

# CITY OF APALACHICOLA

## Grant Projects Report

July 2026

### Executive Summary

On June 11, 2026, the City hosted a Community Grant Project Night to share the progress achieved over the past year and to introduce the lead contractors engaged on the City's active projects. The event reflected a deliberate shift in the City's grant program—from stabilization to sustained execution.

Last year's priority was twofold: bringing the municipality into strict compliance across all grant agreements, and accelerating the projects that were at the greatest risk of losing their allocated funding. That work is now complete. Every project in the City's portfolio is in full compliance, and the City has moved firmly into the implementation phase. As reflected in the pages that follow, this portfolio spans more than two dozen active and recently completed initiatives—ranging from drinking-water and wastewater infrastructure, lift station and stormwater rehabilitation, and waterfront and dock revitalization, to historic preservation, flood resilience, and parking and roadway improvements—supported by a combination of CDBG, FDEP, FEMA, FDOT, legislative appropriation, and other state and federal funding streams.

With its existing obligations stabilized and in compliance, the City is now well positioned to secure new funding for sustainable, forward-looking initiatives. Several recently opened funding streams are highlighted in this report, and the corresponding Budget Amendment Requests (BARs) are included for the Commission's review and approval.

### Current Projects

#### Wells Rehabilitation & Maintenance — Two Funding Streams

##### Funding Stream 1 — Well Disinfection

|                         |                                                      |
|-------------------------|------------------------------------------------------|
| <b>Grant Dates</b>      | January 28, 2022 – September 30, 2027                |
| <b>Grantor</b>          | M0016 CDBG Avenues Stormwater Funding, Deliverable 4 |
| <b>Amount</b>           | \$125,000                                            |
| <b>Contractor</b>       | Rowe Drilling                                        |
| <b>Grant Management</b> | City of Apalachicola                                 |

Rowe Drilling has begun the disinfection process for the three wells, funded through M0016—the same source used for the subsurface work. The City was awarded \$125,000 to disinfect the wells using a chemical composition formulated specifically for the Apalachicola wells, which will improve both water quality and capacity.

##### Funding Stream 2 — Preventive Maintenance System

|                         |                                                                                                            |
|-------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Grant Dates</b>      | July 1, 2026 – December 31, 2030                                                                           |
| <b>Grantor</b>          | FDEP / SAHM (Supplemental Appropriation Hurricanes Helene and Milton), Drinking Water State Revolving Fund |
| <b>Amount</b>           | \$502,610 (100% loan forgiveness to grant)                                                                 |
| <b>Contractor</b>       | RFP active; closes July 24, 2026                                                                           |
| <b>Grant Management</b> | City of Apalachicola                                                                                       |

A preventive maintenance system will serve the three newly modernized municipal wells using advanced, resilient technology designed to reduce mechanical failure through 2030. The City has finalized the FDEP

grant agreement covering well maintenance and any future rehabilitation for the next four years. The RFP has been released in accordance with federal and state requirements and will close July 24, 2026.

### New Municipal Well — Completion by December 31, 2030

|                         |                                                                                                       |
|-------------------------|-------------------------------------------------------------------------------------------------------|
| <b>Grant Dates</b>      | June 1, 2026 – December 31, 2030                                                                      |
| <b>Grantor</b>          | FDEP / SAHM (Supplemental Appropriation Helene and Milton)                                            |
| <b>Amount</b>           | \$1,500,000 (loan forgiveness to grant)                                                               |
| <b>Contractor</b>       | RFP for engineering services (design, planning, permitting, and CEI) advertised; closes June 23, 2026 |
| <b>Grant Management</b> | City of Apalachicola                                                                                  |

This project will plan and construct a new municipal well to expand the City's clean drinking water supply. The RFP has been released, and the City holds an executed grant agreement with FDEP.

### African American Museum — Completion December 2026

|                         |                                                        |
|-------------------------|--------------------------------------------------------|
| <b>Grant Dates</b>      | November 1, 2021 – December 31, 2026                   |
| <b>Grantor</b>          | Florida Department of State / American Rescue Plan Act |
| <b>Amount</b>           | \$1,250,000                                            |
| <b>Contractor</b>       | Monolith Construction; Bret Hammond Design             |
| <b>Grant Management</b> | City of Apalachicola                                   |

Purpose: Construction of an African American Museum to memorialize the significant contributions of African Americans to the region, the state, and the nation.

