

Santa Fe River – Block (Fee Simple) Financial Details:

The amount of the option payment is a non-refundable \$1,000.00. However, if the option is exercised, the \$1,000.00 will be applied to the final purchase price of the contract.

Total acquisition cost is \$1,876,575 for the land plus \$68,926 for due diligence and closing services. The basis for these estimates is detailed below.

In order to provide sufficient spending authority to cover an unanticipated change in acquisition costs, staff is requesting authorization to expend an amount equal to the estimated acquisition and due diligence costs, plus 10%.

Summary of Estimated Costs

- Purchase price: **\$1,876,575** (250.21 ac x \$7,500.00/ac)
- Phase I ESA: **\$5,000**
- Boundary Survey: **\$40,000**
- Boundary Posts & Signs: **\$1,000**
- Attorney's fees and closing costs: **\$22,926**
- 10% contingency on purchase price & due diligence: **\$194,550**
- TOTAL EXPENDITURE AUTHORITY REQUESTED: **\$2,140,051**

The attached Journal Entry requests **\$2,140,051**.

Once the Santa Fe River - Block property is acquired, the county will receive grant funding from the State of Florida Department of Environmental Protection. This is a \$1,668,917 reimbursement grant to cover a portion of expenses of the purchase of the property. The Santa Fe River - Block property was on Alachua County Forever's bargain share list, so the acquisition required a 50% funding partnership that this grant award will fulfill.

WSPP – Land Acquisition (Capital Expense)

Fund#: 140.41.4160.537.61.00 – 6194101 Santa Fe River – Block

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Fund #: 140.41.4160.537.31.00 6184160: WSPP - Gen. Op. & Due Diligence (Operating Expense)

Fund #: 140.41.4160.334.39.00 Revenue/Reimbursement Grant Award: \$1,668,917.00

Annual Tax & Assessment Revenue of the Parcel: \$1,737.54 (2023 total)

1. \$1,737.54 (01454-000-000) Block Family Partnership of Gainesville LTD.

There are no building structures included in this acquisition that would become a County asset.

Estimated Annual Alachua County Forever Management Costs: \$6,641

Estimated Alachua County Initial 10-year Improvements: \$44,438

(Exhibit 6 & 7)

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value	Purchase Price**
Santa Fe River - Block	250.21	6.13	\$298,534	\$1,876,575

*ACPA = Alachua County Property Appraiser

** Final purchase price will be based on acres as determined by the boundary survey

Acquisition Estimates

Table A. Pre-Contract / Pre-Acquisition Costs

Project	Appraisals (3)	Option Payment	Title Report	Sub-total
Santa Fe River - Block	\$4,800	\$1,000	\$200	\$15,600
				\$15,600

Table B. Post-Contract Costs (Due Diligence and Closing Services)

Project	Pre-Acquisition Costs (Sub-total)	Baseline Document (CE)	Boundary Survey	Environmental Audit	Closing Costs*	GRAND TOTAL
Santa Fe River - Block	\$15,600	\$0	\$40,000	\$5,000	\$22,926	\$83,526
						\$83,526

* Includes attorney's fees and title insurance

Management Estimates

Table C. Stewardship Costs

Project	Acres	Physical Improvements	Average Annual Recurring	Total Costs for the initial 10 Years
Santa Fe River - Block	250.21	\$44,438	\$6,641	\$110,848
				\$110,848

Management Cost Estimate

Santa Fe River - Block Family Partnership of Gainesville, LLC

250.21 ac.

Improvements (WSPP)

\$22,200 Trailhead
 \$540 Trail Construction
 \$578 Firebreak Construction
 \$21,120 Perimeter Fencing
Total \$44,438

Average Annual Mgmt. Costs (General Fund)

\$700 Exotic Plant Control
 \$1,595 Road/Trail/Firebreak Maintenance
 \$2,480 Prescribed Fire
 \$1,866 Monitoring
Total \$6,641

Trailhead

Entrance sign: \$2,700
 Interpretive Kiosk \$3,000
 Regulatory & Trail Signs \$300
 Parking Area \$10,000
 Wood Fence \$6,200 (\$10/linear foot x 620ft)
Total Trailhead Costs \$22,200 (WSPP)

Recreational Trail Construction:

1.0 mile (x 10 ft wide = approx. 1.2 ac x \$450/ ac) \$540 (WSPP)

Gates

Gates: 0 gates x \$150/gate: \$0 (WSPP) – Existing gates are sufficient

Site Perimeter Fencing:

1.00 miles (5,280 ft) x \$4/per linear ft = \$21,120 (WSPP)

Firebreak Construction

Firebreak construction: 2.75 miles X \$210/mile = \$577.50 (WSPP)

Road/ Trail/Fire Break Maintenance (estimates provided based on contractor prices)

Fire break Maintenance 2.75 miles at \$200/mile x 2 times/year = \$1,100/year
 Access Road Mowing: 1.5 miles X \$66/mile x 2 mows/year = \$99/year
 Trail Mowing = 1.0 mile trail x \$66/mile x 6 mows/year = \$396/year
 10 Year Total = \$15,950 or \$1,595/year (General Fund)

Exotic Plant Control

Year 1=\$1,500
 Year 2-3=\$1000
 Year 4-10=\$500
 10 Year Total &
 Average=\$7,000 or \$700 per year (General Fund)

Prescribed Fire

Burning 248 acres every 2.5 years: 99.2 acres per year x \$25/ac = \$2,480/year
 10 Year Burning Total = \$24,800 or \$2,480/year (General Fund)

Monitoring

40 hours of staff time plus supplies, project oversight, contractor oversight, photo-points, inspections, record keeping, etc.
 10 Year total: \$18,660 or \$1,866/year (General Fund)