

Fiscal:

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 \$359,550 for the conservation easement plus \$48,500 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: **\$359,550** (95.88-ac x \$3,750.00/ac)
- Phase I Environmental Site Assessment (ESA): **\$5,500**
- Baseline Documentation Report (BDR): **\$11,600**
- Boundary Survey: **\$20,000**
- Boundary Posts & Signs: **\$400**
- Attorney's fees and closing costs: **\$11,000**
- 10% contingency on purchase price & due diligence: **\$40,805**
- TOTAL EXPENDITURE AUTHORITY REQUESTED: **\$448,855.00**

The attached Journal Entry requests **\$448,855.00**. (Exhibit 7)

WSPP – Land Acquisition (Capital Expense)

Fund#: 140.41.4160.537.68.00 – 6194101 Watermelon Pond – CE-4 Conservation Easement - Biro

&

Gen. Op. & Due Diligence (Operating Expense)

Fund #: 140.41.4160.537.31.00 - 6184160

Annual Tax & Assessment Revenue of the Parcels: \$1,408.88 (2023 total)

1. \$1,296.08 (02714-000-000) John I. Biro
2. \$112.80 (02712-004-000) John I. Biro

There is one 3,356 square foot house on-site as well as a 4,069 square foot horse barn, but since this is conservation easement acquisition, the landowner will still live on-site, retain ownership of the property and residents and pay property taxes.

Estimated Annual Alachua County Forever Management Costs: \$550

Estimated Alachua County Initial 10-year Improvements: \$0

(Exhibit 8)

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value*	Purchase Price**
Watermelon Pond - Biro CE	95.88±	5.87	\$763,509	\$359,550

*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 (2)	Option Payment	Title Report	Sub-total
Watermelon Pond - Biro CE	\$5,000	\$1,000	\$500	\$11,500
				\$11,500

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
Watermelon Pond - Biro CE	\$11,500	\$11,600	\$20,400	\$5,500	\$11,000	\$60,000
						\$60,000

* 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
Watermelon Pond - Biro CE	95.88±	\$0	\$550	\$5,500
				\$5,500

Management Cost Estimates

Watermelon Pond – Biro CE

95.88 acres

The Biro property will be protected through a conservation easement. As such, the county management responsibilities will be limited to monitoring the conservation easement, unless a different arrangement is negotiated with the owners.

Monitoring = \$550.00 per year for site inspection and write-up.