



Greater Boca Raton Beach & Park District

300 South Military Trail, Boca Raton, Florida 33486
Telephone: (561) 417-4599 Telefax: (561) 347-3945
www.mybocaparks.org

Board of Commissioners

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

REGULAR MEETING of the BOARD OF COMMISSIONERS December 4, 2017 ~ 5:15 P.M. AGENDA

ROLL CALL:

CHANGES TO AGENDA:

PUBLIC REQUESTS:

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

Regular Board meeting held on November 27, 2017

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REGULAR BUSINESS:

1. Ocean Breeze Contract Extension
2. Ocean Breeze – Discussion of Finance
3. Five-Year Budget Projection
4. Boca Raton Championship
5. Board Meeting of December 18, 2017

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APPROVAL OF INVOICES:

7

REPORTS AND DISCUSSION ITEMS:

FUTURE AGENDA ITEMS:

ADJOURNMENT:

NOTICE: Anyone wanting to appeal an official decision made on any subject at the meeting must have a verbatim record of the meeting, and the appeal must include the testimony and evidence on which the appeal is based.

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
November 27, 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:

Jacqueline Harper, 17745 Foxwood Way, Boca Raton

Ms. Harper was very anxious regarding the possibility of a Rafael Nadal Tennis Academy coming to Patch Reef Park that would restrict the public use at the tennis center. Commissioner Engel emphasized that it is not the intent of the District to restrict public access. If an academy is built, it would be an additional facility to the current tennis center. Chairman Rollins expressed that the District is in the early stages of discussions with the Nadal Group and that public input is always welcomed at the Board meetings.

Robert Dukate, 5351 NW 3rd Terrace, Boca Raton

Mr. Dukate was concerned that Ocean Breeze was not on the Agenda for discussion given that the District recently had a meeting with the City of Boca Raton regarding the financing. He inquired if the District would be willing to pay the \$24,000,000 until the financing from the City is completed to avoid delaying the closing date with Lennar. [Please see the Reports and Discussion Items below under Ocean Breeze for Mr. Koski's response]

Harold Chaffee, 6200 NW 2nd Avenue, Boca Raton

Mr. Chaffe inquired if the District would take into consideration leasing the 13 acres of land behind Condominium 9 to extend the fairways at Ocean Breeze. Mr. Koski provided an update explaining that the RFP responses for the golf course architects are due on December 20, 2017 and a golf course architect should be under contract by February 1, 2018. The funds needed for the development of the golf course have been discussed with the City and the necessary procedures are currently being put in place for the second tranch of borrowing.

Monica Mayotte, 860 SW 21st, Boca Raton

Ms. Mayotte is running for Boca Raton City Council Seat D in March of 2018. If she has the privilege of becoming the next City Council member she would look forward to working closely with the District to provide world class parks for everyone.

Raul Travieso, 1037 W Royal Palm Way, Boca Raton

Mr. Travieso is the USA Pickleball Association Volunteer Ambassador for City of Boca Raton. He came before the Board to request the expansion of the sport of pickleball in the Greater Boca Raton Beach & Park District. He asked that the District and the City consider providing eight (8) outdoor lighted regulation pickleball courts; schedule additional days to play indoors and implement a senior nonresident pickleball fee or membership on a monthly or yearly basis. Chairman Rollins requested staff to consult with the City to investigate the possibilities.

Keith Kovach, 290 NE 29th Street, Boca Raton

Mr. Kovach is a certified pickleball instructor who believes the sport will grow tremendously in the next few years. He encourages the District and City of Boca to recognize the pickleball movement and prioritize the development of pickleball infrastructure for its citizens.

Mickey Gomez, City of Boca Raton, Recreation Services Director

Mr. Gomez will be retiring this week after 33 years of service. He expressed his joy in working with the District and what an honor it has been. Chairman Rollins offered his best wishes for Mr. Gomez on behalf of the District, stating that he will be greatly missed. Mr. Michael Kalvort will be the new Recreation Services Director for the City of Boca Raton

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 of November 6, 2017.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Approval of St. Mark Greek Church Reciprocal Use Agreement

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Wright to approve the St. Mark Greek Church Reciprocal Use Agreement for the year ending December 19, 2018.

MOTION UNANIMOUSLY APPROVED

2. Approval of District Board Meetings and Office Closings for 2018

A list of the proposed Board meetings and office closings for 2018 were provided. Mr. Koski recommended approval.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the District Board Meetings and Office Closings for 2018 as presented.

MOTION UNANIMOUSLY APPROVED

APPROVAL OF INVOICES: Secretary-Treasurer 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 \$2,677,065.03

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director

Approval of Employee Signatures

Mr. Koski requested the addition of Briann Harms and JoAnn Miller as signatures to the District's Bank of America small business credit card. At the request of Commissioner Rollins, a Fidelity Bond covering District employees Madlane Bentivegna, Briann Harms and JoAnn Miller will be obtained.

Employee Pension Fund

Mr. Koski provided a copy of the Florida Municipal Pension Trust Fund for Board review. Commissioner Ehrnst requested a cost estimate for the Pension Trust Fund. Ms. Harms will contact Mr. Timberlake to obtain the requested cost information. This item will be addressed at the next Board meeting.

