



Reviving

THE *river* OF *grass*

River of Grass Acquisition

South Florida Ecosystem Restoration Task Force
June 24, 2009

Everglades Land Acquisition Background



- **June 2008:** Governor announces historic transaction to acquire 180,000 acres of land from U.S. Sugar Corporation for Everglades restoration
- **December 2008:** After extensive due diligence, Governing Board approves \$1.34B purchase contract and lease agreement
- **April 2009:** Governor announces proposal to revise framework for acquiring land; Governing Board directs staff to negotiate amendments to existing purchase & sale contract and lease agreement
- **May 2009:** Governing Board approves revised agreement

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

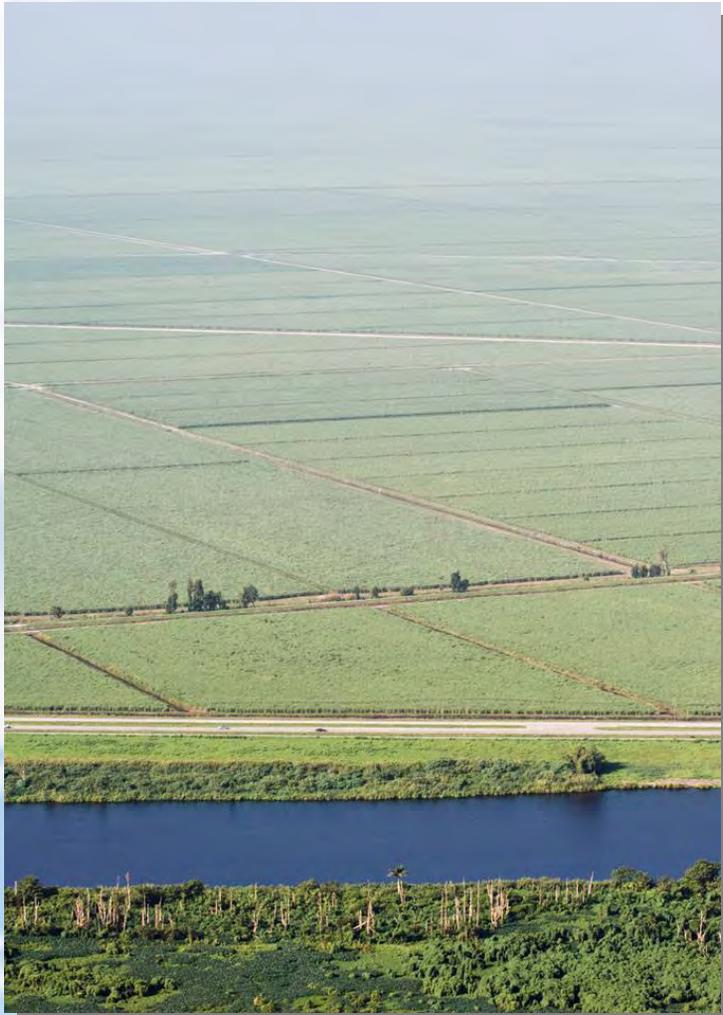


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Purchase & Sale Agreement

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Everglades Land Acquisition Goals of Revised Agreement



- Preserve intent of original acquisition
- Affordable
- No new taxes
- Sustain agriculture
- Minimize impact to local communities

Purchase Contract and Lease Agreement Overview



- Initial purchase of ~73,000 acres
- \$536 million purchase price
- Options to acquire remaining 107,000 acres during first ten years
 - 3 year exclusive option
 - Consecutive 7 year non-exclusive option

