

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
February 3, 2025

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

COMMISSIONERS PRESENT:

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

CHANGES TO THE AGENDA:

PUBLIC REQUESTS:

Mr. Robert Dukate raised concerns about the city's plan to extend Jeffrey Street, emphasizing that a four-lane road through a park would be detrimental to public health and safety. He reminded the Board that the city applied over a year ago to open this road while closing one on Northwest 28th Street without transparency. He highlighted inaccuracies in the city's application regarding planned structures and surrounding development. He urged the Board to request the city abandon the project.

Mr. Mario Caprini, President of Capital Group, addressed the unsolicited P3 proposal, emphasizing the need for dialog and collaboration to find the right solution for the city.

Mr. Bryan Hunt, Executive Director of the Peter Blume Family YMCA, thanked the Board for renewing the YMCA's agreement at Patch Reef Park and shared the success of the summer camp registration, highlighting the registration of over 375 students.

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 January 21, 2025, 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. Mission Aerospace Explorium Exhibit

The previously planned "Thomas Edison's Secret Lab" exhibit from the Betty Brinn Children's Museum is no longer available due to the museum's closure, and the deposit has been refunded. The District is considering the "Mission Aerospace" exhibit from Minotaur Mazes for Fall 2025 at the Children's Science Explorium in Sugar Sand Park to replace it. This 2,500-square-foot interactive exhibit focuses on flight, aerodynamics, and space exploration, featuring hands-on activities such as rocket and airplane launches, a gyroscope, and interactive STEM learning stations aligned with national science education standards. The total cost is \$50,000 for the rental,

with an estimated \$1,000 for inbound shipping. The exhibit will run from October 2025 to January 2026.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the Mission Aerospace Explorium Exhibit Agreement, as presented.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

2. Jeffery Street- North Park Safety Discussion

The Board, during its January 21, 2025, meeting, expressed concerns about the Jeffrey Street Crossing project and its safety, traffic, and environmental impacts, noting that the original analysis predates the park's development.

Executive Director Harms met with the city on January 31, 2025, to discuss the Jeffrey Street extension project. The meeting included Zachary Bihr, Director of Municipal Services, and Deputy City Manager Andy Lukasik. While the city supports the project, it has not been approved and remains in the early stages, with significant paperwork required. The park's priority is to protect patrons, and the city's requirement to build a tunnel and sidewalks for a non-existent road was reconsidered. It was agreed to wait until the roadway is officially approved before proceeding.

The Florida Department of Transportation (FDOT) is likely the applicant for the Jeffrey Street extension project, not the city, as it ties into the closure of another location. The project faces significant challenges, requiring multiple approvals with no set timeline, and it is not expected to happen soon. If the project moves forward, the applicant would need to address the impact on park users, ensuring safety measures for bicyclists, runners, and pedestrians.

3. North Park-Unsolicited Proposal Discussion

CGHP Developments submitted an unsolicited proposal on January 15, 2025, for redeveloping the Ocean Breeze property (North Park) under Florida's public-private partnership (P3) statute. While various options are available under Florida law, discussions with the city indicate a strong interest in collaborating on North Park's development to align with the broader downtown campus master plan.

Mr. Goren, District General Counsel, provided an updated memorandum, revising the 2021 document regarding public-private partnerships (P3s) under Florida Statute §255.065 (the 'Statute'). The memo serves as a reference for current and future discussions, detailing the process for handling both solicited and unsolicited proposals. He confirmed that an unsolicited proposal presented earlier has been officially received and documented, with no statutory requirement for immediate action. The 2024 statutory amendments outline various deadlines for decision-making, depending upon certain specific circumstances as set forth in the Statute.

Discussion:

The Commissioners strongly emphasized the need to finalize a comprehensive recreational master plan before making any decisions on North Park. They underscored the increasing demand for fields and facilities driven by population growth and evolving recreational interests, highlighting the urgent need for long-term planning to address space limitations. Additionally, concerns were raised regarding bond restrictions on the west side of North Park, which currently prevent a public-private partnership (P3) agreement. With the bond set to be paid off by 2027, the potential for such agreements may be reconsidered in the future.

The Board stressed the importance of collaborating with the city to ensure effective financial planning and optimize available resources. To ensure that recreational priorities remain central to planning discussions, Commissioners expressed their intent to participate in upcoming city meetings regarding the downtown campus masterplan.

APPROVAL OF PAYROLL AND INVOICES:

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the payroll and invoices as presented totaling \$148,403.13

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:

Ribbon Cutting for DeHoernle Maintenance Facility

The ribbon-cutting ceremony for the new maintenance facility has been rescheduled for February 24, 2025. The date is tentative, and updates will be provided if it changes.

Planning for Patch Reef Park Playground Grand Opening

A monthly meeting was held with Greg Stevens and Tiffany Lucia, the Director, and Deputy Director of Recreation Services. Discussions focused on organizing the ribbon-cutting and grand opening for the Patch Reef Park Playground in May. City staff is initiating preparations for the event.

Park Passport Program for City Centennial

Staff is working on the Park Passport program as part of the city’s centennial celebrations.

Special Needs Programming for Patch Reef Park

City staff is developing a special needs program for Patch Reef Park. The program will be presented to the Board in the coming months.

Traffic Garden at North Park

Zach Bihr from Municipal Services reported that the design of the traffic garden at North Park is nearly complete. The project will be reviewed by the Board soon.

Birthday Wishes

A special birthday wish was extended to Chair Wright.

District Counsel:

JJ Morley Case Settlement

The case is nearing settlement at the previously discussed amount of \$90,000. The settlement agreement is being finalized and executed by the necessary parties. Once signed, an ACH transfer of the settlement funds to the District's general fund is expected.

Permanent Easement Matter

Data is being developed in coordination with the Executive Director. Once the information is secured, it will be presented to the Commission for further consultation and direction.

Commissioners:

The Commissioners extended birthday wishes to Chair Wright.

Commissioner Vogelgesang commended Eric Ehrnst for his outstanding work as Jordan Ogman's buddy and noted that the upcoming media post would feature Jordan. She also inquired about data availability on resident versus non-resident usage at the multi-sport rink at Sugar Sand Park.

Commissioner Wright clarified that public comment will be permitted before the ranking at the City meeting on February 11, 2025.

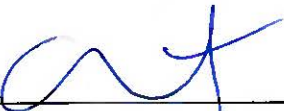
ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 5:53 p.m.

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