams associated with recovery efforts. Tidal Basin has significant experience managing all aspects of CDBG-DR projects, including those of similar scope and size as the Fort Myers Beach project being proposed. Tidal Basin serves as the grant manager for Hendry County, FL overseeing the County's three Hurricane Irma CDBG-DR funded grants totaling over \$5.5M. Tidal Basin also serves in the same capacity for the Orange County Drainage District in Orange County, TX and for various municipal subrecipients in Puerto Rico. The team will coordinate with Lee County and the Town of Fort Myers Beach to ensure HUD compliance, proper reporting, and adherence to the proposed schedule to the project. Tidal Basin will ensure procurements adhere to 2 CFR 200, Davis Bacon Labor Compliance is adhered to, Section 3 reporting is completed, and all costs can be tied to the eligible activity and national objective tied to the project.

Specific to compliance oversight related to CDBG-DR funding, Tidal Basin Group is further supported by Gouras & Associates, LLC. Team members of Gouras & Associates, LLC collectively have more than 70 years of combined experience working in high-level state and federal grant management, disaster recovery management, and economic development consulting. Gouras & Associates has unique expertise in CDBG Disaster Recovery (CDBG-DR) funding, with team members having performed compliance and oversight of billions in CDBG-DR funding since 2005, when Hurricane Katrina devastated the Mississippi and Louisiana Gulf Coasts. Since that time, Gouras & Associates has helped local and state governments and grant funding recipients throughout the southeast with

comprehensive project implementation and compliance services from project inception to grant closeout, including grant writing and submission, implementing policies and procedures, overseeing financial controls, preparing monthly, quarterly, semi-annual, and annual reporting, recordkeeping, monitoring, overseeing and supporting procurement compliance, preparing reimbursement requests, preparing amendments to grant agreements and budget modifications, and preparing project closeout documentation. Gouras & Associates also works to educate contractors and clients on compliance with the applicable state and federal regulations and laws, including the applicable procurement guidelines, MBE/WBE solicitation and outreach, labor standards compliance requirements, and HUD Section 3 compliance requirements.

Major Project Milestones

Milestone	Due Date
Design and Permitting Complete	12/31/2026
Construction Begins	04/30/2027
50% Construction	01/30/2028
Closeout and Final Reimbursement Request	12/31/2028



Task Order No. 3
Town of Fort Myers Beach Services Provider Agreement
CDBG-DR/SRA No. DR10262 Critical Infrastructure – North Island Water Tower

EXHIBIT B
COMPENSATION RATES

Position	Hourly Rate*
Subject Matter Expert (SME)	\$185.00
Senior Grant Specialist	\$155.00
Grant Specialist	\$125.00

*Travel expenses such as lodging and per diem, should not be part of the hourly rates above, and will follow guidelines established by the US General Services Administration (GSA) applicable rates for the area.



Task Order No. 4

Town of Fort Myers Beach Services Provider Agreement
CDBG-DR/SRA No. DR10263 Public Facilities – Parks and Recreation Revitalization

This Task Order No. 4 is made part of and governed by the terms and provisions of the Services Provider Agreement by and between Tidal Basin Government Consulting, LLC (“Tidal Basin” or “Consultant”) and Town of Fort Myers Beach (“Client”) dated February 6, 2023 (“Agreement”).

Project Name: Town of Fort Myers Beach, CDBG-DR/SRA No. DR10263; Public Facilities – Parks and Recreation Revitalization.

1. **Scope of Services/Rates:** Tidal Basin agrees to perform the services more particularly described in Exhibit A – Scope of Work, attached hereafter and incorporated herein.
2. **Payment Basis:** The Client shall pay Tidal Basin the rates set forth in Exhibit B – Compensation Rates, attached hereafter and incorporated herein. The Client shall pay Tidal Basin within thirty (30) days of receipt of invoices.
3. **Period of Performance:** This Task Order is effective beginning April 1, 2025, through February 23, 2026.
4. **Estimated Cost of Services:** The total cost of this Task Order shall not exceed **\$291,785.90**.
5. **Approval/Acceptance:** Acceptance of the terms of this Task Order is acknowledged by the following signatures of the authorized representatives of the Parties.