Update: All submittals have been approved and all materials ordered. The canopy is in fabrication, and the contractor is completing the final lift of the exterior CMU walls this week, bringing the building to full wall height. Construction of the canopy footings is underway—another key milestone—as the project transitions into the roof structure and building enclosure phase.

### Scipio Dock Electrical — Estimated Completion October 2027

|                         |                                                                                     |
|-------------------------|-------------------------------------------------------------------------------------|
| <b>Grant Dates</b>      | January 1, 2021 – October 15, 2027                                                  |
| <b>Grantor</b>          | Franklin County; City of Apalachicola Capital Improvement Funding; State of Florida |
| <b>Amount</b>           | \$600,000                                                                           |
| <b>Contractor</b>       | 3 Notch Group (procured 2023); construction RFP to follow                           |
| <b>Grant Management</b> | City of Apalachicola                                                                |

Purpose: Rebuild Scipio Dock to pre-Michael status and construct a new electrical panel structure. The work consists of a new elevated electrical panel meeting FEMA standards, plus the purchase and installation of four new pedestals to serve eight slips.

Update: The elevated electrical panel design is complete. The City is conducting an additional needs assessment to determine what further repairs are required to upgrade Scipio Creek.

### IGA, Ellis Van Fleet & 9th Street Lift Stations and Generators (FDEP) — Completion October 2026

|                    |                                                                                                                                   |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Grant Dates</b> | December 15, 2025 – October 1, 2026                                                                                               |
| <b>Grantor</b>     | FDEP / Stewardship Funding                                                                                                        |
| <b>Amount</b>      | \$900,000 (\$560,000 reallocated to the Sewage Upgrade Project, which came in under budget here and required three change orders) |

|                         |                                 |
|-------------------------|---------------------------------|
| <b>Contractor</b>       | Monolith Construction; Dewberry |
| <b>Grant Management</b> | City of Apalachicola            |

Purpose: Repair and rehabilitate the IGA and Ellis Van Fleet lift stations.

Update: The Ellis Van Fleet and IGA lift stations are 100% operationally complete. The remaining component is delivery of two new generators to be permanently installed—one per location. Protective structures are being built over the new lift stations and generators to shield them from the elements and future storms, and both sites have new landscaping to elevate and mitigate flooding, blend into the environment, and protect the new electrical infrastructure. Both stations have been elevated—IGA by more than 3 feet and Ellis Van Fleet by more than 2 feet. These repairs have already reduced wear across the City's entire sewer system and lowered overall costs. A change order has been executed to rehabilitate the 9th Street lift station and add a generator, funded by savings within the overall project budget; 9th Street was part of the original approved lift-station plan, but the engineers had overestimated the cost of the first two stations.

### Hill Community Project — Buildings Completion June 2026; Sidewalks/Lighting Completion September 2027

|                         |                                         |
|-------------------------|-----------------------------------------|
| <b>Grant Dates</b>      | April 1, 2021 – September 30, 2027      |
| <b>Grantor</b>          | FloridaCommerce CDBG Funding            |
| <b>Amount</b>           | \$935,753 (additional funding pending)  |
| <b>Contractor</b>       | Hydra Engineering                       |
| <b>Grant Management</b> | City of Apalachicola; Gouras Associates |

Purpose: Revitalize the Hill Community and strengthen its economic vitality by repairing and upgrading two buildings; sidewalk and lighting improvements will follow subject to additional funding.

Mini-Mall: The contractor has completed interior paint and drywall repairs, hung all new doors and windows, installed roofing, and installed and painted new siding on the front and both sides of the building. Remaining items are gutters, siding on the rear of the building, flooring in both commercial spaces, and grading of the parking lot. Work is awaiting Duke Energy to set the new underground service and remove power from the rear of the building so the remaining siding can be installed; gas service to the laundry will be removed during this same window.

AJ's: AJ's is 100% complete except for new gutters, which will be installed July 6.

