



Budget, Finance, and Facilities Committee Meeting

PRESENTED BY

Attorney David Self

January 24, 2019

Florida Agricultural and Mechanical University



Information Item

PREFACE

Dr. Larry Robinson, President of Florida A&M University, appointed a representative committee of staff, faculty, students and stakeholders with the task of determining if the Brooksville Agricultural and Environmental Research Station would be a suitable site for the location of a solar farm. The Committee organized itself and discussed at length the task before it; and how should it proceed toward the ultimate goal of making a value added and well researched list of recommendations that would be acceptable to President Robinson and the University's Board of Trustees. The Committee demonstrated remarkable brilliance and focus as it processed the potential benefits that would accrue from a solar farm on behalf of students, faculty and the University.

After much discussion with possible vendors and product users, the Committee has come to make the best value added recommendation to President Robinson and the Board of Trustees. We, the Committee, wish to express our thanks and appreciation to President Robinson for his absolute support in making this a red letter day for Florida A&M University.





Information Item

USDA APPROVAL

Attached are copies of e-mails between Dr. Robert Taylor and the United States Department of Agriculture regarding the use of land at the Brooksville Agricultural and Environmental Research Station for a solar farm. As the response indicates, the answer is yes. Solar farming is indeed classified as agricultural. In November 2018, the Branch Chief for Real Property Management, Dr. Linda Wurzberger, Agriculture Research Service (ARS) was presented the same question. The Branch Chief confirmed the answer previously given to Dr. Robert Taylor, Dean of the College of Agriculture and Food Science.





Information Item

SOLAR FARM COMMITTEE MEMBERS

Name	Current Employment	Area of Expertise
Dr. Robert Taylor	Dean CAFS	Soil Chemistry
Dr. Stephen Leong	Associate Dean CAFS	Agricultural Economics
Dr. Aavudai Swamy	Assistant Professor	Civil Engineering
Dr. Pedro Moss	Assistant Professor FAMU-FSU College of Engineering	Electrical Engineering
Mr. Jeffrey Rogers	Deputy County Administrator (Hernando County)	Civil Engineering P.E.
Mr. Davis G. Moyer	Ph.D. Student	Electrical Engineering
Mr. Ruben Nelson	Ph.D. Student	Electrical Engineering
Mr. Tolulope Fasakin	Masters Degree Student	Electrical Engineering
Dr. Fred Gainous	Executive Director (BAERS)	Agriculture Education/ Curriculum and Instruction

The above are members of the Florida A&M University Solar Farm Committee as appointed by President Larry Robinson. The Committee was tasked to ultimately make a recommendation(s) to President Larry Robinson as to if a solar farm would accrue benefits to Florida A&M University, its students and faculty all while providing resources necessary to operate the 3800-acre research station in Brooksville, Florida. Committee members consisted of three graduate level engineering students (one MS and two Ph.D. students), one faculty person from the College of Engineering, two civil engineers, one soil chemist, one agricultural economist and one agricultural educator. Although not an appointed member of the Solar Farm Committee, Attorney David Self attended committee meetings providing legal advice throughout the process. He also reviewed all documents and negotiated the final draft of the ground lease contract.

Committee members participated throughout the process and were involved in every aspect of the decision making process.





Information Item

RESPONSES AT A GLANCE

Provider	Land Requirement Acres	Due Diligence Time Frame	Construction Time Frame	Initial Lease Length	Lease Option	Lease Rate Per Acre In Dollars	Lease Rate Annual Increase	Mega Wattage Produced
Gil Berry and Associates	150-500 acres	5 - - -	2 years	30-40 years	Two 5-year Options	500.00	1.5 percent	25
RAI Energy International	450 acres	60 days				850.00		74.5
Origis Energy	350-400 acres			25 years				75
ESA Renewables	653.4 acres	2-3 years		35 years	One 5-year Option	25,000.00 (1) 800.00 (1)	1.0 percent	
Duke Energy	800 acres	2 years	2 years	25 years	Two 5-year Options	40.00 (1) 400.00 (2) 850.00 (3)	2.5 percent	74.9
Team of Sustainability, LLC			1136 days 3.11 years	25 years		20,000.00 85,000.00	2.0 percent	25
Oscar Fields*								
* Never Submitted a Proposal or Interview Schedule								
		(1) Due Diligence Period						
		(2) Construction						
		(3) Operational						





Information Item

ABSTRACT OF PROPOSED GROUND LEASE

FLORIDA A&M UNIVERSITY

as Landlord

DUKE ENERGY

as Tenant

1. Effective Date:	
2. Tenant/Provider:	Duke Energy
3. Property:	800 acres of the 2,100 acre tract in Brooksville (Bankhead Jones Donation 2)
4. Due Diligence Period:	Not to exceed 24 months (Expires February 28 2021)
5. Due Diligence Period Rent:	\$40.00 per acre (\$32,000.00) per year
6. Construction Period:	Not to exceed 24 months after the Due Diligence Period (Deadline would be February 28, 2023)
7. Construction Period Rent:	\$400.00 per usable acre (est \$240,000.00 -- \$320,000.00) per year
8. Operational Period:	25 years (Expires February 28, 2048)
9. Operational Period Rent:	\$850.00 per usable acre (est \$510,000.00 -- \$680,000.00) per year
10. Annual Rent Escalation	2.5%
11. Renewal Options:	Two options to renew – each for a 5-year period (Expiration: February 28, 2058)

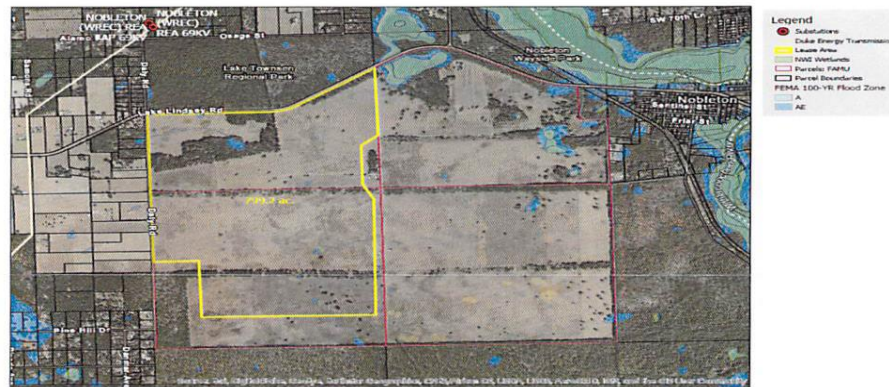




Information Item

EXHIBIT A

EXHIBIT A





“At FAMU, Great Things Are Happening Every Day.”

established 1887

