

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR "HYBRID" MEETING OF
THE BOARD OF COMMISSIONERS
February 1, 2021

The "HYBRID" MEETING took place in the Willow Theatre at Sugar Sand Park and was also conducted virtually through the Zoom platform. The meeting was called to order by CHAIRMAN Susan Vogelgesang 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:

The following people emailed public requests to be read into the record:

Mr. Wenqian Yu requested that the District proceed immediately with its plans at Ocean Breeze for an executive golf course and other golf amenities that are not provided at the City-acquired Boca Country Club. He is strongly against any real estate development plan for this area.

Mr. Robert DuKate requested that the District remedy the illegal conveyance of the Ocean Breeze property by requesting an amendment of the ILA to expeditiously transfer the legal title to the western portion of the Ocean Breeze property in the ownership name of the District.

Ms. Julia Johnston requested the Board's consideration to add one or two croquet courts to the Ocean Breeze plan.

Mr. Daniel J. Flesher provided a PowerPoint presentation on re-purposing the property at Ocean Breeze (East) to create a "Fun Center" for all residents and guests with a golf-based activity as its center point. The PowerPoint was distributed to the Board of Commissioners.

Ms. Shirley Walsh, Mr. Dan Walsh, and Dr. Ernest Barsamian thanked the Board for saving Ocean Breeze from development and urged them to remain committed to developing Ocean Breeze into a golf enterprise for residents and visitors.

The following people called into the meeting:

Ms. Regina Ecklund asked the District to proceed with a 9-Hole Executive golf course, driving range, putting course, and learning center. A fun, family-friendly facility appropriate for golfers of all ages and abilities to learn the game and practice skills. She reviewed her thoughts on the issues of Jeffrey St, the Deed Restrictions, and offered suggestions on what to do and what not to do with the property.

Mr. Harold Chaffe- comments were inaudible.

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

MOTION was made by Commissioner Engel and seconded by Commissioner Ehrnst to approve the minutes of the Regular "Hybrid" meeting held on January 19, 2021, 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. Amendment to the Interlocal Agreement for Ocean Breeze

The District received a response after hours on Friday, January 26, 2021, from the City to the Amended and Restated ILA that the District provided to the City in December. Counsel will prepare a matrix for the Board to review of the original ILA, the Amended and Restated ILA, and the City’s response to the Amended and Restated ILA that will outline the three documents as it relates to the obligations of the parties, the future use of the property, the impacts on the bond and the future payment and debt obligations.

Discussion ensued regarding:

The significant changes that the City made to the proposed amended ILA; rejecting the proposed agreement; working with City Council to prepare a simpler agreement that would eliminate championship golf; if the City is willing to work with the District on the Ocean Breeze property; asking the City for the site plan approval from the original ILA; if the members of the City Council have seen the response that was sent to the District; getting an approval to do an executive course on the westside; asking the City what its intentions are so the District can proceed accordingly; setting up zoom meetings with City Council; having the Executive Director meet with Mike Woika every week, doing an RFI and prioritizing the ideas with City Council along with the Need’s Assessment; and taking a leadership role with this project.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Wright to direct the Executive Director to work with the City to establish quarterly meetings for the elected bodies to meet and to request permission to allow the District’s Executive Director to be placed on the agenda at the City’s Workshop meetings once a month to establish better communication between the City and the District.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

MOTION was made by Commissioner Rollins and seconded by Commissioner Ehrnst to direct the Executive Director to advise the City staff that the District cannot accept the City's response to the Amended and Restated Interlocal Agreement that was sent to the District on January 29, 2021, for good and valid reasons. The District will further review the document and possibly make a counteroffer to the amendment.

Discussion:

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

2. RFI for Ocean Breeze

An RFI to gather general ideas for Ocean Breeze was discussed. It would be a common platform, open for a limited amount of time, for people to generate ideas for the 212 acres of land at Ocean Breeze. The ideas would be a starting point for discussion between the District and City Council to evaluate along with the Needs Assessment Survey.

