

Fiscal Details: Lochloosa Connector – Les-Que Two Inc.

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 \$5,395,000 for the land plus \$98,114 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: **\$5,395,000**
- Phase I ESA: **\$3,500**
- Boundary Survey: **\$64,000**
- 2 Home Inspections: **\$1,200**
- Boundary Posts & Signs: **\$300**
- Attorney's fees and closing costs: **\$29,114**
- 10% contingency on purchase price & due diligence: **\$549,311**
- TOTAL EXPENDITURE AUTHORITY REQUESTED: **\$6,042,425**

Annual Tax & Assessment Revenue of the Parcel: \$3,808.06 (2024 total)

1. \$3,808.06 (18354-059-000) Les-Que Two Inc.

There are two small residential buildings currently on the property that contributed no value to the appraisal value of the 521.62-acres. If Alachua Conservation Trust (ACT) becomes an acquisition partner on this project, ACT will purchase the footprint that the homes are on, so the homes will not be part of the County's ownership. If ACT is not an acquisition partner on this project, these houses will become owned by the County.

Estimated Annual Alachua County Forever Management Costs: \$9,524

Estimated Alachua County Initial 10-year Improvements: \$284,350 (Exhibit 6)

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value	Purchase Price**
Lochloosa Forest Connector - Les-Que Two	521.62	6.53	\$720,872	\$5,395,000

*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
Lochloosa Forest Connector - Les-Que Two	\$8,700	\$1,000	\$500	\$18,900
				\$18,900

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

Project	Pre-Acquisition Costs (Sub-total)	Home Inspections	Boundary Survey	Environmental Audit	Closing Costs*	GRAND TOTAL
Lochloosa Forest Connector - Les-Que Two	\$18,900	\$1,200	\$64,300	\$3,500	\$29,114	\$117,014
						\$117,014

* 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
Lochloosa Forest Connector - Les-Que Two	521.62	\$284,350	\$9,524	\$379,590
				\$379,590

Management Cost Estimates (Fee Simple)

Lochloosa Forest Connector

Les-Que Two

521.62 acres

Initial Improvements (WSPP)

\$246,300 Public Infrastructure
\$7,500 Marsh Restoration
\$20,000 Debris Removal
\$9,750 Tree Planting
\$800 Gates

\$284,350 Total

Avg. Annual Mgmt. Costs (General Fund)

\$3,000 Road/Trail Maintenance
\$600 Invasive Plant Control
\$3,125 Prescribed Fire
\$2,799 Monitoring

\$9,524 Total

Trailhead/ Public Infrastructure

Entrance sign \$2,700
Interpretive Kiosk \$3,000
Regulatory & Trail Signs \$300
Parking Area \$17,500
Wood Fence \$2,800 (\$10/linear foot x 280 linear ft)
Paved driveway connection \$20,000
Observation Platform: \$200,000
Total Infrastructure Costs \$246,300 (WSPP)

Longleaf Pine/ Other Tree Planting

Seedlings \$6,250 (\$125/ac x 50 ac)
Planters \$3,500 (\$70/ac X 50 ac)
Total: \$9,750 (WSPP)

Restoration of Basin Marsh Upslope of Berm

Vegetation clearing and earthwork \$9,500
Permitting \$1,500
Total: \$7,500 (WSPP)

Gates:

Gates: \$800 (2 gates x \$400/gate) **(WSPP)**

Site Perimeter Fencing

Wire Fencing: \$0

Not an anticipated need initially. Should conditions arise in the future that make fencing more necessary, this may be reassessed.

Firebreak Construction

Anticipated trail and firebreak needs can be completed by ACF staff in-house

Road/Trail Maintenance (Mowing)

Year 2-10: \$3,000/year ($\$75/\text{mile} \times 2 \text{ miles} = \$150 \times 20 \text{ times/year}$) **(General Fund)**

Invasive Plant Control

Year 1: \$1,500

Year 2-10: \$500 each year

10 Year Total & Average: \$6,000 or \$600 per year **(General Fund)**

Prescribed Fire

Burning: \$3,125/year (an average of ~ 250 acres every other year \times \$25/ac)

10 Year Burning Total: \$31,250 **(General Fund)**

Monitoring/ Security

60 hours of staff time plus supplies, project oversight, contractor oversight, photo-points, inspections, record keeping, etc.

10 Year total: \$27,990 or \$2,799/year **(General Fund)**