



Real Estate Activity Update

Project and Lands Committee Meeting

October 12, 2016

Agenda Item #7

Richard Bassell and Ray Palmer

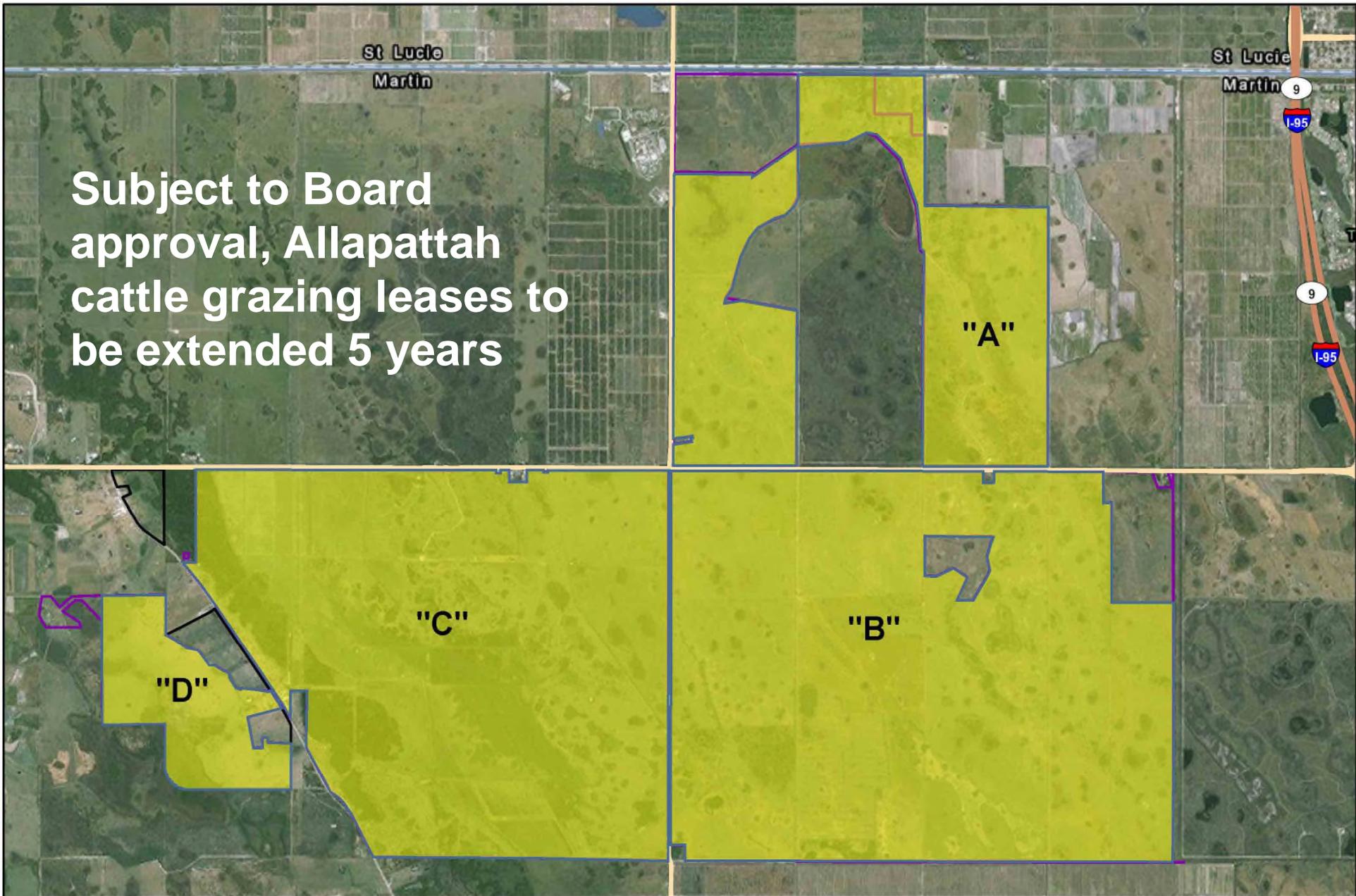
Real Estate Division

Leasing Update:

