



Real Estate Activity Update

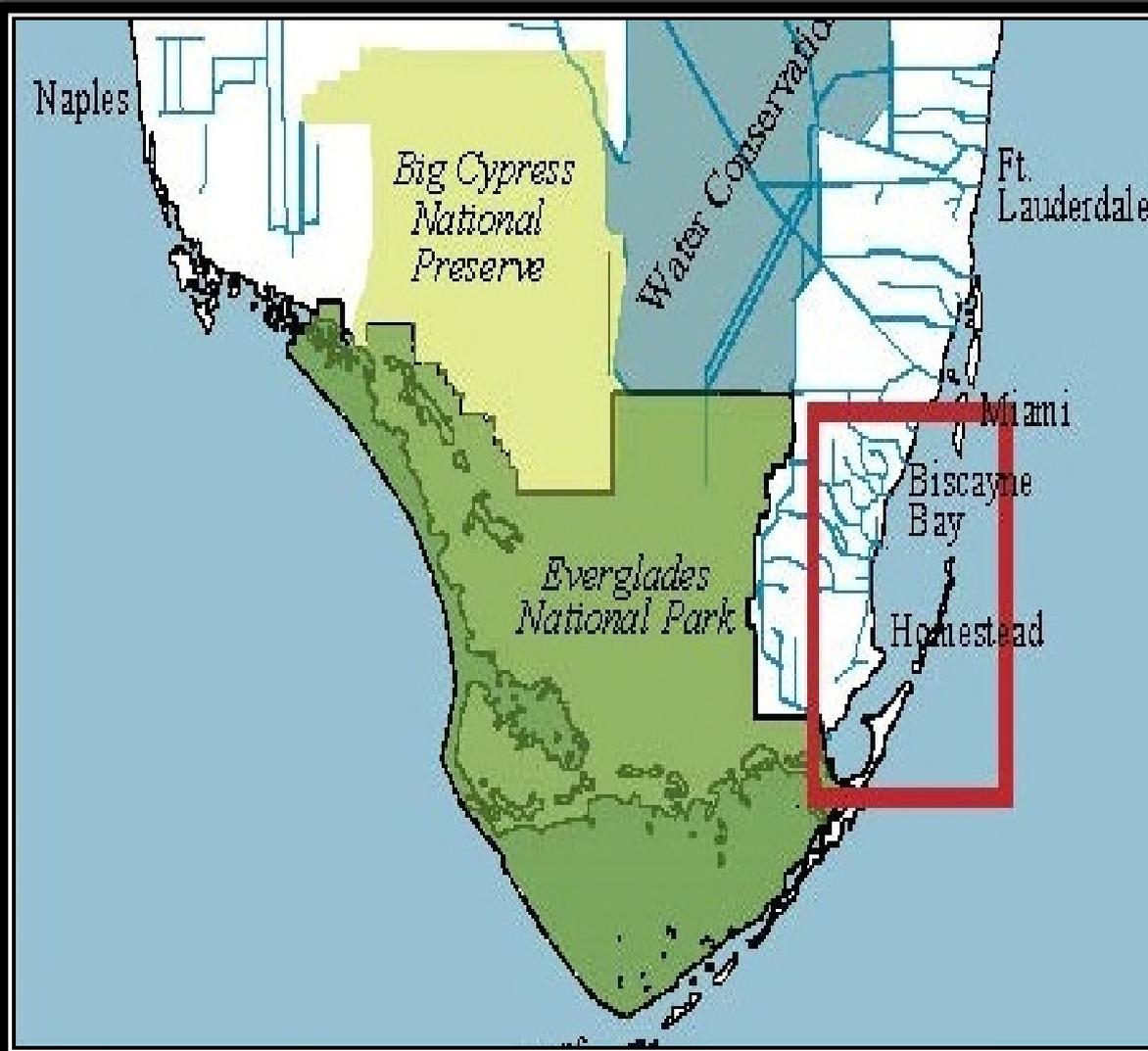
Project and Lands Committee Meeting

September 7, 2016

Agenda Item #7

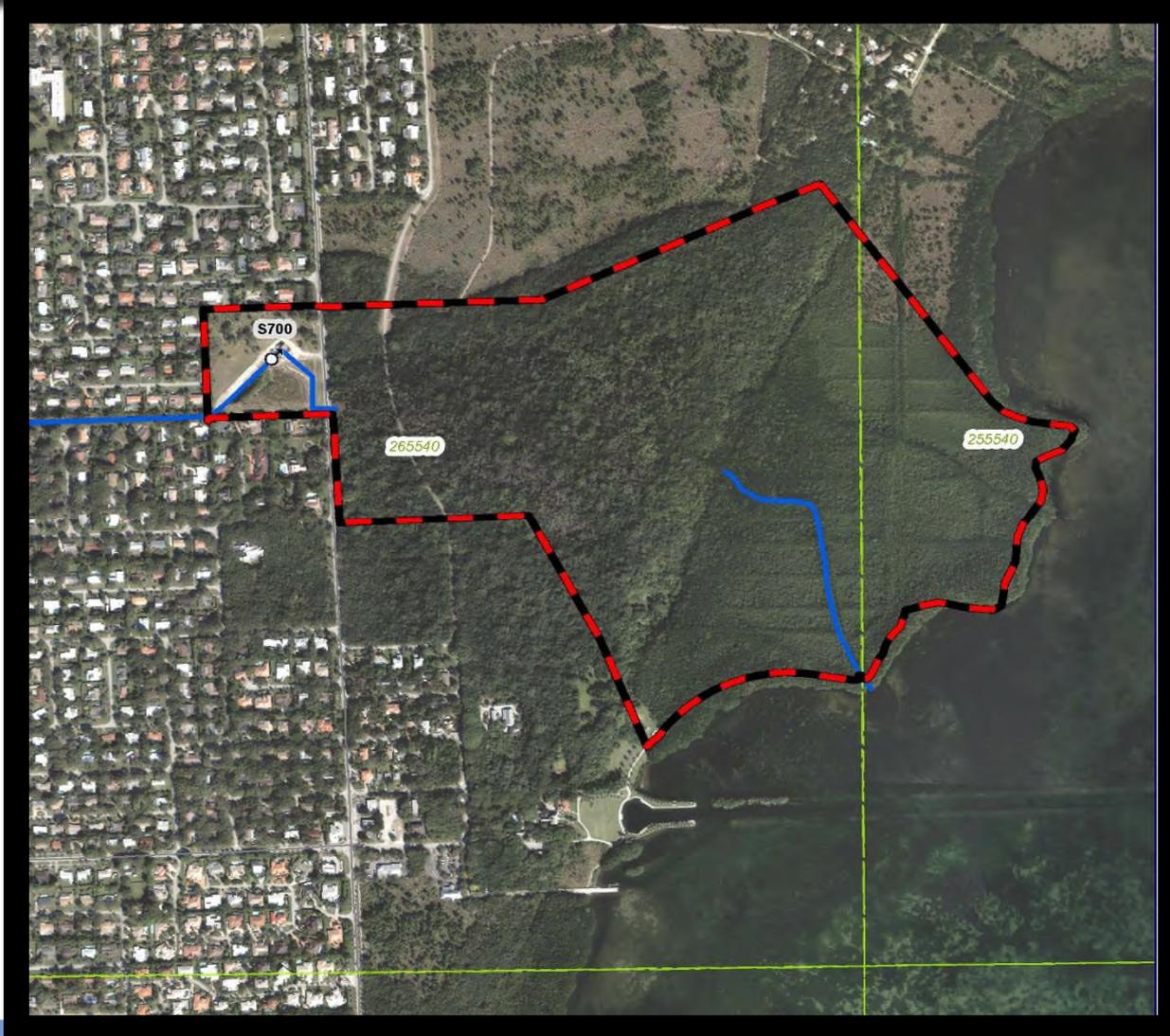
**Richard Bassell, Marcy Zehnder, and Ray Palmer –
Real Estate Division**

