



**Florida Board of Governors Meeting  
Brooksville Solar Farm Initiative  
March 27, 2019**

PRESENTED BY

**Dr. Fred Gainous/Attorney David Self**

Florida Agricultural and Mechanical University



# Brooksville Agricultural and Environmental Research Station (BAERS)

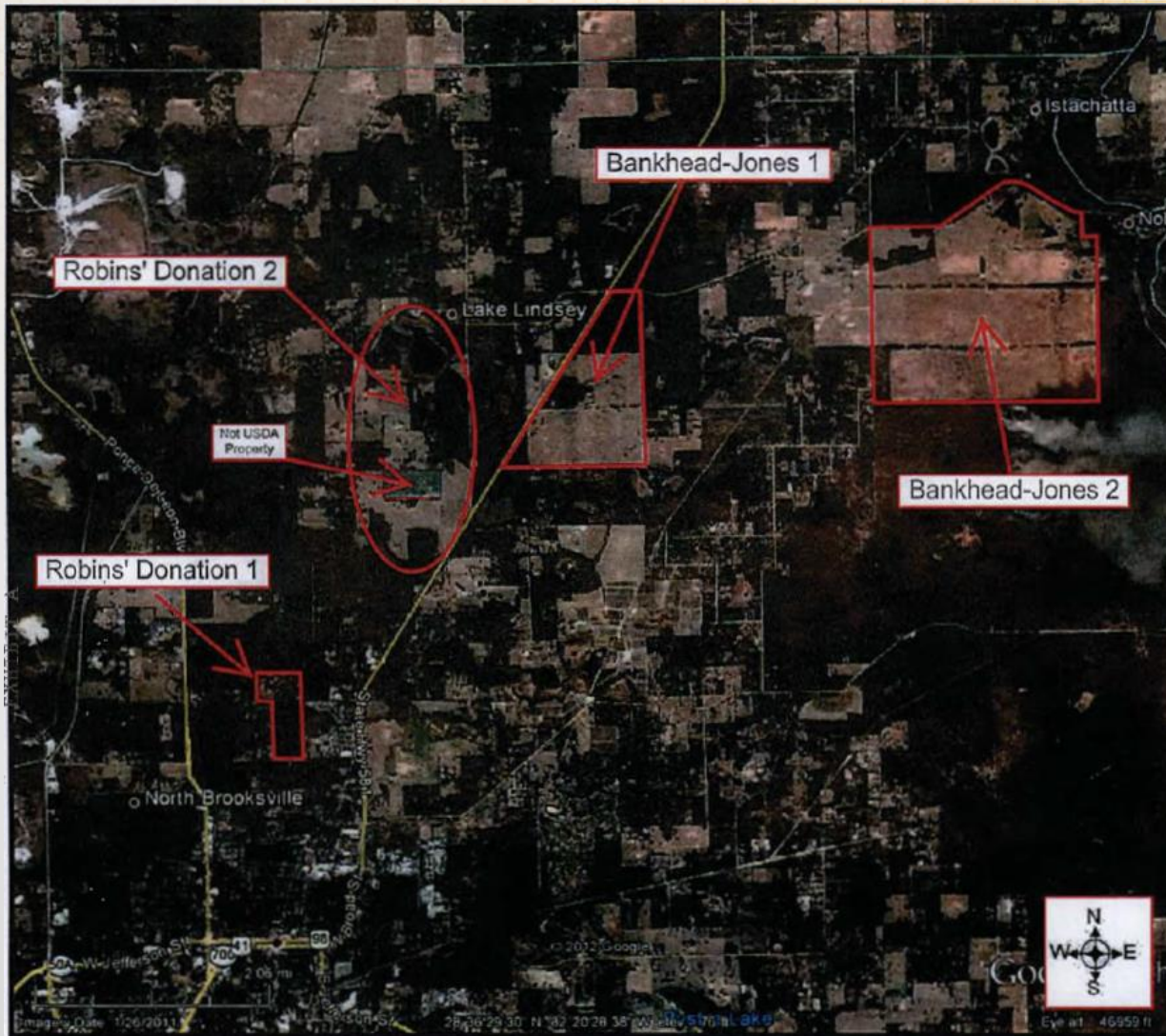
## Preface

- At its March 7, 2019 meeting the Florida A&M University Board of Trustees authorized President Larry Robinson to enter into a ground lease with Duke energy for the construction and the operation of a solar farm on the Bankhead Jones 2 parcel of the Brooksville Agricultural and Environmental Research Station (BAERS).
- The Bankhead Jones parcel is made up of 2,100 acres. The proposed ground lease involves an area not to exceed 800 acres.



