

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
September 18, 2023

The MEETING took place at the Swim & Racquet Center and was live-streamed for viewing & listening through Zoom. 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:

Executive Director Harms requested that item #2 Ocean Strand Rent.com Kayak Proposal be removed from the agenda.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Rollins to remove item #2 Ocean Strand Rent.com Kayak Proposal from the agenda.

Discussion:

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

PUBLIC REQUESTS:

Mr. Cil Ciliberti suggested that the District negotiate with the Boca Paddle Club for free outdoor pickleball courts with no monthly memberships or fees.

Mr. Robert DuKate requested that the District have the Attorney General clarify if the District has the authority to have a Concessionaire's Agreement or any other type of transfer of property before beginning a project. He encouraged the Commissioners to disclose any ex parte conversations with people who are making presentations or bidding on proposals.

Mr. Joel Rask asked that the Board consider "family-friendly activities" going forward with the plans for the North Park property.

Mr. Harold Chaffee wished that the Board had given more thought to what they wanted to do at North Park before ranking the proposers at the last meeting. He supports green space and also would like the Board to seek the advice of the attorney General before moving forward on any projects.

Mr. Jack Mc Walter supports having a YMCA at North Park. It would cater to all age groups and fill the demand for before and after school programs for the thousands of children moving into the Boca Raton area.

Mr. Tom Judge supported indoor/outdoor pickleball with a "family-friendly" social atmosphere at North Park. He wants to be involved and help make an impact on the children of Boca Raton.

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 August 28, 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

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to approve the minutes of the regular meeting held on September 5, 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

MOTION was made by Commissioner Engel and seconded by Commissioner Ehrnst to approve the minutes of the First Public TRIM Compliance Hearing on Taxes and Budget held on September 5, 2023, at 6:00 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. CGA Additional Services Agreement-PRP Site Plan

An Additional Services Agreement between the District and Calvin, Giordano & Associates (CGA) for \$19,534 was presented for the Board's consideration. The agreement is for the additional work that was completed during the site plan approval process. CGA attended meetings and updated plans per city requirements for the Patch Reef Park pickleball project.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the Patch Reef Park Additional Services Site Plan Approval Agreement with CGA in the amount of \$19,534.00 for work already completed.

Discussion:

Commissioner Ehrnst questioned if the District is overbuilding pickleball considering what is being proposed at North Park. Discussion ensued.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

Discussion on postponing any additional work on the new 18-court pickleball site at Patch Reef Park continued. Commissioner Wright clarified that this would not affect the project to convert the two tennis courts into six pickleball courts at Patch Reef Park. The need for a master plan with a new field house for Patch Reef Park was also discussed.

It was the consensus of the Board to stop all future work with Calvin Giordano & Associates until the topic of pickleball is further discussed at the next Board meeting on October 2, 2023.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to recess the meeting at 5:53 p.m.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

The meeting reconvened at 6:08 p.m.

3. North Park Racquet Facility Discussion

Commissioner Ehrnst was very impressed with the proposals that were provided for the Sports & Racquet Facility at North Park. He would like to have a tunnel included in the design for connectivity and for the city to be actively involved in the plans. The following Motion was made to start the conversation off:

MOTION was made by Commissioner Ehrnst to request that the Executive Director work with the winning bidder to reevaluate the entire southeast section of North Park with the following objectives: family-friendly, encourage a YMCA partnership, minimize District costs, have exceptional recreational content and a city buy-in.

Discussion:

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Commissioner Rollins could not support putting the YMCA on the southeast parcel of the park or adding any further development in that quadrant. Commissioner Wright stated that she would like to keep the master plan as outlined for North Park.

Motion fails for lack of second.

General discussion continued:

Commissioner Ehrnst stated that the hotel site has infrastructure and is a very valuable piece of property and a revenue-producing facility should be developed there to help reduce the cost to the taxpayers. He mentioned donating the entire parcel of land to the City and completing the project as a partnership with an Interlocal Agreement.

Commissioner Rollins does not support donating the property to the city unless there is a specific reason to do so. He would like to ensure that the District residents get the best rates and time slots at the new facility, and he asked Counsel to reconfirm for the public that the District does have the ability to enter into an agreement to develop a racquet sports facility as per the RFP.

Mr. Jacob Horowitz, District General Counsel, stated that the District does not have the authority to sell, lease, or convey property according to the Attorney General's opinion given in 2021. He reviewed the various options that were provided in Legal Memorandum 2021-006 that would be available for the District to consider when negotiating a contract with a proposer. Counsel was confident that subject to negotiations that would occur at a later date, an agreement could be structured that was consistent with the limitations in the District's Charter.

Commissioner Wright does not favor donating the land to the city unless some kind of issue arises.

Commissioner Engel does not want to depend on a food or beverage facility to generate revenue. He would like to work out a family-oriented facility with the Butters group.

Commissioner Vogelgesang inquired if the Butters group would be amenable to including some type of outdoor family activities at the site and if they would be open to public input at a future meeting.

Mr. Malcolm Butters and Mr. Mitch Robbins introduced themselves, thanked the Board for the opportunity to work together, and answered questions from the Board.

The Board will be open to recommendations from the Butters group pertaining to the development of the project. Executive Director Harms will work on a date for public input at a future meeting.

APPROVAL OF PAYROLL AND INVOICES:

<p><u>MOTION</u> was made by Commissioner Ehrnst and seconded by Commissioner Rollins to approve the payroll and invoices as presented, totaling \$428,551.47.</p>

Discussion:

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:

CRA Hearing

The City postponed its hearing for the extension of the CRA that was scheduled for last week and sent out a new notice that the meeting will now take place on October 11th at 6 p.m. Executive Director Harms is working on the application package for the exemption request and will add the "Option to Cap the CRA Payment" as an agenda item for the District meeting on October 2nd.

Sugar Sand Park Futsal Surface

The futsal surface at Sugar Sand Park will be completed this week.

Patch Reef Park Accessible Playground

The final design for the accessible playground should be ready by the October 16th meeting.

District Counsel:

Mr. Horowitz noted that counsel is working with the Executive Director on the CRA items.

Commissioners:

Commissioner Engel was very impressed with his recent tour of the YMCA facilities and would support a collaboration between the District and the YMCA in the future development of North Park.

Commissioner Ehrnst recently toured the YMCA and appreciates all the great things they do. The need for adult disabled services in the community caught his attention. He suggested having the Executive Director explore expanding adult special needs services with the YMCA at the Patch Reef Park Community Center, which he believes is an underutilized facility.

Commissioner Rollins advised that he cannot attend the October 2nd meeting.

Commissioner Vogelgesang wished everyone a Happy New Year and thanked Chuck King for his work on the District's social media accounts. She agreed with Commissioner Ehrnst on the need for special needs adult programming and would like to pursue it.

<p><u>MOTION</u> was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang to allow the Executive Director to explore expanding adult special needs programming with the YMCA.</p>
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Roll Call Vote:

Commissioner Ehrnst	Yes
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Commissioner Engel Yes
Commissioner Rollins Abstain
Commissioner Vogelgesang Yes
Commissioner Wright Yes
MOTION PASSES 4-0 with 1 abstention

FUTURE AGENDA ITEMS:

ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 6:58 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 Chair


Craig F. Ehrnst Secretary-Treasurer