Acquisitions Update: Biscayne Bay Coastal Wetlands – Phase 1



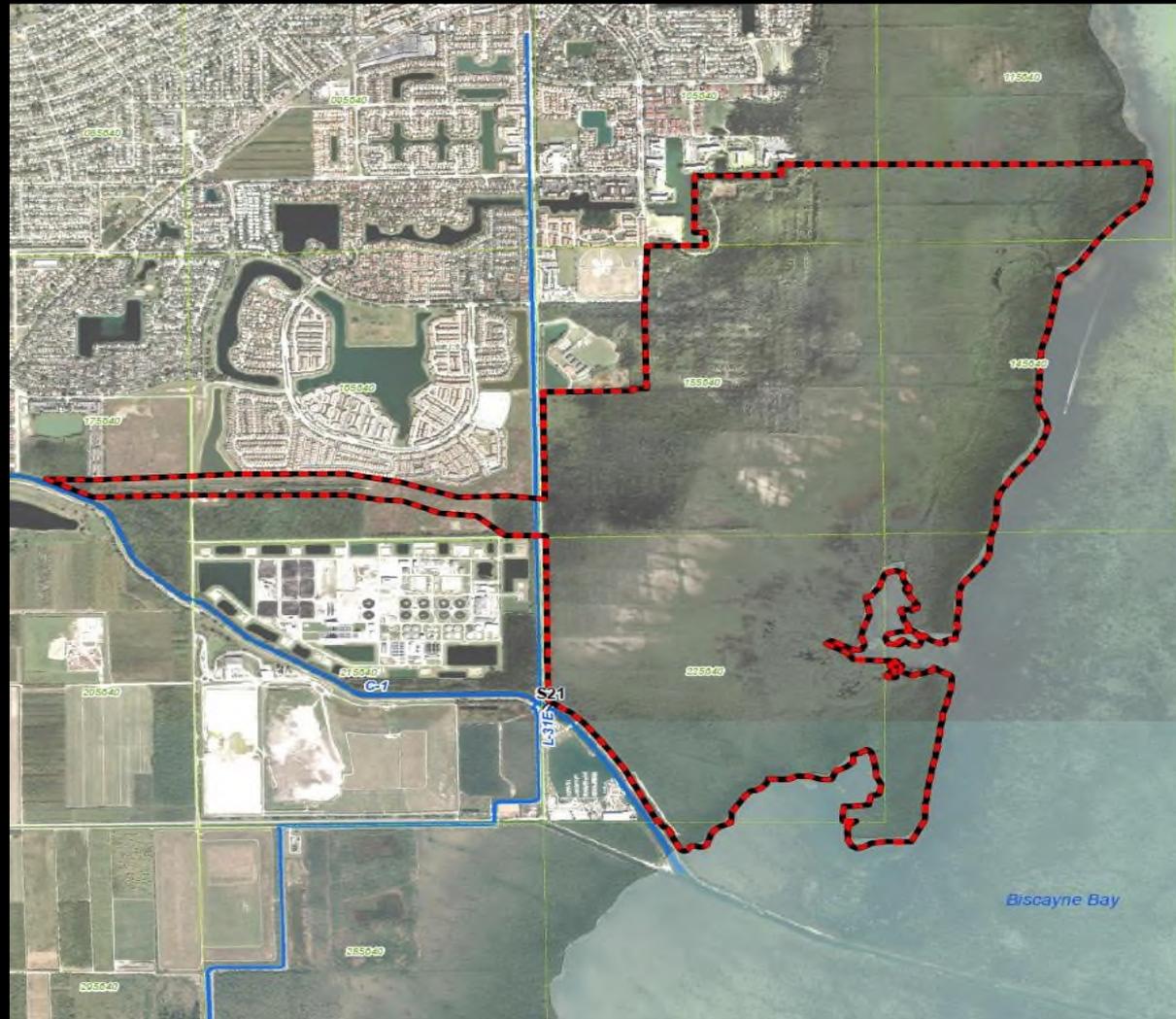
- **Comprehensive Everglades Restoration Plan (CERP) Project**
- **50/50 Cost Share**
- **Located in Southeast Miami-Dade County**
- **Improve the ecology of Biscayne Bay**

Project Components



Deering
Estate

Project Components



Cutler
Wetlands

Project Components



L-31E
Flow-way

Project Status

- **620+/- acres to be acquired to complete project:**
 - **All vacant land - no residences, farms or improvements**
- **3,300+/- acres previously acquired (Phase 1) by the District and other governmental agencies**
- **Land owned by the State of Florida, USA and Miami-Dade County will be dedicated to the project through Partnership Agreements**
- **\$5.8M of funding provided in FY2016-2017 Appropriation (Land Acquisition Trust Fund)**

Land Acquisition – Next Steps

- **16 tracts / 9 landowners**
- **Real Estate Division notified landowners by mail - August 25, 2016**
- **Contract with an appraiser to determine fair market value of the properties – in process**
- **Request Governing Board approval to make offers at appraised value – December 2016**
- **Offers to purchase - December 2016**

Questions

Leasing Update: Cattle Grazing Performance Measures

- **Performance Measures Included in Lease Agreement**
 - Adherence to BMPs – Annual certification by lessee
 - Rent paid on time
 - Taxes paid before 2/1
 - Certificate of Insurance – Lessee provides annual renewal documentation
 - Letter of Credit annual confirmation (if applicable)
 - Animal count certification by lessee
- Ratings: Excellent, Satisfactory and Unsatisfactory



Questions

Leasing Update: Lessee Option to Change Rental Rate

One-time opportunity for existing lessee(s) to amend their lease rent to the Cattle Grazing Stocking Formula

- 47 Existing Cattle Grazing Leases
 - 17 Leases – Above Formula Current Market Rent
 - *\$75,000 annual savings to lessee*
 - 21 Leases – Below Current Market Rent based on Formula
 - *\$205,000 annual savings to lessee*
 - 9 Reservations - *No payments*

Leasing Update: Lessee Option to Change Rental Rate

As a lease administration function, the existing lessees will be given an opportunity to amend their lease agreement

- Amendment will change the lease rate terms to the *Cattle Grazing Stocking Formula*
- The change will remain in effect for the remainder of the lease term
- Rate will be adjusted annually

Questions

Leasing Update: Leasing Activities

Monthly Leasing Status Report

- Look ahead next two quarters
- Shows a summary of anticipated leasing activities
- Data can be customized as needed

FY Start Date	P & L Agenda	Lease Action	Project & Lands Status Comment	Project	Component	Acquired Date	County	Property ID	Lessee	Lease Purpose	Start Date	End Date	# of Units	Unit Cost Type	Sum of Current Rent per Unit	Sum of Lease Revenue	Sum of Acres
FY17-QTR2	(blank)	Amendment	- 5 year extension (under 10 year max)	(blank)	(blank)	3/16/1951	Palm Beach	3810E-001	U.S. Customs & Border Protection	Tower	10/1/2012	9/30/2017	(blank)	Services		\$31,827.00	1.00
FY17-QTR2	(blank)	Lease Expiration	- LaBelle Nature Park	(blank)	(blank)	6/7/1968	Hendry	3410E-005	City of LaBelle	Recreation	6/11/1982	5/21/2017	(blank)	(blank)		\$0.00	8.50
FY17-QTR2	(blank)	Lease Expiration	- rebid?	Indian River Lagoon - South	Allapattah Complex	1/23/2008	Martin	KE10E-009	Turnpike Dairy, Inc. Legg, John	Cattle Grazing	7/2/2008	6/23/2017	50	Animal Unit	\$0.00	\$0.00	98.45
FY17-QTR2	(blank)	New Lease	- Potential New Lease - Decertify?	Indian River Lagoon - South	C-44 Reservoir	12/15/2010	Martin	JE10E-088	To Be Determined - C-44 Injantown Airport	Cattle Grazing	(blank)	(blank)	(blank)	(blank)			71.01
FY17-QTR2	(blank)	New Lease	- Proposed Bid Winter 2017	Indian River Lagoon - South	C-23/C-24 Reservoir	1/15/2008	St. Lucie	KE10E-055	To Be Determined k/a Evans - South	Cattle Grazing	(blank)	(blank)	109	(blank)			656.11
FY17-QTR2	(blank)	New Market Rent	- New Market Rent required for 3/2017 invoice	Lake Okeechobee Watershed	Lake Okeechobee Watershed Water Quality Treatment Facility	8/30/2007	Glades	MD10E-001	Old River Cattle Company Hartman, Ricou E.	Cattle Grazing	3/15/2006	3/14/2022	276	Animal Unit	\$101.33	\$27,967.71	1,655.55
FY17-QTR2	(blank)	New Market Rent	- New Market Rent required for 5/2017 invoice	Lake Okeechobee Watershed	Lake Okeechobee Watershed - Potential Surplus	5/11/2016	Glades	MD10E-003	Old River Cattle Company Hartman, Ricou E.	Cattle Grazing	5/10/2006	5/9/2022	97	Animal Unit	\$102.63	\$9,955.32	579.44

