

From: [Biehl, Tabitha](#)
To: [Leidinger, Jennifer](#)
Subject: FW: Raley Grove MOA
Date: Thursday, November 21, 2024 4:10:32 PM

Please use this email as Legal approval to move into Legistar.

Thank you,
Tabitha

From: Bryan, Heather <heatherbryan@polk-county.net>
Sent: Thursday, November 21, 2024 4:09 PM
To: Biehl, Tabitha <TabithaBiehl@polk-county.net>; Howard, Sandra <SandraHoward@polk-county.net>
Subject: Re: Raley Grove MOA

Yes.

From: Biehl, Tabitha <TabithaBiehl@polk-county.net>
Sent: Thursday, November 21, 2024 3:53 PM
To: Howard, Sandra <SandraHoward@polk-county.net>; Bryan, Heather <heatherbryan@polk-county.net>
Subject: RE: Raley Grove MOA

Sandi/Heather,

Can I please use this email as confirmation that you reviewed this item to load into Legistar?

Thank you!!
Tabitha

From: Howard, Sandra <SandraHoward@polk-county.net>
Sent: Thursday, November 21, 2024 12:15 PM
To: Biehl, Tabitha <TabithaBiehl@polk-county.net>; Bryan, Heather <heatherbryan@polk-county.net>
Subject: Re: Raley Grove MOA

Totally get it - just want to make sure nothing comes back to bite us. Please see the attached redline. I didn't change anything substantively, but just tried to clarify each party's role and obligations.

Thanks,
Sandi

From: Biehl, Tabitha <TabithaBiehl@polk-county.net>
Sent: Thursday, November 21, 2024 11:51 AM
To: Howard, Sandra <SandraHoward@polk-county.net>; Bryan, Heather <heatherbryan@polk-county.net>
Subject: RE: Raley Grove MOA

Ok – just trying to help and I appreciate you VERY VERY much.

From: Howard, Sandra <SandraHoward@polk-county.net>
Sent: Thursday, November 21, 2024 11:51 AM
To: Biehl, Tabitha <TabithaBiehl@polk-county.net>; Bryan, Heather <heatherbryan@polk-county.net>
Subject: Re: Raley Grove MOA

No, we can agree to facilitate the acquisition, but we need to specify how the property is being acquired. We don't want to be on the hook for paying funds under this MOA if a purchase agreement doesn't come to fruition. I think we can write it in a way that doesn't cause heartburn - will send shortly.

From: Biehl, Tabitha <TabithaBiehl@polk-county.net>
Sent: Thursday, November 21, 2024 11:47 AM
To: Howard, Sandra <SandraHoward@polk-county.net>; Bryan, Heather <heatherbryan@polk-county.net>
Subject: RE: Raley Grove MOA

Does this statement provide that

- A. The RFLPP and the County, in recognition of their mutual conservation efforts and responsibilities to the public, desire to enter into this Agreement to facilitate the acquisition of certain rights over the Property, as described in Exhibit A and over the parcels listed in Exhibit B.

Thank you!!
Tabitha

From: Howard, Sandra <SandraHoward@polk-county.net>
Sent: Thursday, November 21, 2024 11:45 AM
To: Biehl, Tabitha <TabithaBiehl@polk-county.net>; Bryan, Heather <heatherbryan@polk-county.net>
Subject: Re: Raley Grove MOA

Hi Tabitha,

While we can agree to remove specific reference and incorporation of the Option Agreement, we need something in this MOA that explains the State will be purchasing the Property, and that's what the County's \$1.5MM investment is going to. Heather and I will revise this draft accordingly and send it back to you today for the State's review.

Thanks,
Sandi

From: Biehl, Tabitha <TabithaBiehl@polk-county.net>
Sent: Thursday, November 21, 2024 10:44 AM
To: Bryan, Heather <heatherbryan@polk-county.net>
Cc: Howard, Sandra <SandraHoward@polk-county.net>
Subject: FW: Raley Grove MOA

Good Morning,

I just received email from the State they have approved the MOA as attached and are ready to sign. Please let me know if you are ok with the attached MOA.

Thank you!
Tabitha

From: Biehl, Tabitha
Sent: Wednesday, November 20, 2024 5:14 PM
To: Bryan, Heather <heatherbryan@polk-county.net>
Cc: Howard, Sandra <SandraHoward@polk-county.net>
Subject: FW: Raley Grove MOA

Heather,

Per the feedback from the state they have removed the references to the Option Agreement, typically this MOA would be signed way before an option agreement was even drafted. Please see the latest corrected version for review. The State will sign the agreement first and then we will have a signed version to take to our Board on 12/3.

