

JEFFREY K. BARTON
Clerk to the Board



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BOARD OF COUNTY COMMISSIONERS

DECEMBER 30, 2011

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December 30, 2011

SPECIAL CALL MEETING OF THE INDIAN RIVER COUNTY
BOARD OF COUNTY COMMISSIONERS

CONSIDERATION OF THE FACILITY LEASE AGREEMENT
FOR THE VERO BEACH SPORTS VILLAGE, FROM MILB
VERO BEACH, LLC, TO VEROTOWN, LLC

The Board of County Commissioners of Indian River County, Florida, met in a Special Session at the County Commission Chambers, 1801 27th Street, Vero Beach, Florida, on Friday, December 30, 2011, to consider the assignment of the Facility Lease Agreement for the Vero Beach Sports Village, from MiLB Vero Beach, LLC, a Florida Limited Liability Company, to Verotown, LLC, a Delaware Limited Liability Company, and related documents. Present were Chairman Gary C. Wheeler, Vice Chairman Peter D. O'Bryan, and Commissioners Wesley S. Davis, and Bob Solari. Commissioner Joseph E. Flescher was absent. Also present were County Administrator Joseph A. Baird, County Attorney Alan S. Polackwich, Sr., and Deputy Clerk Leona Adair Allen.

1. CALL TO ORDER

Chairman Wheeler called the meeting to order at 2:00 p.m.

2. INVOCATION

Commissioner Davis delivered the Invocation.

3. PLEDGE OF ALLEGIANCE

County Attorney Polackwich led the Pledge of Allegiance to the Flag.

4. COUNTY ATTORNEY MATTERS

4.A.1. TO CONSIDER THE ASSIGNMENT OF THE FACILITY LEASE AGREEMENT FOR THE VERO BEACH SPORTS VILLAGE, FROM MILB VERO BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO VEROTOWN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RELATED DOCUMENTS

Attorney Polackwich recapped his memorandum dated December 28, 2011, providing background on the former Dodgertown Facility Lease Agreement with Minor League Baseball (MiLB); the amendment to the lease which included the “cloverleaf property”; and MiLB’s request for the County to approve an assignment (transfer) of the current lease to Verotown, LLC, a proposed arrangement where five individuals/entities (MiLB, Peter O’Malley (through a solely owned limited liability company named POM Vtown, LLC, Terry O’Malley Seidler, Hideo Nomo, and Chan Ho Park) would operate the Vero Beach Sports Village under the name of Verotown, LLC.

Attorney Polackwich explained the minor changes to the proposed “Second Amendment to Facility Lease Agreement,” and recommended Board approval. He informed the Board that MiLB had requested the Agreement to be dated January 1, 2012, and the Capital Reserve Account Agreement with MiLB to have Verotown, LLC substituted as the new party.

Craig Callan, MiLB Vice President, conveyed that the joint venture would take the operation to the next level, and the addition of the cloverleaf and soccer field, which doubles the

playing facilities, would put money into the local community, making it a win-win situation for everyone.

Commissioner Davis questioned whether the name of the facility could be changed back to the historical Dodgertown name.

Mr. Callan hoped that with the change in ownership of the Dodgers, the first order would be to go to the new owner(s) and request the use of the name due to its historic value.

ON MOTION by Vice Chairman O'Bryan, SECONDED by Chairman Wheeler, by a 4-0 vote (Commissioner Flescher absent) the Board: (1) approved the proposed Second Amendment to the Facility Lease Agreement with MiLB Vero Beach, LLC; Verotown, LLC; and National Association of Professional Baseball Leagues, Inc.; (2) approved a date modification to January 1, 2012; and (3) authorized the Chairman to execute same.

AGREEMENTS ON FILE IN THE OFFICE OF THE CLERK TO THE BOARD

ALL BACKUP DOCUMENTATION, RESOLUTIONS, AND ORDINANCES ARE ON FILE IN THE OFFICE OF THE CLERK TO THE BOARD AND ARE HEREBY MADE A PART OF THESE MINUTES

5. ADJOURNMENT

There being no further business, the Chairman declared the meeting adjourned at 2:15 p.m.

ATTEST:

Jeffrey K. Barton, Clerk

Gary C. Wheeler, Chairman

Minutes Approved: _____

Special Call Meeting/LAA