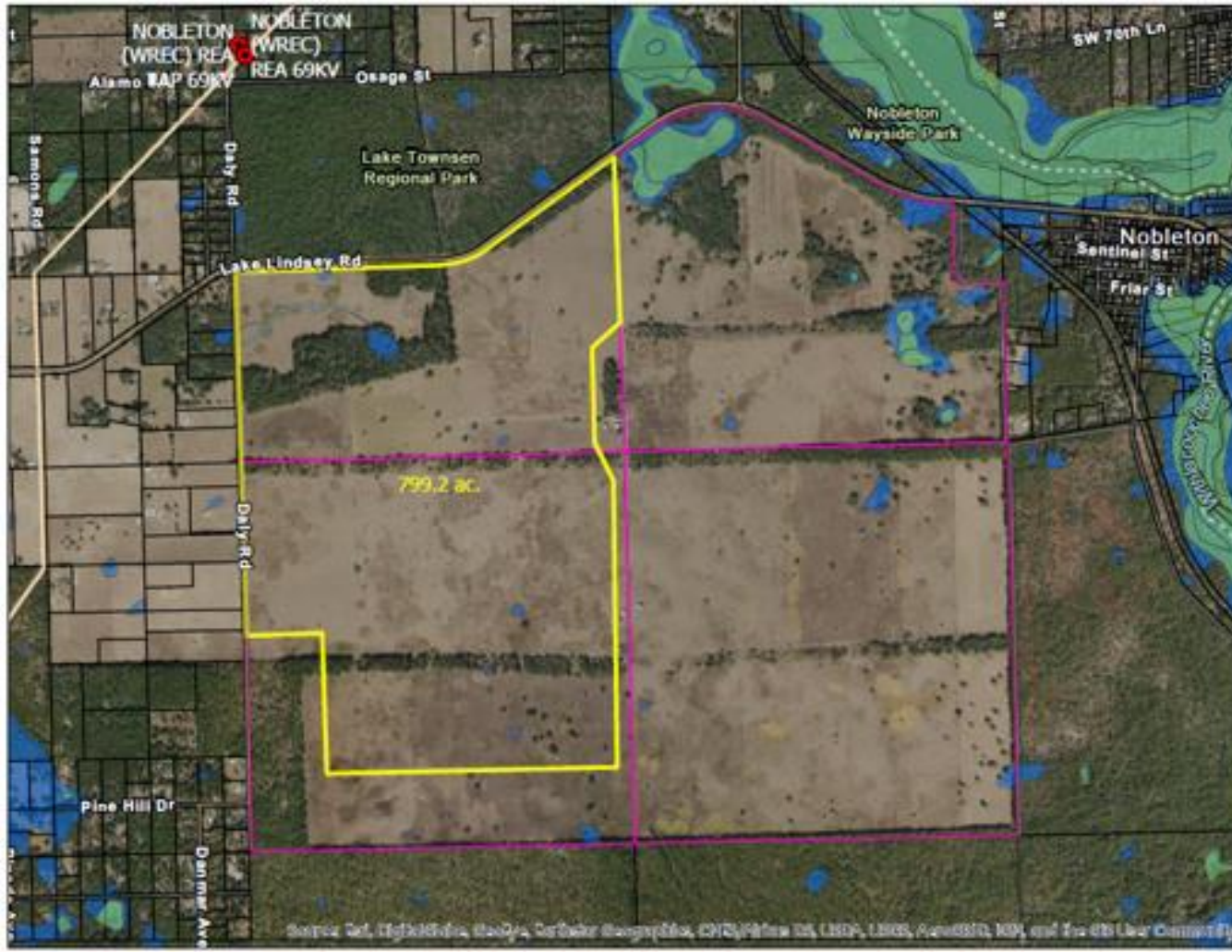


# Brooksville Parcels





# Bankhead Jones 2



**Legend**

- Substations
- Duke Energy Transmission
- ▭ Lease Area
- NWC Wetlands
- ▭ Parcels: FAMU
- ▭ Parcel Boundaries
- ▭ FEMA 100-YR Flood Zone
  - A
  - AE





# Abstract of Proposed Ground Lease

**FLORIDA A&M UNIVERSITY**

as Landlord

**DUKE ENERGY**

as Tenant

1. Effective Date:	March ,2019
2. Tenant/Provider:	Duke Energy
3. Property:	Not to exceed 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)





# Alignment of BAERS with FAMU's Strategic Plan

## **FAMU Rising: 2017-2022 Strategic Priorities**

1. Exceptional Student Experience
2. Excellent and Renowned Faculty
3. High-Impact Research, Commercialization, Outreach, and Extension Services
4. Transformative Alumni, Community, and Business Engagement
5. First-Class Business Infrastructure
6. Outstanding Customer Experiences





# Select Facts\* re: BAERS

- The University acquired this property in 2015 by virtue of a grant from the United States Department of Agriculture. A condition of that grant is for the property to be used for agricultural and natural resources research. The USDA is satisfied that the solar research initiatives by Duke Energy and Florida A&M University meets the natural resources provisions of its deed restriction.
- Part of the due diligence efforts involve an environmental impact study. Any issues discovered through the environmental study will be addressed appropriately.
- The proposed solar farm would generate approximately 75 megawatts of electricity.
- The going rate for solar farm leases is \$600 to \$1,200 per acre per year.





# Select Facts\* re: BAERS continued

- The investment by Duke Energy is approximately \$113,000,000. The Florida Public Service Commission requires power suppliers to recover their investment over a 25 to 30 year period to keep utility rates as low as possible for the rate payers. A shorter term lease would require higher utility rates for the lease term. The PSC will not approve a short term lease.
- Any buffer zone requirements will be set forth in the Hernando County building and zoning codes and will be met by Duke Energy. Duke and the University will also conduct community meetings to hear any concerns from neighboring property owners and address those concerns if at all possible.







**Thank you**

**Questions?**





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

established 1887