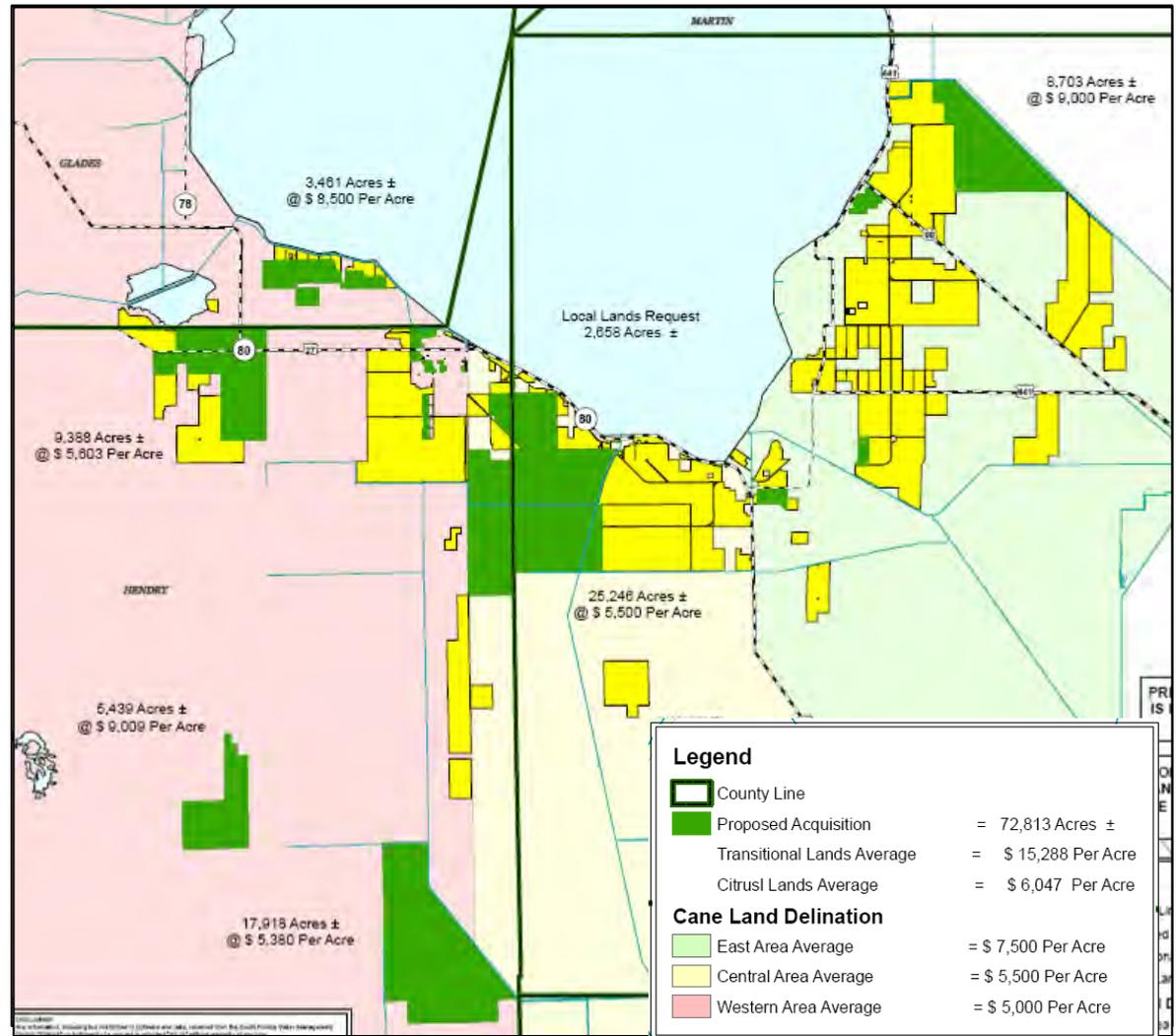
Purchase Contract and Lease Agreement Overview, Cont.