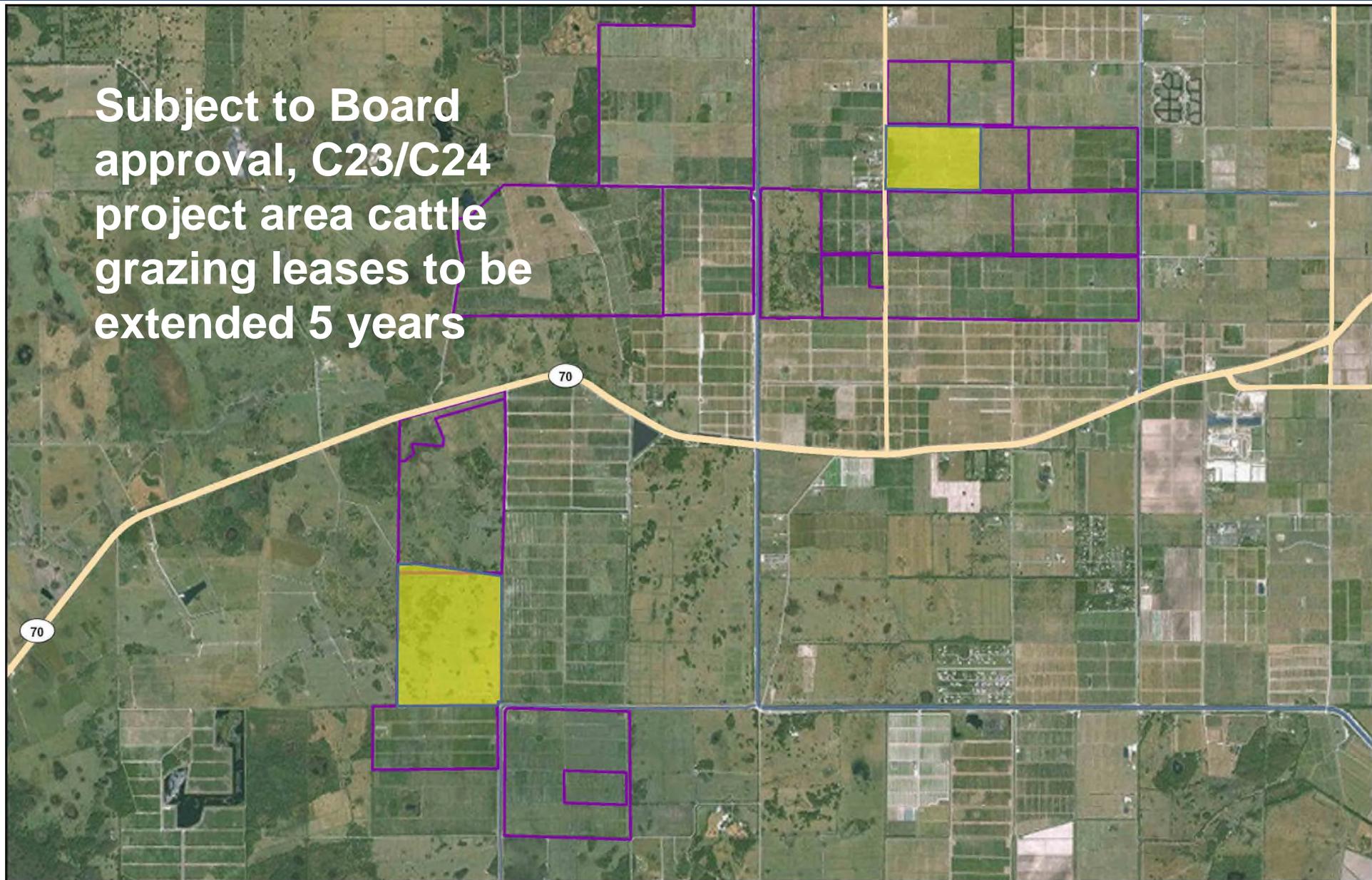
Follow-up to September Committee Meeting

- **Current District cattle grazing leases in good standing to be brought to the Governing Board for consideration of extensions for 5 years**
- **Lease terms will include market lease rates based on the USDA market formula**
- **The lease agreement extensions will include new BMP requirements established by the District Everglades Regulation Bureau specific to the leased property**
- **A Land Management Strategy will be developed for each leased property**
- **Lessee will receive a performance evaluation annually for the duration of the lease**

Subject to Board approval, Allapattah cattle grazing leases to be extended 5 years



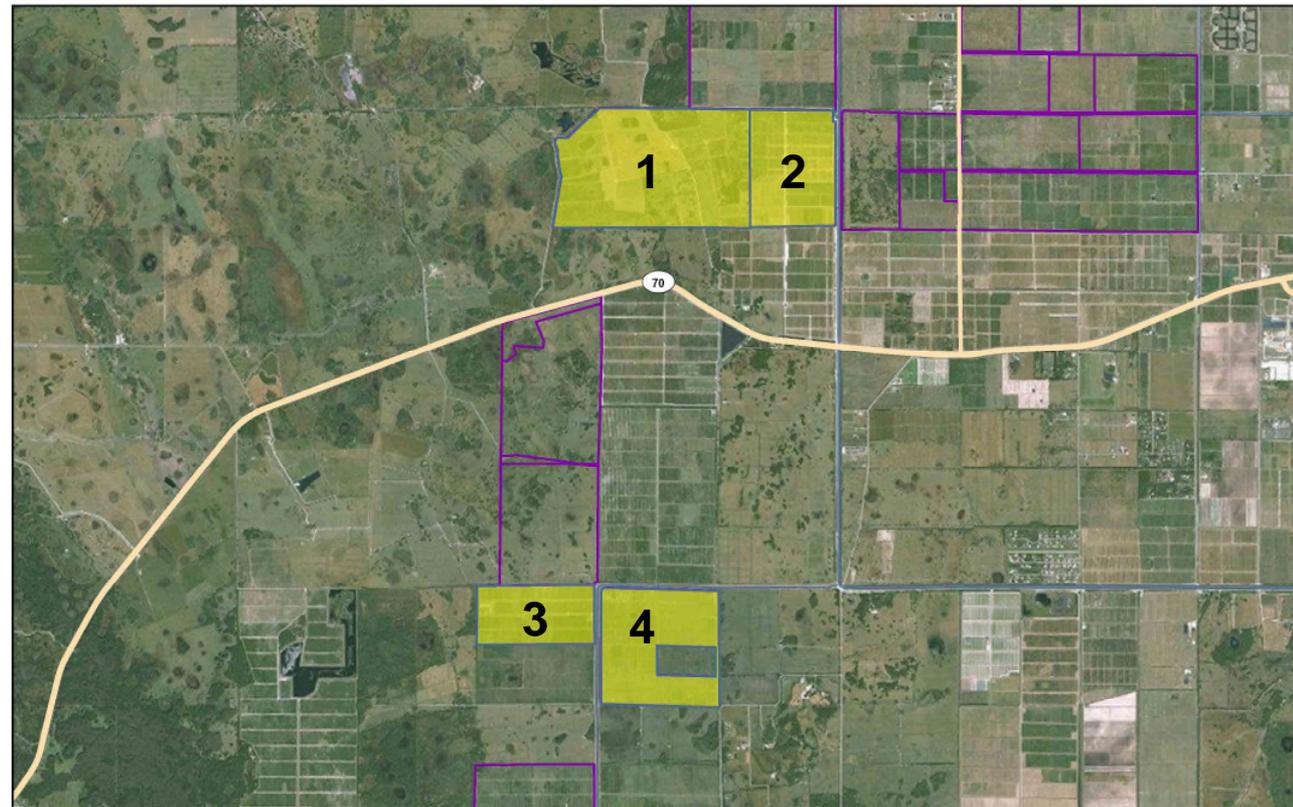
Subject to Board approval, C23/C24 project area cattle grazing leases to be extended 5 years



