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Ms. Cathy Townsend
Chair
St. Lucie County Board of County Commissioners
2300 Virginia Avenue
Fort Pierce, FL 34982

Dear Chair Townsend,

I served for 20 years as a Town Councilman for the Town of Thompson, in the Catskill Mountains of New York, and then another 20 years as its Supervisor until I retired. As Town Supervisor, I served as the sole chief executive overseeing all town affairs and law enforcement. Throughout my years as Supervisor, I actively looked for opportunities that would reduce our tax burden, provide good jobs, and create an exciting future for our town, while preserving our beautiful mountain landscape.

In 2007, our town approved a 667-acre development of a "private motor club" called Monticello Motor Club. Because this idea was new, residents had nothing to compare it to and assumed the club would result in nonstop pollution and noise. There was significant opposition from neighbors and strong support from business leaders. We ultimately approved the project with appropriate guidelines and restrictions. MMC opened in July 2008 just as we faced a nationwide economic disaster.

Over its first few years, MMC pursued moderate development. I recall around two dozen noise complaints during this time. Most complaints were made during motorcycle events, a few when neighbors heard kids racing ATVs on Cantrell Road and assumed it was club activity, and a few legitimate complaints during race events. Three neighbors made the majority of complaints.

In 2011, Ari Straus took over as MMC's managing partner. The club stopped hosting motorcycle events and invited neighbors to attend most races. A year later, MMC submitted new master site plans with major revisions: a 5-mile off-road course, corporate offices, employee housing, sewage treatment, facilities and paddocks necessary to host professional racing events, karting facilities for kids and families, hundreds of private garages, dozens of condominiums, a large event center, and more. The enormous scale of changes required numerous environmental studies and public hearings.

After 4 years in operation, MMC had earned the trust of the community and most neighbors. Despite asking to vastly expand their operation, 99% of the residents who attended several crowded public hearings came to voice their support. With just one exception, MMC's closest residents who lived on Cantrell Road voiced their overwhelming support.

Since retiring a few years ago, I've enjoyed watching MMC develop many components of their new plan. After motorcycle events stopped, noise complaints were rare, and I understand there have been no complaints for several years despite dozens of houses and apartments located within a mile of the track.

Most important, MMC owners – the Queally and Straus Families - overdelivered on every promise they made to our community. MMC promised at least 65 jobs and delivered over 100. They spent millions on site improvements over their original estimates and sparked the motor club estates residential community that added another \$62,000,000 in homes. All homes are secondary residences, and those homeowners did not use local schools or other town services. As a result, MMC's impact on Thompson tax revenues exceeded all projections.

When asked to support important community initiatives, MMC owners always stepped up. Local not-for-profits host many fundraising events at MMC, and New York State Troopers and the Sheriff's Department held annual fundraisers. Local kids attending vocational automotive repair shop found summer internships at MMC's race shop, and several became employees or pursued careers as racecar mechanics.

MMC helped put Monticello on the map. Our town name has become synonymous with what is now recognized as the world's most prestigious automotive club.

This prestige has helped to attract other world-class organizations. After working for decades to attract a casino to Monticello, Resorts World built a \$1.2B world class facility just 5 minutes from MMC. MMC's owners helped convince state politicians to award a gaming license to Resorts World and helped entice the casino's owner (and his son who loves racing) to build in our town. MMC then helped persuade a developer to build The Kartrite Resort and Indoor Waterpark, the largest in New York State, near MMC and the casino. That park is managed by a company owned by an MMC member. MMC now runs the world's first racing sleepaway summer camp, and campers stay for weeks at the Kartrite.

If Ari and Molly Straus develop a new motor club in your county, I am certain they will repeat their success and deliver benefits beyond expectations for county residents. Most important, they are committed to being good neighbors and to giving back to the community in which they operate, work, and live. They care, and it shows.

Please do hesitate to contact me at su5apc@yahoo.com if you have any questions.

Sincerely,

A Cellini

Tony Cellini