

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
February 6, 2023

The MEETING took place at the Swim & Racquet Center and was also conducted virtually through the Zoom platform. The meeting was called to order by CHAIRMAN 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. Harold Chaffee, President of Keep Golf in Boca, requested that public comments be reopened after agenda item #2 Bond Counsel Review.

Mr. Jean Michel Neault expressed his support for mountain bike trails at the new park and offered to coordinate volunteers to help make the trails successful.

Mr. Jeff Smith, resident, and member of the Boca Raton Advisory Committee for Parks and Recreation supports mountain bike trails and offered to lead a team of volunteers to construct and maintain mountain bike trails at Ocean Breeze.

Mr. Robert DuKate spoke about existing bike trails throughout the city and does not support mountain bike trails that are near residential areas. He suggested that the Board hold off on approving the \$888,575.00 for the Miller Legg Work Order to design the east side of the property until they have more clarification on the ability to convey the property.

Mrs. Lauren Blosser and her family support mountain bike trails at Ocean Breeze. She said it is a great family activity and students can volunteer for community service hours to maintain the trails.

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 17, 2023, at 5:15 p.m.

Discussion:

Roll Call Vote

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

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Proclamation for Lin Hurley

Mrs. Hurley has been a volunteer and advocate for the special needs community for over half a century and has served Boca Raton for over twenty years as a volunteer with TopSoccer. The Board recognized Mrs. Hurley for her many contributions to the Boca Raton community and presented her with a framed proclamation to thank her and express appreciation for her dedication to the community.

2. Bond Counsel Review

In December 2022, the Board approved hiring Ms. JoLinda Herring of Bryant, Miller, Olive Law firm as special bond counsel to analyze the Ocean Breeze bonds and prepare an opinion on property development opportunities, including Private Public Partnerships (P3s) and discuss legal and Internal Revenue Tax Service restrictions related to the bonds with regard to the District’s Charter and Enabling Legislation.

Jo Linda Herring and Will Milford of Bryant Miller Olive Law firm were available via Zoom to discuss and answer questions regarding the Ocean Breeze Bond, P3 transactions, tax restrictions, and a judicial process called Validation. They offered the following three development opportunities for the District to consider:

- 1. Management Contract
- 2. Nonprofit 501(c)(3) Manager
- 3. Redeem the Bond or Amend to a Taxable Rate

Public Comments were reopened at 6:19 p.m. -no comments were made.

Public Comments were closed at 6:20 p.m.

3. Community Redevelopment Area Funding

MOTION was made by Commissioner Rollins and seconded by Commissioner Ehrnst to defer the Public Hearing scheduled for February 21, 2023, regarding the District contribution to the City of Boca Raton’s Community Redevelopment Agency.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

4. Miller Legg Work Order

Executive Director Harms presented the Board with the Miller Legg Work Order -Scope of Services for the design of the eastern portion of the Ocean Breeze property which includes the northeast (The Hills) and the southeast (The Trails) quadrants of the property.

The following team members were in attendance or available via zoom for discussion and questions from the Board: Mike Kroll, President Miller Legg, Liudmila Fuentes, Recreational Planner/Landscape Designer for Miller Legg, Martin Grinbank, Senior Engineer Miller Legg, Samuel J. Ferreri, Principal Architect, PGAL, Steven A. Harrison, Senior Associate Environmental, Terracon, and Jonathan Burgess, President Sustainability/ SITES, Spinnaker Group.

Discussion ensued.

MOTION was made by Commissioner Engel and seconded by Commissioner Ehrnst to approve the Miller Legg Work Order for Design Services for the eastern portion of the Ocean Breeze Park, as presented.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

5. Maracore Builders-Ocean Strand Fencing

Executive Director Harms presented the Board with two change orders from Maracore Builders for consideration. The first change order (#17) is to install 160 Linear Feet (LF) of New Split Rail Fence and repair 140LF of the existing fence on the western portion of the Ocean Strand property for \$10,300. The second change order (#18) is to install 600LF of new split rail fencing on the eastern portion of Ocean Strand for \$20,385.00.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve Maracore Builders change orders #17 and #18 for new fencing and fence repairs at Ocean Strand for a total of \$30,685.00, as presented.

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 Engel to approve the payroll and invoices as presented, totaling \$93,246.25.

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:

Boca Teeca

The Park Rangers are now patrolling the Boca Teeca property.

Gumbo Limbo Tower

The city is currently evaluating the Gumbo Limbo Tower bids.

Countess DeHoernle Maintenance Building

The Countess DeHoernle maintenance building contract was executed and the Notice to proceed will be issued shortly; construction is expected to begin in the next three months.

Community Center Programs

The YMCA is offering many programs at the Patch Reef Park Community Center including karate, gymnastics, young engineers, dance, and acting classes. More information is available on their website. The Willow Theatre at the Sugar Sand Park Community Center has an exciting season coming up in February and March.

SABR TopSoccer

Director Harms reported that she had a chance to see the SABR TopSoccer program in action and was very impressed.

District Counsel:

Mr. Goren thanked the Board for engaging the Bryant Miller Olive Law firm to provide an outside bond analysis and advise the District on how to structure P3s legally and be consistent with the State Statute and the Attorney General's opinion. District Counsel will keep the Board advised on the 2023 State Legislative Session.

Commissioners:

Commissioner Vogelgesang reported that she attended the Pickleball Tournament at Patch Reef Park, it was well attended by participants and spectators and was very successful!

Commissioner Rollins thanked Councilman-elect Marc Widger for attending the meeting and commented on what a wonderful person Lin Hurley is.

Commissioner Ehrnst commented on Lin Hurley's accomplishments. He commented that the Ocean Breeze project will be a big endeavor that will take a few years and will require city assistance and participation from others, but with Miller Legg guiding the District, it is doable!

Commissioner Engel commented on Lin Hurley's accomplishments. He suggested setting up a sinking fund to allocate money to pay off the Ocean Breeze bonds in 2027.

Commissioner Wright commented on Lin Hurley's accomplishments.

FUTURE AGENDA ITEMS:

Athletics Presentation on Scheduling

ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 7: 05 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 Chairman

Craig F. Ehrnst Secretary-Treasurer