Leasing Update: Leasing Activities

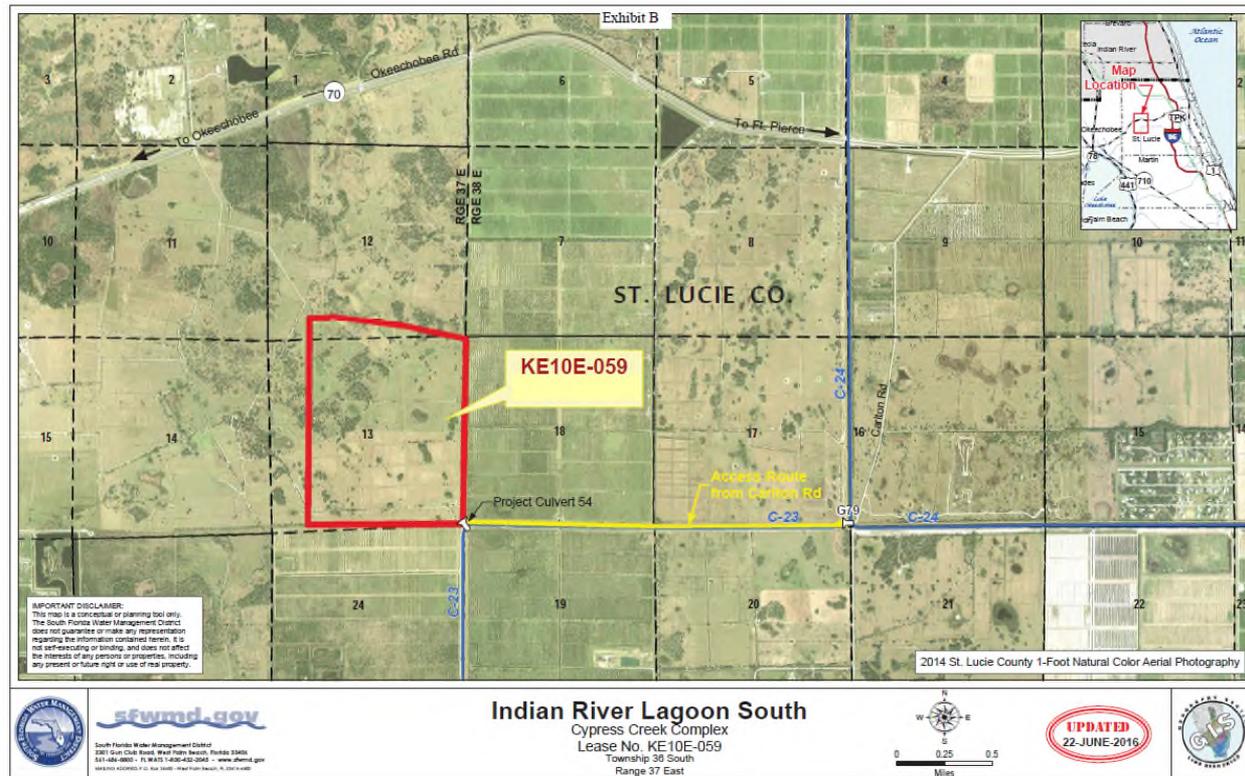
St. Lucie County

Bids received on
8/10/2016

Conservation Lands
– Cypress Creek-
Trail Ridge

- KE10E-059
(Webb)
- 557.20 acres;
93 AUs

Winning Bid
\$201.10 per AU



Leasing Update: Leasing Activities

St. Lucie County

Bids received on
8/10/2016

Project Lands –
C23/C24 STA

- KE10E-062 (Pearce)
- 234.83 acres; 39 AUs
- **Winning Bid \$64.25 per AU**
 - Lessee pays NSLRWCD assessment



