

The Indian River County District School Board met on Tuesday, September 27, 2011, at 1:00 p.m. The workshop was held in the Teacher Education Center located at the Central Administrative Offices, 1990 25th Street, Vero Beach, Florida. School Board Members attending were: Chairman Matthew McCain, Vice Chairman Carol Johnson, and Board Members: Karen Disney-Brombach, Claudia Jiménez, and Jeffrey Pegler. Dr. Frances J. Adams, Superintendent of Schools, and School Board Attorney Suzanne D'Agresta were also present.

**Board Workshop with Indian River County Commissioners and County  
Administrator Regarding Administrative Office Space  
Minutes**

- I. Workshop was called to order by Chairman Matthew McCain. Chairman McCain said that the purpose of the workshop was to have an open, free-flowing discussion and to dispel with any hearsay.  
Introductions:  
Chairman Bob Solari, County Commissioner  
Peter O'Bryan, Commissioner  
Wesley Davis, County Commissioner  
Joseph Baird, County Administrator  
Michael Zito, Assistant County Administrator  
Alan Polackwich, County Attorney  
Chris Mora, County Public Works Director
  
- III. Presentation by School District Staff – Dr. Adams  
Dr. Adams opened with some bullet points. She said that the original lease agreement was signed June 9, 1980, for 30 years at \$3,750 per month/\$45,000 per year, with a ten-year renewal option, and with the waiver of Race Track Funds for the duration of the lease. Dr. Adams said that the lease would expire in February 2012. The Board would also like to discuss other available space options. Chairman McCain said that the Board and District Staff were trying to figure out what our options were for Administrative space.
  
- IV. Open Questions and Discussion – Chairman McCain  
Mr. Baird stated that the distribution of Race Track Funds was at the discretion of the County. He said that there was never \$20,000 in Race Track Funds in exchange for the lease. Mr. Baird explained that the County had 25,000 sq. ft. of available space at their new facility, with 135,000 sq. ft. requested by entities that they were responsible for providing space for, such as the Court House and the Sheriff's Department. He stated that the District's current lease was \$1.79 per sq. ft. which was far below the current market rate. Mr. Baird said that they would consider a year-to-year lease with the School District. He said that if the School District would like to purchase the property next door they would be interested, but it would have to be at fair market value. He said that they were

not looking to increase the rent but they were concerned about the District staying in a building with roof and other liability issues.

It was noted that the District had to pay \$500,000 to disconnect from the old County Building before it was torn down and that the County had determined long ago that this building was not worth putting money into for items such as a new roof. Mr. Baird said that the County shared the maintenance costs. Chairman McCain noted that the School District was not in a position to purchase land and build. He stated that it also did not make sense to spend \$300,000 for a new roof and, then, move in two years. He was also concerned about the District's computer equipment that was the main hub for the entire School District. Chairman McCain said that what he had heard was that the County wanted us out so they could tear down the building.

Mr. Baird said that the only reason the building still stood was because of the lease. He said that they did not want to invest any money into the building.

It was noted that the District spent about \$800,000 on the building in the last five years. The Board was not interesting in spending \$300,000 more on a new roof, in order to stay for two years. The Board asked if there were any properties that the County would recommend. Mr. Baird said that he asked his staff and they said that they did not know of any properties for rent. It was noted that this was an unhealthy building. There was a discussion on whether the County or School District should pay for the roof and the feasibility of a land swap. County Commissioners were in agreement to collaborate with the School District in regard to the lease.

V. Closing Statement – Dr. Adams

Chairman McCain said that they would move forward with a spirit of collaboration as we plan for the future. He stated that this building did not offer a long-term solution for Administrative Office space. Dr. Adams said that she hoped the County Staff would meet with District Staff again soon.

VI. ADJOURNMENT – Chairman McCain

With no further discussion, the workshop adjourned at approximately 1:57 p.m.