- Closing to occur 90 days after bond validation, with an outside deadline for bond validation of March 31, 2010
- Closing subject to affordability, bond validation and financing

Everglades Land Acquisition Acquisition Lands

- **73,000 acres for initial acquisition**
 - 33,000 acres of citrus
 - 40,000 acres of sugarcane
- **107,000 acres of option lands**



Amended Lease Agreement Overview

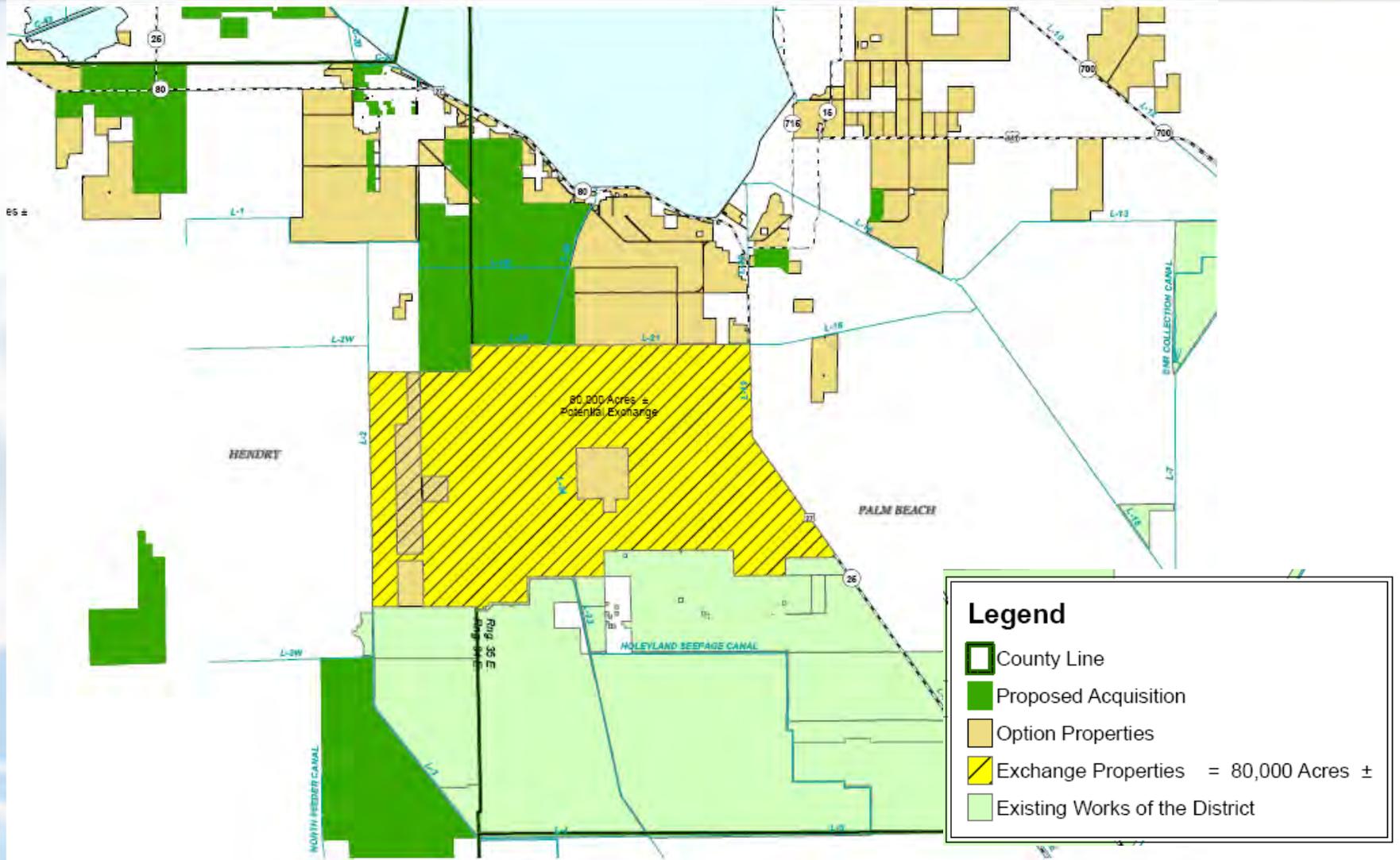


- Lease conditions apply to 73,000 acres
- 7-year lease with provisions to extend up to 20 years
- U.S. Sugar required to:
 - Pay all property taxes and assessments
 - Control the land for exotic and invasive plants
 - Implement enhanced Best Management Practices
- Lease payment in all years on gross sugar cane acreage