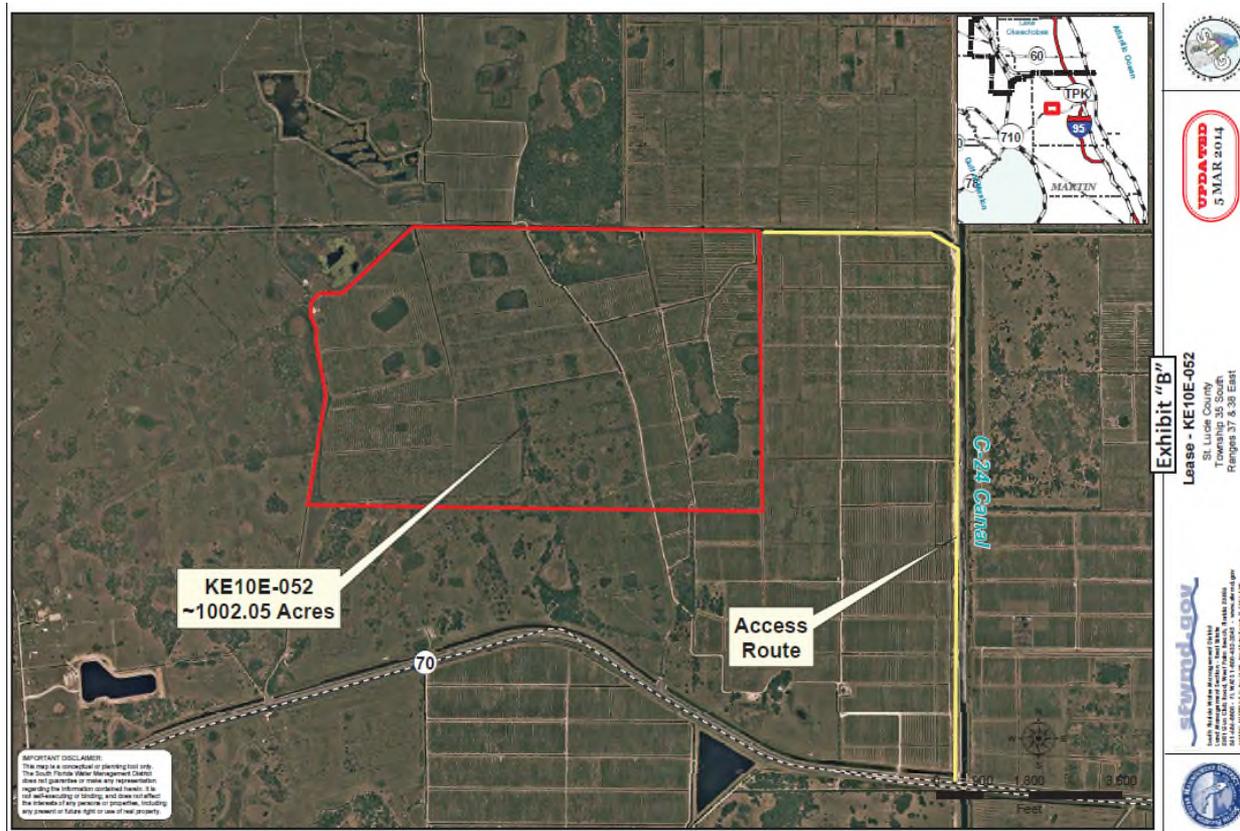
Leasing Update: Leasing Activities

St. Lucie County
Bids received on
8/26/2016

Project Lands –
C23/C24 North
Reservoir

- KE10E-052 (Arcco)
 - 1,002.05 acres;
167 AUs

Winning Bid
\$216.42 per AU

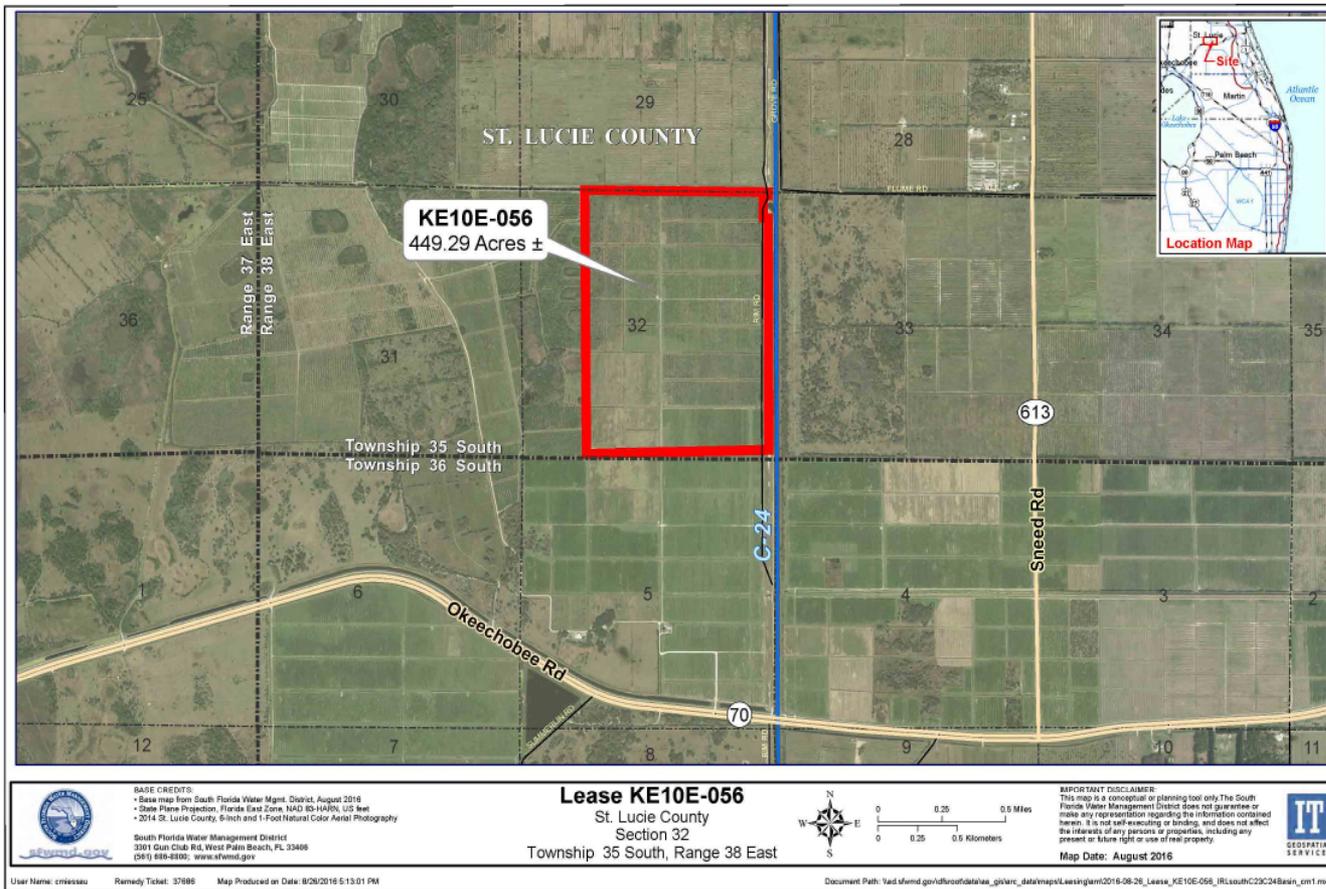


Leasing Update: Leasing Activities

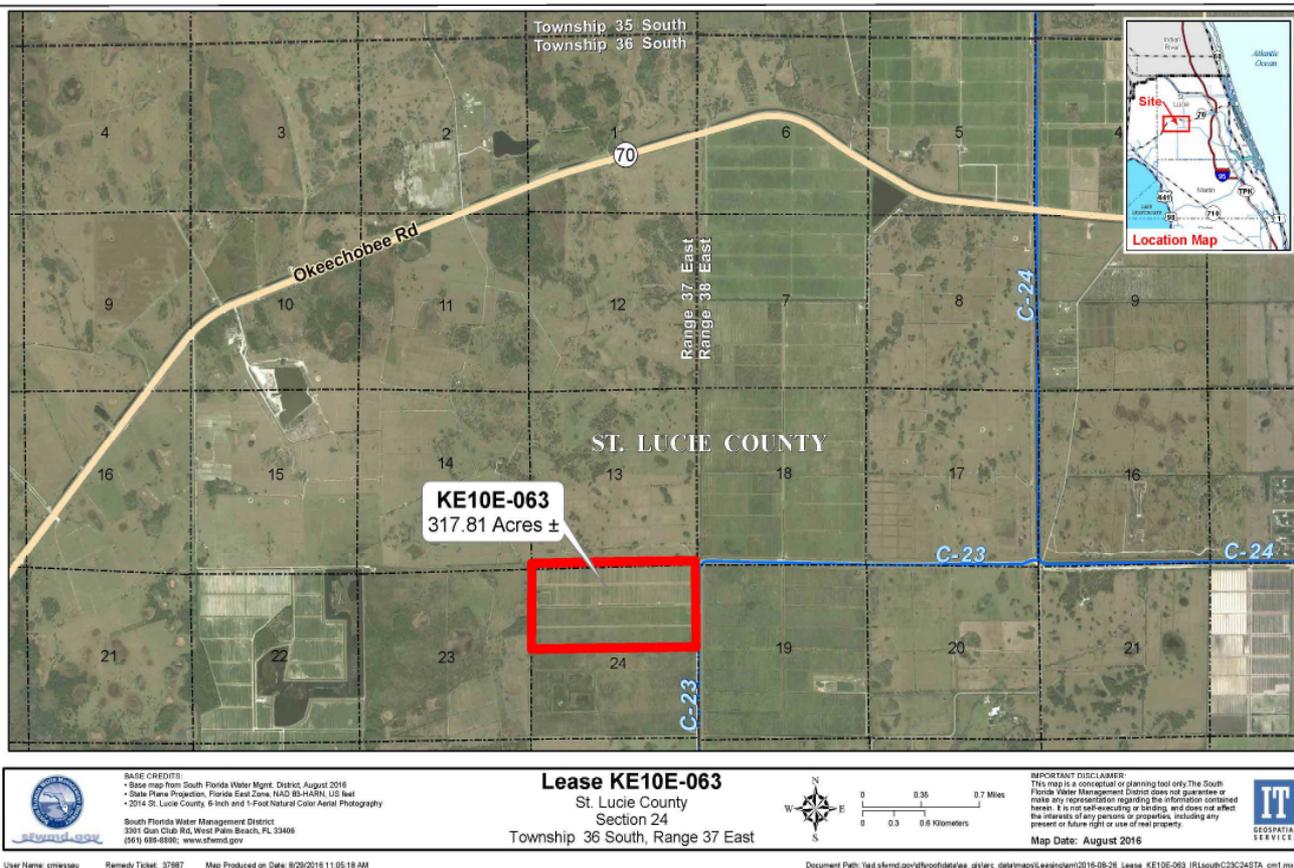
St. Lucie County
Bids received on
8/26/2016