Discussion ensued regarding the following:

Disregarding any proposals for residential or commercial development; preserving green space; the financial sustainability of the District; prioritizing responses; remaining true to developing greenspace; the District not having the ability to convey property; deed restrictions and governmental agencies; and public-private partnerships.

The RFI will exclude the section that states that the District will comply with all requirements outlined in the amendment to the Interlocal Agreement and will add a stipulation regarding proposals for residential development.

MOTION was made by Commissioner Engel and seconded by Commissioner Ehrnst to issue an RFI with the intent of developing the Ocean Breeze property as a public access recreational facility which would allow commercial development only in connection with a recreational purpose. The RFI will be open for 60 days.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

3. Proposed Monthly Ocean Breeze Meeting

Commissioner Ehrnst proposed adding a monthly meeting designated to Ocean Breeze to keep the residents and city officials informed.

Discussion ensued.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to have the “Ocean Breeze Discussion” as the first item on every agenda for all regular District meetings in 2021.

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 Rollins to approve the payroll and invoices totaling \$ 765,616.89.

Discussion:

The Royal Palm tax refund for \$360,077.22 was included in the invoices.

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:

Pipes & Pumping Project

Six bidders responded to the Pipes & Pumping RFP on January 27, 2021. The City will evaluate the bids and advise Ms. Harms on the status of the project.

San Remo Letters

Letters to the San Remo Community will be sent out this week regarding the entranceway to the property.

Gumbo Limbo Tower Project

Construction for the Tower Project is now scheduled for the beginning of 2022. Ms. Harms requested the Board’s consideration for a 12-month extension to the MOU with the Friends

of Gumbo Limbo which currently states that construction would begin early 2021. This will be the Fourth Amendment to the MOU for the Tower Project.

MOTION was made by Commissioner Rollins and seconded by Commissioner Ehrnst to extend the Gumbo Limbo Tower Project MOU with the Friends of Gumbo Limbo for an additional 12 months.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

Joint Meeting

Ms. Harms has requested a Joint Meeting and is awaiting a response from the City.

Verde Elementary MOU

Counsel is working with Ms. Harms to prepare an MOU for Verde Elementary regarding the use of District facilities. This will be reviewed with City staff and brought back to the District for approval.

Ocean Breeze RFP Pre-Bid Meeting

A pre-bid meeting was held on Friday, an addendum to the RFP will be added this week.

Counsel:

Counsel will prepare the Gumbo Limbo Amendment and the Comparative Analysis for the Ocean Breeze ILA for the Board.

Commissioners:

Commissioner Vogelgesang wished Commissioner Wright a very happy birthday and inquired about the lighting at the entrance of Yamato Road and NW 2nd Avenue.

Commissioner Engel inquired about the status of the archaeological site on the property of Ocean Strand.

Ocean Strand Update by Ms. Harms:

The District is in the process of the Planning Advisory Review application for Ocean Strand. The City has stated that an archaeologist will probably be needed to provide some oversight. Ms. Harms noted that the area in question is believed to be a shell midden and has been cordoned off and is not part of the project.

Commissioner Wright reiterated her request to have the Executive Director attend the City Workshop meetings with the hope that the City will add a "Discussion with Ms. Harms" to the workshop agenda and for Ms. Harms to set weekly zoom meetings with Mr. Woika, the Assistant City Manager.

Commissioner Rollins appreciates working with the Board members and staff and thanked everyone for doing the best job for the recreational needs of the community.

Commissioner Ehrnst thanked everyone for their help in serving the community and a special thanks to Commissioner Wright for all her efforts on Ocean Strand, Ocean Breeze, and Verde Elementary.

FUTURE AGENDA ITEMS:

Ocean Breeze Discussion
Gumbo Limbo Tower MOU Amendment
Staff Evaluations

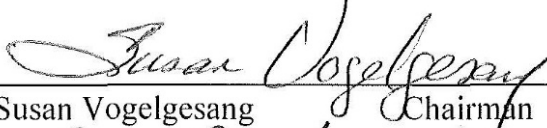
ADIOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to adjourn the meeting at 6:52 p.m.


Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED



Susan Vogelgesang Chairman



Craig F. Ehrnst Secretary-Treasurer