Tidal Basin Government Consulting, LLC

Town of Fort Myers Beach

By: 
Paul Taylor (Apr 10, 2025 17:25 CDT)

By: 
Andrew Hyatt (Apr 11, 2025 08:38 EDT)

Name: Paul Taylor

Name: Andrew Hyatt

Title: Vice President

Title: Town Manager

Date: 04/10/2025

Date: 04/11/2025



EXHIBIT A
SCOPE OF WORK

Tidal Basin will assist and facilitate the Town of Fort Myers Beach staff with the management of the scope of work and activities of the Community Development Block Grant-Disaster Recovery (CDBG-DR) grant as described in Exhibit B – *Scope of Work and Activities Project Activity Scope of Work Description*, of the CDBG-DR Subrecipient Agreement No. DR10263 (“Exhibit B of SRA No. DR10263”), by and between Lee County and the Town of Fort Myers Beach, signed on or about January 13, 2025. Exhibit B of SRA No. DR10263 is attached hereto and incorporated to this Exhibit A.

In assisting the Town of Fort Myers Beach, the services to be performed by Tidal Basin may include, but are not limited to:

1. Provide emergency planning, disaster recovery, mitigation planning and program services required/requested.
2. Provide grant management advice related to federal, state, or other grants.
3. Provide and gather supporting documentation for grant eligible projects.
4. Support the development of a long-term recovery strategy including identifying federal, state, local, and additional funding opportunities.
5. Assist with the Community Development Block Grant (CDBG) and CDBG-DR process.
6. Coordinate with Lee County and the Town of Fort Myers Beach to ensure HUD compliance, proper reporting, and adherence to the proposed schedule to the project.
7. Ensure procurements adhere to 2 CFR 200; Davis Bacon Labor Compliance is adhered to; Section 3 reporting is completed, and all costs can be tied to the eligible activity and national objective tied to the project.
8. Provide implementation and oversight of the project under the SRA and ensure compliance of CDBG-DR funds utilization.
9. Provide regulatory and policy interpretation, recommendations and guidance as requested.
10. Support programmatic and grant specific compliance management and assurance.
11. Track and monitor time and activities by project, or as otherwise required.
12. Provide performance/progress reports as requested.

EXHIBIT B
SCOPE OF WORK AND ACTIVITIES
PROJECT ACTIVITY SCOPE OF WORK DESCRIPTION

The information provided under this Exhibit is retrieved from the Subrecipient's approved application in response to the Public Facilities Infrastructure Program NOFA. In coordination and agreement with the Subrecipient, the County will utilize the information below to inform and update the County's approved System of Record for key performance measures and project budget cost eligibility. Subrecipients will work with the County to ensure any edits and amendments to this Exhibit are subsequently reviewed and approved within the System of Record and/or under a formal amendment in accordance with the Agreement.

Project Activity Scope of Work Description ("Work")

The Town of Fort Myers Beach is applying for Community Development Block Grant Disaster Recovery (CDBG-DR) funding through the Lee County Public Facilities Program to support the restoration and enhancement of its parks and recreational facilities. The devastating impact of Hurricane Ian left the town not only physically damaged but also economically stifled. The Parks & Recreation Revitalization project is a vital initiative aimed at repairing and upgrading these essential public spaces. This project will address the damage caused by Hurricane Ian while also improving the resilience and sustainability of the Town's recreational facilities for future use. Before the storm, these facilities were central to the Town's community life, promoting health, wellness, and social connections. The program is divided into three key components, each crucial to the Town's long-term recovery and success:

1. Bay Oaks Community Pool Rehabilitation. This component of the project involves a comprehensive rebuild of the existing pool facilities, which suffered extensive damage during Hurricane Ian. The project's scope includes repairing the pool basins that withstood the storm and completely reconstructing the pool deck, water slide, mechanical systems, restrooms, offices, and other facilities that were devastated. The design strategy focuses on leveraging the intact parts of the pool infrastructure while updating and enhancing areas that require complete renovation.