Planned Leasing Activities

- **Planned rebid of four C23/C24 Project area lands not previously leased for cattle grazing**

- Rebid for cattle grazing to clarify inclusion of BMPs specific to each property
- Pre-bid package will include:
 - BMPs
 - Performance Evaluation Form
 - Land Management Strategies

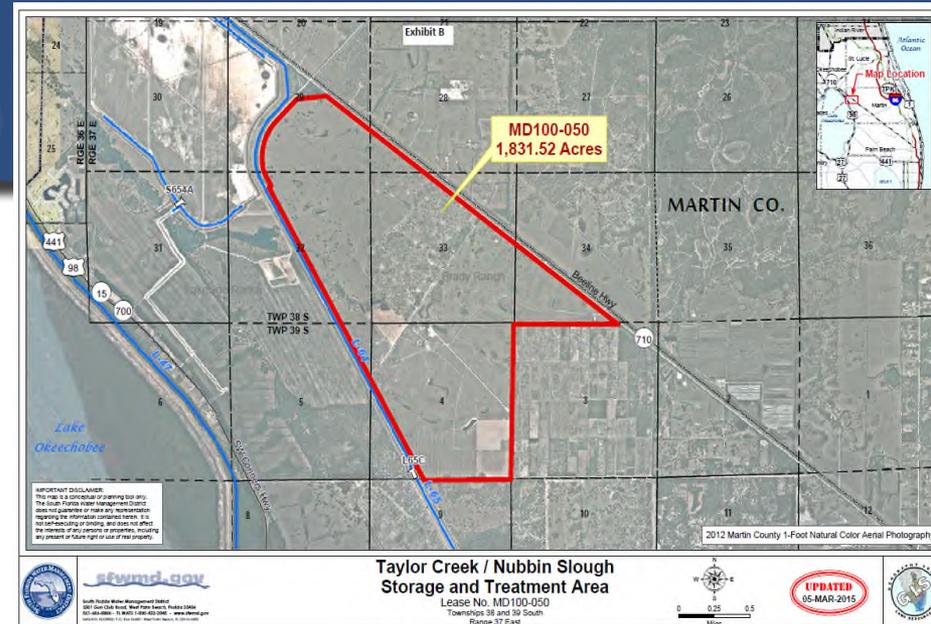


Leasing Update: Brady Extension

At last month's meeting, Committee discussed issues associated with removal of exotic animals and gave direction on Lease requirements.

Staff has prepared Amended and Restated Lease that incorporates the following terms:

- 3-year extension, expires 7/1/19
- Subject to maintaining \$5M liability insurance, operation of commercial hunting preserve permitted
- 75% removal by 1/2/18, complete removal by 7/2/18
- District ability to promptly terminate for non-performance
- Lessee assumes sole responsibility for animal relocation costs



- Lessee indemnifies District for any liabilities associated with exotic animal relocation
- Initial annual rent, and subsequent annual rent adjustments, calculated per cattle grazing formula utilizing 15% land factor

