



## Greater Boca Raton Beach & Park District

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### Board of Commissioners

Craig F. Ehrnst  
Steven M. Engel  
Robert K. Rollins, Jr.  
Susan Vogelgesang  
Erin A. Wright

**REGULAR MEETING of the BOARD OF COMMISSIONERS**  
**Tuesday, April 4, 2017 ~ 5:15 P.M.**  
**AGENDA**

**ROLL CALL:**

**CHANGES TO AGENDA:**

**PUBLIC REQUESTS:**

**APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:**

*Regular Board meeting held on March 20, 2017*

**1**

**REGULAR BUSINESS:**

1. Ocean Breeze Acquisition Update
2. Gumbo Limbo Pump/Piping System & Boardwalk Update
3. Patch Reef Park - Artificial Surface Proposals
4. Succession Planning
5. Waterfront Plan Discussion

**APPROVAL OF INVOICES:**

**5**

**REPORTS AND DISCUSSION ITEMS:**

**Executive Director**  
**District Counsel**  
**Commissioners**

**FUTURE AGENDA ITEMS:**

**ADJOURNMENT:**

**NOTICE:** Anyone wanting to appeal an official decision made on any subject at the meeting must have a verbatim record of the meeting, and the appeal must include the testimony and evidence on which the appeal is based.

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
**MINUTES OF A REGULAR MEETING OF THE BOARD OF COMMISSIONERS**  
**SUGAR SAND PARK - 300 SOUTH MILITARY TRAIL, BOCA RATON**  
**March 20, 2017**

The MEETING was called to order by CHAIRMAN Robert K. Rollins, Jr. at approximately 5:15 p.m.

**COMMISSIONERS PRESENT:** Craig F. Ehrnst  
Steven M. Engel  
Robert K. Rollins, Jr.  
Susan Vogelgesang

**CHANGES TO AGENDA:** None

**PUBLIC REQUESTS:**

Robert DuKate  
5351 NW 3<sup>rd</sup> Terrace, Boca Raton

Mr. DuKate thanked the Board of Commissioners for its support of the acquisition of the Ocean Breeze property. He stated that he would like to see a contract signed with Lennar, and the District asking the City for the financing. Once the acquisition has closed, the District should commence the rehabilitation of the golf course. The details of the hotel and Greg Norman should be addressed as a separate phase in the process. He hopes that the acquisition of the property will not be delayed trying to get everything determined ahead of time.

Harold Chaffee, President of "Keep Golf in Boca"  
6200 NW 2<sup>nd</sup> Avenue, Boca Raton

Mr. Chaffee commented that the Board is trying to justify the Ocean Breeze acquisition as a "money-making proposition" however, the District's fiduciary responsibility is to buy open land and green space; whether the District makes money or not is immaterial. Referencing the City's issues with leasing the Wildflower property, he felt that the District should avoid leasing the land to a hotel.

**APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:**

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the minutes of the regular joint City/District meeting of February 28, 2017.

**MOTION APPROVED 3-0**

*Commissioner Ehrnst abstained from voting; he was absent from the February 28<sup>th</sup> meeting.*

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the minutes of the regular meeting of March 6, 2017.

**MOTION APPROVED 3-0**

*Commissioner Rollins abstained from voting; he was absent from the March 6<sup>th</sup> meeting.*

**REGULAR BUSINESS:**

**1. Sugar Sand Park Science Playground Ribbon-Cutting Ceremony**

A ribbon-cutting ceremony is scheduled for Saturday, March 25th at 10:00 a.m. to celebrate the reopening of the playground. Food trucks will be on site for the event.

**2. District Capital Projects**

***Ocean Breeze Update:***

The District is scheduled to make a presentation before the Boca Raton City Council on April 24<sup>th</sup>. The presentation will consist of two parts: 1) an overview of what the facility will look like once it is acquired and the appropriate improvements have been completed; and 2) a financial projection which will give the City and the public an understanding of what the District anticipates the facility will generate in revenue. Since the hotel is a private activity, its identity needs to be provided early on to the individuals who are purchasing the bonds to acquire the property. The contract will have a provision that the District will be able to exit the agreement at any time up to the date of closing. The reason the contract has not been executed to-date, is that the District needs to know when it will have the purchase funds. It is anticipated that the actual date of purchase from Lennar will be 120 to 180 days after April 24.