The reconstruction will not only restore the pool to its former glory, but also introduce improvements in the design to enhance user experience and operational efficiency. This includes modernizing the pool deck layout to accommodate more visitors comfortably and safely, upgrading the water slide to meet the latest safety standards, and overhauling the mechanical systems to ensure more efficient and reliable operation.

The technical aspects of reconstruction will be carefully planned to ensure both

durability and functionality. The pool deck will be rebuilt using advanced, weather-resistant materials that offer both aesthetic appeal and long-lasting performance. The mechanical systems—including pumps, filters, and heating systems—will be state-of-the-art, optimized for energy efficiency and ease of maintenance.

This technical overhaul extends to the water management systems, with plans to implement cutting-edge solutions for water filtration and circulation, ensuring the pool water remains clean and safe for public use. Furthermore, the redesign includes enhanced accessibility features, making the pool complex fully compliant with ADA standards and more welcoming for all community members.

2. Old San Carlos & Time Square Lighting Restoration: This component of the project involves the complete replacement and modernization of the lighting system in the downtown area of the Town of Fort Myers Beach, which was severely damaged by Hurricane Ian. This project will install 46 new streetlights and light poles to replace those destroyed by the storm surge and debris, ensuring the new lights meet modern standards for energy efficiency and turtle compliance. Additionally, all damaged wiring and conduit throughout the area will be replaced to restore full functionality to the lighting grid. Two new panel/switch boxes will be installed to support the new lighting infrastructure and ensure reliable power distribution.

The business district has remained largely dark since Hurricane Ian, and this project focuses on improving public safety by providing adequate lighting, enhancing safety for both residents and visitors, supporting local businesses, and reducing the risk of accidents and crime. Aesthetic improvements will also be considered, with the new lighting fixtures designed to enhance the overall appearance of the downtown area, making it more inviting and attractive for tourists and locals alike.

The town is anchored by two community gathering spaces —Bayside to the north and Time Square to the south—connected by Old San Carlos Boulevard. The town's long-term plan is for Old San Carlos Boulevard to evolve into a "park corridor." This lighting project will be the first step toward realizing that vision.

Since Hurricane Ian, the Town has spent over \$200,000 on inadequate patchwork repairs, resulting in only three functioning streetlights out of the original 46. These temporary fixes have proven insufficient, highlighting the urgent need for a comprehensive overhaul. The new lighting system will prioritize sustainability and resiliency. Energy-efficient fixtures will reduce operational costs and environmental impact, while the infrastructure will be designed to withstand future storms and minimize damage.

The total cost for the Old San Carlos and Time Square Lighting Project represents a crucial investment in revitalizing the downtown area, ensuring public safety, supporting the economic recovery of local businesses, and enhancing the town's resilience and sustainability for the future.

3. Newton Park Beach Facility Project: This component of the project will rebuild and enhance park facilities, which were severely damaged by Hurricane Ian's 17-foot storm surge. This surge single-handedly erased a hundred years of history, including the historical 'Seven Seas' cottage. Given that the property was gifted to the town by the state to remain an educational center in perpetuity, the project focuses on constructing a new elevated educational and environmental center designed to meet current building codes and withstand future storm surges. Importantly, all new buildings will be constructed above base flood elevations to mitigate the risk of future flood losses. The center will serve as an educational hub, providing information on local history, environmental conservation, and marine life. The design will focus on modern architectural elements that are both functional and aesthetically pleasing, with an emphasis on sustainability. Additionally, all buildings, including restrooms, will be fully ADA-compliant, ensuring accessibility for all visitors.

Recognizing the ecological importance of native flora, the project will include extensive landscaping with indigenous plants to stabilize the beachfront and provide a habitat for local wildlife. Landscaping designs will promote ecological balance and resilience against future storms. A redesigned parking lot using eco-friendly materials will be installed to minimize environmental impact while accommodating visitors, including spaces for buses and bicycles to promote greener transportation options.