Surplus Update: Former BCB Field Station

Description: 1.7 acre site with office and maintenance buildings

Governing Board Approval:
July 14, 2016

Status: Sealed bids opened
September 16th

Bid Results:
(minimum bid \$1,100,000)
Highest Bid \$1,305,001

Closing:
On or before January 10th

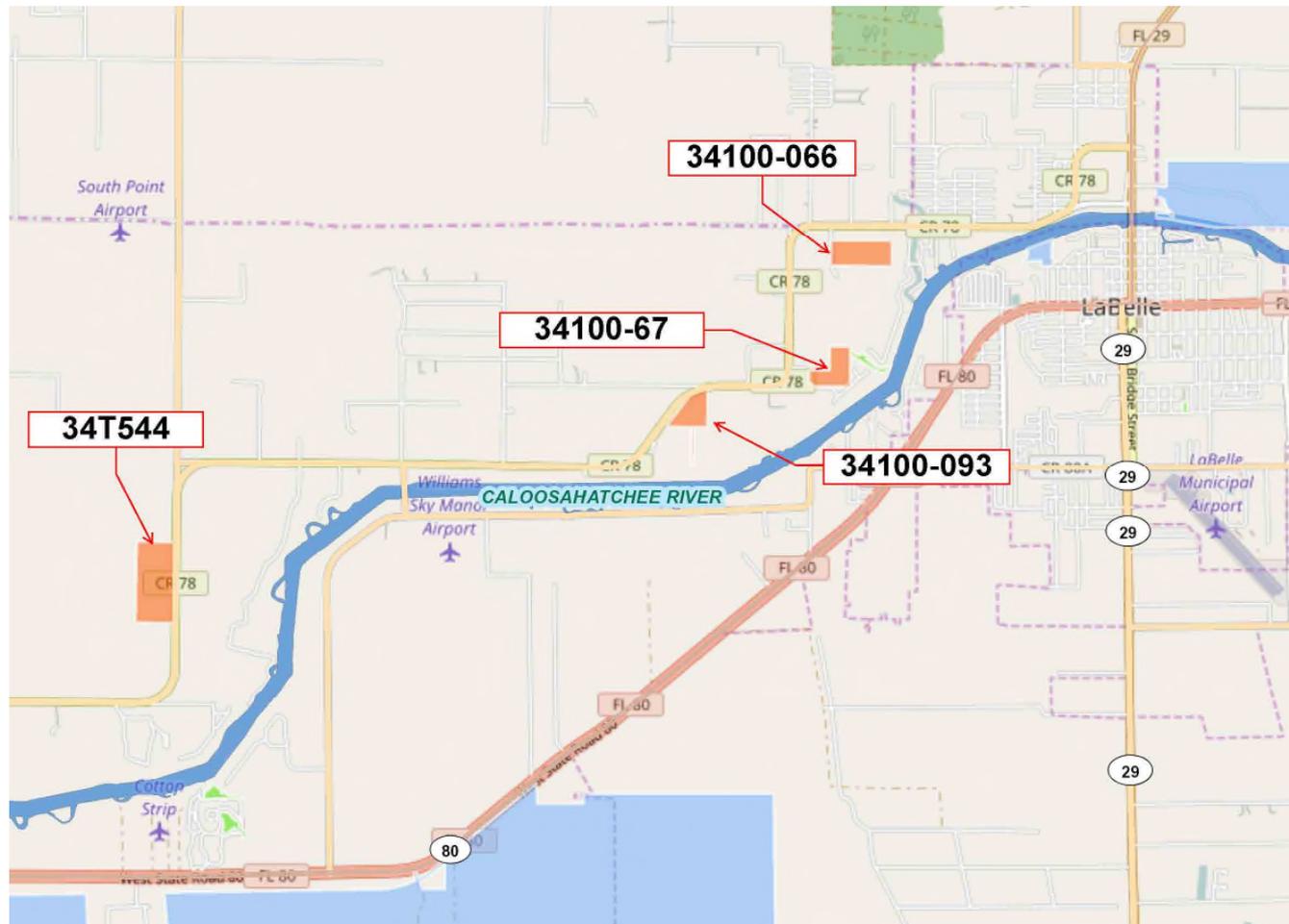
Proceeds:
Use of proceeds will be determined
by the Governing Board



Surplus Update: Hendry County Properties

C-43 Area Surplus Properties

- Four tracts range from 24.71 to 77.5 acres
- All are vacant and originally acquired for USACE use as spoil sites to dredge the C-43 Canal
- Combined Appraised Value \$1,280,000



Surplus Update: Hendry County Properties

Tract # 34100-066

- 40.14 Acres
- Vacant
- Acquired 1964 for the USACE as a spoil site for Caloosahatchee River dredging
- Zoned RG-2 (residential medium density)
- Highest and Best Use low density residential
- Appraised Value \$341,000



Surplus Update: Hendry County Properties

Tract # 34100-067

- 26.95 Acres
- Vacant
- Acquired 1964 for the USACE as a spoil site for Caloosahatchee River dredging
- Zoned RG-2 (residential medium density)
- Highest and Best Use low density residential
- Appraised Value \$229,000



Surplus Update: Hendry County Properties

Tract # 34100-093

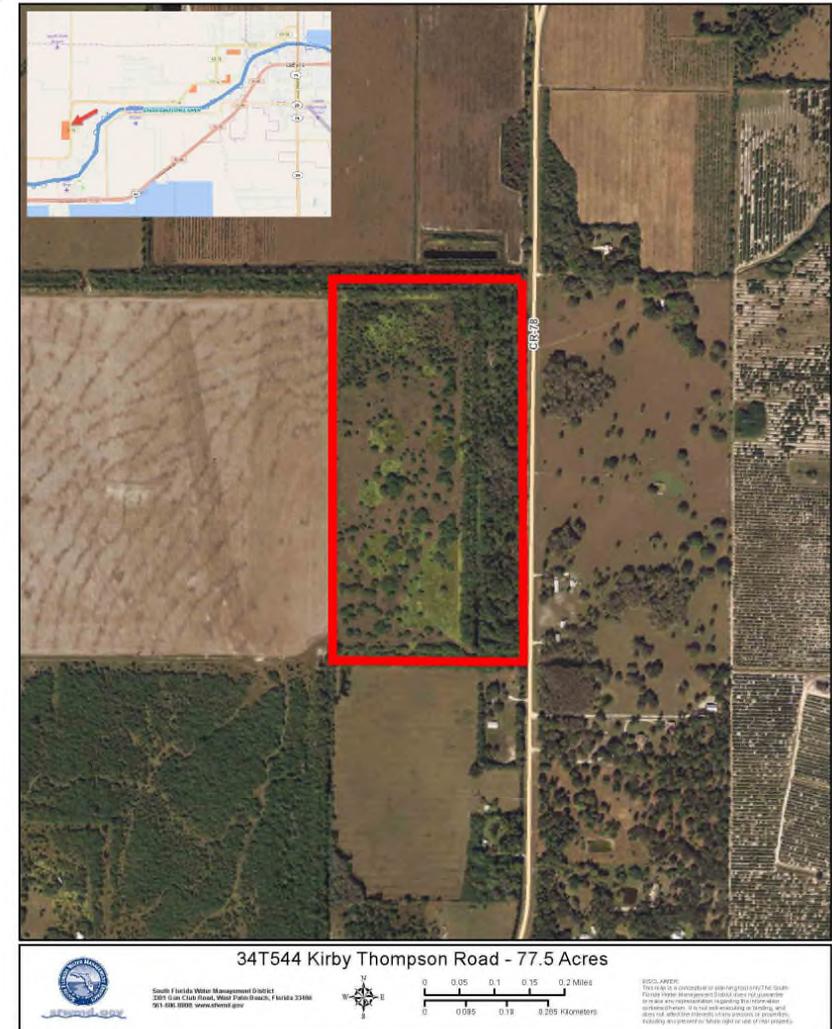
- 24.71 Acres
- Vacant
- Acquired 1964 for the USACE as a spoil site for Caloosahatchee River dredging
- Zoned RG-1 (residential low density)
- Highest and Best Use low density residential
- Appraised Value \$210,000



