

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
October 6, 2025

The MEETING took place at the Willow Theatre and was live-streamed for viewing & listening through Zoom. Chair Wright called the meeting to order at 5:15 p.m.

COMMISSIONERS PRESENT:

Craig F. Ehrnst
Steven M. Engel
Robert K. Rollins, Jr.
Susan Vogelgesang
Erin Wright

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 September 15, 2025, 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

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Rollins to approve the minutes of the Final TRIM Compliance Hearing on Budget and Taxes for FY 2025-2026 held on September 15, 2025, at 6:00 p.m.

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 \$1,789,680.78.

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 Honoring Team Boca ECNL RL 2008 Girls Soccer Team

The Board presented a proclamation to the SABR – Team Boca ECNL RL 2008 Girls soccer team in recognition of their achievement in winning the ECNL Regional League National Championship, marking their third consecutive national title. The proclamation formally commended the team, coaches, and supporters for their exceptional dedication, teamwork, and sportsmanship. It acknowledged the honor and national recognition they have brought to the Greater Boca Raton community.

MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to adopt the Proclamation honoring the SABR Team Boca ECNL2008 Girls Soccer Team.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

2. Bench Donation at Ocean Strand

An agreement between Mr. Kan and the Greater Boca Raton Beach & Park District was presented to the Board for consideration. The agreement authorizes the purchase and installation of two benches, along with accompanying memorial plaques, at Ocean Strand Park. In addition to the installation, Mr. Kan agreed to contribute an extra \$2,000 toward the park's ongoing maintenance and upkeep of Ocean Strand Park. Although Mr. Kan was unable to attend the meeting, he shared a message honoring Margarita, the individual being memorialized, that Executive Director Harms read at the meeting.

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to approve the donation proposal at Ocean Strand as presented.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

3. SSP-KCI Contract for Rink Design

Executive Director Harms presented a recommendation to terminate the District's agreement with KCI Technologies, Inc. for the multi-sport rink cover at Sugar Sand Park due to a significant disparity between KCI's cost estimate and actual market bids. KCI had projected a cost of \$3.5 million, while the District received a bid \$12.6 million.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Rollins to terminate the KCI Technologies additional services agreement for the multi-sport rink cover project at Sugar Sand Park.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

Executive Director Harms stated that the District is entitled to receive all existing project documents from KCI, including CAD drawings, environmental, and geotechnical studies. She recommended using these materials to issue an RFP for a design-build for the project, ensuring it stays within budget while allowing for multiple design and pricing options.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to direct staff to proceed with an RFP for a design-build for the multi-sport rink cover at Sugar Sand Park within the District's budget, including retrieval and use of all project documents under the District's control, in accordance with the Executive Director's direction.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

4. North Park-FDOT-Statement of Significance

Executive Director Harms presented information regarding the Florida Department of Transportation's (FDOT) Project Development and Environment Study for the I-95 Managed Lanes expansion, which runs adjacent to the District's North Park West property. FDOT requested confirmation of the park's designation and significance under Section 4(f) of the U.S. Department of Transportation Act, which provides federal protections for publicly owned parks and recreation areas.

District General Counsel Mr. Goren recommended approval of executing a Statement of Significance affirming North Park as a significant recreational resource. This designation will ensure federal legal protections, safeguard the community's investment, and formally establish the District as a required partner in FDOT's ongoing planning process.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to authorize the execution of the Statement of Significance for North Park West, affirming its designation as a significant recreational resource under Section 4(f) of the U.S. Department of Transportation Act.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

5. North Park RFP Presentations:

The Board heard the initial set of public presentations for the North Park Recreation Facilities RFP. Each proposer was allotted ten minutes to present, followed by questions from the Board. Public comments were received after all presentations concluded. The following groups presented:

1. Newell Golf
2. YMCA of South Palm Beach County
3. Boys & Girls Clubs of Palm Beach County
4. Kemper Sports/Old Tom Capitol
5. Boca Sports and Entertainment

PUBLIC REQUESTS

Mr. Paul Africano expressed concern about new plans for North Park, noting an agreement had already been made. He supported the Newell Golf proposal as the best option, citing the available space for a future field house and urging the Board to maintain the original plan, which includes golf.

Mr. Harold Chaffee voiced strong support for the YMCA proposal, highlighting its affordability, community value, and focus on youth programs. He urged the Board to prioritize public benefit over profit, supporting a youth-centered golf component and an affordable field house accessible to families.

Mr. Robert DuKate raised legal concerns about P3 proposals, citing restrictions on leasing District land. He suggested revisiting prior golf plans for District-managed development instead. He also highlighted traffic and neighborhood impact concerns, urging adherence to existing master plans and consultant recommendations.

Mr. Wayne Whitfield supported a golf-based plan, referencing prior community input favoring that use. He cautioned that high-traffic facilities could cause congestion and stressed that golf remains the most compatible and balanced use for the site.

Mr. Art Turpel began by thanking the Board for recognizing the young women of Team Boca, expressing his appreciation for their acknowledgment. He supported the need for additional gym space but questioned the fairness of access if privately managed. He warned that competing demands from youth programs could limit resident use and stressed the importance of ensuring equitable scheduling and community control.

Ms. Kathy Fearnley supported golf and favored the YMCA concept for affordability, but expressed concern that a private field house could become too costly. She urged the timely completion of the project.

The second round of presentations will take place on October 7, after which the Board will consider the next steps. Evaluation is based on established criteria, including proposer qualifications, project approach, financial commitments, design concepts, and potential community and revenue benefits.

COMMISSION DISCUSSION:

An Amended MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to defer all discussion and review of proposals until the completion of the final presentations on October 7, and to include a voluntary “cone of silence” in effect until the meeting’s conclusion.

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 Rollins to adjourn the meeting at 9:05 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