

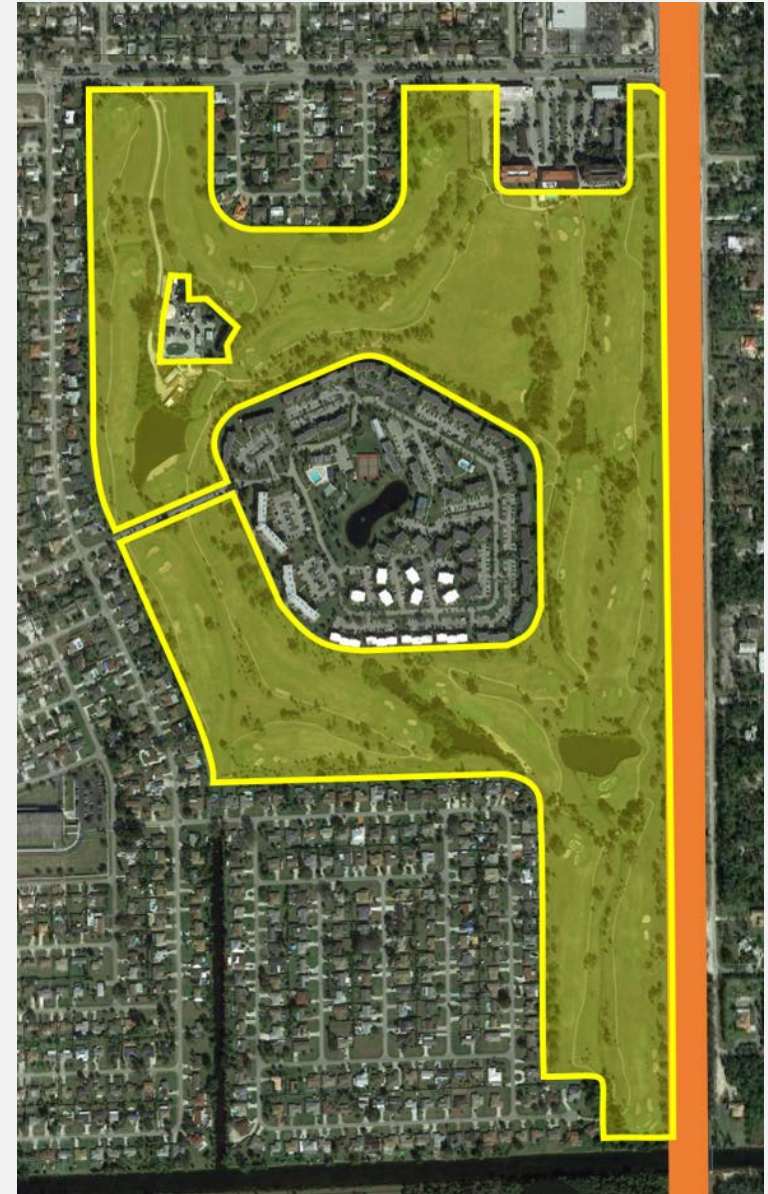
**GOLDEN GATE GOLF COURSE
ESSENTIAL SERVICE HOUSING AND
LAND DEVELOPMENT COMPONENT**

Monday, January 13, 2020

6:30 PM

HISTORY OF THE PURCHASE OF GOLDEN GATE GOLF COURSE

- Collier County closed on the purchase of the Golden Gate Golf Course property on July 31, 2019.
- On August 5, 2019, the Procurement Services Division released notices of Request for Professional Services.
- On October 8, 2019, the Board accepted the selection committee ranking and authorized staff to negotiate a contract with Davidson Engineering, the top ranked firm, for Golden Gate Golf Course Planning and Engineering services.
- On December 10, 2019 the Board authorized and awarded the contract Davidson Engineering, Inc., for professional planning and engineering service. Davidson Engineering will Master Plan the whole property within the next 8-12 months.



DESCRIPTION OF THE PROJECT

- The County's goal is to coordinate redevelopment of the 167-acres to compliment the local community.
- Anticipated site programing:
 - Essential Service Housing - The Community Foundation proposed building as a public-private partnership. Initial estimates are 20-30 acres required.
 - Golf Component - Community expressed desire to Commissioners that golf should remain a component of the property.
 - A State Veterans' Nursing Home - However, State and Federal funding has not yet been secured.

THE COMMUNITY FOUNDATION'S PROPOSAL

- Approximately 200-400 rental units dependent upon the amount of land set aside.
- A minimum of 10% of units will be dedicated to Seniors and Veterans.
- The remaining units will be reserved for essential employees in Collier County (Teachers, Nurses, EMT, Firefighters, Sheriff's Officers, Government Employees)

The goal of The Community Foundation is to provide housing for mid-range salary Collier County's Essential Service Personnel so that they live ***IN*** Collier County ... not somewhere else.

PROPOSED HOUSING UNIT DESCRIPTION

- The development will be a variety of rental units including
 - Studio;
 - 1 bedroom;
2 bedroom; and
 - 3 bedroom

FUNDING AND PARTNERSHIP FOR THE HOUSING PROJECT

- Schulze Family Foundation \$5 million
- Moorings Park \$5 million
- Collier County Land

This is not a tax credit project

THE GOLF COMPONENT WILL REMAIN

- Solicitation on January 14 BCC Agenda to select firm for public-private partnership
 - Provide a golf and entertainment experience that includes 9 to 18 holes of golf
 - Include other complementary experiential opportunities such as miniature golf, modern driving range, quality food and beverage services, and community space
 - Partner with non-profit organizations that support community and youth golf that develop life skills

MOVING FORWARD

- The development partners for Housing and Golf will work with the County and Davidson Engineering to develop site plan to guarantee site needs are considered
- County will communicate and coordinate with local community to ensure compatibility
- After construction the development partners would maintain and operate the Housing and Golf components

STATE VETERANS' NURSING HOME

- Sales Surtax Funding identified \$30 million in funding for this project
- Securing land for a State Veterans' nursing home and this makes us more competitive for the State and Federal funding.
- Waiting on State and Federal programming cycle to move forward on this project