

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
MINUTES OF A JOINT BOCA RATON CITY COUNCIL/BOARD OF COMMISSIONERS  
MEETING  
BOCA RATON COMMUNITY CENTER  
**February 28, 2017**

The meeting was called to order by Mayor Haynie at approximately 4:35 p.m.

**DISTRICT COMMISSIONERS  
& STAFF PRESENT:**

Robert K. Rollins, Jr. - Chairman  
Steven M. Engel – Vice Chairman  
Susan Vogelgesang-Secretary-Treasurer  
Erin A. Wright - Commissioner  
*Arthur C. Koski, Executive Director*

**CITY COUNCIL MEMBERS  
& STAFF PRESENT:**

Susan Haynie - Mayor  
Michael Mullaugh – Deputy Mayor  
Jeremy Rodgers  
Scott Singer  
Robert S. Weinroth  
*Leif J. Ahnell, City Manager*  
*Diana Grub Frieser - City Attorney*

Mayor Haynie welcomed the Board of Commissioners.

**Purpose of Meeting:**

The purpose of the meeting is to discuss the potential acquisition of the Ocean Breeze Golf Course. Mayor Haynie advised that no decision would be made at the meeting today.

Chairman Rollins gave a brief overview of the District's involvement in the Ocean Breeze Golf Course:

*November 2016* - the District discussed and decided that the best interest of the community would be served by placing the property in its inventory for the enjoyment and recreational needs of the public. The District advised the Mayor and City Council of its willingness to participate in the discussion of the possible acquisition of the property.

*January 2017* – Lennar agrees to an outright sale to the District.

*February 2017* - the District requested permission from the City to pursue the purchase.

**Progress Update:**

Financial data is being assimilated to determine the anticipated income from the operation of the facility. Revenue operations at Boca Municipal and Osprey Golf Course are being examined. Under consideration is an affiliation with the Greg Norman Group for a golf learning academy. Once the financial pro formas are available and have been evaluated by the District, a request will be made to the City Council to present the plan of operation and answer any questions. If pro formas are acceptable to the City Council, the District would request that the City provide funding similar to other City/District funded projects [e.g. Ocean Strand; Sugar Sand Park]. The District can make the purchase, with the City's assistance, without any impact on its millage rate or projects. Lennar has offered the purchase of the Ocean Breeze Golf Course regardless of who might be the successful bidder of the Boca Raton Municipal Golf Course.

Mayor Haynie polled each of the Commissioners about the Ocean Breeze transaction; it was a unanimous decision to move forward with the purchase. The Mayor scheduled a joint City/District meeting to discuss the financial aspects of the purchase at the Council Workshop on April 24<sup>th</sup> at 1:30 p.m.

Council Member Singer inquired about the purchase price and funding.

Mr. Koski, Executive Director, advised that it is the opinion of the District's Financial Adviser, Mr. Merv Timberlake that based upon the initial straight-up purchase price proposed by Lennar, the District can afford to acquire the property in conjunction with the City under an interlocal agreement. It is anticipated that total net revenues on the Ocean Breeze facility will not only subsidize the retirement of debt service, but will also provide a profitable operation for the benefit of the taxpayers.

Council Member Weinroth thanked Lennar for uncoupling the two transactions. He noted that at the behest of Council Member Rodgers, the Council unanimously approved a resolution to keep golf in the City of Boca Raton. The Council stands ready to work with the District. Moving the golf course from the west side to the east side of Boca Raton will generate a \$50 million profit [the City will receive over \$70 million for the sale of the Municipal Golf Course; the purchase price for Ocean Breeze is \$24 million].

**Public Comments:**

*The following individuals spoke at the meeting:*

Richard Wiggins

...inquired if there were other bidders for the Ocean Breeze property, and if the purchase had anything to do with the sale of the Municipal Golf Course.

Hope Plevy

...the taxpayers would be hurt by paying \$24 million for a property appraised at \$7 million.

Richard Siemons

...supports the purchase of the Ocean Breeze property, but objects to the District relying on the appraisal of the seller.

Natalia Ushenina

...is a fitness trainer and is seeking a commercial permit to operate in Boca Raton's public parks.

Bruce Glotzer

...supports the purchase of Ocean Breeze at the right price. He questioned why the District would pay \$24 million for property that is appraised at \$5.7 million.

Adam Galicki

...the appraisals do not support the purchase price. The District should not overpay for the property.

Judith Teller Kaye

...supports the purchase of the Ocean Breeze Golf Course, but should not overpay for it. Hold off on the purchase and renegotiate with Lennar. Suggested pursuing eminent domain proceedings.

Robert DuKate

...the price of the Ocean Breeze property is comparable to all other recreational land that has been acquired by the City and the District over the last 30 years. Properties near or on golf courses typically are valued and sold for 8% to 12% more. The Palm Beach County Osprey Golf Course [located in West Boca Raton] generates over \$1 million a year of profit.

Don Huber

...stated he is not opposed to Ocean Breeze becoming a public golf course. He noted the deed restrictions on the property which state that the property must remain a golf course in perpetuity. He took issue with the valuation and appraisals on the property.

Greg Galanis

...the District should make a substantial investment in the renovation of the Ocean Breeze Golf Course to make it a world-class course like Osprey. "If you are going to do this, do it properly and it will be wildly successful".

*~ No further commentary was received ~*

Chairman Rollins stated that the Board appreciates this opportunity to come before the City Council in a joint meeting and to hear from the public. As more information becomes available, the residents will realize that it will be a deal that both the City and the District cannot pass up.

Council Member Singer explained that what is being presented to the City and the District is the sale of one golf course and the acquisition and construction of another. He remarked that he would not want to go through the sale of one asset to create a lesser asset. The cost of the Ocean Breeze refurbishment should not take the course to where it was, but rather enhance it and make it a world-class facility.

Chairman Rollins pointed out that the word "world-class" is often associated with the projects that the District has done and how well they are maintained. This is the same attitude and challenge that the District will undertake to make Ocean Breeze a world-class facility.

**DeHoernle Park Phase II**

Council Member Weinroth advised that Council Member Singer has placed before the City Council this evening a resolution to expand the rectangular athletic fields at DeHoernle Park.

Chairman Rollins acknowledged that the District would like to move forward on the DeHoernle project. It would be a nice addition to the City's park inventory and would provide additional playing areas. It also provides additional areas for rotation so that all of the fields can be maintained properly and in world-class condition.


Commissioner Weinroth inquired as to what the fields would be made of.

Mr. Koski advised that the District placed an RFP advertisement for architectural/engineers for Patch Reef Park for the installation of three artificial surface fields. Proposals will be received on March 31. The District anticipates that the fields in DeHoernle Park Phase II would be natural grass.

Council Member Weinroth stated it sounded very similar to what was agreed to a year and a half ago. Mayor Haynie offered that it was the policy direction at that time.

**ADJOURNMENT:**

The meeting was adjourned at approximately 5:45 p.m.

  
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Robert K. Rollins, Jr. Chairman

  
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Susan Vogelgesang Secretary-Treasurer