

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
**MINUTES OF A REGULAR MEETING OF**  
**THE BOARD OF COMMISSIONERS**  
November 20, 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. via Zoom  
Susan Vogelgesang  
Erin Wright

**CHANGES TO AGENDA:**

**PUBLIC REQUESTS:**

*Mr. Robert DuKate* presented a Railroad Crossing Application that the City submitted to the Department of Transportation in April 2023 and emphasized discrepancies in the application's information, especially regarding future structures and developments. He highlighted safety concerns regarding a proposed four-lane undivided highway cutting through the park. He recommended passing a resolution to officially oppose this plan and communicate it to the city, FDOT, and FEC to ensure it is formally documented.

*Mr. Joel Rask*, representing the Hidden Lakes HOA, commended the District's upkeep of the parks and urged the consideration of successful establishments like Burger Shack and Pop Stroke as models for the forthcoming RFI. He highlighted their family-friendly nature and versatility in hosting corporate events, birthday parties, and fundraisers, suggesting these elements be considered during discussions and brainstorming sessions for the park's development.

**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 November 06, 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. Swim & Racquet Center (SRC) Surge Protection**

The Swim & Racquet Center faced damaging power surges, prompting the city's electrical team to recommend installing surge protection in critical areas. Three companies provided quotes for this task:

Aries AV: \$9,500

Fine Line Electric: \$8,500

Bonded Lightning Protection: \$7,300

After assessment, staff recommended proceeding with Bonded Lightning Protection at \$7,300.

**MOTION** was made by Commissioner Engel and seconded by Commissioner Rollins to approve Bonded Lightning Protection's proposal for installing surge protection for \$7,300., as presented.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**2. North Park Request For Information (RFI)**

At the last District meeting, a motion was successfully passed to initiate the advertisement of an RFI seeking proposals for a family-oriented amenity to be developed on the approximately 2-acre site where the former hotel used to be. Executive Director Harms presented the RFI to the Board for discussion.

Concerns were raised regarding the complex traffic situation in the area, leading to discussions about postponing the RFI until after the Joint Meeting, particularly while the city continues studying traffic matters concerning the Clint Moore Road extension.

**An Amended MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Rollins to initiate the RFI (Request for Information) process sometime in 2024 after the Joint meeting with the City Council.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

Executive Director Harms received direction to gather information from the city regarding the Railroad Crossing application at Jeffery Street. Additionally, there was a request to establish a timeline for seeking input from adjacent property owners.

**APPROVAL OF PAYROLL AND INVOICES:**

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Rollins to approve the payroll and invoices as presented, totaling \$95,504.72.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**REPORTS AND DISCUSSION ITEMS:**

**Executive Director:**

**Community Redevelopment Agency (CRA)**

Both the Boca Raton City Council and the CRA Board of Commissioners, comprised of identical members, have unanimously approved extending the CRA's term until 2042, surpassing the District's financial plans by 17 years. This move requires the District to reallocate funds, potentially exceeding \$60 million based on a 3% increase, to meet this statutory obligation. Executive Director Harms opposed the extension at the CRA and City Council meetings. This extension will significantly impact the District's park and facility projects. The District has begun a public records request and an exemption application and is contemplating reducing contributions to other City properties to mitigate this unforeseen taxpayer burden.

**District Counsel:**

Mr. Horowitz mentioned that District Counsel is working on a concessionaire agreement with the Butter's group, anticipating a draft copy for review within two weeks. Additionally, Counsel is actively investigating legal avenues to potentially reduce or remove the CRA increment payment, and they're in the process of preparing the required documentation to move forward with these efforts.

**Commissioners:**

*Commissioner Vogelgesang* thanked Chuck King for his outstanding job on the District newsletters and wished everybody a Happy Thanksgiving.

*Commissioner Rollins* expressed his disappointment about the extension of the CRA document, suggesting that its initial intent might not have included a renewal. He emphasized the importance of the city's support but also highlighted potential limitations due to funding commitments to the CRA, hindering property development opportunities. Exploring budget adjustments may be necessary to ensure progress in property development.

*Commissioner Engel* thanked Chuck King for raising awareness about the Beach & Park District as a distinct entity from the city. Regarding the CRA, he suggested exploring options beyond capping obligations and actively pursuing those alternatives.

*Commissioner Ehrnst* proposed that the District hire specialized counsel to address the CRA matter. He believes that the goal is to initiate discussions and mutual agreements between the new city manager and Executive Director Harms to resolve various issues. He was optimistic that shared interests in improving parks and beaches could lead to beneficial collaborations. Ultimately, the focus is on achieving common goals to improve public spaces.

Commissioner Wright suggested that members of the Board reach out to the City Council/CRA members to express their views and explore opportunities before further discussions or involvement occur.

**FUTURE AGENDA ITEMS:**

**ADJOURNMENT:**


**MOTION** was made by Commissioner Engel and seconded by Commissioner Ehrnst to adjourn the meeting at 6:03 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