



## OFFICE MEMORANDUM

**Date:** 9/4/2014

### COORDINATION — ROUTING

Div.	Name	Initial	Date
Purchasing	Connie Singleton	cc	
PARKS			
Return To:			

**To:** Ms. Kerstin Hancock, Purchasing Agent

**From:** Randy Bell, Parks Director *Randy Bell*

**Subject:** Lease 227 acres agricultural land located east of Jonah, TX  
Blackland Heritage County Park

**Re:** Request for Proposal  
Number: 14RFP00220

On August 5, 2014 at 3:30 PM, Purchasing Department staff opened three (3) proposals that were submitted in response to the Request for Proposal to lease acreage for Agricultural Crop production on approximately 227 acres of Blackland Heritage County Park located off of State Highway 29, near Jonah, Texas.

Respondents were asked to submit a monetary rental amount per acre. Additionally, as a part of the proposal process, respondents were given the opportunity to submit proposals reflecting a crop share and a share of any other governmental subsidies (in addition to a monetary rental amount per acre.)

The following individuals submitted bids for the first initial term of lease:

1. James Martinka \$75.10 per acre (\$17,047.70 annually); no crop share,
2. R. Emory Stromberg \$85.00 per acre (\$19,295.00 annually); no crop share,
3. Clifton Kotrla \$60.00 per acre (\$13,620 annually); plus crop share option.

The Parks Department staff evaluated all responses according to the stated selection criteria.

I recommend contract award to Mr. Clifton Kotrla. While all proposers meet proposal requirements, the Evaluation Criteria ranking and proposed lease price per acre (plus a crop share and a share of any other governmental subsidies in addition to a monetary rental amount\*) make this recommendation the best value for Williamson County. The Evaluation Matrix accompanies this memo.

\*Past five (5) year history of lease payments on same 227 acres with annual lease payment equivalent to \$60 per acre; plus 1/3 of all government subsidies received in relation to the Premises for each Lease period; plus 1/4 of all income generated from Lessee's cotton crops farming operations on the Premises less expenses; and plus 1/3 of all income generated from Lessee's all other crops farming operations on the Premises less expenses. Trends indicate the potential gains associated with lease option approach outweigh the risks again reflecting potentially the best value for Williamson County.

Lowest Annual Payment average per acre during past 5 years = \$68.81;  
Past 5 Year Average Annual Payment per acre = \$111.61;  
Highest Annual Payment average per acre during past 5 years = \$175.90.

Thank you for your assistance with this process.

Williamson County Parks &  
Recreation Department  
219 Perry Mayfield  
Leander, Texas 78641  
512-943-1920  
<http://parks.wilco.org/>

**Wilco Parks Mission:** Our mission is to manage and operate a system of parks that will add quality to life, build community pride and spirit, promote physical fitness and self improvement, evoke an emotional and intellectual response to connections with nature, consider long term open space needs, preserve endangered species, and improve air quality.