

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Governing Board

FROM: Stephen Schroeder, Chief, Office of Administration

THRU: Steve Minnis, Deputy Executive Director, Business and Community Services

DATE: October 2, 2020

RE: Florida Power and Light North Florida Resiliency Corridor Counteroffer

RECOMMENDATION

Approve the counteroffer in the amount of \$165,590.00 to Florida Power and Light for the acquisition of permanent utility and access easements and temporary access/construction easements over portions of property owned by the District in Suwannee, Jefferson, and Madison counties and authorize the Executive Director to execute a contract for sale of easement.

BACKGROUND

After receipt and analysis of appraisals, a review appraisal, and a response to the findings of the review appraisals, staff began developing a counteroffer to present to Florida Power and Light (FPL). During that time FPL sent the District a Statutory Notice of Taking letter wherein a statutory offer of \$153,000.00 was submitted to the District. The statutory offer, after deducting the value of the timber equates to \$3,200.96 per acre, which is an increase from the original \$2,500.00 per acre in the previous offers.

It is staff opinion that based on the type, location, and current utilization of the parcels involved in the acquisition, this is a reasonable and fair value for the real property. Staff also analyzed the appraised timber values and based on the amount, types of timber involved, and other factors determined that the values offered are also fair and reasonable.

The easements being acquired include permanent utility easements and temporary and permanent access easements. Total acreage being taken for the easements, by county, are as follows: Suwannee County 6.96+/-; Madison County 22.18+/-; and Jefferson County 12.54+/- . Total timber value included in the offer is \$19,656.00.

Also, staff added costs incurred by the District including staff time of \$1,765.00, legal fees of \$5,000.00, and the cost of the review appraisal of \$5,825.00 to the statutory offer and proposed a tentative counteroffer, contingent on approval by the Governing Board, in the amount of \$165,590.00. FPL has indicated it will accept the counteroffer if approved by the Governing Board.

Additionally, legal counsel has prepared a contract for sale of easement for purposes of memorializing the agreement and facilitating the delivery of payment and the execution of the easement documents.

SCS/tm
Attachment
File # 19-007