

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
May 20, 2024

The MEETING took place at the Swim & Racquet Center and was live-streamed for viewing & listening through Zoom. The meeting was called to order by CHAIR Erin Wright at 5:15 p.m.

COMMISSIONERS PRESENT:

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

CHANGES TO AGENDA:

PUBLIC REQUESTS:

Mr. Robert DuKate congratulated the District on 50 years of serving its residents. He cited a June 8, 2020, letter from the Attorney General's office stating that the District has no authority to sell, lease, or convey property under its governing documents. He expressed concern that approving a Concession Agreement could set a precedent for the District, leading to numerous development requests that might transform recreational spaces into commercial ventures like hotels or restaurants. He urged the Board to consider the long-term implications of proceeding with what many view as a lease agreement under the guise of a concession agreement.

Mr. Joel Rask congratulated the Board on their landmark 50 years and the excellent parks and recreational fields they provide. He emphasized the importance of initiating the design of the golf park, noting that such a project could take a year or two to develop. During this planning period, he urged the Board to solicit proposals and engage with the community and city officials to gather specific plans.

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 May 6, 2024, at 5:15 p.m.

Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. North Park Update

Site Plan Approval Process Update:

Executive Director Harms, Mike Kroll, and Lumi Fuentes from Miller Legg are progressing through the site plan review process within City timelines. After discussions, the City has agreed to allow the site plan to move forward with a condition: the Beach & Park District must submit design construction drawings for the Northwest 67th Corridor within a specified timeframe, aligning with North Park's development. The City will share the costs for these improvements. The required enhancements include a median for a divided two-

lane road, sidewalks on both sides, pedestrian signals, landscaping, and street trees. The City plans to seek grants to offset construction costs. With this conditional approval, the District can proceed with construction planning, aiming for final approval in July.

Environmental Work Status Update

There was a Consultant transition from Terracon to ECS as the District’s environmental consultant. ECS will implement an expedited monitoring and submittal process with the Florida Department of Environmental Protection (FDEP) and use the Alternative Soil Cleanup Target Level (ASCTL) approach to minimize soil and groundwater remediation efforts and associated costs.

2. RFQ Architect/Engineering

Executive Director Harms announced that the District received proposals for the 2024 Architectural/Engineering/Planning Services RFQ from seven firms: Miller Legg, KCI Technologies, Saltz-Michelson Architects (SMA), Sparc Design, CPZ Architects, SRS Engineering, and REG Architects. Copies of all submittals were provided to the Board.

District General Counsel Jacob Horowitz explained that under state law (CCNA Chapter 287), the Executive Director has the authority to rank and review the proposals. The recommendation must include at least three firms for the Board's consideration. The Board can enter into contracts with multiple firms, creating a pool of qualified firms for future projects without further procurement processes.

The Board directed the Executive Director to call references, create a matrix, and present the findings for a vote at a future meeting.

3. First Public TRIM Compliance Hearing Date

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to set the First Public TRIM Compliance Hearing on Proposed 2024-2025 Taxes and Budget on September 3, 2024, at 6:00 p.m. at the Swim & Racquet Center.

Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

MOTION UNANIMOUSLY APPROVED

APPROVAL OF PAYROLL AND INVOICES:

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang to approve the payroll and invoices as presented, totaling \$2,065,563.19.

Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes

Commissioner Wright Yes
MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director:

Patch Reef Park Playground

The playground at Patch Reef Park is progressing. Final comments with the City are being addressed, and the permitting process is expected to be quick. The project will be out to bid by the end of next week, with bids expected to be back in about 45 days. Construction will start after the summer camp schedule ends.

Gumbo Limbo Tower

Staff will meet tomorrow to discuss placing informational signs on the Gumbo Limbo Tower. This project is nearing completion.

FY 24-25 Budget Meeting

Budget meetings with City staff will begin tomorrow to discuss the CIP budget.

July 4th Events

The Board received information on the City's July 4th events.

City Strategic Planning Meetings

The City's Strategic Planning meetings are being held May 22- 24, 2024.

District Counsel:

District Counsel is further refining the concession agreement in collaboration with Boca Paddle's legal team. The revised draft was recently provided to their legal counsel, and District Counsel is awaiting their feedback. Mr. Horowitz reiterated to the Board that the draft version they received remains a work in progress, with additional revisions expected. Counsel assured the Board they would be informed of any developments as progress continues.

Commissioners:

Commissioner Engel asked Counsel if there was a precedent for the Beach and Park District having a concession agreement with an outside vendor for using District property. He noted that Chuck's Steakhouse used to be on the current Swim & Racquet property, which must have required a financial arrangement since it was District property. Additionally, he stated that he informed the Executive Director about a federal program offering grants to Special Taxing Districts and asked her to explore potential funding for the District as an additional source of income.

Commissioner Ehrnst highlighted the agreements with Chuck's Steakhouse and the YMCA as precedents, stressing that the investor's significant investment would ease a \$16 million taxpayer burden. He also acknowledged the time-consuming nature of projects, citing the North Park project as an example, and emphasized the importance of a city buy-in, joint meetings, and a commitment from the City. Moving forward, he expressed a desire to support rugby fields in the upcoming budget discussions, collaborating with the City for maximum community benefits. Finally, he underscored the significance of a well-designed, gated

entrance for North Park, advocating for collaborative efforts with the City to ensure its aesthetic appeal and functionality.

Commissioner Rollins acknowledged the District's workload and revenue demands, expressing concern about the risk of slippage without careful monitoring. He commended Director Harms for updating the Board on plan specifics and noted the comprehensive nature of the pickleball facility agreement at North Park. He suggested involving the District's insurance company in drafting insurance provisions for the Boca Paddle agreement, and he highlighted the time and resource-saving aspect of using Boca Paddle's funds for the pickleball facility. He expressed hope for including a field house in the budget due to the constant use of the field house at Sugar Sand Park and provided an update on Barbara Chaffee's health, extending well wishes and prayers to both Mr. & Mrs. Chaffee.

Commissioner Vogelgesang extended her thoughts and prayers to Mr. & Mrs. Chaffee.

Commissioner Wright commended District staff and Miller Legg for doing a great job on the North Park project. She emphasized the project's expected timeline and the need for patience when dealing with city processes. Wrapping up, she wished everyone a Happy Memorial Day.

ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to adjourn the meeting at 5:54 p.m.

Discussion:

Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

MOTION UNANIMOUSLY APPROVED



Erin Wright

Chair



Craig F. Ehrnst

Secretary-Treasurer