

RESOLUTION NO. 2023-02
of the
BOARD OF TRUSTEES OF THE
INDIAN RIVER COUNTY HOSPITAL DISTRICT

Sale of Hospice House Parcel

Whereas, the Indian River County Hospital District (the "District") is a special taxing district created by the Legislature of the State of Florida, Chapter 2003382, Laws of Florida and located in Indian River County, Florida.

Whereas, the District's Board of Trustees (the "Trustees"), a body public and corporate, is the governing body of the District.

Whereas, The Board shall cause true and accurate minutes to be kept of all business transacted by them, which minutes, records and books of account shall at all reasonable times be open and subject to the inspection of the residents of the Hospital District, subject to any restrictions provided by law.

Whereas, the District is the owner of real property formally described as the "Hospice House Parcel", situated in Indian River County with a legal description of:

The Northeast ¼ of the Northwest ¼ of Section 36, township 32 South, Range 39 East, less and except the West 520.00 feet thereof; less and except the East 275.00 feet of the South 800.00 feet thereof; less and except the South 310.00 feet thereof; and less and except the North 75.00 feet thereof.

Whereas, the District entered into a Lease agreement with the Visiting Nurse Association of the Treasure Coast, Inc. on December 19th 1996 for the lease of the Hospice House Parcel, as Amended and Restated on November 24, 2020 and Amended and Restated again on April 24, 2021, assigning the Lease to the Visiting Nurse Association & Hospice Foundation, Inc.

Whereas, said Lease agreement contained a provision which granted the Visiting Nurse Association of the Treasure Coast, Inc. an option to purchase the Hospice House Parcel during the Lease term.

Whereas, the Visiting Nurse Association & Hospice Foundation, Inc. provided notice to the District of their intent to exercise the option to purchase for the Hospice House Parcel on May 9th, 2023.

Whereas, in order for the District to sell the Hospice House Parcel, the Trustees must determine, by resolution, that the Hospice House Parcel is no longer useful in connection with such health facilities and health and medical services provided by the District and is surplus property.

NOW, THEREFORE, be it resolved:

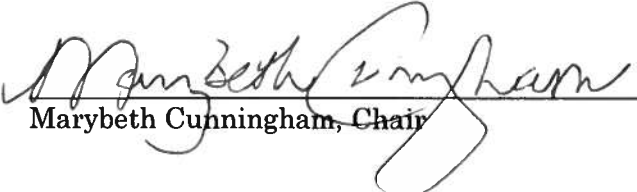
1. The Trustees determine that the real property formerly described as the Hospice House Parcel is no longer useful to the District in connection with such health facilities and health and medical services provided therein, and is deemed to be surplus property.

2. The Trustees accept the May 9th, 2023, option to purchase and agree to move forward with the process to sell for fair market value as determined by an agreed upon Fair Market Value appraisal, subject to a Purchase and Sales agreement to be entered into by the parties, the Hospice House Parcel with a legal description of:

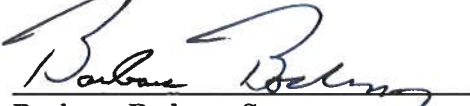
The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, township 32 South, Range 39 East, less and except the West 520.00 feet thereof; less and except the East 275.00 feet of the South 800.00 feet thereof; less and except the South 310.00 feet thereof; and less and except the North 75.00 feet thereof.

3. This Resolution shall take effect immediately upon its adoption, dated this 15 day of June 2023. The parties shall enter into a Purchase and Sales Agreement and begin to work towards closing on the subject real property.

INDIAN RIVER COUNTY HOSPITAL DISTRICT

By: 
Marybeth Cunningham, Chair

ATTEST:


Barbara Bodnar, Secretary