

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
SUGAR SAND PARK - 300 SOUTH MILITARY TRAIL, BOCA RATON
September 25, 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
Erin A. Wright

CHANGES TO AGENDA: Approval of Invoices

PUBLIC REQUESTS:

Robert Dukate, 5351 NW 3rd Terrace, Boca Raton

After he thanked the Commissioners for their support on acquiring the Ocean Breeze Golf Course, Mr. Dukate stated that historically only half the property on the corner southeast of NW 2nd Ave and Jefferey Street has been used as a hotel, and the other half was used as a Social Center. Mr. Dukate expressed his desire for a meeting room as there are 1300 units at Boca Teeca that currently do not have a meeting facility. Chairman Rollins assured Mr. Dukate that the District would consider various options that would best support the golf course and make it a fiscally responsible purchase for the District. The community will be welcomed to participate in an open dialogue and discussion.

Harold Chaffee- 6200 NW 2nd Ave, Boca Raton

After sending out a survey to 1000 people, Mr. Chaffee informed the Board that there were mixed views regarding the hotel at Ocean Breeze; however, everyone agreed that there is a need for a Social Center. He explained that there are currently no Social Centers at the north end of town and having one would be great for the citizens. He expressed his appreciation for all the work the Board has done.

Angelo Sands- 7348 East Country Club Boulevard, Boca Raton

Mr. Sands thanked the Board for all their hard work concerning Ocean Breeze. He explained the earning potential of the food and beverage end of the golf course industry and the positive impact it could have on Ocean Breeze. Chairman Rollins stated that the National Golf Foundation (NGF) report mentioned the importance of ancillary services and that they would be taken into consideration.

Bonnie Golden - 6300 NW 2nd Ave Apt 2020

Ms. Golden inquired what would happen if the City declined lending the District the funds to purchase Ocean Breeze. Mr. Koski expressed the City's desire to keep golf in Boca and offered that the booklet that the District presented to the City will help with their decision. Mr. Koski is optimistic that the City is on board with the purchase of Ocean Breeze.

PURPOSE:

The purpose of this meeting is to discuss Ocean Breeze.

Mr. Koski, Executive Director, stated that the District has been successful in providing information to the City of Boca Raton that answers all of the questions that the City had regarding the Ocean Breeze property. The National Golf Foundation (NGF) report was extremely helpful in evaluating all that can be done with the property once it is acquired. The District wants the property to be a first-class golf course with all the amenities and will leave it up to the professionals to design it.

A Request for Proposal (RFP) will be sent out after the acquisition is completed. Mr. Koski indicated that the District is not looking to rebuild the golf facility but to build something that will make everyone proud. It will be funded by the general constituency of the District and the tax dollars, and everybody will benefit in the community. He stated that "This Board will do what is right and you can count on that!"

Board Discussion:

Commissioner Vogelgesang inquired about the bottom line for the first year the Osprey Golf Course was in operation. Mr. Koski explained that the NGF used the most recent 5-year pro forma for Osprey, and if the District followed the data given by NGF, it can expect a positive net income of \$500,000 per year. This figure does not include any of the debt service; it is strictly an operational cost.

Mr. Koski advised Commissioner Engel that the debt service would be approximately \$2,000,000 to \$2,300,000 per year which includes the \$24,000,000 acquisition cost plus the \$14,000,000 for renovations. Commissioner Engel added that approximately \$500,000 in income from a ground lease for the hotel, or money from the sale of the hotel could also be used toward the reduction of the debt service. Commissioner Wright queried if the City would pay for any of the renovations of the project. Mr. Koski explained that the City is looking at Ocean Breeze as a District owned and operated facility.

Commissioner Wright was concerned if there would be enough land for parking if a golf school was built on the present parking lot location, and if it would be possible for NW 2nd Avenue to be widened if needed.

Mr. Koski explained that the school and the parking lot would be discussed in more detail after the acquisition takes place, and that the design would be left up to the professionals. Based on his initial discussions with the City, Mr. Koski said the widening of NW 2nd Avenue would not be necessary. There may be other issues that may cause that to be adjusted; such as a hotel with additional rooms.

When Commissioner Wright asked about the lighting for the driving range, Mr. Koski stated that ground lighting will be considered.

Commissioner Ehrnst felt that the NGF Report was comprehensive and the fees were very conservative. He encouraged the District to closely follow the roadmap that the NGF report has laid out recognizing that there will be adjustments that will have to be made. The #1 goal is to acquire the Golf Course with the financial aid of the City. He feels it will be a significant cost that is feasible over a long period of time and will be a benefit to the community.

Chairman Rollins stated that the Ocean Breeze acquisition is one of the largest projects the District has undertaken. It is not just building a recreational facility, but operating a major golf course. He believes that if the District can adhere to the concepts that are pointed out in the NGF study, it will be a premier golf club that will benefit the entire community. Chairman Rollins complimented Mr. Koski for all the hard work he has put into the project.

Mr. Koski announced that with the City's approval, the new name for Ocean Breeze will be the "Boca National Golf Club". The goal will be to have a public golf course with a private club atmosphere. The projected opening will be in 2020.

APPROVAL OF INVOICES: Secretary-Treasurer Susan Vogelgesang provided an invoice disbursement list and recommended approval.

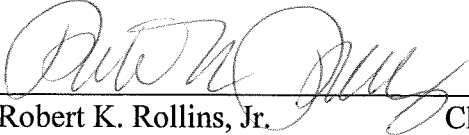
MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the invoices as presented totaling \$56,087.54

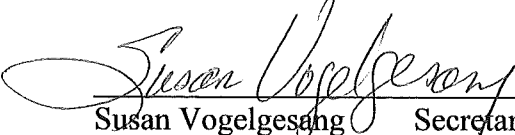
MOTION UNANIMOUSLY APPROVED

ADJOURNMENT:

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Wright to adjourn the meeting at 6:07 p.m.

MOTION UNANIMOUSLY APPROVED


Robert K. Rollins, Jr. Chairman


Susan Vogelgesang Secretary-Treasurer