- KE10E-056
(Evans – North)
- 449.29 acres; 75 AUs

**Winning Bid
\$200.00 per AU**



Leasing Update: Leasing Activities



St. Lucie County

Bids Due
9/16/2016

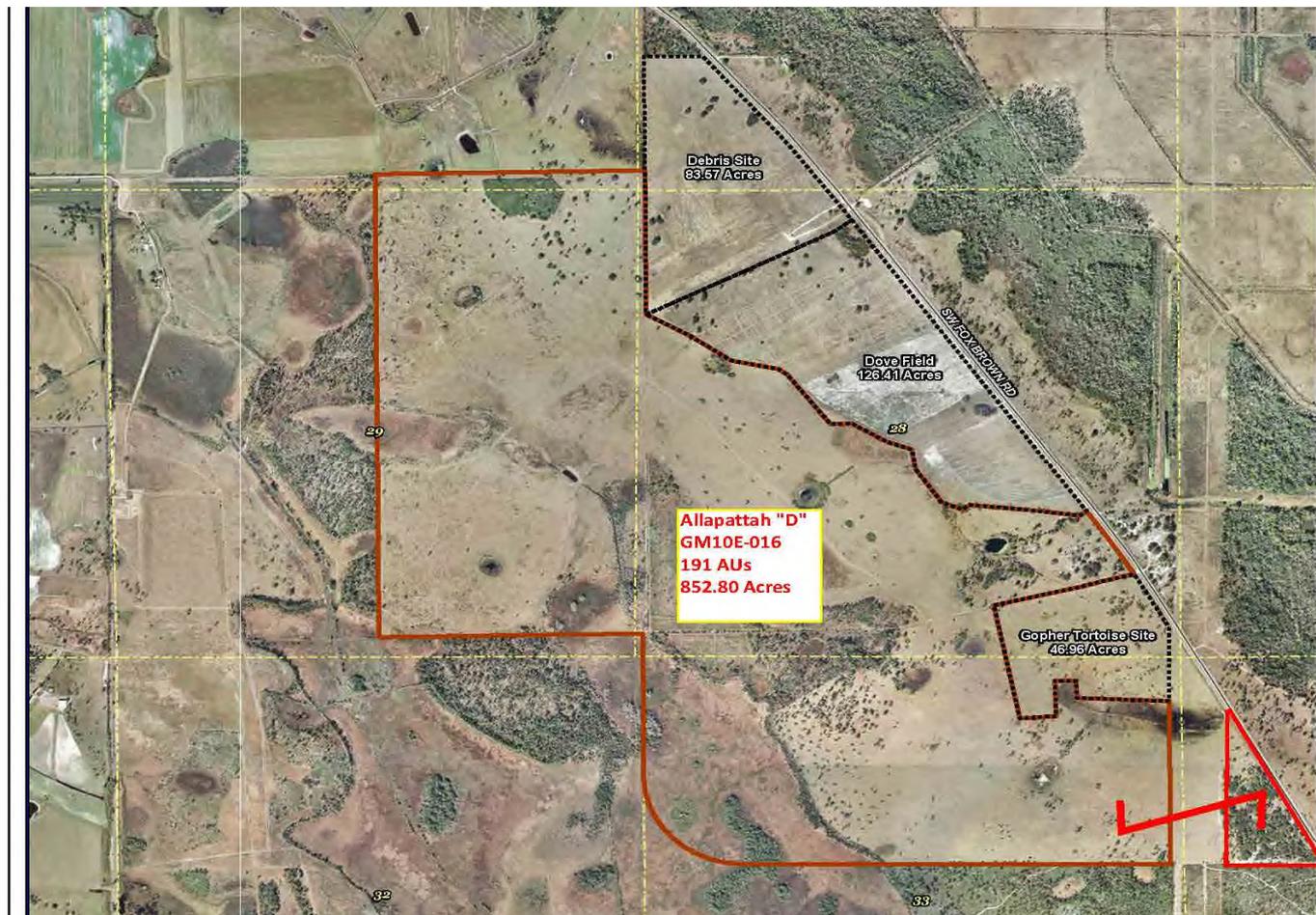
Project Lands –
C23/C24 South
Reservoir

- KE10E-063
(Sterling)
- 317.81 acres;
53 AUs

Leasing Update: Leasing Activities

Martin County Conservation Lands – Allapattah Complex

- GM10E-016
k/a Allapattah
D
- 839.50 acres;
140 AUs

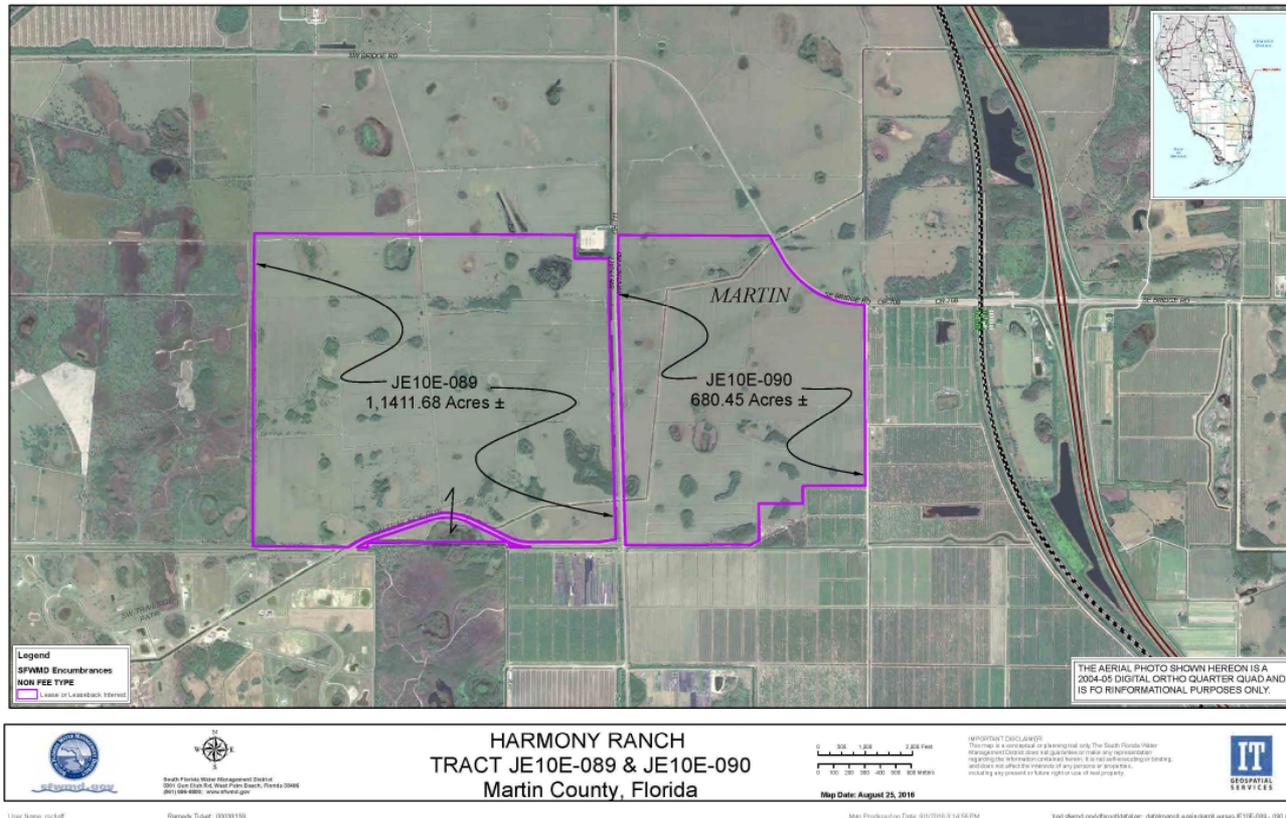


Leasing Update: Leasing Activities



Martin County Palmar Complex NWSTA – C-44 Basin

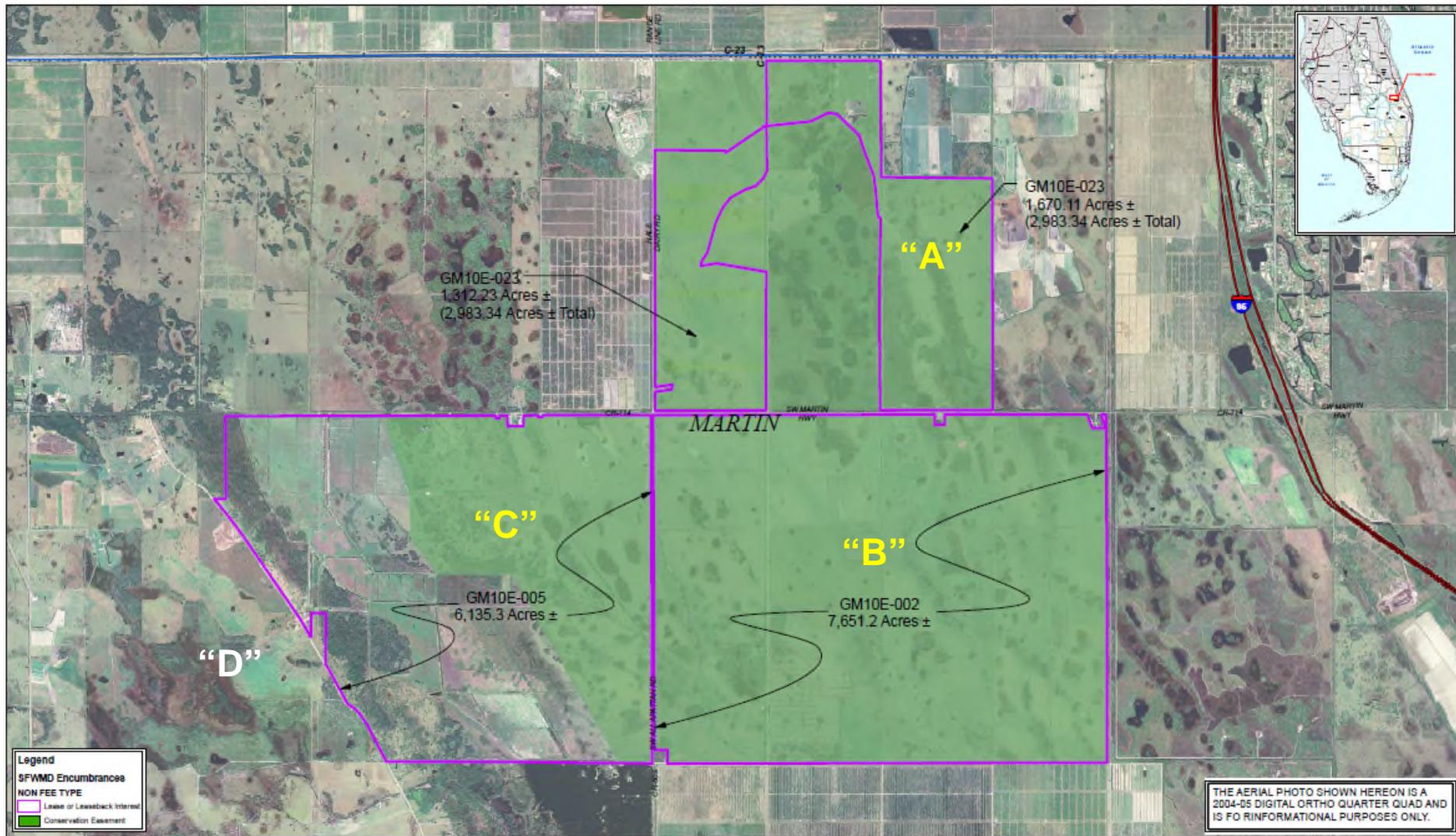
- JE10E-089 k/a Harmony A West
- 1,141.68 acres; 190 AUs
- JE10E-090 k/a Harmony B East
- 680.45 acres; 113 AUs



Questions

Upcoming Leasing Activities Allapattah Complex

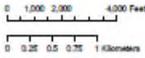
- Natural Resources Conservation Service
 - Wetland Reserve Program (WRP) easements
 - Restoration project starts in FY17
 - Compatible Use Authorization for cattle grazing
- Restoration plan includes:
 - Build berms
 - Installing ditch plugs
 - Replace culverts
- Consider lease extensions during restoration





South Florida Water Management District
2001 Sun Club Rd., West Palm Beach, Florida 33409
(561) 838-6300; www.sfwmd.gov

ALLAPATTAH RANCH LEASED LANDS AND NRCS EASEMENTS



Map Date: August 26, 2016

IMPORTANT DISCLAIMER:
This map is a conceptual or planning tool only. The South Florida Water Management District does not guarantee or make any representation regarding the information contained herein. It is not self-executing or binding, and does not affect the interests of any persons or properties, including any present or future right or use of real property.

