CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT: Resolution 2024-162
Interlocal Agreement - Nassau County Board of County Commissioners - Ybor Alvarez Regional Sports Complex

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Consider Resolution 2024-162.

SYNOPSIS: The City currently operates the Ybor Alvarez Sports Complex ("YASC") located at 3243 Bailey Road in the City of Fernandina Beach. The YASC currently provides: three (3) lighted adult softball fields, with covered dugouts and protective pitching screens on each of these fields; one (1) youth softball/baseball practice field; a restroom building; open green space utilized for soccer activities with two (2) adult-sized areas that are lighted with LED sports lighting; a soccer rebound wall; concessions building with restrooms, and shaded concessions area. The YASC is located on land owned and controlled by the Fernandina Beach Municipal Airport. There is a potential new aviation-based business/user that may occupy the space where the YASC is currently located. The City explored many different solutions to maintain recreation capacity for the greater community and ultimately created a plan to redevelop the softball fields and adjacent lands to house multiple rectangular multipurpose fields that could accommodate a number of different sports, events and activities.

To ensure the soccer fields will not be displaced in the near future by another aviation user, the City is wishing to purchase a portion of the current YASC. The cost to purchase the land and redevelop the YASC is estimated to be $3.4 Million. The Nassau County Board of County Commissioners understands the importance of sustaining park services within Nassau County and is in full support of this joint project for the benefit of all its citizens. Nassau County's focus is to maintain the current capacities of the recreation systems within Nassau County. Although Nassau County cannot provide funds for maintenance of existing facilities, we may provide funding to maintain and increase capacity of the County-wide recreation system which is inclusive of national, state, county, and municipal facilities and programs. Nassua County has agreed to partner with the City and cover half of the costs to redevelop the park, not to exceed $1.7 Million. Nassau County, in their 2023-2024 annual budget, committed $1.7 Million as a contribution toward the purchase of land and reconstruction of the YASC. Nassau County and the City both agree that the redeveloped YASC must not allow for any variance of fees for usage (e.g. "City" resident vs "County" resident) as a result of Nassau County's financial contribution.

Nassau County and the City both agree that neither the City, nor any subcontractor, provider, vendor, lessee, or other program provider utilizing the YASC facility to provide programing shall implement a fee structure that charges a different rate based on whether a program participant lives within the City of Fernandina Beach boundary limits or in the unincorporated areas of Nassau County. The City has agreed to cover all costs in excess of the County's contribution of $1.7 Million and to cover all annual recurring operation and maintenance costs to run and operate the YASC and the City shall not request additional funds for the redevelopment of the park or recurring maintenance. Notwithstanding, the County and City reserve the right to partner on future capacity-adding endeavors.

The City shall conduct all negotiations with the Federal Aviation Administration ("FAA"), and the City shall submit all applications to the FAA, as required. The County has provided a Letter of Support for the redevelopment of the Ybor Alvarez Sports Complex to the City to support the application process with the FAA.

FISCAL IMPACT: Both the City and Nassau County have allocated funding for this project.

CITY ATTORNEY COMMENTS: See synopsis.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2024-162.

Kim Briley, Deputy City Clerk	8/14/2024
Pauline Testagrose, Comptroller	8/22/2024
Jeremiah Glisson, Interim City Manager	8/23/2024
Tammi E. Bach, City Attorney	8/26/2024
Katie Newton, Paralegal	8/26/2024

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Date: June 16, 2023

Submitted By: Caroline Best, City Clerk

COMMISSION ACTION: Adopt