



Nathan Benderson Park (NBP), located parallel to Interstate 75 between the University Parkway and Fruitville Road exits, is a 600-acre public park. NBP offers community activities such as non-motorized boating, fishing, birdwatching and trails for jogging, walking and related activities.

The public park is owned by Sarasota County and operated by Suncoast Aquatic Nature Center Associates (SANCA). The operating agreement between the county and SANCA took effect April 15, 2014.

In addition to recreation activities, NBP is also a venue for large specialty events, including the 2017 World Rowing Championships. The world-class recreational venue offers opportunities for community rowing (youth, adults and seniors), adaptive rowing (disabled veterans, youth/adults with mental and physical disabilities), corporate events, training and practice for junior and collegiate crews, and local, regional, national and international events.



SANCA OPERATING AGREEMENT OVERVIEW

USE AND OPERATION

- The operation, management and maintenance of Nathan Benderson Park, including Regatta Island, all lakes, amenities and improvements, are the responsibility of SANCA.
- SANCA develops and provides programming for the community and general public.

TERMS OF THE AGREEMENT, REVENUES AND PAYMENTS

- The initial term of the agreement is April 15, 2014, through Sept. 30, 2019.
- If SANCA has no material breach of the agreement, the agreement will be extended for an additional 10 years.
- The agreement term may be extended three times for a period of 10 years each (up to 30 years) if there has been no material breach of the agreement.

COUNTY RIGHTS AND OBLIGATIONS

- The county has the right to use the park without charge up to three times per year.
- At the June 20, 2018, budget workshop, the Sarasota County Commission voted to reimburse SANCA for a portion of the following operational expenses in FY19 up to the stated amount (expenses above the stated amounts will be the responsibility of SANCA):
 - \$486,560 per fiscal year for grounds maintenance.

- \$137,571 per fiscal year for operating and administrative expenses.
- \$213,722 per fiscal year for actual personnel expenses.
- \$325,000 per fiscal year for cost of special events.
- Continuation of this funding level or additional requests for increases must be reviewed and approved by the county commission.

ACCOUNTABILITY

- On or before Feb. 28 of each year, SANCA shall provide the county an annual report and financial report (including the updated business plan) of the previous fiscal year ending Sept. 30.
- The annual and financial reports shall include:
 - Attendance, net cost of events, economic impact, sales tax generated and hotel room nights as verified by Visit Sarasota County for each event and the total for the year.
 - An audited statement of all revenue and expenditures related to NBP.
 - An updated business plan including projected-versus-actual revenues and expenses for the previous fiscal year as well as projected preliminary revenue and expenditures and a fundraising plan.
- SANCA shall maintain auditable records for all donations, including documentation that all donations have been used in accordance with the donors wishes.



COUNTY COMMITMENT TO DEVELOP NATHAN BENDERSON PARK

PHASE I

Design	\$530,398
South lake extension	\$229,723
Island construction	\$6,701,931
North Cattlemen bridge	\$1,570,477
Total	\$9,032,529

PHASE II

Design	\$869,684
Utilities	\$1,131,051
Island hardscape	\$932,445
Park hardscape	\$5,045,958
Landscaping	\$640,201
Pocket parks	\$1,848,132
Total	\$10,467,471

DONATIONS, DEVELOPMENT EXPENSES AND FUNDING

PRIVATE DONATIONS THROUGH THE NATHAN BENDERSON COMMUNITY PARK FOUNDATION

- Finish Tower
- Ronald A. Balducci Playground and Event Garden
- Monument and digital signs
- Ongoing annual operating support dollars

COUNTY COMMITMENT TO DEVELOP NATHAN BENDERSON PARK**

\$19.5 MILLION

(County funding sources: Tourist Development Tax - \$18.2 million, Surtax 3 - \$1 million, Capital Improvements - \$300,000) **Denotes numbers are rounded for discussion purposes only

STATE OF FLORIDA COMMITMENT TO DEVELOP NATHAN BENDERSON PARK

\$10 MILLION

Phase I: Island construction	\$690,421
Phase II: Vehicle bridges one and two, pedestrian bridges, wave attenuation system	\$8,233,779
Phase III: Timing huts, starting tower dock and force main relocation	\$1,075,800

STATE OF FLORIDA GRANTS TO SANCA

\$5 MILLION

Infrastructure improvements to Nathan Benderson Park	\$2.5 million
2017 World Rowing Championships	\$2.5 million

NORTH CATTLEMEN ROAD

\$31,626,709

(separately funded CIP project)	
Florida Department of Transportation grant	\$13,982,620
Utilities contribution	\$44,625
Impact fees	\$11,431,253
Surtax 2	\$43,370
Developer contribution	\$6,124,841