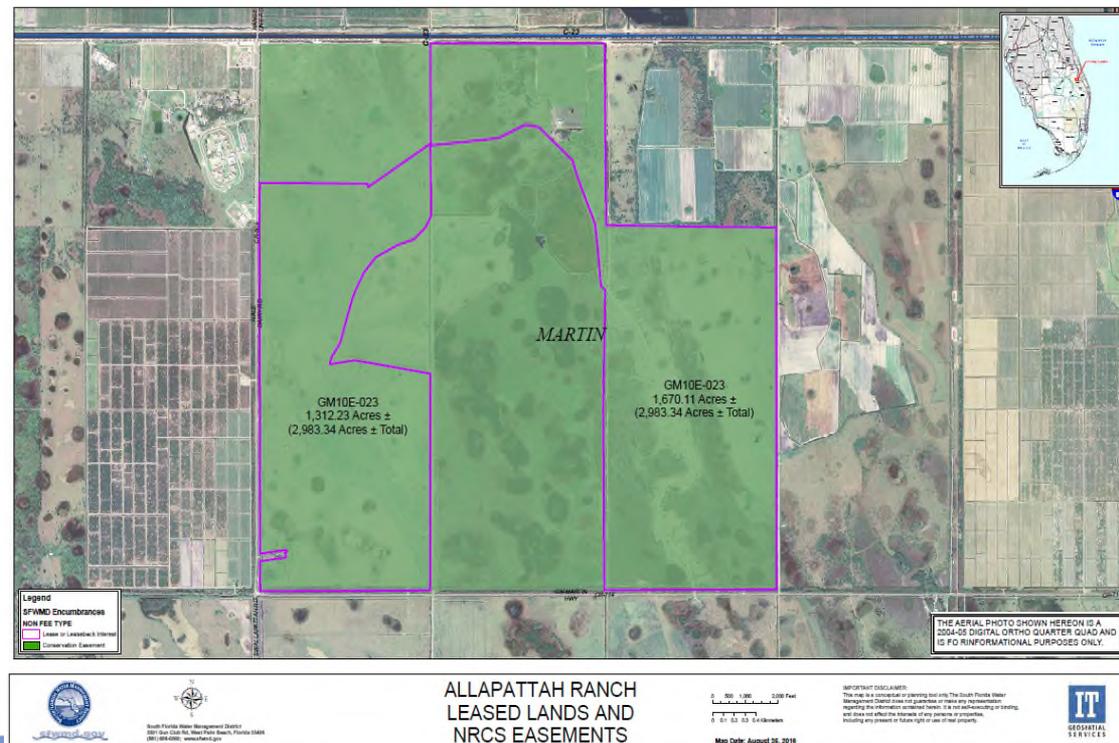


IT
GEOSPATIAL
SERVICES

Allapattah A

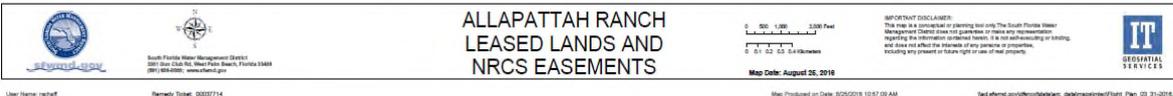
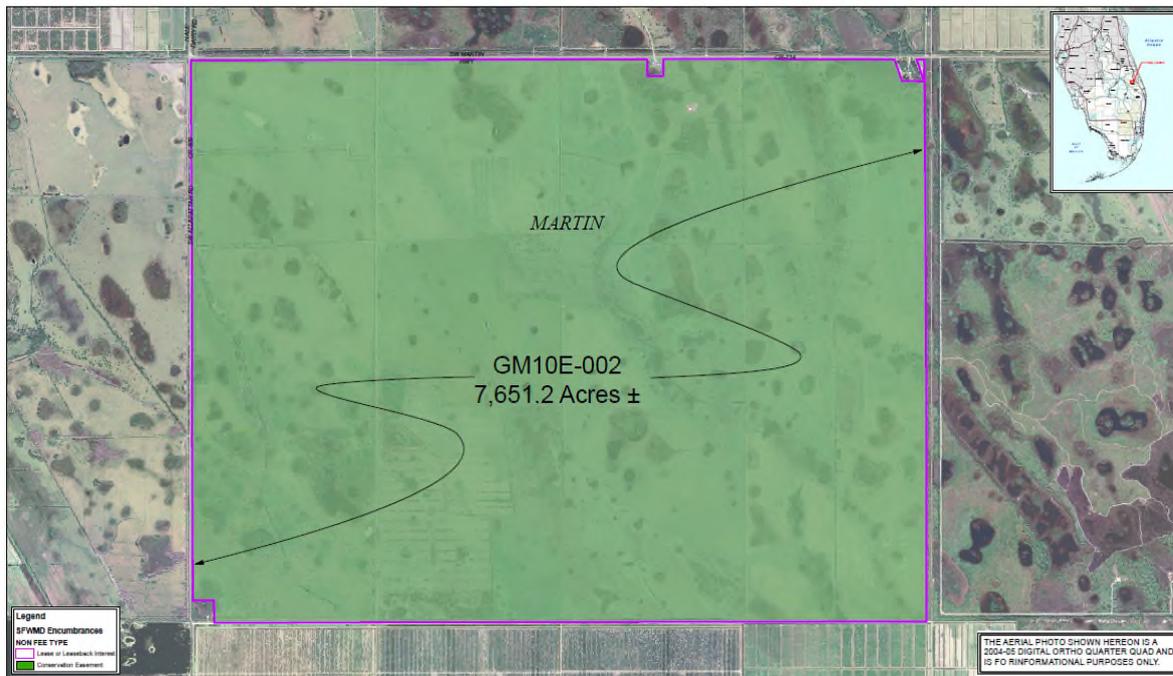
- Current Lessee
 - Old River Cattle
 - 2,892.34 acres; 716 animal AUs (1 AU per 4 acres)
 - Lease expired 8/31/2016 – Month-to-month tenant

- Amended and Restated Contract
 - Adherence to BMP program requirements
 - Reduction in animal units
 - 482 animal units or 1 AU per 6 acres
 - Remove animals from construction areas as needed



Allapattah B

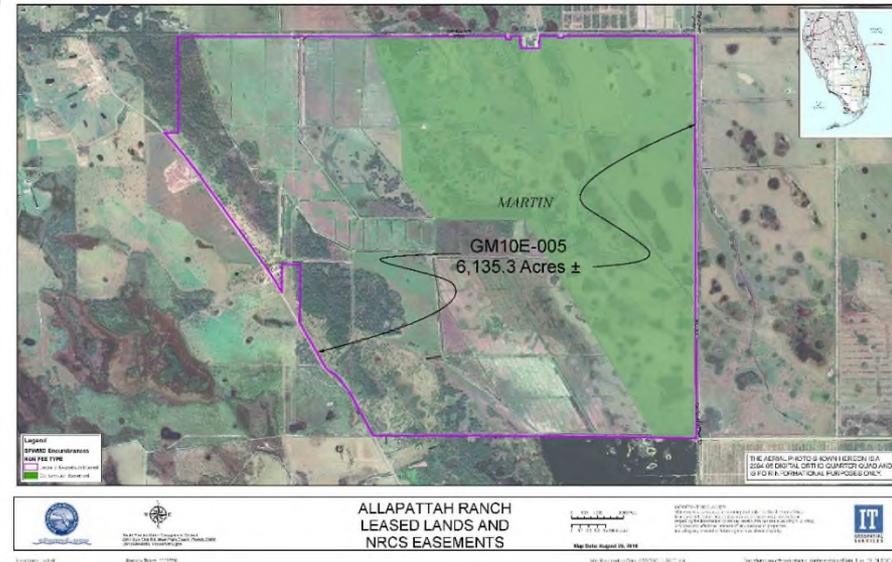
- Current Lessee
 - Travis Brown
 - 7,651.20 acres
 - 1,500 AUs (1 au to 5 acres)
 - Lease expired 8/31/2016
 - Month-to-month tenant
- Amended and Restated Contract
 - Adherence to BMP program requirements
 - Reduction in animal units
 - 1,275 AUs (1 au per 6 acres)
 - Remove animals from construction areas as needed



