

Project ID Number is 340

This project suggestion for the following funding source(s)

Alabama Gulf Coast Recovery Council (AGCRC)
Gulf Coast Ecosystem Restoration Council (Federal Council)
National Fish and Wildlife Foundation (NFWF)

A. General Information

Suggestion State:

Organization:	Fort Morgan Paradise Joint Venture	Organization Website:	N/A
Contact Name:	Drew Niederriter	Title:	Vice President
Contact Address:	26350 Perdido Beach Boulevard Orange Beach, AL 36561		
Phone Number:	251-970-7246	Email:	drew@spectrumcapitalre.com
Suggestion State:	Reviewed	Suggestion Date:	1/25/2017

B. Project Classification - Primary

Ecological/Environmental

C. Project Classification - Secondary

Tourism Promotion | State Parks

D. Project Information

Project Name:	Beach Club West		
Project Location:	Fort Morgan Peninsula		
Project State(s):	AL	County(s):	Baldwin
Watershed/Basin:	Mobile Bay	Latitude:	30.2313
		Longitude:	-87.8787
Project Size:	79 Acres	Affected Area:	This acquisition would affect coastal Alabama by providing some of the last undeveloped land to be preserved for enjoyment by all visitors to Alabama and for protection of endangered species habitat.

E. Project Description

Objective: To acquire a large and ecologically diverse parcel of land in coastal Alabama. Outcome: Protection and management of approximately 79 acres of habitat for multiple protected species. This property provides one of the last known refuges for the endangered Alabama beach mouse, which utilizes the high ground on the property during storms. The beach is also utilized by three species of protected sea turtles, as well as piping plovers. The dune field is an important nesting area for least terns and other shorebirds and is home to several rare plants. Additionally, a maritime forest is located on the northern boundary of the property, which provides a canopy for roosting migratory birds. Maritime forests on Beach Club West represents one of the last places on the Fort Morgan peninsula where one exists. A biological assessment has been prepared by the USFWS and can be provided for information on the ecological value of the land. Beach Club West, in conjunction with the acquisition of Gulf Highlands, could be combined to create an incredible ecotourism opportunity. A site plan could be designed to best utilize the nearly 200 acres of property to both properly manage the sensitive habitat and also allow for passive human recreation. Threat of development is high due to increased sales and construction along the Gulf Coast. All federal, state and local permits have been acquired to develop the property as a significant, multi-family resort. Development of Beach Club West would be in contradiction with the use of the immediately adjacent Gulf Highlands parcel. Beach Club West and Gulf Highlands parcels collectively developed a habitat conservation plan (HCP) as part of the originally proposed developments. The HCP could be modified to incorporate a public use of both properties while minimizing a development footprint to areas of Beach Club West that have already been partially impacted.

F. Project Status

Property/Resource Acquisition:			
Current Landowner or Holder of the Easement:	Fort Morgan Paradise Joint Venture		Recent Appraisal? Yes
Project Planning/Design:	Completed	Project Permitting	No Permits

Time to Implement:	0 months	Time to Project Completion:	3 months
Can be implemented in phases?	Yes	Phase	Cost
		Due diligence costs for property	\$25,000.00
		Payment 1	\$14,995,000.00
		Passive recreation construction contribution	\$750,000.00
		Educational signage program	\$80,000.00
		Payment 2	\$14,995,000.00
Is this project included under a regional or statewide plan/initiative?			Yes
If so, list:	NFWF GEBF Framework, Bon Secour NWR Comprehensive Conservation Plan, Mobile Bay NEP CCMP: Acquire and Conserve Coastal Lands		
Potential Government Barriers:	N/A		

G. Project Cost

Estimated Cost:	\$30,845,000.00	Estimated Cost of Monitoring:	\$0.00	Maintenance/Operational Cost:	\$0.00
Nature of Cost:	N/A	Sources for Funding Costs:	This funding and Fort Morgan Paradise Joint Venture		
Cost Per Unit:	\$63,404.00 .	Level of Confidence:	High		
Basis/Method of Estimation:	Appraisal		New business startup or expansion?	No	
Matching Funds Available:	Fund Source Fort Morgan Paradise Joint Venture				Amount \$855,000.00
Project Partners: No Project Partners Entered.					

H. Project Impact on Community

Transformational Attributes:	This acquisition would affect coastal Alabama by providing some of the last undeveloped land to be preserved for enjoyment by all visitors to Alabama and for protection of endangered species habitat.	Regional Impact:	Economically, visitors will be provided with a unique educational and recreational opportunity. Ecologically, this parcel of land will protect threatened species and a diverse habitat.		
Economic Diversification?	Yes	How?	This project will allow for passive public access to the natural environment that is not available in other parts of the coast.		
Employment:	N/A	Avoided Costs:	N/A	Costs of "No Action":	Complete loss of undeveloped habitat for nature tourism and lost critical habitat of endangered species and their habitat.
Indirect Benefits:	New and beneficial amenity to market coastal Alabama tourism.	Environmental Benefits:	See Section I and/ or K		
Environmental Impacts:	Beneficial environmental impacts	Measurement of Success:	79 acres of critical beach habitats to expand the network of state/ federal conservation areas. Increased number of visitors to the area for nature tourism. Increased ABM habitat and population numbers.		

I. Nature of Project

Project Nature	Maintenance/Management , Protection/Conservation , Land Acquisition , Economic Development		
Data Collection & Monitoring --Fisheries Stock Assessment?	No	If so, describe:	
Data Collection & Monitoring --Other?	Yes	If so, describe:	Collection efforts performed on the Gulf Highlands' property could be extended to Beach Club West.
Best Available Science?	Yes	If so, describe:	A biological assessment and an environmental impact statement of the project site is available.
Best Management Practices?	Yes	If so, describe:	Practices already used by the USFWS on adjacent beach property could be employed in management of this property.
Adaptive Management?	Yes	If so, describe:	Property will be managed using BMPs and adaptive management will be used as needed to keep property in best condition for ESA species.
Education Component?	Yes	If so, describe:	This property can be used by education programs to teach about natural beach/ dune habitat and the native animals and plants found in these types of habitats.
Stewardship Opportunities?	Yes	If so, describe:	Volunteer programs for sea turtle monitoring will be a part of the stewardship of this project.

J. Project Habitat(s):

Upland , Beach/Dune , Freshwater Wetlands , Subtidal (Nearshore/Offshore)

K. Resource Benefit(s):

Benefit(s):	Birds Terrestrial Wildlife Reptiles/Amphibians Shoreline Vegetation Recreational Use Other Critical habitat for Alabama beach mouse and Loggerhead sea turtle		
Benefit State- or Federally-listed Species?	Yes	If so, list:	Alabama beach mouse, Loggerhead sea turtle, Green sea turtle, Kemp's Ridley sea turtle, Piping plover

L. Tourism Promotion Activities

Tourism Type:	Ecotourism			
Tourism Event:	Established Long-term Recurring Event?	N/A	New Event?	N/A
Tourism Marketing Plan / Program:	For a Specific Event?	N/A	For a Designated Area?	N/A
	Align with Existing Area Goals?	N/A	If so, List:	
Geographic Area of Promotion:	Coastal Alabama			
Capital of Equipment or Facilities needed for Successful Completion?	Yes	If so, Describe:	To be determined during land planning	
Tourism Site?	Yes	Other:	Positive environmental impacts	

M. Seafood Promotion Activities

Project Benefits Description:	N/A	New Program?	N/A
Existing Program?	N/A	If so, describe:	
Seafood Industry:			
Geographic Area of Promotion:	N/A		
Proposed by an Organization or Commission?	No	No Commissioners	

