



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, MOBILE DISTRICT
P.O. BOX 2288
MOBILE, AL 36628-0001

29 January 2020

Real Estate Division
Technical Services Branch

Mr. Sean McLendon
Strategic Initiatives Manager
Alachua County, FL
12 SE 1st St.
Gainesville, FL 32601
Office: 352-548-3675
smeclendon@alachuacounty.us

Dear Mr. McLendon,

In response to our request on 3 January 2020 for Alachua County to provide this office with a letter of intent to donate subject lands to the United States of America, it is our understanding that in order for Alachua County to do so, our office would need to, in turn, first provide the County with a letter reciting certain application language, in accordance with **Florida Statute 125.38**, to the County Attorney and subsequently the County Board of Commissioners.

Your office has provided **Florida Statute 125.38. Sale of County Property to the United States, or State**, which states, in part, *"If the United States, or any department or agency thereof, the state or any political subdivision or agency thereof, or any municipality of this state, or corporation or other organization not for profit which may be organized for the purposes of promoting community interest and welfare, should desire any real or personal property that may be owned by: an county of this state or by its board of county commissioners, for public or community interest and welfare, then the United States, or any department or agency thereof, state or such political subdivision, agency, municipality, corporation or organization may apply to the board of county commissioners for a conveyance or lease of such property."*

In response to said statute, we respectfully request that the Board of Commissioners set out in a resolution duly adopting and approving this application for the conveyance of subject lands and thereby consequently issuing a letter of intent as originally requested by this office in order to allow the U.S Army Reserve to remain in compliance with **AR1-100 and AR140-483**. The facts, purpose, and price of this proposal, as required by the aforementioned FL Statute, are again laid out herein for ease of reference.

The proposed project would allow for conveyance of fee title, at no cost, to the US Army Reserves for the proposed construction of an Army Reserve Equipment Concentration Site. The subject property consists of two assessed parcels containing a total of 103.47± acres, including 74.48± acres of usable/upland area and 28.99± acres zoned for conservation, a portion of which are considered wetlands. Based on our recent tract appraisal, the subject land is valued at \$1,640,000.00. While Alachua County has rights to receive fair market value for the property, it is our understanding that the County is willing to offer this real property, or a portion thereof, to the Army at no cost with certain conditions.

We request your offer letter to contain enough details to demonstrate present intent, authority to donate, and ability to convey subject lands to the United States. Please provide any specific conditions, such as, a reversionary clause that can be added as a provision to the conveyance document confirming that if the Army fails to use subject lands as initially intended and agreed, then fee title can revert back to the County. Other supporting documentation can be submitted, as needed, to clarify donor intent and Army responsibilities concerning the conveyance of the proffered gift.

Further, it is understood that the County will receive no special privileges, concessions, or considerations from the Army upon acceptance of subject lands. If the terms under this offer are ultimately acceptable by both parties, upon closing and in accordance with

Additional information can be provided upon request by contacting the undersigned at (251) 694-3675 or russell.w.blountiii@usace.army.mil.

Respectfully,

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Russell W. Blount III
Chief, Technical Services Branch
Real Estate Division
USACE, Mobile District

CF:

CELRL-PM-AR (JacksonSuggs)
CELRL-RE (Schmitt)