Participation Reports

Mr. Koski furnished copies of the City's Participation Reports for the month of September 2017.

Project Updates:

Swim & Racquet Center Improvements

The District is awaiting permits on the commencement of the Swim & Racquet Center Project. A Pre-Construction meeting was held on November 17, 2017. The contractor has provided a "Schedule of Values" which is currently being reviewed by Mr. Koski and Mr. Fichera. It is anticipated that construction will commence in Decembers 2017; Timeline for completion: 365 days.

Patch Reef Park – Artificial Turf Fields

Design Consultants are anticipating a January completion of its documents. The issue of utilizing potable and/or reclaimed water to keep the organic infill moist and cool is being debated with the City's Utilities Department. The District will express its concerns about utilizing reuse water and will seek permission from the City to irrigate the fields with potable water. The District envisions going out to bid in January 2018, with construction commencing early April 2018. Sports groups will be contacted when the fields are ready to be lined.

Ocean Breeze

Mr. Koski stated that part of the 220+ acres being acquired by the District is the 4.5 acres of the existing hotel site. If acquired as a hotel site with the intention that the District sells it to a hotel company to construct and operate as a hotel, that portion of the property cannot be financed by tax exempt financing and, therefore, would not be eligible to be financed by the City in the acquisition

cost. The District could; however, acquire the 4.5 acres with cash on hand and have two separate deeds issued and two separate closings: one for the 4.5 acres at \$3.2 million; the other for the remainder of the property at \$20.8 million. This transaction would be in full compliance with all internal revenue service regulations and in compliance with the City's debt policy.

Mr. Koski advised that it would be appropriate for the District to consider acquiring the hotel parcel as a hotel site and then sell it for hotel development. A decision could be made to acquire the hotel site and develop it as part of the golf facility/appurtenant (i.e., a club house). If the District acquires the hotel site and makes it a part of the golf facility, the entire \$24 million could be financed by the City [the District would not have to use \$3.2 million of its own financing]. Board discussion ensued.

The Board felt that more control and flexibility could be obtained by acquiring the hotel site outright. Such a transaction would not violate the District's bond financing with the City. The only negative is that the District would have to fund the \$3.2 million purchase from Capital Reserves. A club house or other amenity could later be developed on the site utilizing the theme envisioned by the designers which might include a revenue producing opportunity. If the property is included in the bond financing, opportunities are limited to "safe harbor" activities. Mr. Koski advised that the property is currently zoned for a hotel. This item will be placed on the next agenda for further discussion.

Boca Raton Championship

At the next Board meeting, Mr. Koski will give an update on the committee for the Boca Raton Championship (Allianz). Benefit packages will be provided for review. This event (to be held Feb. 5 through Feb. 11, 2018) will create a tremendous amount of exposure for the District.

Commissioners -

Farewell Greetings

The Board expressed their appreciation to Mr. Mickey Gomez, City of Boca Raton Recreation Services Director, for his many years of dedicated service to the community. Everyone wished him well in retirement.

Gumbo Limbo Nature Center

Commissioner Vogelgesang and District Facility Manager Ms. Melissa Dawson, will attend a meeting of the Architect & Engineers engaged for the GLNC Preserve to discuss the potential renovations and to review the site of the initial concepts.

Organic Fertilizers and Weed Killers

Commissioner Wright received correspondence from Ms. Lauren Quinn expressing her concerns about the City's use of non-organic fertilizers and weed killer products at Red Reef Park. Ms. Harms was requested to provide the RFP which South Miami used when they engaged a private company to utilize organic products. In addition, Ms. Harms will obtain the Palm Beach County Ordinance covering the use of such organic materials.

Balloon Release Ordinance

For Board consideration, Ms. Harms will provide the Palm Beach County Ordinance prohibiting the release of balloons at County beaches and parks.

FUTURE AGENDA ITEM -

December 4 - Commissioner Rollins – Discuss Pickleball
Commissioner Wright – Organic Fertilizers & Weed Killers
Commissioner Ehrnst – Balloon Ordinance
Employee Pension Fund Cost Estimate

ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 6:42 p.m.

MOTION UNANIMOUSLY APPROVED

Robert K. Rollins, Jr.

Chairman

Susan Vogelgesang

Secretary-Treasurer



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December 4, 2017

Via UPS and E-mail

Mr. Carlos Gonzalez
Lennar Homes, LLC
730 N.W. 107th Avenue, Suite 300
Miami, Florida 33172
Carlos.Gonzalez@Lennar.com

Re: Agreement for the Purchase and Sale of Real Property (Ocean Breeze), dated May 24, 2017, as amended (the "Agreement") between Lennar Homes, LLC ("Seller") and The Greater Boca Raton Beach & Park District ("Buyer") – Third Extension Notice

Dear Carlos:

This letter will constitute notice under Section 7.04 of the Agreement that Buyer has elected to extend the Closing Date by thirty (30) days, to January 26, 2018.

Best regards.

**THE GREATER BOCA RATON
BEACH & PARK DISTRICT**

By: _____
Name: Robert K. Rollins, Jr.
Title: Chairman

cc: Laurie L. Gildan, Esq. (via email)

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