



# Alachua County Land Conservation Program

Andi Christman, Program Manager

## Memorandum

**To:** Alachua County Board of County Commissioners

**From:** Andi Christman, Land Conservation Program Manager *AC*

**Date:** 6/25/2024

**Subject:** Notification of final land acquisition closing costs and associated costs:

- Mill Creek Project Area – Rembert CE property
- Watermelon Pond Project Area – Sheffield property
- Lochloosa Creek Flatwoods Project Area – Sherouse & Flowers property

On January 18, 2024, the Alachua County Forever program closed on the conservation easement purchase on 613.833 acres of the Rembert property in the Mill Creek ACF Project Area.

On February 2, 2024, the Alachua County Forever program closed on the purchase of 39.592 acres of the Sheffield property in the Watermelon Pond ACF Project Area.

On February 30, 2024, the Alachua County Forever program closed on the purchase of 148.94 acres of the Sherouse & Flowers property in the Lochloosa Creek Flatwoods ACF Project Area.

The Alachua County Board of County Commissioners Resolution 22-066 (as amended), Section 5.b (12) states: *BOCC Notification shall be made on the Commission Agenda to provide information of the final closing and associated costs.* Please note below, the detailed closing costs for these properties.

### **Mill Creek - Rembert (Conservation Easement Acquisition)**

Rembert Due Diligence Costs:

- Title Work (after \$200 title work reimbursement) - \$2,325.00
- 3 Appraisals - \$25,200.00
- Phase I Environmental Assessment - \$7,130.00
- Baseline Documentation Report - \$24,534.27
- Survey – \$115,720.00

Rembert Closing Costs:

- C.E. Purchase Price - \$3,278,482.05 (\$5,341.00 per acre for 613.833 acres, including option contract deposit)
- Closing Settlement Charges (after \$20,000 buffer reimbursement) - \$26,910.00

REMBERT C.E. TOTAL ALL COSTS - **\$3,480,301.32 (-\$1,000,000 Springs Protection Reimbursement Grant) = \$2,480,301.32**

**Watermelon Pond - Sheffield (Fee Simple Acquisition)**

Sheffield Due Diligence Costs:

- Title Work - \$700.00
- 2 Appraisals - \$7,995.00
- Phase I Environmental Assessment - \$4,059.00
- Survey - \$14,348.00

Sheffield Closing Costs:

- Land Purchase Price - \$316,736.00 (\$8,000 per acre for 39.592 acres, including option contract deposit)
- Closing Settlement Charges (after \$250 buffer reimbursement) - \$3,412.25

SHEFFIELD TOTAL ALL COSTS - **\$347,250.25**

**Lochloosa Creek Flatwoods – Sherouse & Flowers (Fee Simple Acquisition)**

Sherouse & Flowers Due Diligence Costs:

- Title Work - \$550.00
- 3 Appraisals - \$13,300.00
- Phase I Environmental Assessment - \$4,577.00
- Survey – \$33,648.00

Sherouse & Flowers Closing Costs:

- Land Purchase Price - \$408,779.25 (\$2,750 per acre for 148.647 acres, plus 0.293 acres of encroachment land, including option contract deposit)
- Closing Settlement Charges (after \$1,009.75 buffer reimbursement) - \$8,178.75

SHEROUSE & FLOWERS TOTAL ALL COSTS - **\$469,033.00**