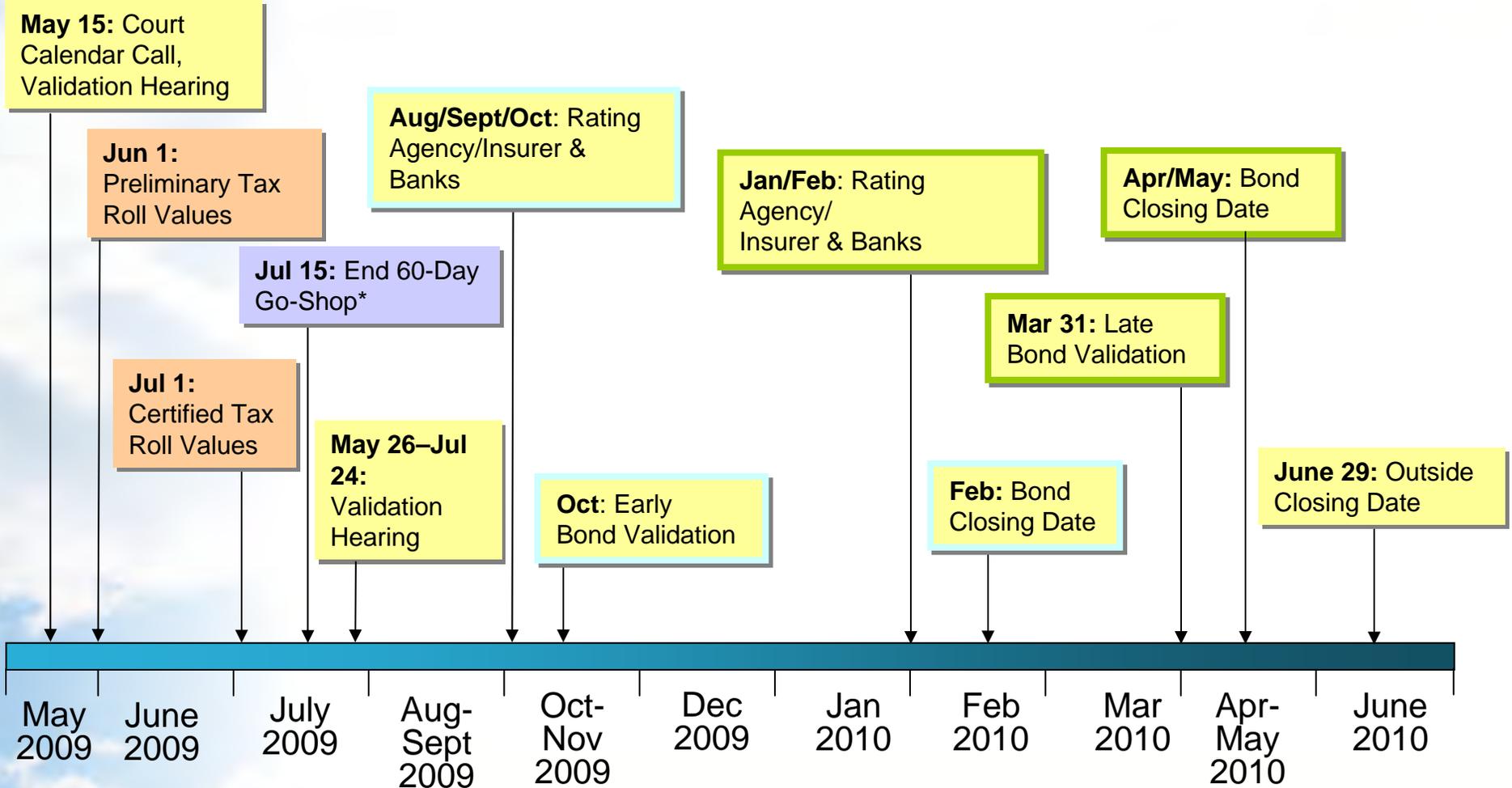
Everglades Land Acquisition “Take Down” Schedule