To honor the historical significance of the site, the project will incorporate elements that pay homage to the original 'Seven Seas' cottage. The new center will feature exhibits and displays educating visitors about the site's history and the impact of Hurricane Ian. Infrastructure and utility upgrades, including water, electricity, and sewage systems, will be implemented to support the new facilities and ensure reliability, with a focus on energy-efficient systems and sustainable technologies.

Investment in this project will restore a valuable community asset and enhance its resilience and sustainability, ensuring it remains a vital part of Fort Myers Beach for generations to come.

The comprehensive Parks and Recreation Revitalization Program, encompassing the Old San Carlos & Time Square Lighting Project, Newton Park Beach Facility

Project, and Bay Oaks Community Pool Project, is projected to yield significant positive outcomes for the Town of Fort Myers Beach. This program will restore and enhance critical public facilities that were severely damaged by Hurricane Ian, addressing immediate recovery needs and future resilience and addressing blighted properties contributing to economic decline and dangerous conditions. The upgraded lighting system in the downtown area will improve public safety and support local businesses, while the new educational and environmental center at Newton Park will preserve the site's historical significance and promote ecological awareness. The fully reconstructed Bay Oaks Community Pool will restore a key recreational facility, providing a central gathering place for community wellness and social bonding.

By integrating modern, energy-efficient technologies and ensuring all new structures are built above base flood elevations, the program will enhance the resilience and sustainability of these public facilities. ADA-compliant designs across all projects will ensure accessibility for all visitors, promoting inclusivity within the community. Extensive landscaping with native plants will stabilize the environment, prevent erosion, and support local wildlife, contributing to the ecological health of the area. The redesigned parking facilities will accommodate various transportation options, encouraging greener alternatives and reducing environmental impact.

The Town of Fort Myers Beach expects to create a new unity among residents, visitors, and businesses by investing in the community through the Parks & Recreation Revitalization Program. This set of projects will ensure a sustainable and effective recovery from the devastation of Hurricane Ian. With the support of CDBG-DR funding, the program will create a state-of-the-art community facility to replace the previous Bay Oaks community pool, revitalize three community parks by reintroducing the lighting grid to ensure public safety, and rebuild an improved facility with a focus on town history and education to replace the lost "Seven Seas" cottage, boosting tourism and resident satisfaction. Additionally, the town's long-term plan for Old San Carlos Boulevard to evolve into a "park corridor" will be initiated through the lighting project, enhancing connectivity between Bayside to the north and Time Square to the south and laying a foundation for a long-term vision that will significantly enhance the community.

The completed projects will bring back the cherished parks of Fort Myers Beach, accelerating the social and cultural recovery of the community through environmentally friendly construction practices. This program will serve the entire community, attracting visitors and catalyzing social and cultural revitalization. These places once served as vital recreational and social hubs for residents, and their restoration is essential to the community's physical and mental well-being. The urgency of this program is driven by the need to restore these essential services swiftly to avoid further disruption to community life.

The Parks & Recreation Revitalization Program is not just a reconstruction and

restoration effort; it is a transformative initiative that will significantly enhance the quality of life in Fort Myers Beach. By rebuilding these key community parks and facilities, the program addresses an urgent need for recreational and social infrastructure, providing safe, modern, and welcoming environments for residents and visitors of all ages. This investment will not only address the immediate damages caused by Hurricane Ian but also build a more resilient, sustainable, and inclusive future for the town, ensuring that these public facilities remain vital assets for generations to come.

