

The Indian River County District School Board met on Tuesday, October 23, 2012, at 1:00 p.m. The workshop was held in the Teacher Education Center located at the J.A. Thompson Administrative Center, 1990 25th Street, Vero Beach, Florida. School Board Members attending were: Vice Chairman Carol Johnson and Board Members: Matthew McCain, Karen Disney-Brombach, and Claudia Jiménez. Dr. Frances J. Adams, Superintendent of Schools, and School Board Attorney Suzanne D'Agresta were also present. Chairman Jeff Pegler attended by telephone.

Land Use and Acquisition Committee Workshop

- I. Workshop was called to order by Vice Chairman Johnson
Vice Chairman Johnson stated that the Committee was here to report to the Board on several properties owned by the School District of Indian River County.
- II. Purpose of the Workshop – Dr. Adams
Dr. Adams thanked everyone for the work that they have done. Attending the workshop was: Scott Sanders, Director of Facilities; and Land Use and Acquisition Committee Members Scott Chisholm, Chris Bieber, Amy Thoma, and Frank Schlitt. Bill Marine, Land Use and Acquisition Committee Member, was not in attendance.
- III. Presentation by the School Board's Land Use and Acquisition Committee Members
Mr. Chisholm said that the purpose of the workshop was to present to the Board what they worked on this year as a Committee. The Committee took a comprehensive look at all District owned properties, and was here to present what they thought as a Committee that the Board could do in regard to those properties. He said that they looked at all properties but would limit today's presentation and recommendations to four properties.
20th Avenue South County Property (Oslo)
Mr. Chisholm gave a short history of the property that was originally purchased to build a south county high school. A portion of the property was sold to the County for a retention pond, with 55 acres remaining. He reported on the Committee's findings. The Committee's recommendation was to hold onto the property and decide within the next 4-5 years whether to sell, trade, or build. Board Members supported the recommendation.
Fellsmere Elementary School Site
Mr. Bieber explained a potential joint venture between the City of Fellsmere, the School District, and St. John's Water Management District that would benefit both entities. The first part of the proposal was to utilize property owned by the City to construct a storm water park on the City's property, in lieu of building a retention pond ten feet from Fellsmere Elementary School. The School Board would pay for the retention pond on City property, rather than on the school site; and the storm water park would benefit the City by providing additional storm water capacity for their streets and developments. Mr. Sanders said that it was

estimated to cost approximately \$60,000 more to move the drainage across the street; however, the City had offered to offset the additional cost with the possibility of grants.

The second part of the proposal was for a possible donation of land to the School District from the acquisition of foreclosure property adjacent to the school. This would offset the cost of the storm water park expense. The Committee's recommendation was to pursue a joint venture possibility with the City of Fellsmere, St. John's River Water Management District for the addition of an offsite storm water retention area. Board Members supported the recommendation.

Old Osceola Magnet School Site at 665 20th Street, Vero Beach

Mr. Bieber reviewed the significant challenges on the site that was currently under demolition. The Committee considered the idea of whether or not to sell or keep the property. Mr. Bieber said that the property was a 15-acre site but the portion that could be reused by the School District was only 5 acres located on the corner of Route 60 and 6th Avenue, with limited access and traffic pattern difficulties. The Committee's recommendation was to pursue any joint venture possibilities with the City of Vero Beach, the County, and St. John's Water Management District to utilize the portion of the property that floods to create a storm water retention area, and also to hold a portion of the property that does not flood for possible future use. Board Members supported the recommendation.

Two Properties Located North East of Alternative Center for Education

The Committee was approached by IMG Citrus located adjacent to one piece of property owned by the School District (2.5 acres) on Old Dixie Highway, in order for IMG Citrus to build a cool fruit packing plant. In their investigation, the Committee noted that the District would be best served by including the second adjacent property (2.5 acres of wetlands) in the potential sale as a package. Mr. Bieber stated that the sale could be negotiated at the buyer's expense, including the cost of two appraisals required by law. The Committee's recommendation was to sell the property to IMG Citrus Company for their expansion project. Board Members supported the recommendation.

IV. Future Recommendations

Mr. Chisholm said that the Committee evaluated additional properties owned by the School District that would be presented at another workshop. He asked Board Members to let the Committee know what the Board wanted them to take a look at by contacting District Staff, who would contact the Committee.

V. ADJOURNMENT – Vice Chairman Johnson

With no further discussion, the workshop adjourned at approximately 2:10 p.m.