

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
April 3, 2023

The MEETING occurred at the Swim & Racquet Center and was 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 commented on the Boca Teeca RFP agenda item and inquired about the exhibits for the RFP.

Mr. Angelo Sands commented on the FAU men's basketball team and the "love of the game" that started for the boys at a very early age. He looks forward to children getting their start or "love for the game" at a local golf amenity at Boca Teeca.

Mr. Anthony Cil Ciliberti asked that the District encourage the people giving the proposals for the Boca Teeca Racquet Facility RFP to have a designated sport for each designated area.

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 March 20, 2023, 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. Ocean Strand Lift Station Easement

Executive Director Harms presented a revised Lift Station Agreement to the Board. In section #7 "Grantor" was changed to "Grantee" and Chair "Eric" Wright was changed to "Erin" on the signature page. Mr. Goren, District Counsel, advised that the agreement had not been shared with anyone except the Board and it is now a public document. The Board can make additional changes or comments to the document prior to submitting it to Counsel for the Grantee. Discussion ensued.

The Board asked counsel to address the following changes/items in the document:

- The District will not be responsible for future maintenance of the easement
- Will the City require adjoining properties to connect to the city sewer system once the lift station is in?
- Assignability of the Easement to the City

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to direct the Executive Director and District Counsel to revise the document consistent with the Board's discussion and send it to Mr. Abrams and his client with the condition that it is subject to further comments by both parties. The document will be sent to the City of Boca Raton for review and will not be filed until the District Board approves it.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

2. Boca Teeca Racquet Sports Facility RFP

Director Harms presented the Boca Teeca Racquet Facility RFP for the Board's consideration. She noted that the forms and the exhibits in the RFP were excluded from the agenda packet because they increased the size of the document that was emailed to the Board. The forms and exhibits are available upon request.

Discussion ensued.

The RFP will be revised to incorporate flexibility in the space allotment, programming, and the timeframe for advertising the RFP will be set to 90 days with an option to extend. The Board will review the revised RFP prior to releasing it.

MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to release the revised RFP for 90 days with an option to extend.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

3. Northern Trust Investment Agreement

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang to ratify and authorize the agreement with Northern Trust Investments Nunc Pro Tunc.

Discussion ensued.

Due to the recent bank fallout Commissioner Ehrnst took a closer look at the District's primary investment which is the Florida Prime Fund. After researching their portfolio and their investment policy he discovered that they may hold up to 80% of their portfolio in the banking and financial sectors and the majority of the holdings are international, not domestic.

Commissioner Ehrnst felt it would be safer to go to a risk-free treasury-based fund. Director Harms spoke with each of the Board members to advise them of the situation and on March 21, 2023, \$50,000,000 (the maximum amount allowed) was transferred out of the Florida Prime account into a Northern Trust Treasury Money Market Fund. The remaining funds were transferred out of the Florida Prime Account in the following days.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

4. District Financial Forecast

In February, the Board asked staff to investigate the feasibility of paying off the bond early for the west side of the Boca Teeca property. Director Harms worked with the District's Financial Advisor, Mr. Timberlake, on this task. The earliest that the bond could be paid off without penalty is in 2027 and based on a very conservative approach the Board could consider establishing a sinking fund in the next budget cycle with the intent of moving towards an early payoff in 2027.

APPROVAL OF PAYROLL AND INVOICES:

<p><u>MOTION</u> was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the payroll and invoices as presented, totaling \$1,208,351.19.</p>

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 Design

A kick-off meeting is scheduled next week with WZA for the design of the Patch Reef Park accessible playground. Mr. David Ogman will attend to provide input. Executive Director Harms is also working on scheduling other members of the public to contribute ideas.

Pickleball Facility Operations

On March 20, 2023, the Board asked for an update on the operations of the pickleball facility currently going through site plan approval with the City. The City sent over a rough draft of

its operation plans late last week. District staff will meet with city staff to review the draft and it will be added as a future agenda item for discussion.

Congratulations!

Commissioner Wright and Director Harms attended the swearing-in ceremonies for the new City Council members Marc Wigder and Fran Nachlas who also were elected the new CRA Board Chair (M. Wigder) and Vice Chair (F. Nachlas). Congratulations to all!

District Counsel:

Mr. Goren reported briefly on some bills that are currently being discussed in the Legislative Session that may apply to Special Districts. He will keep the Board advised of any changes that take place as a result of the Legislative Session.

Commissioners:

Commissioner Engel wished everyone a Happy Holiday Season and inquired when the hard opening would take place for Ocean Strand Park.

Commissioner Ehrnst referred to a recent article in the Coastal Star regarding the 2500 property. He reminded everyone of the importance of keeping an open mind for all ideas brought forth pertaining to the Boca Teeca property and always abide by the Sunshine Laws.

Commissioner Vogelgesang thanked Commissioner Ehrnst for his insight into the banking situation. She offered congratulations to the incoming City Council members Fran Nachlas and Marc Wigder and encourages a Joint Meeting between the District and City Council.

FUTURE AGENDA ITEMS:

Patch Reef Park Pickleball Operations



ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to adjourn the meeting at 6:58 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	Chairman
 Craig F. Ehrnst	Secretary-Treasurer