Design and Approach: The Town of Fort Myers Beach employs staff with experience in completing projects of a similar size and scope, and has secured the services of Tidal Basin Group, which has extensive experience in implementation and oversight of projects utilizing federal, state, and/or local governmental grant funds. The combination of Town staff oversight and contractual support ensures adequate experience and capacity for effective administration and oversight of all compliance requirements. Additional information regarding Town staff and contractual support is provided below:

Andrew Hyatt: Mr. Hyatt has more than 26 years of management and leadership experience in both the private and public sectors, with 18 of those years in municipal government and 13 years as a Town or City manager. Andy has an Associate's degree in general business from Cleveland State Community College in Cleveland, Tenn. From the University of Tennessee at Chattanooga, he has a Bachelor's degree in political science and a Master's degree in public administration. Mr. Hyatt will perform general oversight of project implementation and completion.

Frank Kropacek: Mr. Kropacek has more than 30 years of experience in local, county and state government administration ranging from contracts, contract negotiation, procurement, and project management to organizational administration. He attended the University of Wisconsin Whitewater studying Geology and Geophysics. Mr. Kropacek will be the Town's primary day-to-day contact for all project activities and will directly oversee and coordinate planning implementation.

Joe Onzick: Mr. Onzick served for 10 years as the Executive Director of Finance for Kane County, Illinois. In addition to that experience, he has a wealth of financial experience as a licensed CPA, controller, chief financial officer, software consultant, and analyst. Mr. Onzick has an MBA in Accounting from Aurora University and Bachelor's of Science degree in mathematics from Wheaton College. As the Town's Financial Director, Mr. Onzick will oversee fund accounting and financial compliance for the planning project.

To supplement Town staff's expertise and capacity, Fort Myers Beach has engaged the services of Tidal Basin Group, a nationally recognized firm with extensive experience in disaster management and recovery, including oversight

and compliance activities for federal funding streams associated with recovery efforts. Tidal Basin has significant experience managing all aspects of CDBG-DR projects, including those of similar scope and size as the Fort Myers Beach project being proposed. Tidal Basin serves as the grant manager for Hendry County, FL overseeing the County's three Hurricane Irma CDBG-DR funded grants totaling over \$5.5M. Tidal Basin also serves in the same capacity for the Orange County Drainage District in Orange County, TX and for various municipal subrecipients in Puerto Rico. The team will coordinate with Lee County and the Town of Fort Myers Beach to ensure HUD compliance, proper reporting, and the adherence to the proposed schedule to the project. Tidal Basin will ensure procurements adhere to 2 CFR 200, Davis Bacon Labor Compliance is adhered to, Section 3 reporting is completed, and all costs can be tied to the eligible activity and national objective tied to the project.

Specific to compliance oversight related to CDBG-DR funding, Tidal Basin Group is further supported by Gouras & Associates, LLC. Team members of Gouras and Associates collectively have more than 70 years of combined experience working in high-level state and federal grant management, disaster recovery management, and economic development consulting. Gouras & Associates has unique expertise in CDBG-DR funding, with team members having performed compliance and oversight of billions in CDBG-DR funding since 2005, when Hurricane Katrina devastated the Mississippi and Louisiana Gulf Coasts. Since that time, Gouras & Associates has helped local and state governments and grant funding recipients throughout the southeast with comprehensive project implementation and compliance services from project inception to grant closeout, including grant writing and submission, implementing policies and procedures, overseeing financial controls, preparing monthly, quarterly, semi-annual, and annual reporting, recordkeeping, monitoring, overseeing and supporting procurement compliance, preparing reimbursement requests, preparing amendments to grant agreements and budget modifications, and preparing project closeout documentation. Gouras & Associates also works to educate contractors and clients on compliance with the applicable state and federal regulations and laws, including the applicable procurement guidelines, MBE/WBE solicitation and outreach, labor standards compliance requirements, and HUD Section 3 compliance requirements.

This project will be directly implemented by the Town of Fort Myers Beach and will not involve a subgrantee.

The project administration team will be led by Mr. Andrew Hyatt, with programmatic activities overseen by Mr. Frank Kropacek and financial activities overseen by Mr. Joe Onzick. Additional information regarding each team member is included below:

Andrew Hyatt: Mr. Hyatt has more than 26 years of management and leadership experience in both the private and public sectors, with 18 of those years in

municipal government and 13 years as a Town or City manager. Andy has an Associate's degree in general business from Cleveland State Community College in Cleveland, Tenn. From the University of Tennessee at Chattanooga, he has a Bachelor's degree in political science and a Master's degree in public administration. Mr. Hyatt will perform general oversight of project implementation and completion.