Option Exercised	Option Not Exercised
All Citrus (33,000 acres)	Same
10,000 Cane Acreage (First 10 years)	Same
10,000 Cane Acreage (Second 10 years)	Same
~3,000 Cane Acreage (First 7 years)	Same
All construction lands available	During 20 year lease, 77% of lands available for construction – 17,000 acres remain under lease

Everglades Land Acquisition Potential Exchanges



Everglades Land Acquisition Contract, Budget & Financing Timeline



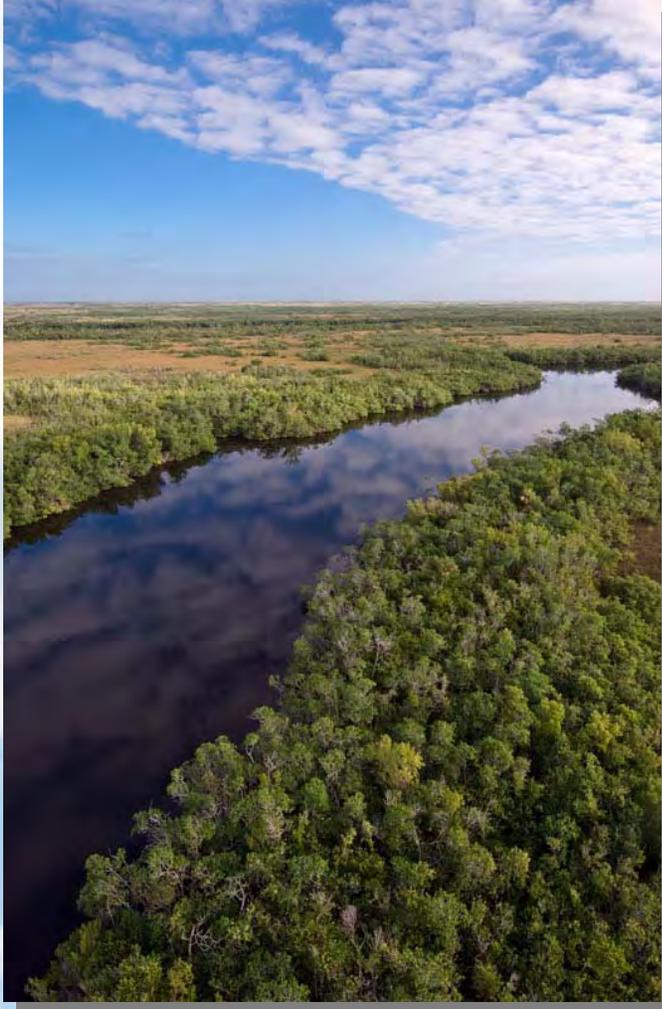
*U.S. Sugar may accept a superior proposal up until validation occurs.



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Environmental Goals

Everglades Land Acquisition Environmental Goals



- Increases the availability of water storage to reduce harmful freshwater discharges from Lake Okeechobee
- Increases the availability of storage and treatment to enhance the delivery of cleaner water to the Everglades
- Prevents harmful phosphorus flows from entering Lake Okeechobee and the Everglades
- Eliminates the need for "back-pumping" water into Lake Okeechobee

Everglades Land Acquisition Environmental Goals



- Improves the U.S. Army Corps of Engineers' options for managing Lake Okeechobee within a more desirable ecological range
- Provides additional water storage alternatives to relieve some pressures on the Herbert Hoover Dike while continuing to pursue timely rehabilitation
- Supports continued regional agriculture, as well as economic diversification, where viable