Thank you very much for your assistance on this agreement!!!

Tabitha

From: Phillips, Amy <Amy.Phillips@fdacs.gov>
Sent: Wednesday, November 20, 2024 4:44 PM
To: Biehl, Tabitha <TabithaBiehl@polk-county.net>; Mullins, Sue <Sue.Mullins@fdacs.gov>; Hader,

Bret <Bret.Hader@fdacs.gov>

Cc: Coulter, Brooke <BrookeCoulter@polk-county.net>

Subject: [EXTERNAL]: RE: Raley Grove MOA

Tabitha:

We have evaluated the property. We are using your appraisals. Sue will get with you tomorrow. The option is confidential until the BOT approves it so we need to take the Option out of the MOA. You have a copy of it, we just can't have it in the public record like a board meeting.

Thanks. Amy

From: Biehl, Tabitha <TabithaBiehl@polk-county.net>

Sent: Wednesday, November 20, 2024 4:08 PM

To: Phillips, Amy <Amy.Phillips@fdacs.gov>; Mullins, Sue <Sue.Mullins@fdacs.gov>; Hader, Bret <Bret.Hader@fdacs.gov>

Cc: Coulter, Brooke <BrookeCoulter@polk-county.net>

Subject: RE: Raley Grove MOA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see updates and proposed edits from our legal for MOA.

I was not sure how to answer the inquiry regarding whether RFLPP has already evaluated the Property.

I unfortunately needs this back by tomorrow to get it through our Agenda Review process for the Board to approve on December 3rd.

Thank you!!

Tabitha

From: Biehl, Tabitha

Sent: Wednesday, November 20, 2024 2:03 PM

To: Phillips, Amy <Amy.Phillips@fdacs.gov>; Mullins, Sue <Sue.Mullins@fdacs.gov>; Hader, Bret <Bret.Hader@fdacs.gov>

Cc: Coulter, Brooke <BrookeCoulter@polk-county.net>

Subject: RE: Raley Grove MOA

Hi team!!

Please see attached current proposed edits to the MOA. This simplifies the MOA to just cover the Raley Acquisition, my legal felt more comfortable with this, but I also just got a new legal counsel this week to review. I am fast tracking through our process as quickly as possible, but the earliest I can get it signed is our next Board meeting on December 3rd.

If you see anything that is not acceptable, please let me know.

Thank you!

Tabitha

863-899-8157

From: Phillips, Amy <Amy.Phillips@fdacs.gov>

Sent: Tuesday, November 19, 2024 6:21 AM

To: Biehl, Tabitha <TabithaBiehl@polk-county.net>; Mullins, Sue <Sue.Mullins@fdacs.gov>; Hader, Bret <Bret.Hader@fdacs.gov>

Subject: [EXTERNAL]: RE: Raley Grove MOA

Tabitha:

The exhibit A are the properties covered under the agreement. Simple like project name and owner name.

Amy

From: Biehl, Tabitha <TabithaBiehl@polk-county.net>

Sent: Friday, November 15, 2024 3:32 PM

To: Phillips, Amy <Amy.Phillips@fdacs.gov>; Mullins, Sue <Sue.Mullins@fdacs.gov>; Hader, Bret <Bret.Hader@fdacs.gov>

Subject: Raley Grove MOA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Amy and team,

Got your message: please use

Gaye Sharpe

Director Parks & Natural Resources Division

4177 Ben Durrance Road

Bartow, FL 33830

Also our legal is reviewing the MOA and struggling with the intent. I believe the intent is to have

this one MOA and we amend the MOA when we identify a new property and the County and State's agreement on how to fund that acquisition. Our legal is leaning towards we should just have one MOA per project. They are also asking for the Exhibit A. Which I believe would be the CE language? Can you please send me the latest version of the CE and whatever else is typically a part of Exhibit A?

Thank you,

Tabitha
863-899-8157

Please see email from County Attorney Office:

Sorry, Tabitha - does Recital C make sense to you based on what we've discussed? I'm trying to revise it with the understanding that this MOA only covers the Raley property, but maybe it should just be stricken altogether, since it really makes it seem like this MOA is intended to cover all future projects going forward. For reference, I've copied it below:

C. The RFLPP and the County, in recognition of their mutual conservation efforts and responsibilities to the public, desire to enter into this Agreement to facilitate the acquisition of certain rights over such Properties, as those opportunities present themselves.

Rather than us revising the entire agreement, it may be worth confirming with the State their intention and if we're in agreement, asking them to revise so the MOA only addresses the Raley property. Does that work?