Surplus Update: Hendry County Properties

Tract # 34T544

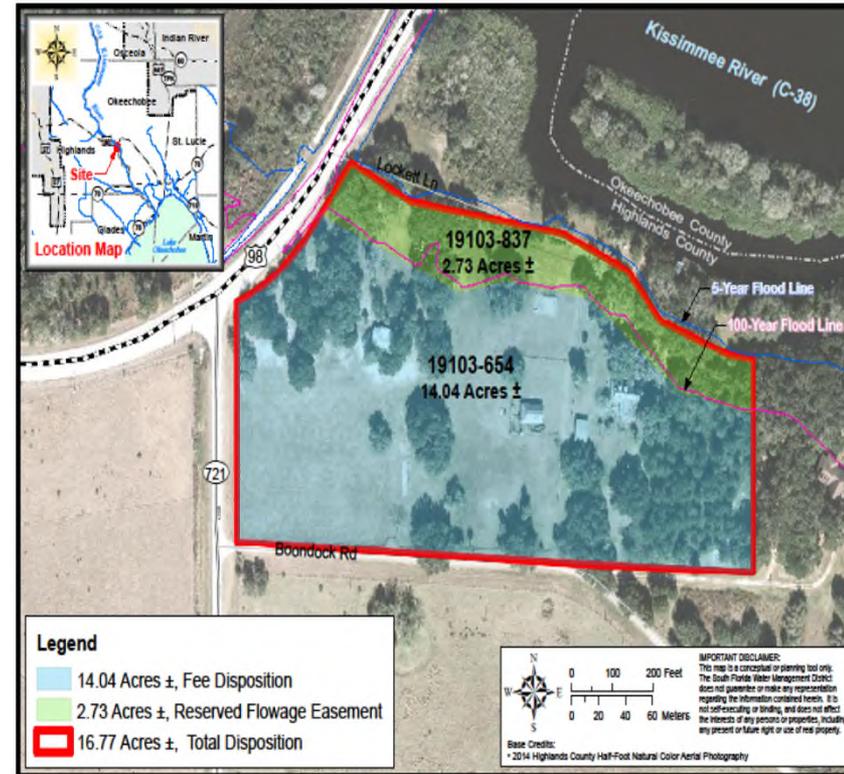
- 77.5 Acres
- Vacant
- Acquired 1964 for the USACE as a spoil site for Caloosahatchee River dredging
- Zoned AG-2 (agricultural)
- Highest and Best Use continued Ag awaiting future residential
- Appraised Value \$500,000



General / Other: Lockett Estate

At the September meeting, staff was asked to prepare Governing Board agenda item to surplus the Lockett property. Staff now seeking confirmation of offering terms to update appraisal:

- Property to be sold with no warranties - as is, where is and with all faults
- No historic restoration or public access requirements or restrictions other than statutory access to the cemetery
- A project flowage and inundation easement, along with an access easement, would be reserved with respect to Tract 19103-837



General / Other: Lockett Estate

Staff to update appraisal based on direction from Project and Lands Committee

Prior appraised land value \$85,000 (May 2016)

Updated appraisal will likely result in a similar land value

Resolution for declaration as surplus, and approval to offer for sale, to be brought to the Governing Board in November



Residence (west)



Residence (southwest)



