

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF THE BOARD OF COMMISSIONERS
SWIM & RACQUET CENTER, 21618 ST. ANDREWS BOULEVARD, BOCA RATON
September 11, 2019

The MEETING was called to order by CHAIRMAN Susan Vogelgesang, at 7:03 p.m.

COMMISSIONERS PRESENT:

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

CHANGES TO AGENDA:

PUBLIC REQUESTS:

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to approve the minutes of a special meeting held on August 26, 2019.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Proposed Budget Discussion FY 2019-2020:

Commissioner Wright requested that a separate line item (sinking fund) be established for Gumbo Limbo.

Discussion ensued.

Commissioner Vogelgesang noted that she has requested additional information regarding the costs for different aspects of the renovation.

Commissioner Rollins inquired what the long-term strategic plan was for Gumbo Limbo and questioned what the City's participation would be in the project. He would like the District to be involved in the size and scope of the operation.

Commissioner Engel believes that Gumbo Limbo should be a priority and remain the showcase that it is.

Commissioner Ehrnst is supportive of Gumbo Limbo and believes that the City, FAU, the School Board, and the District should all contribute, and contractual obligations need to be addressed with all parties.

MOTION was made by Commissioner Engel and seconded by Commissioner Wright to set aside \$500,000 for the Gumbo Limbo Sinking Fund in the FY 2019-2020 budget.

MOTION UNANIMOUSLY APPROVED

2. Hotel Site Discussion:

This discussion was deferred until the overall design of the golf course has been resolved with the City.

3. Executive Director Discussion:

The Board unanimously agreed that Ms. Harms is well deserving of the title of Executive Director and are all proud of the work she has accomplished and look forward to working with her in the future.

MOTION was made by Commissioner Rollins and seconded by Commissioner Wright to appoint Ms. Harms as the Executive Director of the Greater Boca Raton Beach & Park District.

MOTION UNANIMOUSLY APPROVED

4. Ford & Associates Revised Agreement

An addendum was added to the scope of services that was contained in the engagement letter between Mr. Ford and the District on July 25, 2019. Mr. Jerry Ford was available by phone to discuss the revised Agreement.

Discussion ensued.

Commissioner Ehrnst would like to have Ms. Linda Davidson, Financial Services Director for the City of Boca Raton, review the District’s financing options if the District were to finance the course on its own.

MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to accept the addendum to the contract submitted by Ford & Associates, Inc. to aid in financial services for the District.

MOTION UNANIMOUSLY APPROVED

APPROVAL OF REVISED PAYROLL AND INVOICES:

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the revised payroll and invoices in the amount \$2,172,269.15.

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director

Website Training

Training sessions for staff have begun for the District website and Patch Reef Park website. Patch Reef Park’s website will go live end of the month with the District website to follow.

Mattice Business Contract

Ms. Harms asked the Board to review the Mattice Business Services contract which is up for renewal and submit any questions prior to the next meeting.

Golf Course Update

Commissioner Vogelsang read a letter from Mr. Leif Ahnell, City Manager, dated September 10th that offered the following:

The City would program, design, build and operate an 18-hole golf course on the west side of the Ocean Breeze property including a clubhouse, driving range, and maintenance facility. The City would also be willing to undertake programming, design, construction, and operation of amenities on the east side of the property. In addition, the City would offer financing to the District to allow the District to fund various capital improvements.

Mr. Wayne Branthwaite gave a summary of City's RFI responses concluding that the scope of work of infrastructure was reduced substantially to get the costs that were provided. He believes that the vision of the District and the vision of the City are two separate visions.

Discussion ensued.

At Joint meeting, the District will ask the City to assist with the funding of the golf course. If the City will not agree to assist with the funding, the District will ask the City for the approval of the Price/Fazio design and obtain financing on its own.

District Counsel

CRA Funding

Mr. Jacob, Horowitz, General Counsel, stated that the District budgets approximately \$1.6 million each year to make increment payments to the CRA. Per the direction of the Board, Mr. Horowitz initiated a conversation with the City Attorney's office to discuss future use of the increment funding now the Mizner Park debt has been satisfied in full. Mr. Horowitz believes that there is an opportunity for discussion among the policy makers to approach the CRA Board and see how the funds can be utilized moving forward. From a legal perspective, if the parties agree to terminate the Interlocal Agreement, the funds can be allocated to other City/District projects. The 1986 Interlocal Agreement (ILA) nor the 1989 Amendment to the ILA include a termination date or a provision for early termination.

Ms. Harms will send a letter to the City Manager's Office to outline policy issues and schedule a joint meeting to discuss further.

Mr. Koski's Agreement

Ms. Harms, Commissioner Wright, Mr. Koski and Mr. Horowitz met to discuss open issues regarding Mr. Koski's role and relationship with the District. An amendment to his current contract will be prepared to include accounting time sheets for Mr. Koski's hourly arrangement, not to exceed \$10,000 per month.

Commissioner Rollins recommended elevating Melissa Dawson to be the Owner's Representative for the golf course and have Mr. Koski as a consultant and mentor to the Board of Commissioners and the Executive Director.

<p>MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to have Melissa Dawson operate as an Owners Representative on the golf course and Mr. Koski's role be a consultant to the District in all matters related to the District's business needs.</p>
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Discussion

Counsel will prepare a Letter of Agreement for Mr. Koski's new role and this item will be placed on a future agenda for approval.

MOTION UNANIMOUSLY APPROVED

Commissioners

Commissioner Vogelgesang received an unsolicited offer to purchase the Ocean Strand property and distributed a copy to the Board. The offer will be reviewed by counsel and discussed at a future meeting.

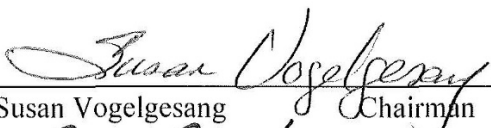
FUTURE AGENDA ITEM -


Mattice Business Contract
Letter of Agreement -Mr. Koski
Ocean Strand
Update Patch Reef
Update User Fees

ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Ehrnst to adjourn the meeting at 9:55p.m.

MOTION UNANIMOUSLY APPROVED


Susan Vogelgesang Chairman


Craig F. Ehrnst Secretary-Treasurer