Frank Kropacek: Mr. Kropacek has more than 30 years of experience in local, county and state government administration ranging from contracts, contract negotiation, procurement, and project management to organizational administration. He attended the University of Wisconsin Whitewater studying Geology and Geophysics. Mr. Kropacek will be the Town's primary day-to-day contact for all project activities and will directly oversee and coordinate planning implementation.

Joe Onzick: Mr. Onzick served for 10 years as the Executive Director of Finance for Kane County, Illinois. In addition to that experience, he has a wealth of financial experience as a licensed CPA, controller, chief financial officer, software consultant, and analyst. Mr. Onzick has an MBA in Accounting from Aurora University and Bachelor's of Science degree in mathematics from Wheaton College. As the Town's Financial Director, Mr. Onzick will oversee fund accounting and financial compliance for the planning project.

To supplement Town staff's expertise and capacity, Fort Myers Beach has engaged the services of Tidal Basin Group, a nationally recognized firm with extensive experience in disaster management and recovery, including oversight and compliance activities for federal funding streams associated with recovery efforts. Tidal Basin has significant experience managing all aspects of CDBG-DR projects, including those of similar scope and size as the Fort Myers Beach project being proposed. Tidal Basin serves as the grant manager for Hendry County, FL overseeing the County's three Hurricane Irma CDBG-DR funded grants totaling over \$5.5M. Tidal Basin also serves in the same capacity for the Orange County Drainage District in Orange County, TX and for various municipal subrecipients in Puerto Rico. The team will coordinate with the Lee County and the Town of Fort Myers Beach to ensure HUD compliance, proper reporting, and the adherence to the proposed schedule to the project. Tidal Basin will ensure procurements adhere to 2 CFR 200, Davis Bacon Labor Compliance is adhered to, Section 3 reporting is completed, and all costs can be tied to the eligible activity and national objective tied to the project.

Specific to compliance oversight related to CDBG-DR funding, Tidal Basin Group is further supported by Gouras & Associates, LLC. Team members of Gouras & Associates, LLC collectively have more than 70 years of combined experience working in high-level state and federal grant management, disaster recovery management, and economic development consulting. Gouras & Associates, LLC has unique expertise in CDBG-DR funding, with team members having performed

compliance and oversight of billions in CDBG-DR funding since 2005, when Hurricane Katrina devastated the Mississippi and Louisiana Gulf Coasts. Since that time, Gouras & Associates has helped local and state governments and grant funding recipients throughout the southeast with comprehensive project implementation and compliance services from project inception to grant closeout, including grant writing and submission, implementing policies and procedures, overseeing financial controls, preparing monthly, quarterly, semi-annual, and annual reporting, recordkeeping, monitoring, overseeing and supporting procurement compliance, preparing reimbursement requests, preparing amendments to grant agreements and budget modifications, and preparing project closeout documentation. Gouras & Associates also works to educate contractors and clients on compliance with the applicable state and federal regulations and laws, including the applicable procurement guidelines, MBE/WBE solicitation and outreach, labor standards compliance requirements, and HUD Section 3 compliance requirements.

Major Project Milestones

Milestone	Due Date
Design and Permitting Complete	12/31/2026
Construction Begins	04/30/2027
50% Construction	01/30/2028
Closeout and Final Reimbursement Request	12/30/2028



EXHIBIT B
COMPENSATION RATES

Position	Hourly Rate*
Subject Matter Expert (SME)	\$185.00
Senior Grant Specialist	\$155.00
Grant Specialist	\$125.00

*Travel expenses such as lodging and per diem, should not be part of the hourly rates above, and will follow guidelines established by the US General Services Administration (GSA) applicable rates for the area.