Schoolhouse

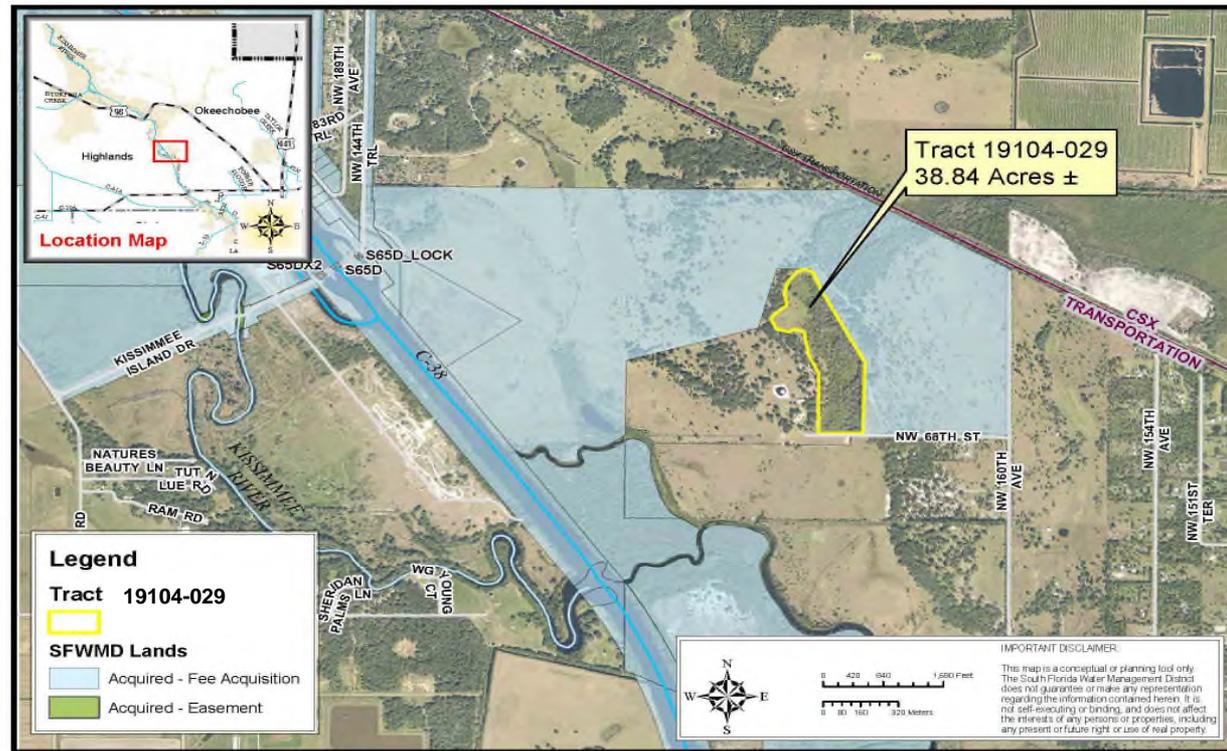


Barn

Proposed Exchange of Land Interests Okeechobee County

Proposed exchange will result in the District receiving a conservation and flowage easement and having control of water flowing through 38.84 acres of wetlands lying contiguous to District property in western Okeechobee County.

Okeechobee County
(Yates Marsh)
Tract 19104-029



General / Other: Proposed Exchange of Land Interests Okeechobee County

Exhibit "A"

Okeechobee County

(Yates Marsh)
Tract 19104-028



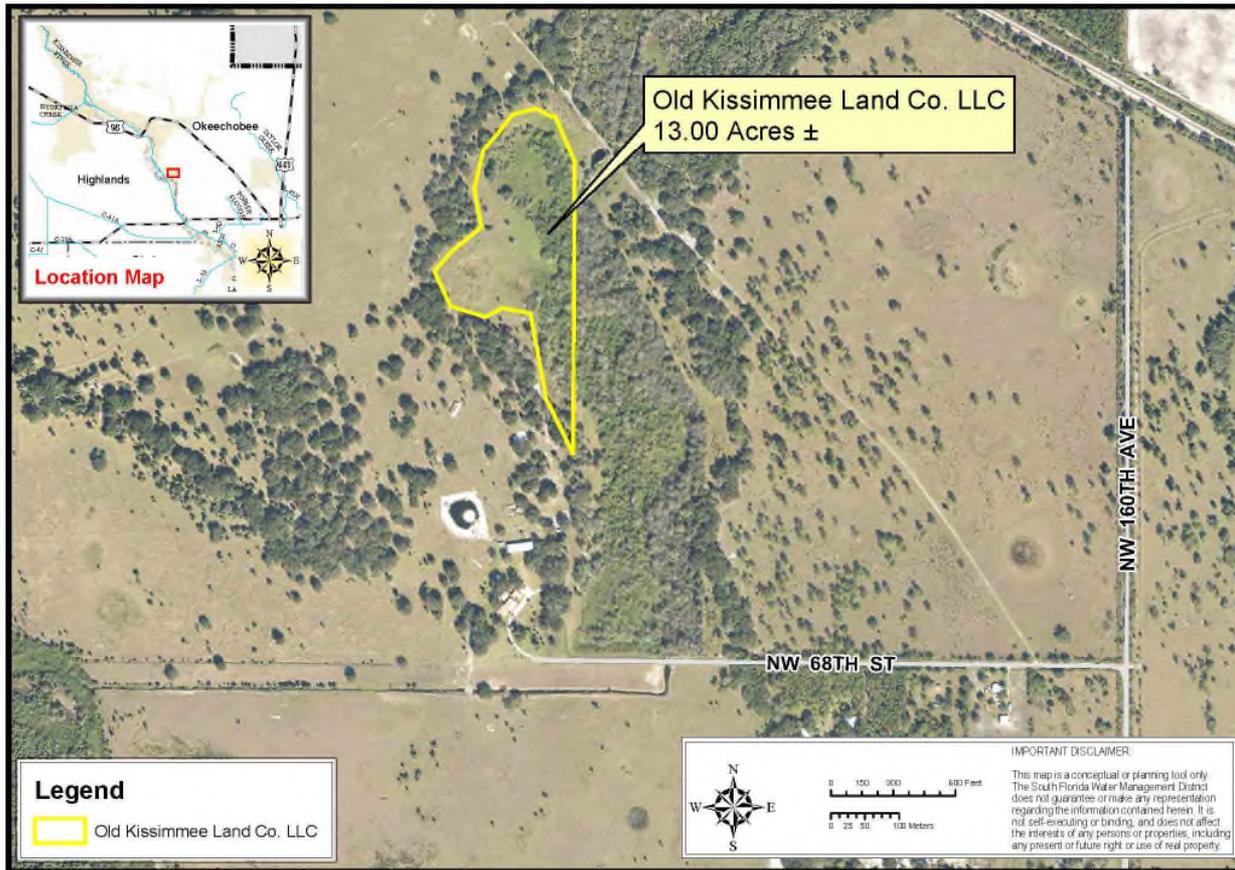
- Exchange of underlying fee interest in 25.84 acres of District wetlands
- District will receive a conservation and flowage easement over that property

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Proposed Exchange of Land Interests Okeechobee County