### Riverfront Revitalization Community Project — Completion September 2027

|                         |                                         |
|-------------------------|-----------------------------------------|
| <b>Grant Dates</b>      | April 4, 2021 – September 30, 2027      |
| <b>Grantor</b>          | FloridaCommerce CDBG Funding            |
| <b>Amount</b>           | \$4.8 million                           |
| <b>Contractor</b>       | Halff Associates                        |
| <b>Grant Management</b> | City of Apalachicola; Gouras Associates |

Purpose: Revitalize businesses and public areas in the Riverfront District, including private business docks, public docks, sidewalks, lighting, and parking areas.

Update: RFPs are being advertised while the Environmental Review Record (ERR) is posted for public notice. The RFPs close July 7, with executed construction contracts expected by July 2026. The project must be substantially completed by September 30, 2027. A groundbreaking ceremony will be held in August once dates are finalized, and questions and answers from potential bidders have been posted on the City's website.

## Flo-Vac Sewage Collection Upgrades — Completion December 2026

|                         |                                                            |
|-------------------------|------------------------------------------------------------|
| <b>Grant Dates</b>      | December 19, 2025 – December 1, 2026                       |
| <b>Grantor</b>          | FDEP State Appropriation                                   |
| <b>Amount</b>           | \$1.75 million (reallocated from the Lift Station Project) |
| <b>Contractor</b>       | Flo-Vac Technology                                         |
| <b>Grant Management</b> | City of Apalachicola                                       |

Purpose: Monitor stormwater conditions throughout the City and generate immediate alerts, enabling rapid repairs to prevent stormwater flooding.

Update: The project is progressing on schedule with no issues to report. One section remains, after which the project will be complete. Flo-Vac will perform several upgrades to the City's existing vacuum station to ensure the new technology integrates with the City's current infrastructure.

## V-Dock Piers, Phases I & II — Completion September 2027

|                         |                                                   |
|-------------------------|---------------------------------------------------|
| <b>Grant Dates</b>      | September 1, 2025 – June 1, 2027                  |
| <b>Grantor</b>          | Tourist Development Council; City of Apalachicola |
| <b>Amount</b>           | \$1,670,000                                       |
| <b>Contractor</b>       | HG Harders                                        |
| <b>Grant Management</b> | City of Apalachicola                              |

Purpose: Rebuild the V-Pier dock for the use of residents and visitors.

Update: Phase I completed in July 2026. The City plans to host a July opening ceremony in partnership with the TDC, allowing the public to enjoy the first completed pier. Phase II will begin in October 2026 and is scheduled for completion by June 2027.

## Avenues Stormwater Repairs (M0016) — Completion July 2026

|                         |                                         |
|-------------------------|-----------------------------------------|
| <b>Grant Dates</b>      | January 1, 2022 – September 30, 2027    |
| <b>Grantor</b>          | FloridaCommerce CDBG Funds              |
| <b>Amount</b>           | \$3,691,869                             |
| <b>Contractor</b>       | Dewberry; Hinterland Construction       |
| <b>Grant Management</b> | Gouras Associates; City of Apalachicola |

Purpose: Upgrade the City's stormwater systems through repairs, upgrades, cleaning, videoing, and rehabilitation of 6,400 linear feet of stormwater infrastructure.

Update: The project is on schedule. Stormwater drains have been cleaned and videoed, and the pipes are being relined. The contractor expects to finish September 2026.

## Critical Asset Flood Management — Completion June 2027

|                         |                                 |
|-------------------------|---------------------------------|
| <b>Grant Dates</b>      | March 3, 2025 – June 20, 2027   |
| <b>Grantor</b>          | FDEP Resilient Florida Fund     |
| <b>Amount</b>           | \$2,403,500                     |
| <b>Contractor</b>       | Inovia                          |
| <b>Grant Management</b> | Bay Media; City of Apalachicola |

Purpose: Help the City adapt to and mitigate the impacts of flooding and sea-level rise by identifying nuisance flooding and drainage issues. The City will replace and retrofit pipe systems at multiple roadway intersections, add inlets, pipes, and water-quality vaults, reconstruct crowns, and build roadway conveyance systems.

Update: The City has received the FDEP permits needed to begin procurement. One section (the Best Western area) will require the City to obtain easements over several properties to repair the stormwater infrastructure and provide for future maintenance.