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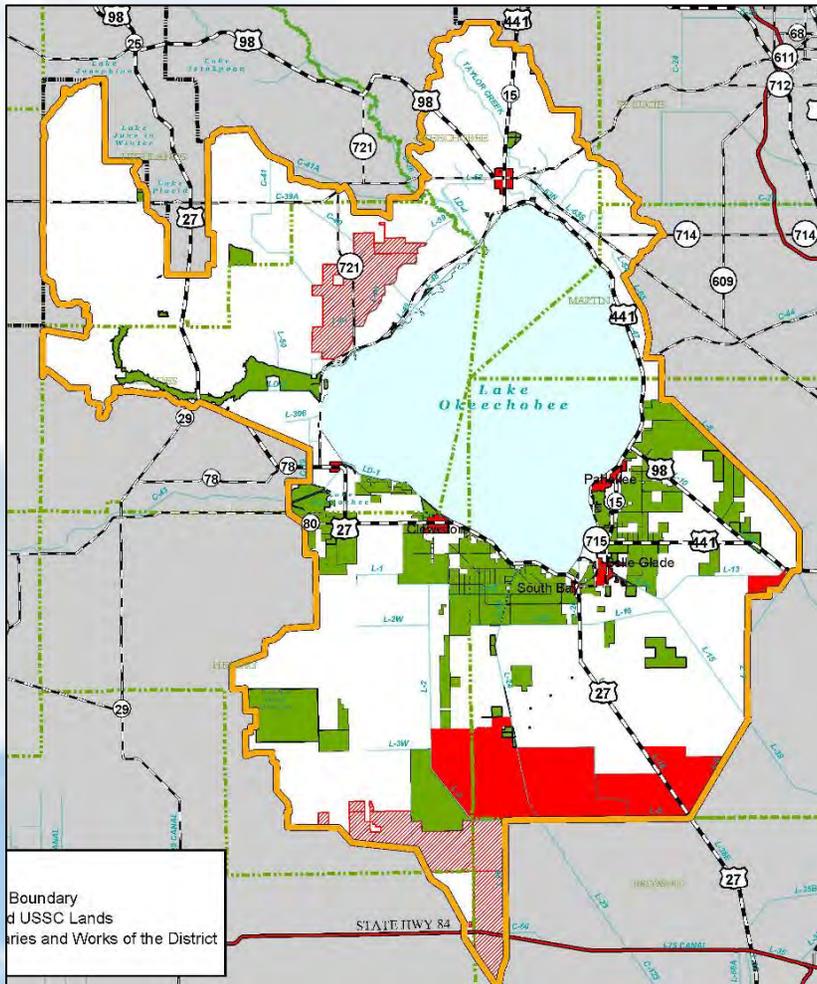


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Restoration Planning

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Everglades Land Acquisition Restoration Planning



- Phase I project planning underway
- Project planning will determine viable configurations for constructing a managed system of water storage and treatment to support ecosystem restoration efforts
- Information will support Governing Board decision making and provide basis for more detailed future planning phases

Everglades Land Acquisition Restoration Planning Process



- ✓ Development of Vision and Goal Statements
- ✓ Development of Problems, Objectives, and Constraints
- ✓ Development of Tools (including modeling and maps)
- ✓ Development of Stakeholder Team Configurations
 - ✓ Resulted in nine (9) team configurations
- **Evaluation of Stakeholder Team Configurations**
- Evaluation of Relationships, Tradeoffs, Other Considerations
- Discuss Viable Concepts/Features and Common Elements
- Discuss Concepts for more Detailed Analysis
- Utilize Analysis to Support Decision Making for Concepts in Phase II Planning

SOUTH FLORIDA WATER MANAGEMENT DISTRICT



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Public Involvement & Economic Transition

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Everglades Land Acquisition Community Requests



Economic Transition Plan

- Land
- Infrastructure
 - Roads
 - Water/Wastewater
- Economic development resources/incentives
- Transition commitments
 - District facilities in Glades
 - Local contractor preference
 - Expedite existing projects

Everglades Land Acquisition District Activities



■ Land

- Acreage available for potential surplus and conveyance to government entities

■ Infrastructure

- \$2 million in FY09 budget for Hendry, Glades & Tri-Cities
- Stormwater, drainage, water quality improvement projects
- Scheduled for completion by December 2009

Everglades Land Acquisition District Activities



■ Economic Development Resources

- 150K for Hendry County economic development program
- Includes hiring of economic development director
- Regional coordination

■ Transition Commitments

- Priority construction projects in Glades
- Local vendor preference
- Dedicate procurement staff

