

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
September 5, 2017

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

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

CHANGES TO AGENDA: None

PUBLIC REQUESTS: No public commentary was received.

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 meeting held on August 30, 2017.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Discuss FY 2017-2018 Budget

Mr. Koski, Executive Director advised that the proposed first public hearing on the 2017-2018 Budget has been scheduled for Thursday, September 7 at 6:00 p.m. Due to the uncertainty of Hurricane Irma, the Florida Department of Revenue (DOR) may issue a dispensation to postpone the meeting. If the DOR cancels the budget meeting, they will provide directions on rescheduling. An announcement is also expected from the City of Boca Raton on whether District facilities will be open.

The Board was furnished copies of the proposed 2017-2018 Budget which will be presented to the public at the first public hearing. Mr. Koski reviewed the budget and noted that despite the District's millage remaining the same as last year [0.9147], the operating budget is **1.5% less** than last year's total operating expenditures [the difference is the cash balance being brought forward]. He recommends approval of the budget.

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to approve the 2017-2018 Budget as presented.

MOTION UNANIMOUSLY APPROVED

2. Discuss Oceanfront Properties

Mr. Koski has reviewed and researched the information necessary to initiate proceedings for eminent domain on the three oceanfront properties. In the review, it is apparent that there are significant pre-suit requirements that are mandated by statute. The statute provides that the condemning authority (the District, which has the power under its Enabling Legislation) must have 1) appraisals in hand; 2) some evidence of the necessity; and 3) must notify the property owners

by registered mail of the intent (furnishing copies of the appraisals) and then enter into a negotiation process prior to the initiation of any lawsuit to condemn the property. Should litigation be necessary, Mr. Koski will engage a specialist in eminent domain for representation purposes. It was the consensus of the Board to have Mr. Koski continue the pre-suit and provide periodic updates.

3. Discuss Sugar Sand Park School Site

Chairman Rollins and Mr. Koski met with Boca Raton City Councilman Scott Singer regarding his request to have Sugar Sand Park be a replacement site for Addison Mizner Elementary School. Mr. Koski furnished the plat for Sugar Sand Park filed in 1995, and informed that Tract "B" is a 26-acre conservation area. Tract "B" is of sufficient size to accommodate a school the size being considered by the School Board (approximately 15 acres). He noted that there is a 200 ft. lighting buffer around the entirety of Sugar Sand Park. It would be up to the City Council to remove the designation of "conservation".

If the School Board desires the land for a school, 1) the City must redesignate Tract "B" to be included in Tract "A" for development, and 2) the District must indicate that such a use of the property is acceptable. In addition, if the site is to be utilized as a school, there must be some compensation for the property taken. Certain issues need to be addressed: the relocation of the maintenance building either on-site at another location, or off-site; School Board re-districting. Conflicts with conservation issues could be addressed by designing the school similar to Pine Jog Elementary School. Better communication is needed between the City and the School Board; District involvement is favored.

It was the consensus of the Board to have Mr. Koski move forward to explore the possibilities and contact City Councilman Singer.

4. Swim & Racquet Center – Bid Results

Mr. Koski advised that on September 1st, bids were opened for improvements to the Swim & Racquet Center. Bids ranged between 15% and 20% between the low and high bid. The low bidder was \$3,673,000. \$4.1 million has been budgeted for the project; however, additional costs will be incurred as certain specialty items were not specified within the project. Mr. Koski and Mr. Fichera will begin the vetting process.

5. Ocean Breeze Update

Mr. Koski informed that the District is creating a notebook for distribution to the Board of Commissioners, the Boca Raton City Manager and City Council Members containing three items: 1) the legal opinion received from outside counsel regarding the application of restrictive covenants on the property; 2) the completed study prepared by the National Golf Foundation (NFG) and 3) a complete project appraisal prepared by Callaway & Price. The notebooks will be hand-delivered prior to the September 26th joint City/District meeting. The Board will need to determine if the acquisition of the existing hotel site is to be utilized as a hotel, or used strictly for public purposes.

6. District Reorganization

Mr. Koski addressed two items:

- 1) **Records Custodian** - As a governmental agency, the District needs a designated Records Custodian. He recommended Briann Harms for the position. In addition, he recommends Ms. Harms for the position of Office Manager. The District will develop an Employee Policy Manual and will no longer follow the City compensation schedule. All employee compensation will be under the control of the Board. It was the consensus of the Board to accept Mr. Koski's recommendations.
- 2) **Facilities Manager** - Mr. Koski recommends that the District employ an individual for the position of "Facilities Manager". The individual would review and inspect District owned and funded properties [would be in the field on a daily basis]; coordinate operation and maintenance (including expenses) and scheduling with the appropriate City representatives. An individual has been approached for the position which will include a benefits package.

Mr. Koski will arrange for the candidate to meet with each of the Commissioners one-on-one. He will furnish a benefits package which will pertain to all District employees for Board review.

APPROVAL OF INVOICES:

Secretary-Treasurer Vogelgesang furnished a "revised" invoice disbursement sheet.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the invoices as presented totaling \$527,188.34

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director

Patch Reef Park Tennis Center

Mr. Koski advised that sometime during the month of October, the business managers of the individual who has expressed an interest in the subject facility will be in Boca Raton. At that time, Mr. Koski will visit the facility with the agents and continue to further discuss their commitment.

District Counsel-None


Commissioners- None

FUTURE AGENDA ITEM

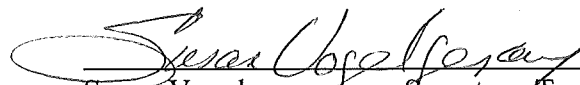
ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Ehrnst to adjourn the meeting at 6:40 p.m.

MOTION UNANIMOUSLY APPROVED



 Robert K. Rollins, Jr. Chairman



 Susan Vogelgesang Secretary-Treasurer