### Wastewater Treatment Plant (WG038 / 22SRP17) — Timeline Pending

|                         |                                                              |
|-------------------------|--------------------------------------------------------------|
| <b>Grant Dates</b>      | March 12, 2021 – September 30, 2029                          |
| <b>Grantor</b>          | FDEP                                                         |
| <b>Amount</b>           | \$13,381,516 (Package A); estimated \$12 million (Package B) |
| <b>Contractor</b>       | Dewberry; North Florida Construction                         |
| <b>Grant Management</b> | Gouras Associates; City of Apalachicola                      |

Purpose: Construct facility improvements, including demolishing and replacing the headworks structure, screening and grit-removal equipment, the in-plant re-use pump station, and the plant drain pumping station; a new electrical building, controls, and emergency diesel-driven generators.

Update: The project is on schedule, with the last of the ODP direct purchases completed in August 2026. Grant Agreement WG038 will be closed out in July and Grant Agreement 22SRP17 will begin.

### Old City Hall / Middlebrook, Phase III — Completion August 2026

|                         |                                                          |
|-------------------------|----------------------------------------------------------|
| <b>Grant Dates</b>      | August 8, 2023 – September 30, 2026                      |
| <b>Grantor</b>          | Division of Historical Resources (DHR)                   |
| <b>Amount</b>           | \$395,000, plus \$48,750 in-kind match and \$50,000 cash |
| <b>Contractor</b>       | Mark Tarmey; Oliver Sperry                               |
| <b>Grant Management</b> | Bay Media; City of Apalachicola                          |

Purpose: Complete the City Hall renovation, with Phase III now expected to finish in Fall 2026 due to payment delays with DHR. Phase IV is the final phase and includes the second floor and flood-mitigation measures.

Update: The City is working to obtain reimbursement from DHR so it can close out Phase II and begin Phase III. A new grant application for Phase IV is being submitted to DHR in June 2026.

### Odor Scrubber / Aerator — Completion May 2026

|                         |                                 |
|-------------------------|---------------------------------|
| <b>Grant Dates</b>      | February 1, 2025 – May 30, 2026 |
| <b>Grantor</b>          | FEMA; City Insurance            |
| <b>Amount</b>           | \$500,000                       |
| <b>Contractor</b>       | SGS; ECS; Dewberry              |
| <b>Grant Management</b> | City of Apalachicola            |

Purpose: The odor scrubber/aerator removes foul odors from the water by introducing oxygen through aeration, converting odor-causing gases such as hydrogen sulfide into less pungent compounds.

Update: The City is awaiting ECS and Dewberry to remedy several issues caused during packing and shipping.

### Avenue H Parking Lot — Completion June 1, 2027

|                         |                                          |
|-------------------------|------------------------------------------|
| <b>Grant Dates</b>      | June 1, 2023 – June 1, 2027              |
| <b>Grantor</b>          | Legislative Appropriation; FDOT          |
| <b>Amount</b>           | \$135,000                                |
| <b>Contractor</b>       | Jason White Construction (procured 2025) |
| <b>Grant Management</b> | City of Apalachicola                     |

Purpose: Construct a new permeable parking lot in downtown Apalachicola.

Update: The City has finalized the grant agreement with FDOT and is advertising an RFP for the design and planning of the permeable lot, as Public Works does not currently have the capacity. The construction contractor, Jason White Construction, was procured in 2025.

### Avenue B Pipe Repairs — Completion June 30, 2027

|                         |                                                                                   |
|-------------------------|-----------------------------------------------------------------------------------|
| <b>Grant Dates</b>      | Through June 30, 2027                                                             |
| <b>Grantor</b>          | Legislative Appropriation; FDEP                                                   |
| <b>Amount</b>           | Original grant \$100,000; FDEP providing additional funds to complete the project |
| <b>Contractor</b>       | Jason White Construction                                                          |
| <b>Grant Management</b> | City of Apalachicola                                                              |

Purpose: Repair the terra-cotta pipes at Avenue B (and 5th Avenue) to prevent flooding and stop roads and pipes from caving in.

Update: Urban Catalyst and Jason White completed Deliverable 1-Fred Myer location. Urban Catalyst is working on Avenue B design and is finishing the 5th Avenue design. Jason White Construction was previously procured for the construction phase. The City is working with FDEP on a new grant agreement and additional funding to repair both locations.

