

**St. Lucie West Services District**  
**Special Board Meeting Minutes**  
November 24, 2015, at 9:00 a.m.  
450 SW Utility Drive  
Port St. Lucie, Florida 34986

(Please note: This is not verbatim. A CD recording of the Regular Board Meeting is available on file.)

**Board Members Present**

Vincent D'Amico, Vice Chairman  
Gregg Ney, Secretary  
Charles Altwein, Supervisor  
Everett Child, Supervisor

**Staff Present**

Dennis Pickle, District Manager, St. Lucie West Services District ("SLWSD")  
Bill Hayden, Public Works Director/Assistant District Manager, SLWSD  
Maddie Maldonado, Office Manager, SLWSD  
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Dan Harrell, District Counsel, Gonano & Harrell  
Jason Pierman, District Treasurer, Special District Services, Inc. ("SDS")

**Guests Present (Sign-In Sheet Attached)**

**A. Call to Order**

Supervisor D'Amico, acting as Chairman, called the Special Board Meeting to order at 9:00 a.m.

**B. Pledge of Allegiance**

**C. Roll Call**

It was noted that 4 Supervisors were present, with Supervisor Harvey Cutler being absent.

**D. Public Comment**

There was no public comment.

**E. District Manager  
Action Items**

**DM 1 - Letter of Intent**

Mr. Pickle indicated that he had previously discussed the Letter of Intent with each individual Board Member, noting that on behalf of a to be name entity, Ross Realty Investments had expressed an interest in purchasing the approximately 1.47 acres of combined land located at St. Lucie West Boulevard, just east of NW Country Club Drive, dated November 23, 2015. Mr. Pickle noted that the initial interest was for a portion of the Lake Harvey site, but advised them that the Board was not interested in selling that property and redirected their interest to the property located near the Bank of America, where a lift station is located.

Mr. Harrell then highlighted some of the key points of the agreement wherein the purchase price is \$1 Million, unless the District is required to relocate the existing lift station in which case the price shall be \$1.1 Million. Mr. Harrell indicated that the initial deposit would be \$35,000 at which time an Investigation Period would commence for 60 days. If after the 60 days the Purchaser wishes to proceed with the purchase, then an additional deposit would be made in the amount of \$75,000. After the expiration of the Investigation Period, another 60 days would commence in order to secure a Site Plan Approval, subject to three (3) thirty (30) day extensions. If any of those three extensions are exercised then additional deposits of \$5,000 each would be required. Mr. Harrell went over the conditions of the purchase, including Upland Habitat, closing costs and the brokerage commission.

Discussion ensued about the timing of the sale, specifics regarding the possible relocation of the lift station, closing costs and the brokerage commission.

Once the Board's questions were answered to their satisfaction, Mr. Pickle then advised that they were seeking approval of the Letter of Intent.

A **motion** was made by Secretary Ney, seconded by Supervisor Child to accept the Letter of Intent, as presented. Upon being put to a vote, the **motion** carried 4 to 0.

#### **F. Supervisor Requests**

There were no Supervisor Requests.

#### **G. Adjournment**

There being no further items to be addressed, the Special Board Meeting was adjourned at 9:29 a.m. There were no objections.

Special Board Meeting Minutes Signature Page

  
\_\_\_\_\_  
Chairman/Vice Chairman

  
\_\_\_\_\_  
Secretary/Assistant Secretary

Date Approved 12/01/15