

City of Port St. Lucie
Governmental Finance Corporation
Meeting Minutes - Final

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

Shannon M. Martin, President

Jolien Caraballo, Vice President, District IV
Stephanie Morgan, Director, District I
Dave Pickett, Director, District II
Anthony Bonna, Director, District III

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GFC

Monday, September 23, 2024

4:00 PM

Council Chambers, City Hall

Special

1. Meeting Called to Order
 2. Roll Call and Determination of Quorum
Members Present:
President Shannon M. Martin
Vice President Jolien Caraballo
Director Stephanie Morgan
Director David Pickett

Members Not Present:
Director Anthony Bonna
 3. Pledge of Allegiance
President Martin led the assembly in the Pledge of Allegiance.
 4. Additions and Deletions to the Agenda and Approval of the Agenda
Director Pickett moved to approve the Agenda. Vice President Caraballo seconded the motion, which passed unanimously by voice vote.
 5. Approval of Consent Agenda
Director Morgan moved to approve the Consent Agenda. Director Pickett seconded the motion, which passed unanimously by voice vote.
- 5.a** Approval of the July 22, 2024 Governmental Finance [2024-780](#)

Corporation Meeting Minutes

6. Public to be Heard

No one signed up to speak under this item.

7. Resolutions

- 7.a** Resolution 24-GFC-10, Authorizing the Donation of Real [2024-947](#)
Property Described as Tract C, Southern Grove Plat 39, as
Recorded in Plat Book 109, Page 30, of the Public Records of
St. Lucie County, Florida, to the City of Port St. Lucie.

The GFC Secretary/Treasurer read Resolution 24-GFC-10 aloud by title only. (Clerk's Note: A PowerPoint was shown at this time.) Jennifer Davis, CRA Director, gave a brief overview of the item and explained that the donated property was located at the southeast corner of SW Hegner Drive and SW Village Parkway. Ms. Davis added that the item was a companion item to 11 b.), on the City Council agenda.

Vice President Caraballo moved to approve Resolution 24-GFC-10. Director Pickett seconded the motion, which passed unanimously by voice vote.

- 7.b** Resolution 24-GFC-11, Authorizing the President or the CEO [2024-953](#)
to Enter into and Execute the Second Amendment to a
Purchase and Sale Agreement for 44.56+/- Acres of Land
between the Port St. Lucie Governmental Finance
Corporation and Tradition Entertainment District, LLC.

The GFC Secretary/Treasurer read Resolution 24-GFC-11 aloud by title only. (Clerk's Note: A PowerPoint was shown at this time.) Jennifer Davis, CRA Director, gave a brief overview of the item and requested execution of the 2nd Amendment to move forward with the closing.

Gustavo Lumer, Tradition Entertainment District, provided an update on the property. Vice President Caraballo inquired as to which restaurants would be opening, to which Mr. Lumer responded they were still in the planning process but were trying to stay away from drive-thru restaurants.

Director Morgan moved to approve Resolution 24-GFC-11. Vice President Caraballo seconded the motion, which passed unanimously by voice vote.

- 7.c** Resolution 24-GFC-12, Authorizing the President or the CEO [2024-955](#)
to Enter into and Execute the Second Amendment to a
Purchase and Sale Agreement for 19.49+/- Acres of Land
between the Port St. Lucie Governmental Finance

Corporation and Tradition Entertainment District, LLC.

The GFC Secretary/Treasurer read Resolution 24-GFC-12 aloud by title only. (Clerk's Note: A PowerPoint was shown at this time.) Jennifer Davis, CRA Director, gave a brief overview of the item and requested execution of the 2nd Amendment.

Gustavo Lumer, Tradition Entertainment District, provided an update and expressed concerns regarding the archeological site, to which Ms. Davis responded that they would work with the CDD regarding improvements to the archeological site.

Vice President Caraballo moved to approve Resolution 24-GFC-12. Director Pickett seconded the motion, which passed unanimously by voice vote.

8. New Business

- 8.a** Approve Acceptance of Sewer Main Construction Agreement
from Warehomes at Tradition, LLC.

[2024-925](#)

Jennifer Davis, CRA Director, gave a brief overview of the item and explained that it was a companion item with Item 13 a.), on the City Council agenda. Ms. Davis stated that it was a tri-party agreement and that the GFC would reimburse Warehomes at Tradition for the cost associated with the design and construction of the sewer main, which was estimated at \$240,000.

Director Pickett moved to Item 8 a. Director Morgan seconded the motion, which passed unanimously by voice vote.

9. Other Issues by Board Members

There was nothing heard under this item.

10. Adjourn

There being no further business, the meeting adjourned at 4:23 p.m.

Sally Walsh, GFC Secretary/Treasurer

Calleigh Nazario, City Clerk Administrator