Okeechobee County
(Yates Marsh)
Old Kissimmee Land Co. LLC



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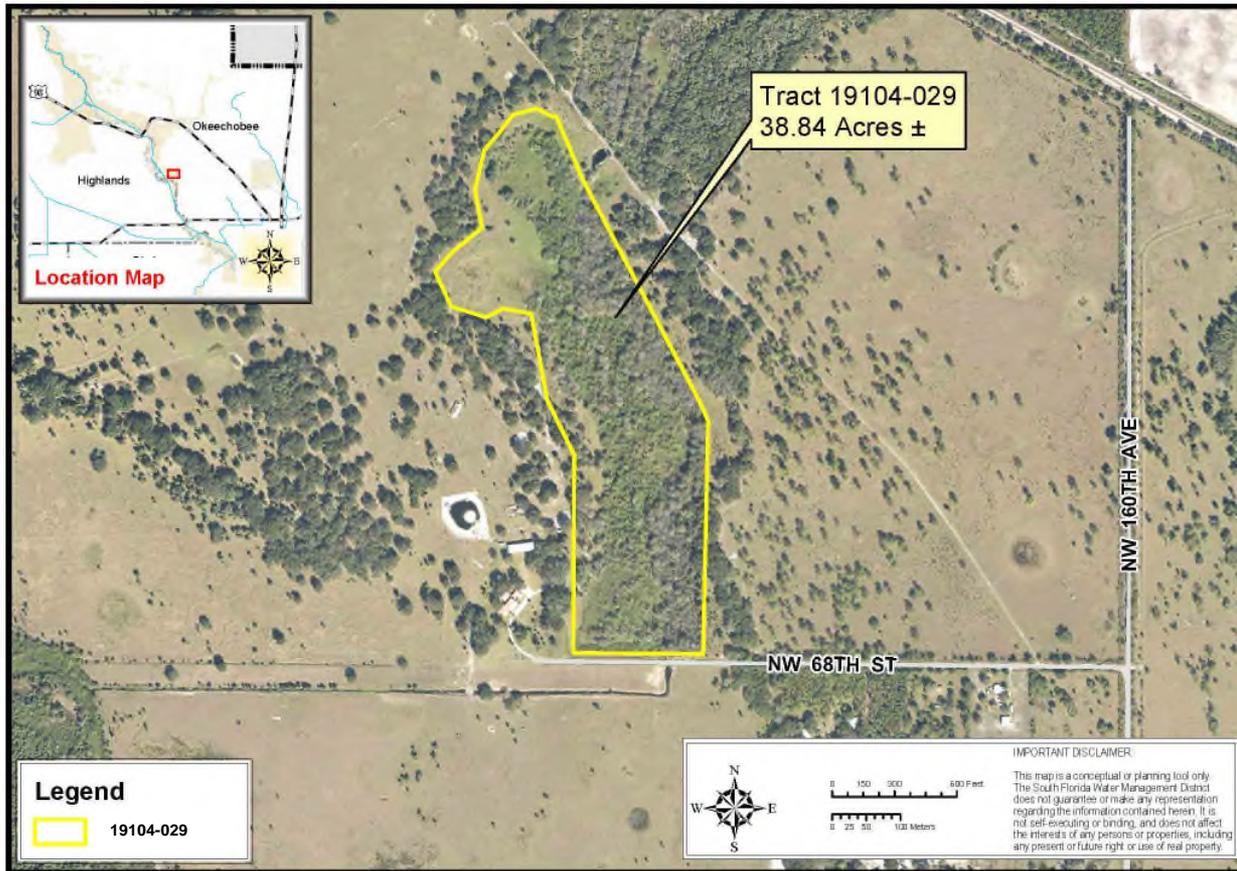
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- Exchange of underlying fee interest in 25.84 acres of District wetlands
- District will receive a conservation and flowage easement over that property and over the adjacent 13.0 acres owned by Old Kissimmee Land Co.

Proposed Exchange of Land Interests Okeechobee County

Exhibit "B"

