

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 18, 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: None

PUBLIC REQUESTS:
No commentary was received from the public.

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:
No minutes were presented for approval.

REGULAR BUSINESS: No items presented.

APPROVAL OF INVOICES:

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the invoices as presented totaling \$22,368.44

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director

Budget Hearing Updates

Due to Hurricane Irma, Florida's Department of Revenue extended the advertising requirements normally needed for the First and Second Public Hearings by thirty (30) days. Mr. Koski advised that the District would comply with the new amended regulations and have the First Public Hearing on September 19, 2017 at 6:30 p.m. to adopt the initial resolutions and set the date for the Final Public Hearing. Mr. Koski recommended scheduling the Final Public Hearing on September 26, 2017 at 6:30 p.m.

Hurricane Irma

Florida Mutual Insurance Trust (FMIT) has completed a full assessment of all District properties for damages resulting from Hurricane Irma. There was wind and water damage at various locations. The damages are anticipated to be over \$250,000- \$300,000 and the District will look

to FEMA and FMIT for as much aid as possible. Mr. Koski stated that the parks were operational as soon as they were safe to be opened to the public and praised FMIT for the great job they did in compiling the assessments.

The City of Boca Raton advised the District that they would be responsible for the assessment of its own properties. Commissioner Ehrnst showed concern about the City not participating in the District assessments and questioned whether FMIT could compile a complete list of damages. Mr. Koski assured him that FMIT inspectors are professionals and Chairman Rollins stated its assessment reports were very thorough.

Commissioner Ehrnst expressed thanks to everyone involved in the expeditious cleanup of Sugar Sand Park and Chairman Rollins commended the City for promptly opening the roads.

Joint Meeting / Ocean Breeze- September 26, 2017

The District intends to deliver a booklet to the Boca Raton City Manager and City Council for discussion at the Joint Meeting. The booklet will contain the legal opinion, the report from the National Golf Foundation and the Appraisal by Calloway & Price.

Mr. Koski stated that these documents should answer all the questions that have been posed to the District by the Mayor and City Council. The documents will also satisfy the concerns of staff and the public that it is a financially viable project and that the District is not “overpaying” for the property.

Commissioner Ehrnst asked if a financing agreement is required. Mr. Koski explained that an Interlocal Agreement with the City is needed that would indicate: the manner by which the financing would be done; indicate the amount of money being advanced by the City; the period of capitalization on principal and interest (if needed); the mechanism by which the funds are repaid; and the manor by which title is held until such time that the funds are repaid.

The hotel parcel (approximately 4+ acres) at Ocean Breeze will be placed on the September 25, 2017 Agenda for discussion. Mr. Koski explained that there is tremendous interest in putting a hotel on that site. If the site was sold to an interested hotelier, the District would want it to be an intricate part of the golf facility and would have to build in a deed restriction to keep it as a hotel. Chairman Rollins asked Mr. Koski to consider the financing in the event that the District had to purchase the property.

Swim and Racquet Center

Mr. Koski advised the Board that there are significant questions that need to be resolved before making a recommendation for the award of the contract for the Swim and Racquet Center.

The first low bidder provided a Bid Bond from a company that does not comply with the specifications of the job. The Department of Treasury for the United States puts out Circular 570, which lists all bonding companies that are acceptable to the Federal Government. The bonding company that was provided by the low bidder was not on the list. The second low bidder provided a financial statement in which the balance sheet showed a liability of \$1,000,000 to their bonding company.

Further investigation is required to determine if either entity is a responsible and responsive bidder for the project. Mr. Koski anticipates a recommendation for an award of the contract for the Swim and Racquet Center to be available by the September 25, 2017 Board meeting.

Sugar Sand Park

NuJak Construction, contractor for the Science playground, submitted a report with a Final Inspection of the playground stating that it is built in conformance with all of the plans and specifications. The project is now complete.

District Counsel-None

Commissioners

Oceanfront Properties

Commissioner Vogelgesang inquired as to the status of the beachfront properties. Mr. Koski stated he is preparing a pre-suit document which will include a full title search to determine the proper names of owners and any of those individuals that have an interest to the properties. An appraisal of the three (3) properties will commence after the appraisal for Ocean Breeze is finalized.

FUTURE AGENDA ITEM –

1. Discuss Ocean Breeze hotel site – September 25, 2017
2. Swim and Racquet Center Award
3. First Public Budget Hearing- September 19, 2017
4. Final Budget Hearing to be determined on September 25, 2017

ADJOURNMENT:

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Wright to adjourn the meeting at 6:03 p.m.

MOTION UNANIMOUSLY APPROVED


Robert K. Rollins, Jr. Chairman


Susan Vogelgesang Secretary-Treasurer