

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 6, 2017

The MEETING was called to order by VICE-CHAIRMAN Steven M. Engel, at approximately 5:15 p.m.

COMMISSIONERS PRESENT: Craig F. Ehrnst
Steven M. Engel
Susan Vogelgesang
Erin A. Wright

CHANGES TO AGENDA: None

PUBLIC REQUESTS:

Mr. Tom Thayer
4821 N. Dixie Highway, Boca Raton

Mr. Thayer extended an invitation to the Commissioners and public to attend the Boca Raton Federation of Homeowners meeting on March 7th at 8:30 a.m. in the Boca Raton Community Center. Speakers will include all Boca Raton City Council Candidates; Susan Booker, Supervisor of Elections; and Arthur C. Koski, District Executive Director who will address the Ocean Breeze acquisition.

Mr. Robert DuKate
5351 NW 3rd Terrace, Boca Raton

Mr. DuKate thanked the Board for its past support of the Ocean Breeze acquisition. He expressed his disappointment that the District did not ask the City for financing at the February 28th joint meeting. Referencing comments that have surfaced regarding the valuation of the Ocean Breeze property and that nothing could be built on it, he produced documentation from Palm Beach County Public Records indicating MCZ Centrum received approval from the City in 2007 to build 211 homes on approximately 30 acres of the subject project. It cost MCZ Centrum \$350,000 to get the deed restriction changed. He noted the opinion of the City Attorney that the deed restrictions on the Ocean Breeze property would not be enforceable against the City or the District, but would still be in place and apply to any subsequent owners. He expressed his opinion that in the future, if the District decided to do something different on the property, it could be challenged by the residents. Noting that Commissioner Wright expressed concern at the last meeting about traffic and parking on NW 2nd Avenue, Mr. DuKate offered that during past peak seasons, there was plenty of parking to accommodate over 300 golfers per day. Further, the widening of NW 2nd Avenue would be unpopular with residents in the community.

Commissioner Wright, who lives in the immediate area, responded that her concerns about traffic and parking are not about the acquisition of the property, but pertain to the future addition of a hotel, restaurant and golf academy and how the impact on the community could be addressed beforehand.

Mr. Harold Chaffee
6200 NW 2nd Avenue, Boca Raton

Mr. Chaffee expounded on comments made by Mr. DuKate that in addition to the 300 daily golfers, the Administration Building was rented out to accommodate 100-175 bridge players and parking was not a

problem. He noted that there is vacant land available which could be expanded to accommodate additional parking. Referencing the large number of people who attended the joint meeting in support of the Ocean Breeze Golf Course acquisition, he commented that “It is the right thing to do; we need the green space; it’s a one shot deal; it cannot be replaced”.

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Wright to approve the minutes of the special meeting of February 13, 2017.

MOTION UNANIMOUSLY APPROVED

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Wright to approve the minutes of the regular meeting of February 21, 2017.

MOTION APPROVED 3-0

Commissioner Vogelgesang abstained from voting; she was absent from the February 21st meeting.

REGULAR BUSINESS:

1. Approval of Florida Power & Light SolarTree Agreement

Mr. Koski, District Executive Director, furnished a master agreement which was provided by Florida Power & Light to install SolarTrees at the Sugar Sand Park Science Playground. He stated that he could not approve the agreement in its current form, as the District would be leasing certain property to FPL. FPL has indicated that they are flexible in the form of the agreement, and are willing to meet with District staff to strike all provisions that may potentially cause FPL to have the right to disturb what has already been constructed at the playground. He suggested that the item be tabled until a new agreement can be prepared.

To avoid any delay in the opening of the playground, Commissioner Ehrnst suggested giving Mr. Koski the authority to enter into an agreement.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang to authorize Mr. Koski to enter into an agreement with Florida Power & Light for the installation of SolarTrees at the Science Playground subject to his approval.

MOTION UNANIMOUSLY APPROVED

2. Approval of New Flooring for Sugar Sand Park Oak Room

Based upon the recommendation of City staff, Assistant Director Briann Harms provided two proposals for the installation of new flooring in the Oak Room. One for the installation of the floor at a cost of \$17,918.55; the other for the repair of the partition at \$6,325.00. Both providers are on the State vendor list.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Wright to approve the installation of new flooring in the Sugar Sand Park Oak Room at a cost of \$24,243.55.

