

**MINUTES OF THE EMERGENCY MEETING
RIVERWOOD
COMMUNITY DEVELOPMENT DISTRICT**

An emergency meeting of the Board of Supervisors of the Riverwood Community Development District was held on Friday, March 27, 2015 at 9:00 a.m. at the Riverwood Activity Center, 4250 Riverwood Drive, Port Charlotte, Florida.

Present and constituting a quorum were:

Rita Anderson	Chairperson
Douglas Campbell	Vice Chairperson
Jim Martone	Assistant Secretary
Henry Lackland	Assistant Secretary
Richard Knaub	Assistant Secretary

Also present were:

Calvin Teague	District Manager
Scott Rudacille	District Attorney
Molly Meadows	Severn Trent Services
Residents	

The following is a summary of the minutes and actions taken at the March 27, 2015 Riverwood CDD Emergency meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

- Ms. Anderson called the meeting to order and Mr. Teague took the roll.
- An email blast was sent to residents announcing this emergency meeting for the purpose of discussing the purchase of Parcel B.
- She asked audience comments be as quick and concise as possible since there were so many audience members in attendance.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

- Mr. Walt Powers did not know how to comment until a value or price is proposed.
- Mr. Bud Holman understood the price was \$675,000, which he felt was too high.

THIRD ORDER OF BUSINESS

Consideration of Land Purchase

- Mr. Rudacille gave an overview of what has taken place until now:

- Originally, Mr. Campbell negotiated a contract for \$750,000.
- When the District went through the due diligence process, it was discovered there is significant wetland on the property, which makes up 38% of the land.
- It was discovered there were some encroachments from the RV Park. RV trailers were stored on a portion of the property on the west side.
- Debris was dumped there from the RV Park, but there were no environmental concerns. The environmental report came back clean.
- At the last meeting, the Board directed the District Attorney to return to the seller and counter-offer \$550,000 with the stipulation the seller would have the encroachments and debris removed prior to closing.
- Closing is scheduled at this time for next Tuesday.
- The response from the seller was they were willing to reduce the price to \$675,000, but the property would have to be taken in an “as is” condition. The District would have to contact the mobile home park and have them remove the RV trailers and the District would have to handle the debris issue.
- At the last meeting, the Board stated if the seller came back at \$600,000, it would be acceptable and the Board would move forward. Because the seller did not come back at \$600,000 and they did not agree to do anything regarding the RV trailers and the debris, Mr. Rudacille brought this information to the Board for discussion before returning to the sellers.
- Due diligence was extended to today because today is the deadline for the Board to make a decision whether to move forward with the contract. Today would be the last day the District can get out of the contract and have the deposit returned.
- The Board’s options are:
 - The District can accept the offer of \$675,000 and amend the contract to a purchase price of \$675,000 and proceed to close potentially next Tuesday.
 - Another option is we can go back with a counter-offer; he does not believe they will do anything regarding the RVs and the debris, especially given the timing at this point; however, there may be wiggle room on the price.
 - The last option is to terminate the contract.
- Ms. Anderson opened the floor for Supervisor comments.

FOURTH ORDER OF BUSINESS Audience Comments

Mr. Campbell MOVED to accept the price of \$675,000 for the purchase and Mr. Lackland seconded the motion.
--

- Mr. Campbell noted the reason we are here is because of the Phase I environmental study. He sent a copy to Mr. Jeff Matthews, Architect and Planner, who is familiar with this process and supported the purchase of the property.
- Mr. Campbell noted the many benefits for the community if the property is purchased.
- Mr. Knaub commented on what this property would mean to the community and thought everyone should move forward.
- Mr. Lackland agreed with earlier comments by the Supervisors.
- Ms. Anderson also agreed.
- Mr. Martone disagreed with the previous comments. He did not believe the Board pushed as far as they could. He noted a motion was made at the previous meeting to offer another \$50,000 for a total of \$600,000 for Parcel B. The offer of \$600,000 was never made to the seller. There is another option. There are over \$400,000 worth of liens on the property. The District could work with the lien holder who Mr. Martone spoke to last Wednesday. There is the possibility of going the tax sale route.
- Mr. Martone recommended going back to the seller and offering \$600,000 to see if they come back with a lower price. He felt the Board made a mistake by not giving Mr. Campbell proper help by a professional person to negotiate for this land.
- Mr. Campbell denied he did not receive help. He received help from Mr. Rudacille, Mr. Teague, but the Appraiser, Mr. Steve Gant, was most helpful.
- Ms. Anderson opened the meeting up to comments from the audience.
- Mr. Ed Beasley, Fairway Lakes, noted he is a tax lien holder. He thought Mr. Campbell did a good job. The piece of property needs to be owned by the District.
- Mr. Alan Myhoff supported the purchase.
- Mr. Larry Lancett stated “thanks”.
- Mr. Larry Naducci, Driftwood Point, commented on the tax lien option and supported continued negotiations or a tax lien sale.

- Mr. Frank Patty was in favor of buying the property. He asked if anyone did testing on the property? Is there contamination on the property? He was concerned with what may be found.
- Mr. Tom Ryan was in favor of buying the property. He commented on the survey.
- Ms. Hallie Powers, the Reserves, was in favor of buying the property and not favor of tax auction.
- Mr. Peter Stocks supported Mr. Campbell and was in favor of purchasing of the property.
- Mr. Walter Powers, the Reserves, noted the District has been talking about purchasing these two parcels for at least six years. He complimented the Board and noted the current owner paid over \$1 million for the property. If we can buy it for \$675,000 that would be a bargain.
- Mr. Paul Maulie, Tarpon Harbor II, supported the purchase. He asked the District Attorney’s opinion.
- Mr. Harry Ruiz, Riverside, supported the purchase.

On VOICE vote with Mr. Campbell, Mr. Lackland, Ms. Anderson and Mr. Knaub voting aye and Mr. Martone voting nay, the prior motion was approved.

- Mr. Teague noted funding opportunities will be discussed at the workshop next week or at another Board meeting.
- More audience comments were taken.
- Mr. Powers commented on the infringement on the part of the RV Park.
- Mr. Larry Nalducci noted the possibility the seller may accept an offer of \$600,000.
- Mr. Jay Aldredge, Royal Oaks, commented on the environmental report.


FIFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Campbell seconded by Mr. Lackland with all in favor the meeting was adjourned at 10:30 a.m.


 Calvin Teague
 Secretary


 Rita Anderson
 Chairperson