Okeechobee County

(Yates Marsh)
Tract 19104-029

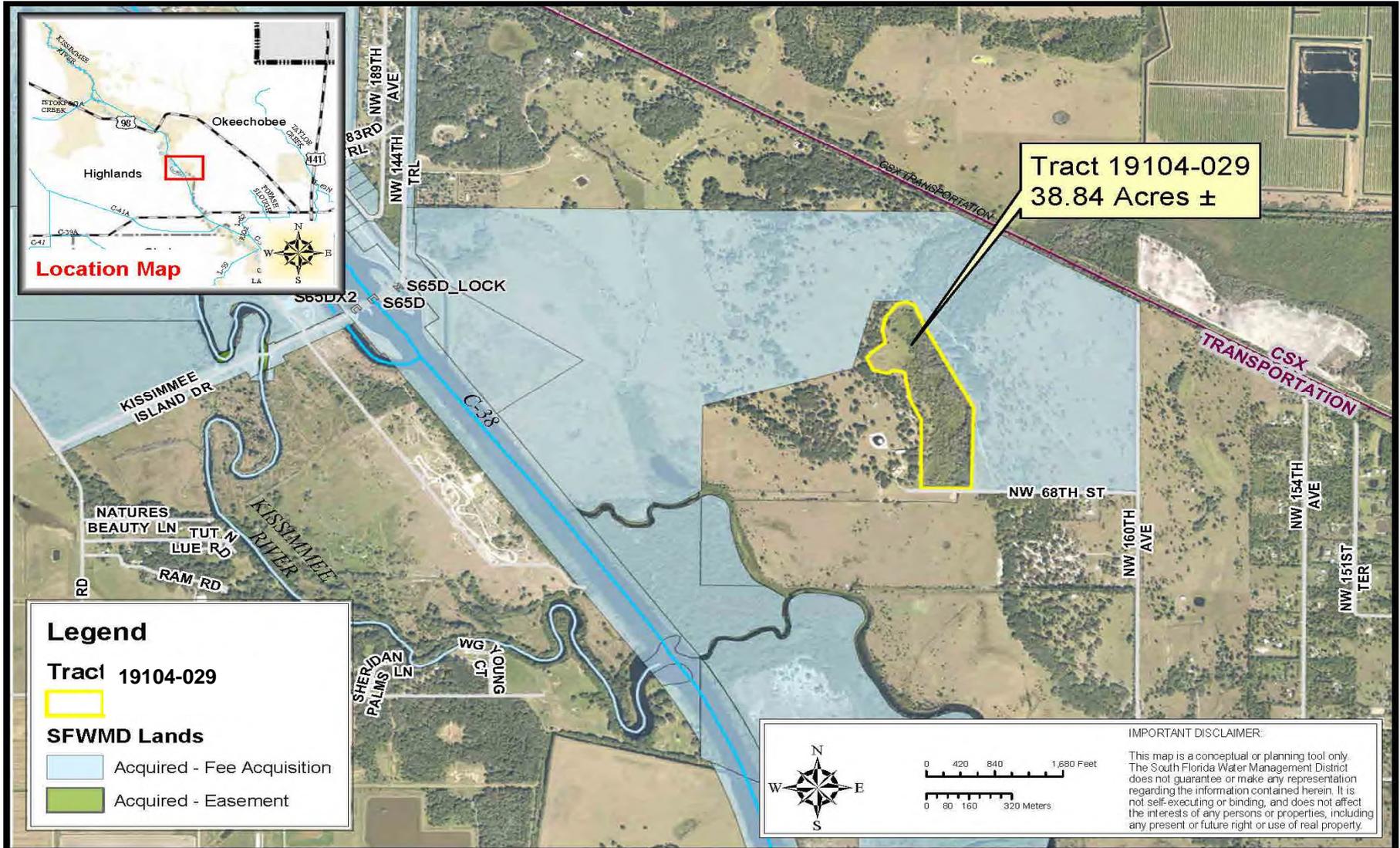
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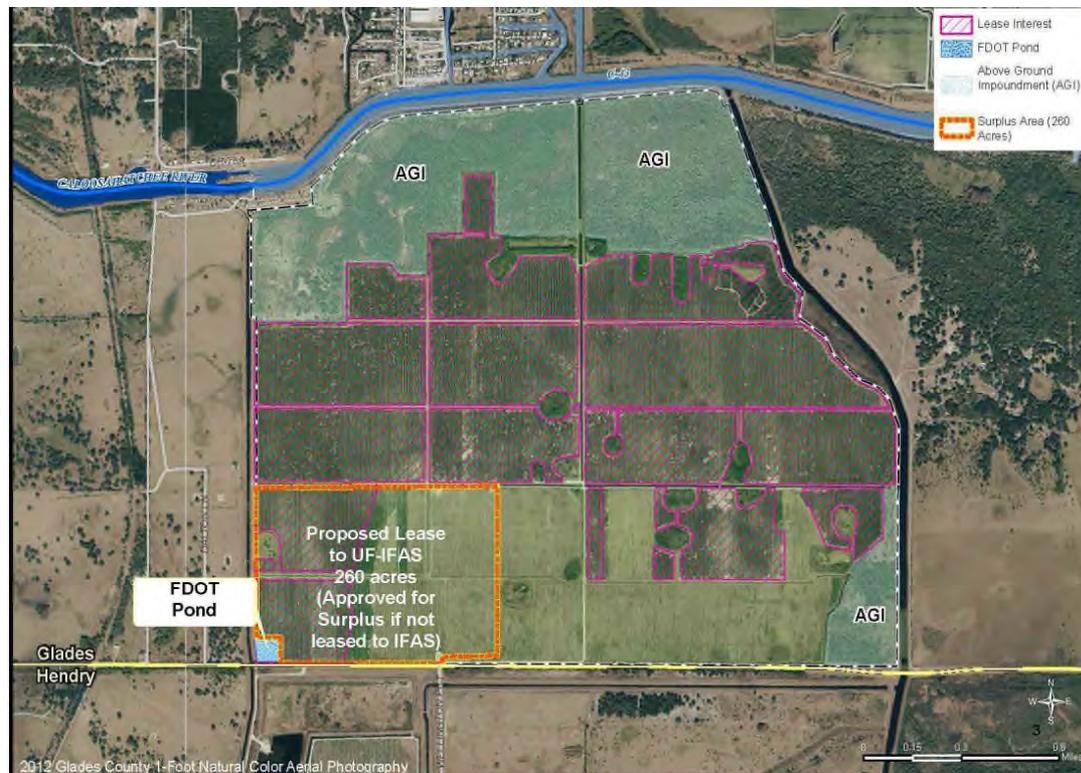
- Exchange of underlying fee interest in 25.84 acres of District wetlands
- District will receive a conservation and flowage easement over that property and over the adjacent 13.0 acres owned by Old Kissimmee Land Co.
- The easement will cover 38.84 acres of wetlands

Okeechobee County

(Yates Marsh)
Tract 19104-029



General / Other: BOMA - IFAS Agreement Status



- November Governing Board request for approval
- UF-IFAS has tentatively agreed to lease terms of proposed lease agreement
- 260 acres property in Glades County
- 20 year lease term
- Research on Water Quality with data to be shared with District
- Secondary research on citrus greening

Questions