

M E M O R A N D U M

TO: Governing Board Members

FROM: Ray Palmer, Real Estate

DATE: May 14, 2026

SUBJECT: Surplus and Sale to Thalle Construction Co. Inc., Central Everglades Planning Project, Everglades Agricultural Area A-2 Reservoir Component, Palm Beach County

Agenda Item Background:

The District acquired lands in connection with the Central Everglades Planning Project, Everglades Agricultural Area A-2 Reservoir Component in Palm Beach County. The construction of the A-2 Reservoir is well underway, with the U. S. Army Corps of Engineers (USACE) serving as the lead agency for the design and construction. This announcement included the formal signing of a Memorandum of Agreement between the State of Florida and Department of the Army which is implemented through a Memorandum of Understanding between the USACE, the Florida Department of Environmental Protection, and the South Florida Water Management District. These agreements reflect a shared commitment between Florida and the U.S. Army to get the job done and done right. Recently, the USACE announced that all federally funded contracts for the Everglades Agricultural Area (EAA) Reservoir have been fully executed, which means that all federally managed contracts necessary to meet the accelerated 2029 completion target are now in place, ensuring that funding and resources will remain secured through project completion.

The USACE, the South Florida Water Management District, and the USACE's contractor for the construction of the A-2 Reservoir, Thalle Construction Co. Inc., support having a temporary job site housing area owned and operated by Thalle, to increase productivity and allow around-the-clock site operations. The District owns approximately 155.45 acres of land in connection with the A-2 Reservoir project, and this land is outside of the design and construction footprint of the A-2 Reservoir.

The District and Thalle will enter into an agreement for the sale and purchase of the 155.45 acres. The District will convey the land to Thalle and Thalle will pay \$1,870,000 to the District. This sale is also subject to other terms and conditions, including but not limited to the District's right and option to repurchase the lands for \$2,133,438.09 on or before December 31, 2029 and a restrictive covenant that the lands will only be used, operated, and occupied as temporary job site housing, with associated accessory buildings and improvements, in furtherance of the A-2 Reservoir construction project.

Additional Item Background:

Core Mission and Strategic Priorities:

Providing land to allow its use for temporary job site housing expedites the construction of the A-2 Reservoir, an essential part and central element of Everglades restoration and furthers the District's core mission to restore South Florida's water resources and ecosystems.

Funding Source:

There is no purchase price to fund. There will be the payment to the District of the \$1,870,000 amount, which equals the appraised value.

Staff Contact and/or Presenter:

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ATTACHMENTS:

[Resolution 2026-0502](#)

[Exhibit A Map](#)

[Exhibit B Map](#)