

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
**MINUTES OF A SPECIAL MEETING OF**  
**THE BOARD OF COMMISSIONERS**  
September 11, 2023

The MEETING took place at the Willow Theatre in Sugar Sand Park and was live-streamed through the Zoom platform. The meeting was called to order by CHAIR 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:**

**REGULAR BUSINESS:**

**1. Racquet Sports Facility RFP -Presentations**

The District received five (5) bid proposals in response to the RFP for a proposer to design, finance, develop, and operate a racquet sports facility located on the southeast corner of North Park. On August 7, 2023, the Board agreed to interview all five proposers in accordance with the RFP and Florida Statute 287.057 and that the rankings would take place after the interviews. The Board also agreed that they will have the option to defer the ranking to a later date if needed. The following order for the presentations was randomly selected at the District meeting on August 28, 2023:

1. YMCA
2. Robbie Wagner
3. Camp Pickle
4. Boca Paddle Club
5. Chicken N' Pickle

Each group was given 15 minutes to present the proposals, followed by questions from the Board.

**PUBLIC REQUESTS:**

Mr. Cil Ciliberti, Ms. Julie Johnson, Ms. Pam Wilkinson, Ms. Nancy Foster, Ms. Kerry Dimke, Ms. Fernanda Nelson, Mr. Carl Foster, and Mr. Rick Retamar expressed their support for Chicken N' Pickle.

Mr. Robert DuKate believes that the project would be a good addition to the community but questioned if the Attorney General would approve the District having a Concessionaire Agreement.

Mr. Toby Kay stated that it is important for the District to pick a proposal that takes pickleball seriously, it should be a world-class facility and have covered courts.

Mr. Neil Baritz and Mr. Bobby Bernstein supported the Robbie Wagner proposal with indoor tennis.

Mr. Harold Chaffee was impressed by the YMCA and the Robbie Wagner Group. He would like for the District to get approval from the Attorney General before beginning any project.

Mr. Angelo Sands asked that the District be considerate, thoughtful, and caring to the people who live in the area when deciding which proposal to accept for North Park.

**Commission Discussion:**

Commissioner Vogelgesang disclosed that she has known Mr. Sachs since 1997 but there has been no financial interaction with Mr. Sachs, his wife, or his campaigns.

Commissioner Ehrnst made the following three disclosures:

1. That his employer, NCCI Holdings, works closely with the YMCA, that he used to be a member of the YMCA and he used to be a participant in their leadership.
2. At NCCI Holdings, he serves as president and member of the Corporate Park Board Peninsula Corporate Center Association, where Mr. Butters has a facility, a building adjacent to the NCCI Building. He stated that he does not have an economic relationship with them.
3. Sachs Sax & Caplan are the attorneys for the Parkside Homeowners Association, where he lives. He does not have any personal relationships with anyone there.

Mr. Horowitz, District General Counsel, advised that he reviewed Florida Statute Chapter 112 Section 3143 and Chapter 286, and stated that there would need to be some economic bias or economic component to the public official who is casting the vote or to their relative or somebody by whom they've been retained for them not to vote. He advised both Commissioners Vogelgesang and Ehrnst that there is no legal conflict to participate, vote, or take any action related to this matter.

Discussion ensued. Each Board member provided their rankings as follows:

	<b>Engel</b>	<b>Ehrnst</b>	<b>Rollins</b>	<b>Wright</b>	<b>Vogelgesang</b>	<b>Total</b>
<b>Chicken N' Pickle</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>13</b>
<b>Boca Paddle Club</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>9</b>
<b>YMCA</b>	<b>2</b>	<b>1</b>	<b>4</b>	<b>2</b>	<b>4</b>	<b>13</b>
<b>Robbie Wagner</b>	<b>3</b>	<b>5</b>	<b>1</b>	<b>5</b>	<b>3</b>	<b>17</b>
<b>Camp Pickle</b>	<b>5</b>	<b>4</b>	<b>5</b>	<b>4</b>	<b>5</b>	<b>23</b>

**MOTION** was made by Commissioner Engel and seconded by Commissioner Vogelgesang to approve the ranking of the proposals for a Racquet Sports Facility at North Park: #1-Boca Paddle Club, #2-YMCA & Chicken N' Pickle (tied) #3-Robbie Wagner #4-Camp Pickle.

**Discussion:**

**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 Ehrnst and seconded by Commissioner Rollins to have the Executive Director proceed with negotiations for the Sports Racquet Facility at North Park in the order as ranked above.

**Discussion:**

If the District cannot come to an agreement with Boca Paddle Club, the next step would be for the Executive Director to go to the next ranked firm(s) and begin negotiations. Commissioner Ehrnst would like the Board to consider options of collaborating with the #2 ranked groups, seeing what the City would be willing to work on, and requested that counsel model the agreement after the Mizner Park Agreement.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**ADJOURNMENT:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 8:49 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