Everglades Land Acquisition Economic Transition: Next Steps



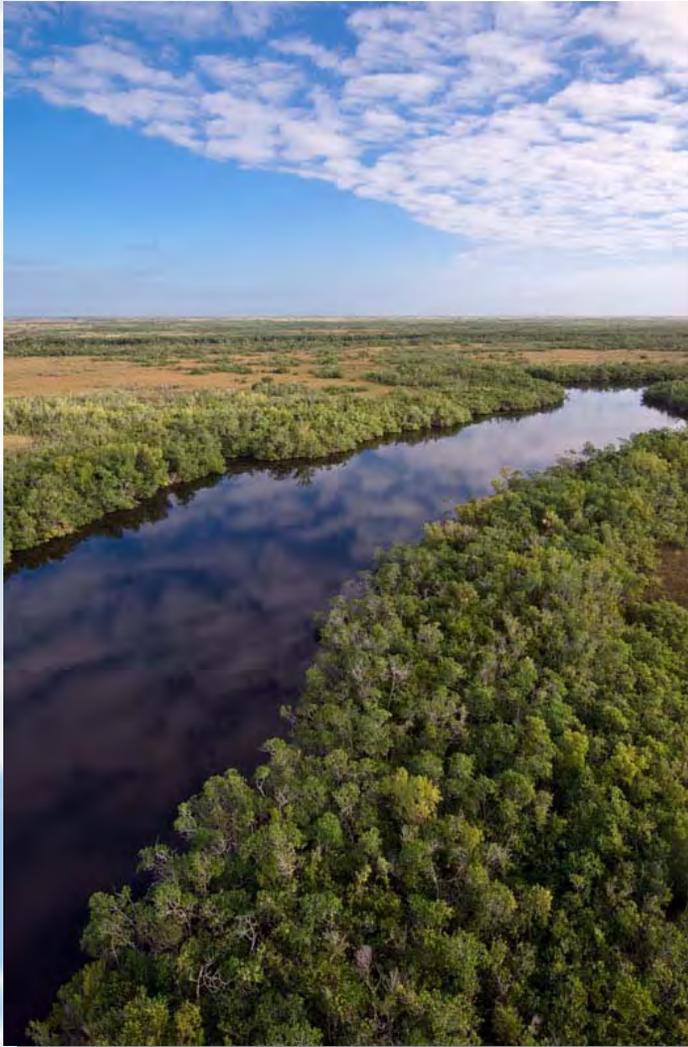
- State agency coordination
 - Fast-track permitting for improved infrastructure
 - Water/Wastewater grants (\$6 million through State Revolving Fund)
 - Quick Action Closing Fund
- Collins Center
 - Results-oriented, experienced and independent entity to facilitate development and implementation of economic diversification plan



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Next Steps

Everglades Land Acquisition Next Steps



- **July 1 - Water Resources Advisory Commission (WRAC) Issues Workshop**
 - Continued restoration project planning

Everglades Land Acquisition

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- About SFWMD
- Governing Board
- Regional Service Centers
- News, Events & Meetings
- What We Do
- Water Conservation
- Water Restrictions
- Procurement & Contracts
- Career Opportunities
- Recreation
- Education & Publications
- Technical Data & Docs
- Emergency Management
- Weather
- Water Conditions
- FAQs
- Contact Us
- Site Info
- Northern Everglades
- Kissimmee
- Lake Okeechobee
- Everglades
 - Reviving the River of Grass
 - Everglades Forever
 - After Hurricane Wilma
- Coastal Areas

GOVERNOR CRIST UNVEILS HISTORIC PLAN TO REVIVE THE RIVER OF GRASS

South Florida Water Management District to negotiate acquisition of agricultural land to reestablish an historic connection between Lake Okeechobee and the Everglades

On June 24, 2008, Governor Charlie Crist announced that the South Florida Water Management District will begin negotiating an agreement to acquire as much as 187,000 acres of agricultural land owned by the United States Sugar Corporation. The vast tracts of land in the Everglades Agricultural Area would then be used to reestablish a part of the historic connection between Lake Okeechobee and America's Everglades through a managed system of storage and treatment and, at the same time, safeguard the State's water resources.

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