MOTION UNANIMOUSLY APPROVED

3. Sugar Sand Park Science Playground Ribbon-Cutting Ceremony

Assistant Director Briann Harms announced that a “soft” opening of the playground is scheduled for March 18th. The official re-opening and ribbon-cutting ceremony is scheduled for March 25th at 10:00 a.m.

4. Ocean Breeze Update

Mr. Koski advised that the function of the joint meeting on February 28th was to make sure that the District and the City meet its fiduciary responsibilities in making the Ocean Breeze acquisition. He felt that too much emphasis is being placed on the term “appraisal”. Noting that two or possibly three firms are vying for the acquisition of the Municipal Golf Course, no one has come forth to ask “what is the appraised value of that property?” The proposers have stated that they are willing to pay approximately \$73 million for the Municipal Golf Course based on what they would be able to develop on the property. The District has a different situation. The seller has set the price of the property in its entirety at \$24 million. The District is in the process of preparing a presentation to the Board and to the City Council on April 24, that the acquisition of the Ocean Breeze Golf Course is financially justifiable and worth a value of \$24 million. If the District’s financial projections and pro formas do not satisfy the Board, the District will not purchase the property. Further, the contract will give the District the ability to withdraw if financing cannot be obtained from the City.

Chairman Rollins and Mr. Koski will meet with representatives of the Boca Raton Chamber of Commerce, and the Athletic Directors at FAU and Lynn University to show the benefits to the community as a whole with a hotel and other attractions that can be achieved from the acquisition of the Ocean Breeze Golf Course.

Mr. Koski noted some of the potential revenue sharing components envisioned by the acquisition: the Golf Learning Academy, the hotel (built without District funding); licensing agreements for the sale of merchandise; revenues from the Pro Shop and restaurants.

Aside from the initial \$24 million purchase, Commissioner Wright asked if the District anticipates funding the cost of renovating the golf course.

Mr. Koski responded that District funding to the Boca Raton Community Redevelopment Agency will end in 2018 saving the District approximately \$1 million per year. The funds could be allocated to the Ocean Breeze renovation. In addition, conversations with the City Manager indicate a willingness by the City to fund improvements if needed.

Commissioner Ehrnst offered to assist Mr. Koski with the financial segment of the acquisition.

Patch Reef Park Update

Mr. Koski advised that the RFP for Architectural/Engineers for the installation of three artificial surfaces at Patch Reef Park is currently being advertised. The District will receive proposals until March 31st at 2:00 p.m. He will provide a list of the factors that the Board needs to consider when selecting an architectural engineer.

APPROVAL OF INVOICES:

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Ehrnst to approve the invoices as presented totaling \$1,071,140.75.

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director

Addison Mizner Elementary School

Mr. Koski stated that the Palm Beach County School Board is considering whether to build a new school on its existing site or find another location. The School Board was directed by a member of the City Council to see whether the District had any potential property that could be used as an exchange for the Addison Mizner site. The School Board is interested in a site south of Palmetto Park Road consisting of 20 acres. Mr. Koski will look into the matter.

Commissioner Vogelgesang suggested the Mizner Trail (former golf course) property for consideration.

Commissioner Engel felt that an opportunity may now exist for the District to purchase the Mizner Trail property due to the recent death of the owner, James Comparato.

District Counsel-None

Commissioners-

Earth Day Activities/Events

Commissioner Ehrnst reported that City and Gumbo Limbo representatives have responded to a request he received from Ms. Wellman of Boca High School to partner and participate in Earth Day activities.

DeHoernle Park Phase II

Commissioner Vogelgesang inquired about the status of the subject project. Mr. Koski advised that it is a good possibility that the project will move forward.

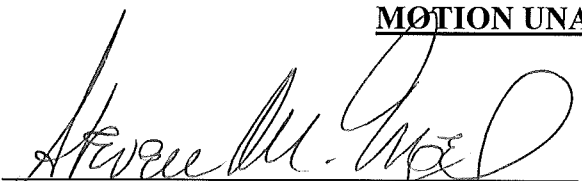
FUTURE AGENDA ITEM -


April 3 - District Succession Planning

ADJOURNMENT:

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Wright to adjourn the meeting at approximately 6:15 p.m.

MOTION UNANIMOUSLY APPROVED


Steven M. Engel Vice-Chairman


Susan Vogelgesang Secretary-Treasurer