

Larry Jones

From: WAGNER, GLENN GS-12 USAF AFMC 96 CEG/CEIAP <glenn.wagner@us.af.mil>
Sent: Thursday, May 03, 2018 8:22 AM
To: Larry Jones
Subject: RE: Site D-1 - Walton County
Attachments: land swap request checklist.pdf

Larry,
Attached is the checklist I would use to staff the package to Dep Asst Sec of AF for approval of the land swap. Most of it is fairly easy but lengthy process with different committees and environmental work. You are right about value, there would be appraisals on each property and they would have to be essentially equal.
Thanks,
Glenn

-----Original Message-----

From: Larry Jones [mailto:JonLarry@co.walton.fl.us]
Sent: Wednesday, May 2, 2018 2:12 PM
To: WAGNER, GLENN GS-12 USAF AFMC 96 CEG/CEIAP <glenn.wagner@us.af.mil>
Subject: [Non-DoD Source] RE: Site D-1 - Walton County

Glenn, two more quick questions. When you say "the swap would be value for value" is it fair to assume that would mean appraised value? And is there a place I can find or can you provide me with that process you mention that must be followed to make such a request. Again, thanks so much for your assistance.

Larry

-----Original Message-----

From: WAGNER, GLENN GS-12 USAF AFMC 96 CEG/CEIAP
[mailto:glenn.wagner@us.af.mil]
Sent: Wednesday, May 02, 2018 8:45 AM
To: Larry Jones <JonLarry@co.walton.fl.us>
Subject: RE: Site D-1 - Walton County

Larry,
It's not something that we do often, actually I haven't worked one in the 10 years I've been here. However, there is a process to follow and I would imagine in looking at it, it would take at least 1 year with all the approvals and legal review required. Approval on Eglin would take 3-6 months and then it would be forwarded to the AF Civil Engineer Center for execution by the Asst Sec of the AF. It has been done in the past though and is certainly possible if you have the time and patience to work through it.
Glenn

-----Original Message-----

From: Larry Jones [mailto:JonLarry@co.walton.fl.us]
Sent: Wednesday, May 2, 2018 8:19 AM
To: WAGNER, GLENN GS-12 USAF AFMC 96 CEG/CEIAP <glenn.wagner@us.af.mil>
Subject: [Non-DoD Source] RE: Site D-1 - Walton County

Thanks Glenn. Might you be able to tell me, historically, how long this process would/could take, once the county identified a parcel for your consideration?

Thanks,

Larry

-----Original Message-----

From: WAGNER, GLENN GS-12 USAF AFMC 96 CEG/CEIAP
[mailto:glenn.wagner@us.af.mil]
Sent: Wednesday, May 02, 2018 8:14 AM
To: Larry Jones <JonLarry@co.walton.fl.us>; HAZZARD, MELINDA A NH-03 USAF AFMC 96 CEG/CEIAP <melinda.hazzard@us.af.mil>
Subject: RE: Site D-1 - Walton County

Larry,

I've gotten some input from our Range division and this is the current position on the land off of 331.

Eglin has no plans to sell the parcel on Hwy 331 but would evaluate any land swap proposed by the County. The swap would be value for value so wouldn't have to be same size or for same function as the 331 site. The decision would be evaluated by our Encroachment Management Committee and while I can't make suggestions on possible swap parcels, I can tell you that Eglin is always interested in buffering against encroachment to protect mission activity on the range. Walton County is welcome to send me their proposed land swap for evaluation by Eglin.

Hope this helps and please let me know if you have follow-on questions.

Thanks,

Glenn

-----Original Message-----

From: Larry Jones [mailto:JonLarry@co.walton.fl.us]
Sent: Wednesday, May 2, 2018 7:38 AM
To: HAZZARD, MELINDA A NH-03 USAF AFMC 96 CEG/CEIAP
<melinda.hazzard@us.af.mil>; WAGNER, GLENN GS-12 USAF AFMC 96 CEG/CEIAP
<glenn.wagner@us.af.mil>
Subject: [Non-DoD Source] RE: Site D-1 - Walton County

Good Morning. Following up to see if there may be any update regarding tower site D-1.

