

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
June 19, 2017

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

COMMISSIONERS PRESENT: 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 meetings held on May 22, 2017 and May 30, 2017.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Approval of 2016-2017 Budget Amendment

Mr. Merv Timberlake, District Financial Advisor, advised that Amendment No. 1 to the 2016-2017 Budget is required to move \$4,354,000 from District Capital Reserves to District Capital Expenses to fund the following two items: 1) the deposit amount of \$2,400,000 for the Ocean Breeze Golf Course acquisition and 2) \$1,954,000 for the completion of the Sugar Sand Park Science Playground Project. He sought approval of Amendment No. 1 to the 2016-2017 Budget.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve Amendment No. 1 to the 2016-2017 Budget.

Discussion:

Commissioner Vogelgesang confirmed that the \$2,400,000 deposit for the Ocean Breeze acquisition would go back into the budget when the District receives funding from the City for the purchase.

MOTION UNANIMOUSLY APPROVED

2. Ocean Breeze – Approval to Engage Golf Course Consultant

Mr. Koski provided copies of a feasibility study prepared by NGF Consulting (a subsidiary of the National Golf Foundation) for an 18-hole golf course in Broward County. He suggested retaining NGF Consulting to assist in determining the market and financial feasibility of acquiring and redeveloping the Ocean Breeze Golf Course. He met with representatives of NGF, and they provided a summary outlining the proposed scope of services for acquisition of the 27-hole Ocean Breeze facility at a cost of \$20,000. A draft of the study would be available prior to the July 24th joint meeting for City Council review. Mr. Koski recommends engaging the independent agency NGF Consulting to prepare a study for acquisition related due diligence of the Ocean Breeze property.

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to engage NGF Consulting at a cost of \$20,000.

Discussion:

Commissioner Vogelgesang asked if the study would include the hotel. Mr. Koski responded “no”; however, the study will address marketing/branding recommendations and other key business considerations (i.e., hotel packages to generate business for the golf course).

Commissioner Engel inquired about other options for the hotel site. Mr. Koski responded that other options might include an Adult Congregate Living Facility, a civic/public facility, or the possibility of a land lease or sale of the property.

MOTION UNANIMOUSLY APPROVED

3. Ocean Breeze – Approval of Surveys and Soil Testing

Mr. Koski recommends obtaining the services of a registered land surveyor to perform a survey of the subject property. The surveyor will be prepared to certify the survey to the District at the closing so that survey exceptions to the title policy can be removed. The survey will show all of the appropriate easements, rights of way, etc. The surveyor will also perform a topographic survey of the property. Additionally, he would like to engage the services of a soil testing company to take several soil borings on the property. The District would not be required to bid the work as the cost to perform the tasks are estimated at under \$25,000.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to engage both a land surveyor and a soil testing company at a cost not to exceed \$20,000.

MOTION UNANIMOUSLY APPROVED

Mr. Koski addressed the issue of a “golf course architect”. He stated that the District will select the appropriate professional pursuant to the Consultants Competitive Negotiation Act under the Laws of the State of Florida. The individual will be selected based upon competence, capability and qualification. For the record, he acknowledged that the Greg Norman Group, without cost, has been extremely helpful to the District in offering advice about Ocean Breeze. The Greg Norman Group fully understands that there would be no guarantees that they would be selected as the golf course architect.

4. Swim & Racquet Center Update

The bids for the subject project will be opened on August 11, 2017. Plans and specifications are now available. There will be a pre-bid conference on July 10, at 2:00 p.m. The project is being bid on a “low bid” basis. The phasing of the project construction should not impact the use of the tennis or swimming facilities. The ground area in the north end of the parking lot will be stabilized to accommodate overflow parking/patrons and construction vehicles.

APPROVAL OF INVOICES:

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the invoices as presented totaling \$1,680,983.06.

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director

District Audit for FYE 9-30-16

Mr. Koski advised that the District Audit for Fiscal Year ending September 30, 2016 has been completed and will be certified and transmitted to the Florida Auditor General. It is a clean audit; no problems. He commented that the auditor (Gru) is very pleased with the operation of the District.

City Proposed Budget for 2017-2018

Mr. Koski will provide copies of the subject document to the Board and staff for review. At the end of July, the Palm Beach County Property Appraiser will be advised that the District's millage rate will remain the same as last year [0.9147]. He recommends that the District schedule three meetings in August to discuss the budget in detail.

District Counsel-None

Commissioners

Master Interlocal Agreement

Commissioner Vogelgesang inquired about the status of the subject agreement. Mr. Koski advised that, presumably, none of the numbers in the Proposed City Budget for 2017-18 reflect what was discussed in negotiations of the master ILA. Therefore, the master ILA would not take effect in FY 2017-18; it would probably be effective in FY 2018-19.

Fourth of July

Commissioner Engel asked if the City was planning to hold its July 4th Celebration at DeHoernle Park. He was advised by staff that the event will be held at DeHoernle Park.

SolarTree

Commissioner Engel inquired about the status of the Florida Power & Light SolarTree Project at the Sugar Sand Park Playground. Ms. Harms, Assistant Director, advised that the project requires a wide berth of space which is unavailable at the playground. The project could potentially be installed at the ball fields. The required FPL easements need further review.

Ocean Breeze Deed Restrictions

At the request of Commissioner Wright, Mr. Koski will provide a formal legal opinion on whether deed restrictions disappear when property is acquired by a governmental agency.

DeHoernle Park

Commissioner Rollins attended the recent Youth Lacrosse Tournament and spoke with Mr. Steve Finvar who offered very positive comments about the condition of the fields at DeHoernle Park. Commissioner Rollins noted that parking was at a premium; every flat space was occupied by a

vehicle. He supports additional green space for activities that benefit the community and the economy.

Mr. Koski stated that he met with Mr. Gomez to discuss the lighting issues at DeHoernle Park. Mr. Gomez indicated that the illumination levels were not up to standards. Mr. Koski suggested that it would be prudent to install the same type of lights that are being installed at Sugar Sand Park; it would make the maintenance easier.

Florida Atlantic University

Chairman Rollins introduced Ms. Melissa Dawson of FAU who was in attendance.

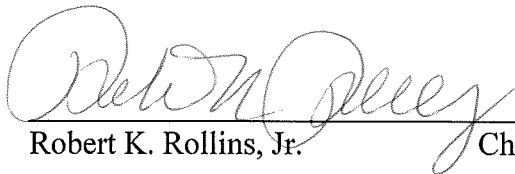
FUTURE AGENDA ITEMS:

July 5, 2017 - 2017-2018 Budget Discussions

ADJOURNMENT:

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

MOTION UNANIMOUSLY APPROVED


Robert K. Rollins, Jr. Chairman


Susan Vogelgesang Secretary-Treasurer