### Market Street Vacuum Station

|                         |                                                                    |
|-------------------------|--------------------------------------------------------------------|
| <b>Grantor</b>          | FDEM; FloridaCommerce CDBG                                         |
| <b>Amount</b>           | Phase I — \$150,000; Phase II — full funding through FEMA and CDBG |
| <b>Contractor</b>       | Madrid CDG (design); construction procurement summer 2026          |
| <b>Grant Management</b> | City of Apalachicola                                               |

Purpose: A new vacuum station is needed to serve the needs of the business community.

Update: Competitive procurement for construction will begin once the project is fully approved. The public notice period has met its required timeframe.

### Inflow & Infiltration Study (LPA0451) — Completed March 2026

|                         |                                |
|-------------------------|--------------------------------|
| <b>Grant Dates</b>      | March 1, 2025 – March 31, 2026 |
| <b>Grantor</b>          | FDEP                           |
| <b>Amount</b>           | \$300,000                      |
| <b>Contractor</b>       | Dewberry                       |
| <b>Grant Management</b> | City of Apalachicola           |

Purpose: The City's aging infrastructure is composed of terra-cotta pipes and faulty water lines. This study assessed local sources of surface water and groundwater entering the sewage system—using smoke testing, dye testing, and visual inspection to locate structural defects and water intrusion—and summarized existing hydrologic and hydrogeologic data to produce a pre-design report.

Update: Reimbursement and closeout is in progress.

## Bodiford & Scipio Docks — Completion March 2026

|                         |                                                                       |
|-------------------------|-----------------------------------------------------------------------|
| <b>Grant Dates</b>      | April 1, 2023 – May 31, 2026                                          |
| <b>Grantor</b>          | FEMA; City of Apalachicola                                            |
| <b>Amount</b>           | \$53,824 and \$149,500                                                |
| <b>Contractor</b>       | Coastline Clearing; Jason White Construction; Dewberry (CEI services) |
| <b>Grant Management</b> | City of Apalachicola                                                  |

Purpose: Repair the docks to pre-Michael status.

Update: The Bodiford Dock project is complete, and Bodiford Park is now part of the Adopt-a-Park program. Scipio Creek is complete with the installation of the elevator. The City is seeking reimbursement from FEMA for project expenses (approximately \$85,000) and grant management fees (\$8,900).

## FEMA & Other Reimbursements to Date

**New Odor Scrubber / Aerator.** Project cost \$558,000; cost to the City \$5,250; funded by \$39,750 (FEMA) and \$513,000 (City insurance).

**FEMA Emergency Preparedness — Hurricane Helene labor costs.** The City was reimbursed in full by FEMA in the amount of \$23,500.

**FEMA — Vacuum pipe replacement and marina electrical repairs.** The City received \$12,295 from FEMA and FDEM.

**FEMA Category Z Grant Management Fees.** \$3,989 paid to the City.

### Expected Fee Reimbursements for July and August 2026:

**FDEM SRMC Grant Management Fees:** M0141 Critical Generators, \$14,000, and M0142 Vacuum Station Phase I, \$11,920, and 4486-007-R (063) Portable Generator, \$9550

**Total FDEM SRMC Grant Management Fees:** \$35,470

## Current Grant Applications

### 1. Florida Department of Transportation (FDOT)

The City submitted FDOT Small Scope application on March 24, 2026, using the same funding program that repaired Leslie Street. The scope of work will replace and repair one block of Commerce Street, from Avenue F to Avenue G. The Scope of Work is the same as last year's grant application approved by the Commission.

**Update:** The application—2026 Small County Outreach Program for Municipalities (SCOP-M), District 3, "Restoring and Repairing Apalachicola's Commerce Street, Avenue F to Avenue G"—has been deemed complete and accepted by FDOT and is currently being ranked.

**Total funds requested:** \$472,000 (NO MATCH REQUIRED).

### 2. Division of Historical Resources (DHR)

A DHR Special Category application to complete the work on Old City Hall will be submitted when the delayed grant cycle opens. The City was approved for funding in 2025, but Special Categories funding was not included in the legislative budget. The City is reapplying and is hopeful it will receive funding to complete the historic restoration of this treasured landmark.