Commissioner Ehrnst inquired about the process of acquiring revenue bonds for the acquisition of the Ocean Breeze property.

Mr. Koski explained that the City will issue a revenue bond, pledging revenues from the City, for the agreed amount of money. On an annual basis, the City will seek reimbursement of debt service (principal & interest) from the District. The District will enter into an interlocal agreement with the City which will limit the District's payment to one-year; each year the Board will need to vote on the repayment.

***Swim & Racquet Center Update:***

Mr. Koski advised that construction and demolition plans have been completed. Technical specifications and a project phasing plan will be discussed with the architect. It is anticipated that the project will go out to bid in a few weeks.

At the request of Commissioner Ehrnst, Mr. Koski explained the project payment process and the amounts or percentages that are retained by the owner from each payment to the contractor until the work is completed.

Commissioner Vogelgesang asked if the \$4.5 million allocated for the Swim & Racquet Center includes everything. Mr. Koski responded "yes".

***Operation & Maintenance***

Mr. Koski advised that the City's operation and maintenance is under budget for the first six months of fiscal year 2016-2017.

**APPROVAL OF INVOICES:**

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the invoices as presented totaling \$183,263.31.

**MOTION UNANIMOUSLY APPROVED**

**REPORTS AND DISCUSSION ITEMS:**

**Executive Director**

*Sugar Sand Park Science Playground*

To keep the appearance of the playground clean and neat and free of vegetative debris, a specialized piece of equipment should be considered.

*Sugar Sand Park Phase II Lighting Improvements*

It is envisioned that this project will be completed within the next couple of months.

Commissioner Rollins stated that the areas adjacent to the lake at DeHoernle Park are extremely dark and present safety and security issues. Mr. Koski advised that lighting improvements are being discussed with Mr. Gomez.

*Patch Reef Park*

Responses to the RFP for artificial surfaces on three athletic fields at the subject park are due on March 31 at 2:00 p.m. Copies of the proposals will be provided to the Board for review and consideration.

**District Counsel-None**

**Commissioners**

*Addison Mizner Elementary School*

Commissioner Rollins inquired about the status of the School Board's request for approximately 20 acres south of Palmetto Park Road to build a new school. Mr. Koski responded that he advised the School Board that Sugar Sand Park has no available property.

*DeHoernle Park Phase II*

Commissioner Vogelgesang inquired about the status of the subject project. Mr. Koski offered that nothing definitive took place at the City Council Workshop on February 28<sup>th</sup>.

*Park Inspections*

Commissioner Vogelgesang asked if park inspections have commenced at District facilities. Mr. Fichera advised that he submitted a report to Ms. Harms.

*DeHoernle Park Phase II Resolution*

Commissioner Engel inquired about the status of the subject resolution which was to be addressed after the joint City/District meeting at the City Council Workshop on February 28<sup>th</sup>.

Mr. Koski stated that the resolution was limited to authorizing the City Manager to enter into negotiations with the District to move the project forward.

*The National Recreation and Park Association (NRPA)*

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Commissioner Ehrnst suggested becoming a member of the NRPA. Chairman Rollins commented that Mickey Gomez is a member of the association, and that the organization is beneficial at the staff level. The District makes policy decisions and relies on City staff's professionalism, expertise and certifications to execute those decisions.

*Gumbo Limbo Pump & Piping System & Boardwalk*

Commissioner Rollins requested an update on the subject projects. Mr. Koski stated that the District is funding the project which is being managed by the City and designed by an engineering firm designated by the City. He will provide an update at the next meeting.

**FUTURE AGENDA ITEM -**

- April 3                      Public Outreach Meeting - Waterfront Master Plan – 6-8 p.m. Downtown Library
- April 3                      Gumbo Limbo Pump & Piping System Update & Status of Next Phase of Boardwalk.

**ADJOURNMENT:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at approximately 5:50 p.m.

**MOTION UNANIMOUSLY APPROVED**

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Robert K. Rollins, Jr.                      Chairman

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Susan Vogelgesang                      Secretary-Treasurer