Thank you,

Larry Jones
County Administrator
Walton County Board of County Commissioners P.O. Box 1355 DeFuniak Springs,
FL 32435
(850)892-8155 Office
(850) 333-2965 Cell

"Good...is the enemy of Great"

Under Florida law, Florida Statute 119.011, chapter 2006-32, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing

-----Original Message-----

From: HAZZARD, MELINDA A NH-03 USAF AFMC 96 CEG/CEIAP
[mailto:melinda.hazzard@us.af.mil]
Sent: Wednesday, April 25, 2018 8:49 AM
To: WAGNER, GLENN GS-12 USAF AFMC 96 CEG/CEIAP <glenn.wagner@us.af.mil>
Cc: Larry Jones <JonLarry@co.walton.fl.us>; HAZZARD, MELINDA A NH-03 USAF AFMC 96 CEG/CEIAP <melinda.hazzard@us.af.mil>
Subject: Site D-1 - Walton County

Glenn,

Please contact Mr. Jones to discuss the Tower at site D-1 (Bowman's Bayou) after you complete your research on Eglin's mission needs for the site.

Thank you,

Melinda Hazzard
96 CEG/CEIAP
Real Property Officer
501 Deleon St, Suite 100
Eglin AFB, FL 32542
(850) 882-8766



Appendix 7 Land Exchange Checklist

A request memorandum, incorporating certain checklist items, must accompany each transaction. Items marked N/A must be explained.

1. If acquisition exceeds either 1000 acres or estimated purchase price exceeds \$1 million, submit package for waiver of DOD moratorium on property acquisition. See SECDEF memo, <i>Land Acquisition and Leasing of Office Space</i> . See Moratorium Waiver Checklist at Appendix ____	
2. Justification for the request and mission impact if property is not acquired.	<input type="checkbox"/>
3. Offer to exchange.	<input type="checkbox"/>
4. Facilities Board approval, JA review, and MAJCOM endorsement.	<input type="checkbox"/>
5. Effect of severance (for example, the impact on the remaining parcel if the proposed acquisition involves only part of a property).	<input type="checkbox"/>
6. Short- and long-term effect on the local economy.	<input type="checkbox"/>
7. Mineral, water, air space, other interests and encumbrances.	<input type="checkbox"/>
8. Additional real estate requirements and the estimated cost, if the proposed acquisition represents only part of total program needs.	<input type="checkbox"/>
9. Whether facilities on the property to be acquired satisfy AT standards of Unified Facilities Criteria (UFC) 4-010-01, <i>DOD Minimum Antiterrorism Standards for Buildings</i> .	<input type="checkbox"/>
10. AF Form 813, <i>Request for Environmental Impact Analysis</i> , and any associated environmental impact analysis documents.	<input type="checkbox"/>
11. EBS prepared IAW AFI 32-7066, <i>Environmental Baseline Surveys in Real Estate Transactions</i> . An EBS older than 6 months requires a visual site inspection (VSI). An EBS older than 1 year will need a supplemental EBS.	<input type="checkbox"/>
12. Description of the properties to be exchanged (legal survey).	<input type="checkbox"/>
13. Current appraisals. "Current" means within one year prior to agreement execution.	<input type="checkbox"/>
14. A Real Estate Planning Report (REPR) on all fee acquisitions that provide engineering and cost data (with location maps and any other clarifying and supporting information).	<input type="checkbox"/>
15. Statement that Congressional notification has been fulfilled if prepared separately.	<input type="checkbox"/>
16. Title sufficiency determined IAW DOJ Title Standards.	<input type="checkbox"/>
17. Quitclaim Deeds.	<input type="checkbox"/>

Reference AFI 32-9001

DISCLAIMER: This basic list of supporting documentation is provided as a quick reference only. It is not meant to be comprehensive for all projects, and additional information may be required. It is also not meant to replace the guidance found in the AFIs, which will always take precedence over this list.