**Total funds requested:** \$300,000 (Match previously approved by the Commission).

### 3. Community Planning Technical Assistance Grant Program

Under this FloridaCommerce program, which funds the City's statutorily required Comprehensive Plan updates, the City applied with grant application titled "City of Apalachicola's Comprehensive Plan: 10- and 20-Year Planning Horizon Population Alignment." The project will identify and implement the required statutory updates—establishing 10-year and 20-year planning horizons and updating the Future Land Use Map series. The Apalachee Regional Planning Council will implement the project, with grant management provided by the City.

The Comp Plan Updates is Statutorily Required and the City was sent a letter from the State that the current Comp Plan was not sufficient and an updated plan must be submitted and approved.

**Total funds requested:** \$75,000 (NO MATCH REQUIRED).

## BAR Requests for Grant Applications

### FDEP Resilience Implementation Grant Application

- Implementation Phase of the Drainage Basin Analysis (Phases I and II), including installation of 10 filtration systems at the drainage outfalls.
- Mitigation of flooding and storm damage through one mobile SERT Tiger dam (3,000' × 24") to reduce future flood hazards.
- Additional funding for Grant Project LPA0140 to complete the deliverables required by the original agreement from 2021.
- Stormwater Retrofits across 5 sites on Water Street using the Stormwater Master Plan.

### FDEP Resilience Planning Grant Application

- Plan downtown pervious parking and a mitigation plan for identified priority areas.

### FloridaCommerce Rural Infrastructure Fund Grant Application

- Complete construction, ADA upgrades, and furnishings-fixtures-equipment (FFE) at Old City Hall and HCA Building due to almost double construction costs, denial of DHR applications Special Category, and the City needs to furnish the buildings and make them usable for municipal and public use. Grant has No match because of RAO and no ceiling for request.

## Possible Grant Opportunities

### USDA Community Facilities Grant Program

|                         |                                                                                                                                                                                                                                                                                         |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Purpose</b>          | Develop essential community facilities in rural areas w/ less than 20,000 residents. Funds for construction, purchase, or improve community facilities.                                                                                                                                 |
| <b>Application Due</b>  | Rolling-Oct 1, 2026 – Sept 30, 2027                                                                                                                                                                                                                                                     |
| <b>Amount Requested</b> | Varies                                                                                                                                                                                                                                                                                  |
| <b>Match</b>            | Grant for 75% of the Project bc community less than 5,000 and Low-Income. Match can come from Florida CDBG program In-Kind Contributions (City land value counts), Foundations, would cover the 25%                                                                                     |
| <b>Possible Project</b> | Missing local infrastructure like Family Support Complex, Community Activity Center, Enhance Civic and Municipal Services, Upgrade Public Safety, Local Food Systems (Food Banks, Greenhouses, Distribution Hubs for agricultural and seafood), Cultural Spaces, Education, Healthcare. |

## Coastal Partnership Initiative Grant Program

|                           |                                                                                     |
|---------------------------|-------------------------------------------------------------------------------------|
| <b>Purpose</b>            | Waterfront revitalization, park planning and improvements, and community resiliency |
| <b>Application Window</b> | September 1–30, 2026                                                                |
| <b>Amount</b>             | \$60,000                                                                            |
| <b>Match</b>              | None required                                                                       |
| <b>Possible Project</b>   | Riverfront and transient boating; Scipio Creek pilings replacement                  |

## Clean Vessel Act (CVA)

|                         |                                                                                  |
|-------------------------|----------------------------------------------------------------------------------|
| <b>Purpose</b>          | Coastal public pumpout—upgrading a marina’s waste-handling facilities            |
| <b>Funding</b>          | 75% of the total project, including City personnel labor to operate and maintain |
| <b>Possible Project</b> | Scipio Creek, Riverfront, or any City marina                                     |

## Stan Mayfield Working Waterfronts Capital Outlay Grant Program

|                           |                                                                |
|---------------------------|----------------------------------------------------------------|
| <b>Purpose</b>            | Development of working waterfronts, docks, and marina upgrades |
| <b>Application Window</b> | August 1–15, 2026                                              |
| <b>Amount</b>             | \$250,000                                                      |
| <b>Match</b>              | None required                                                  |