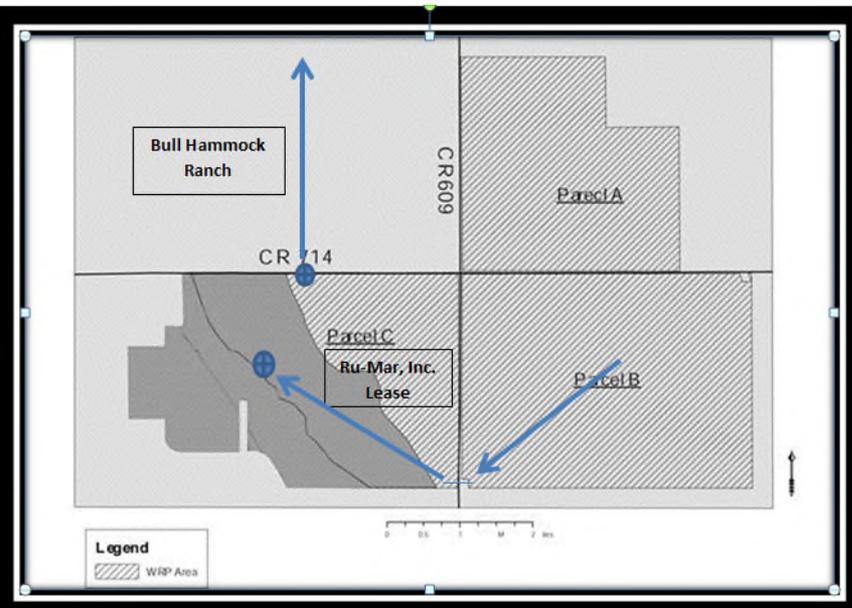
Allapattah C

Current Lessee

- Ru-Mar, Inc. – Cattle Grazing
 - 6,135.30 acres
 - 974 AUs (1 au per 6 acres)
 - Expired 8/31/2016 – Month-to-month tenant



- Adjacent landowner with DWM project
 - Water system interconnected with District property and Bull Hammock to discharge into C-23
- Good history of land and pump station management on this property
- Over 60 years of historical management of area surface water system



Questions

Leasing Update: Brady Extension

BACKGROUND

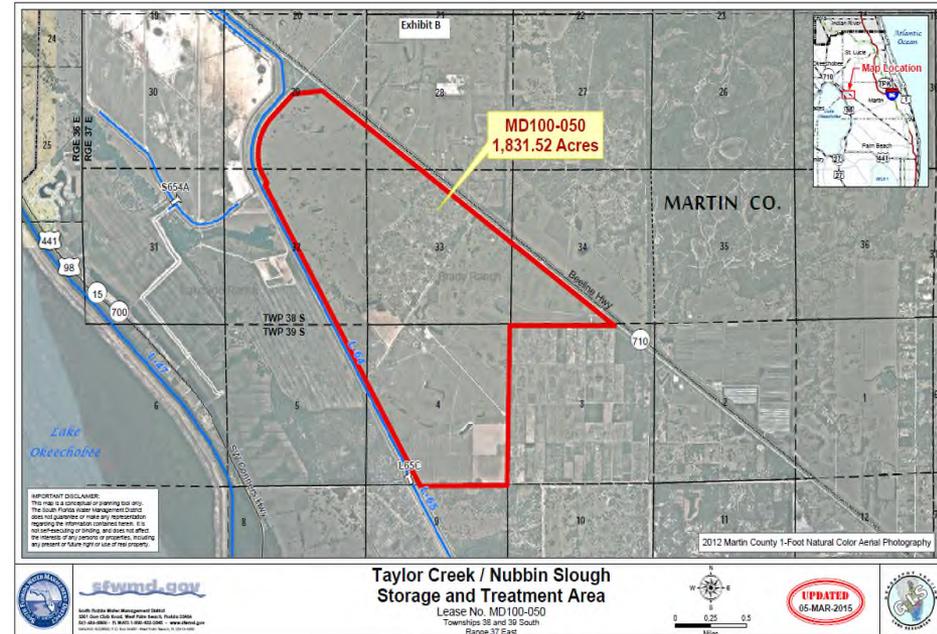
Upon sale to District in 2007, Post-Closing Use and Occupancy Agreement for cattle grazing and onsite residence

- Property had been a commercial hunting preserve

Later, converted to Lease which has been amended over time

- Lessee obligations have included rent based on cattle grazing use, payment of real estate taxes, insurance etc.
- Commercial hunting use terminated
- Issue: removal of exotic animals

Lease has expired and the Bradys are now paying market rent for cattle grazing under month to month holdover letter



Questions

Surplus Update: Former BCB Field Station

Description: 1.7 acre site with office and maintenance buildings

Governing Board Approval:
July 14, 2016

Status: Public notices complete, marketing underway, site visits on August 10th and August 24th

Bid Opening:
September 16th
(minimum bid \$1,100,000)

Closing:
January 10th



Surplus Update: Nubbin Slough

Description:

Vacant 44.15 ac. site abutting
SR 710

Governing Board Approval:

July 14, 2016

Status: Public notices
complete, Pending response
from FDOT, bid posting by
September 30th

Bid Opening: Early
November (minimum bid
\$220,000)

Closing: Mid December

C1100-041
Okeechobee County



User Name: nichaff Remedy Ticket: SR-27939 Map Produced on Date: 4/11/2016 11:16:25 AM

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Surplus Update: Former Ft. Pierce Field Station

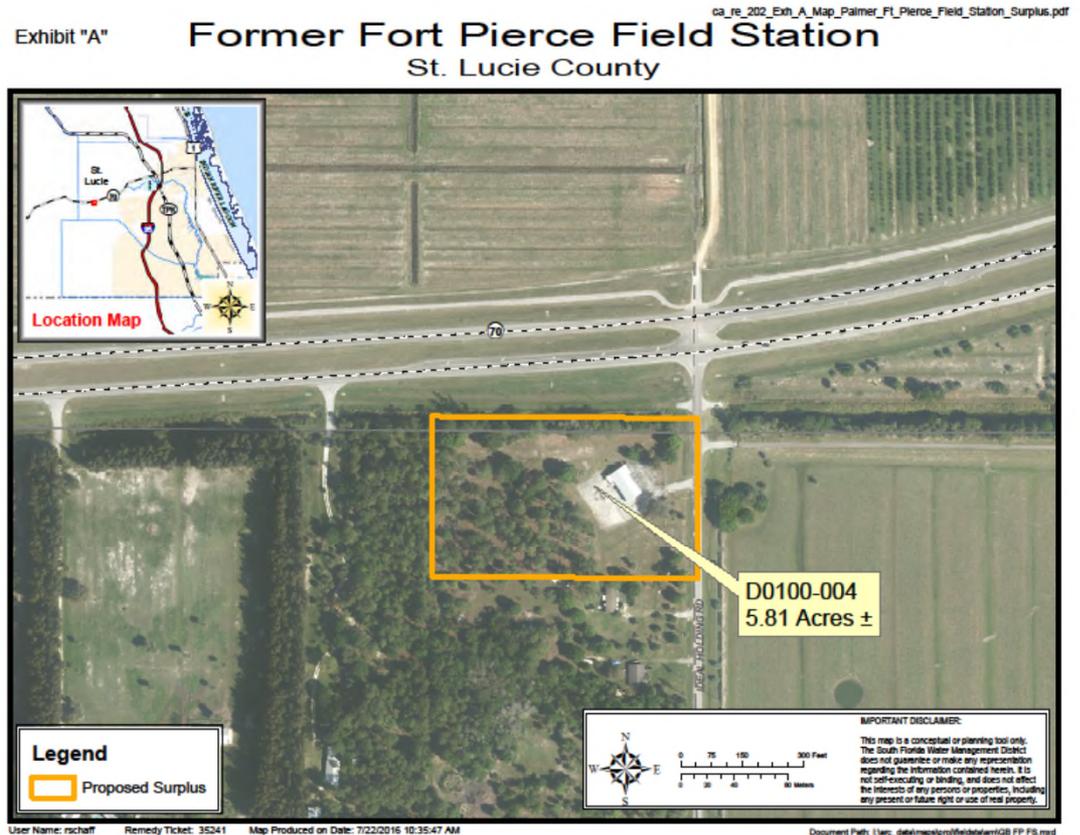
Description: 5.81 acre former Ft. Pierce Field Station located at SW corner of SR 70 and Ideal Holding Rd., Ft. Pierce

Governing Board Approval:
August 11, 2016

Status: Public notices complete, marketing underway, site visit scheduled for September 13th

Bid Opening: October 20th
(minimum bid \$130,000)

