

Mobile County Special Purpose Property Lease Advertisement

The Mobile County Commission owns a special purpose property that includes areas that serve as a wetland and stream mitigation sites for all county construction projects as well as ecosystem restoration buffers for the same. These areas within the property are protected by restrictive covenants that require ongoing maintenance and management and are subject to monitoring by federal and state agencies. The property, known as the Laurendine Tract, is 1786+/- acres located near the Belle Fontaine area in Mobile County. The Laurendine Tract is currently also subject to a multi-purpose lease that allows the lessee to use portions of the property for agricultural and other purposes. The current lease will expire in May 2026.

This legal ad is to solicit proposals for a 5-year lease of the Laurendine Tract to begin in June of 2026, although the County will retain the right to terminate the lease at any time upon 60 days' notice. The successful proposer must agree to maintaining the property to Mobile County specifications as it pertains to both the lessees and the County's interests along with general management and maintenance. Maintenance shall include remediation of illegal dumping, perimeter posting, routine maintenance and daily security of all access roads, gates, fencing, controlled burning and compliance with the Mobile County Environmental Services burn schedule, grass and tree cutting, notification and department approval of any land use in restoration areas, and other items and tasks specified by the Mobile County Environmental Services Department as needed.

Interested respondents must attend a mandatory, onsite pre-submittal conference on February 19, 2026, at 1:00 p.m. at 4304 Bay Road, Theodore, AL 36582. Proposals must be delivered to Mobile County Commission, 8th floor South Tower, 205 Government Street, Mobile, AL 36602 by 10:00 a.m. on March 4, 2026. Proposals received after 10:00 am on March 4, 2026, will not be considered.

The Proposal must be addressed to Tina Sanchez, Director, Environmental Services Department, Mobile County Commission and include a cover letter. The letter should include the following:

- The letter should indicate a primary contact for the Respondent and that person's name, title, address, phone number, and email address.
- The letter should indicate that the Respondent is committed to managing the property in close coordination with the Mobile County Environmental Services Department will dedicate resources accordingly.

Proposals should include a general statement of approach to property management and an explanation as to why the Respondent is the most suitable choice for this lease. Each

proposal must include a narrative that addresses the evaluation criteria listed below and must include a proposed payment per acre amount for 250 acres of agricultural uses and a per acre amount for 1490 acres of remaining area.

A primary importance to Mobile County is the ability of any proponent to assist in the management and protection of this environmentally sensitive property. To this end, the proposal review criteria includes an evaluation of the lessee's capacity to oversee the property, protect the property from trespassers, and to undertake fire protection and good management practices on the property. Proponents should itemize all such efforts along with any equipment available, and its location, to undertake such activity. Written submissions must contain the name, address, and phone number of all persons to be involved in any recreation and management activities. Sub-leasing the hunting rights will not be permitted.

The evaluation factors to be used during lessee selection are as follows: Previous Land Management Experience - 30 Points;- Capacity to Provide Laurendine Tract Property Management and Protection; – 40 points; Payment per acre – 30 Points.

Advertise in Lagniappe Legal Notices on February 4, 11, 18, 2026.