Closing: December 7th

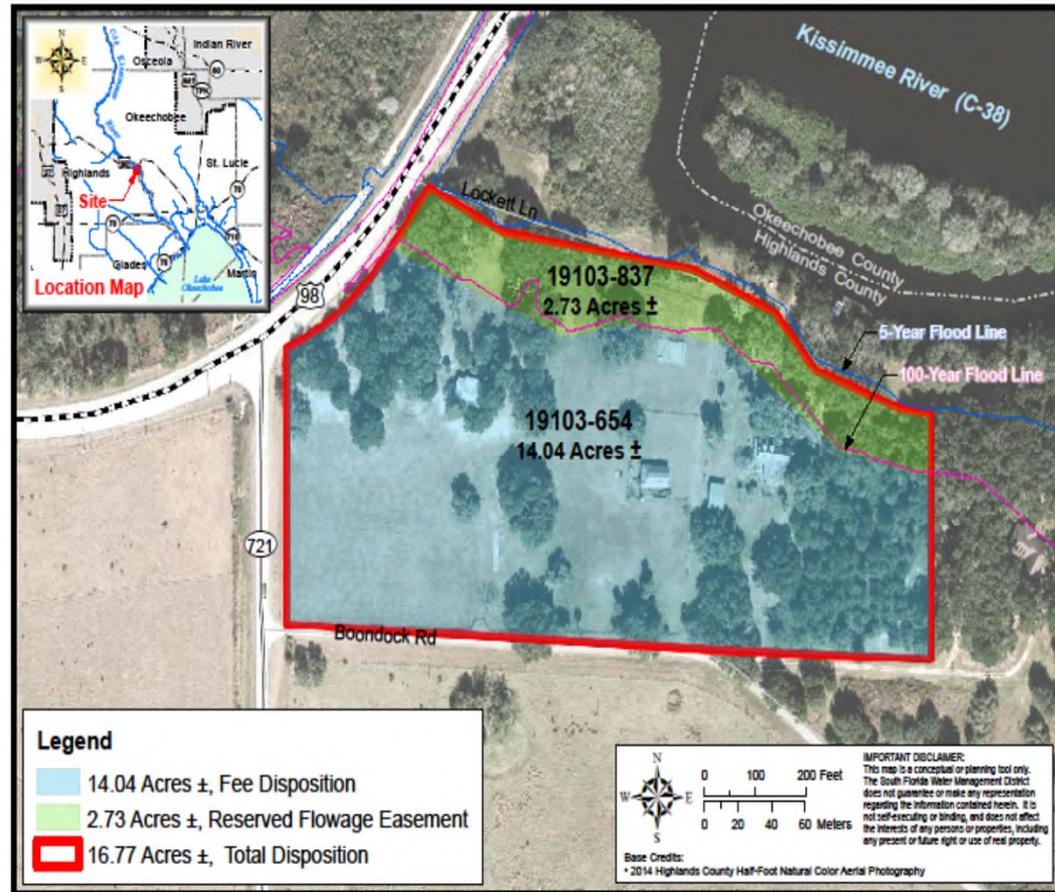




Questions

General / Other: Lockett Estate

- In March, staff recommended conveyance back to Estate / Trust, subject to certain conditions.
- Prior presentation stated District was obligated to complete historic restoration and maintain public access to the property.
- Staff wishes to update Committee and correct the record following review of legal history by Office of Counsel.



General / Other: Lockett Estate

- Lockett Estate / Trust has requested reconveyance of subject Tracts

OPTIONS:

- Deed back to Estate / Trust subject to conditions:
 - As is, where is
 - No consideration
 - Court order releasing District
 - Reservation of flowage easement on Tract 19103-837
- Declare as surplus and offer for sale to public
 - Reservation of flowage easement on Tract 19103-837



Residence (west)



Residence (southwest)



Schoolhouse



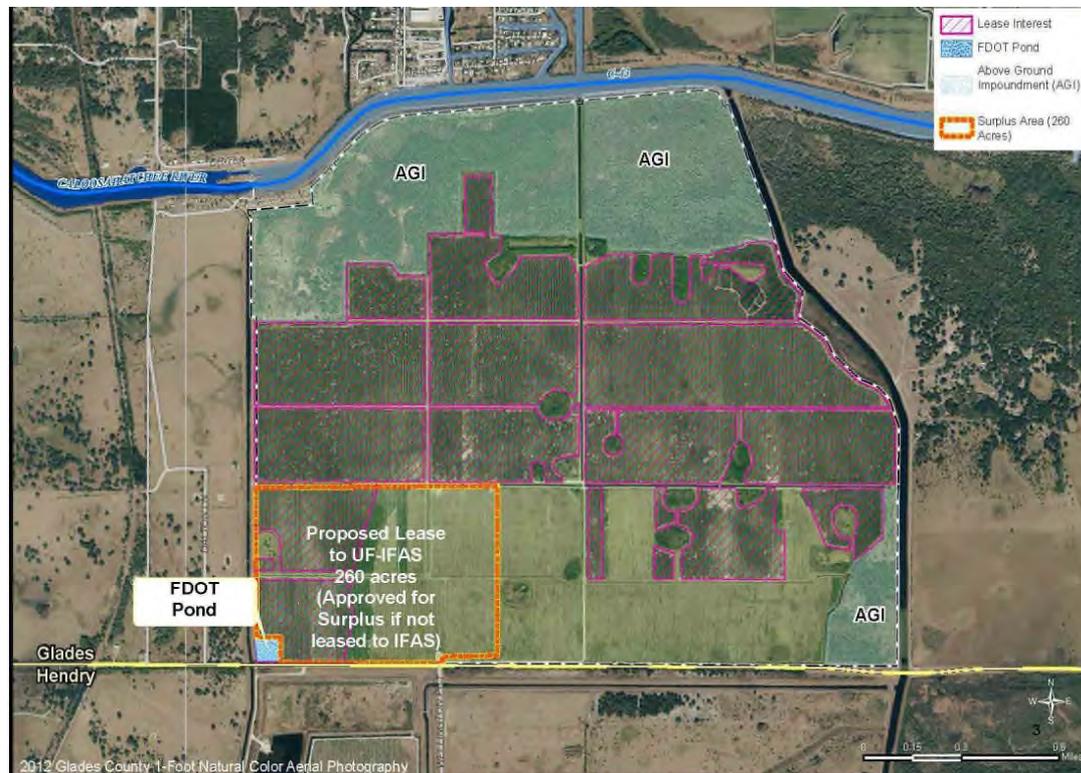
Barn



Questions

General / Other: BOMA - IFAS Agreement Status

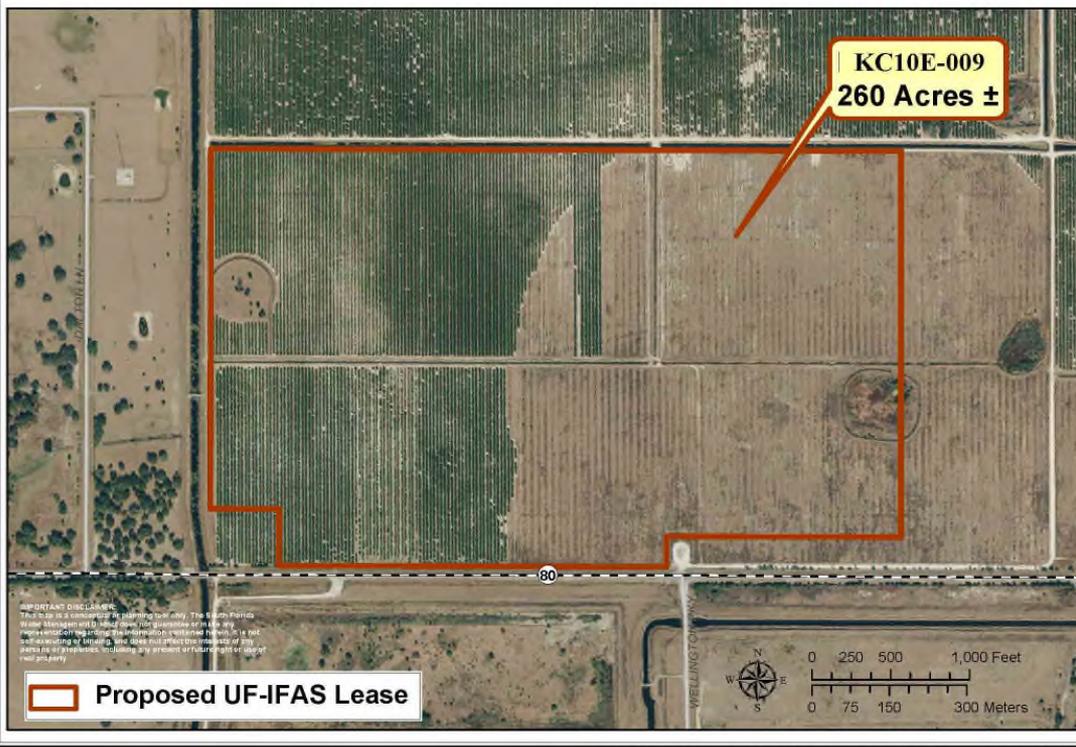
- Timeline of UF-IFAS lease proposal
 - 9/10/2015 - GB directed staff to enter discussions with UF regarding lease options
 - 1/8/2016 - Submitted draft of lease agreement documents to UF
 - 4/1/2016 – Received document revisions from UF
 - 6/29/2016 – sent new revised documents to UF for review
 - 8/28/2016 - received further revisions from UF
 - Sept. 2016 – schedule meeting with UF to finalize agreement



General / Other: BOMA - IFAS Agreement Status

Exhibit B

Caloosahatchee River Basin Water Quality Treatment & Testing Facility



For copies of this map, please visit www.sfwmd.com or contact the GIS department at gis@sfwmd.com. This map was produced on 2/14/2015 by P. Srinivasan.

- Differences in terms and conditions
 - Liability vs sovereign immunity issues
 - Public record disclosure language
 - Agreement of acceptable condition of property at lease termination
 - Sharing of research data related to BMP water quality monitoring plan
 - Approval protocol for use of experimental agrochemicals



Questions