

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
**MINUTES OF A REGULAR MEETING OF THE BOARD OF COMMISSIONERS**  
**SWIM & RACQUET CENTER, 21618 ST. ANDREWS BOULEVARD, BOCA RATON**  
**January 21, 2020**

The MEETING was called to order by CHAIRMAN Susan Vogelgesang, at 5:15 p.m.

**COMMISSIONERS PRESENT:**

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

**CHANGES TO AGENDA:**

**PUBLIC REQUESTS:**

*Mr. Greg Galanis* gave a brief history and contextual information on the golf course; he requested that the District: decline the revised ILA and clearly advise the City that the District will move forward on its own; demand that the City honor the existing ILA, not unreasonably withholding the approval of the Price Fazio design; build the west side of the course first and then, when possible, the east side practice area; ask city to 1) contribute a portion of the proceeds (\$10 million) from the sale of Boca Municipal to shorten the build timeline of the new golf course 2) assist with permitting process 3) assign a resource to represent the City to be a communication conduit between City and the District.

*Mr. Rick Heard* stated that it is time to move on with authority and resolve and encouraged the District to proceed with the Price Fazio plan. He would like the course to be built by an organization that has shown its commitment to great recreation facilities, golf, and the community. He is confident that the Greater Boca Raton Beach & Park District can do the best job for its constituents.

*Mr. Harold Chaffee* appreciates the District for everything that they have been through with the golf course over the last three years and is glad that they will stay the course. He stated that the District does everything economically, fiscally and top-notch!

*Mr. Robert DuKate* hopes that the District will review all of its ILA's with the City; thanked Ms. Harms for her work on the 5-year projections for the golf course, however, he feels that five years is too long. He would like a good quality golf course as soon as possible and for the District to cooperate with the City.

*Mr. Angelo Sands* asked the members of the audience that support the District and the new golf course to stand. The majority of the audience stood and applauded.

*Mr. Barry Tetrault* does not believe that the City will contribute any funds to the District for the golf course. He supports the District building an adequate course and superior facility in stages.

**APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Rollins to approve the minutes of the Regular Meeting held on January 6, 2020, at 5:15 p.m.

**MOTION UNANIMOUSLY APPROVED**

**REGULAR BUSINESS:**

**1. Golf Course Discussion**

After hearing some of the District's concerns regarding the amendment to the ILA, the City sent back the proposed Amended and Restated ILA with the District's concerns added and the City's explanations for each of its amendments. The only revision made was in section 16(C), the word "shall" was changed to "may".

*Discussion ensued*

*Commissioner Engel* would like the City to acknowledge the District as a partner. He suggested that the staff and counsel from both the City and District negotiate an amended agreement together. He would like to move forward and be a partner with the City.

*Commissioner Ehrnst* summarized some of the District's concerns that the amended ILA stated in layman's terms; he does not see the Price Fazio design changing significantly and believes that starting over and ignoring what has been done thus far is a waste of time and money; he looks for opportunities for the City to participate; and wants to build the course the way it should be done, even if it takes longer.

*Commissioner Wright* stated if the District builds the course by itself, the City needs to contribute financially. She suggested asking the City to match the funds that the District has contributed thus far to the project as a way for the City to do something for the residents and expedite the process.

*Commissioner Rollins* suggested the following: informing the City that the District will move forward with the original ILA; put a plan together; hire a project manager and present the City with the design plan and request approval. He would also like to ask for a portion of the proceeds from the sale of Boca Municipal. He is fully committed to making this work for the community.

*Commissioner Vogelgesang* read a letter addressed to the City Manager that will be sent along with the District's design improvement plan for the redevelopment of the golf course property, requesting that the City review, comment and approve the design for the west parcel in accordance with the ILA dated February 2, 2018.

<p><b><u>MOTION</u></b> was made by Commissioner Rollins and seconded by Commissioner Engel to approve the letter to the City Manager as outlined previously advising them of the District's decision to move forward with the development of the Ocean Breeze golf course better known as Boca National.</p>
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**MOTION UNANIMOUSLY APPROVED**

*Golf Course Budget and Options for the Next 5 years*

Ms. Harms reviewed a five-year budget projection that she and Mr. Timberlake, District Financial advisor, prepared to build the golf course. Five options were created that would allow the District to phase the project over several fiscal years. The budget does not

contemplate a millage increase and provides for increases to the City's operation and maintenance costs, recreation technical and supervisory costs, as well as the general fund administration costs. The five options will be sent to the National Golf Foundation (NGF) to ensure the phasing option selected will be the most financially viable.

Discussion ensued

Commissioner Ehrnst suggested amending the budget for this fiscal year to allocate \$50,000 to start the process of developing the Ocean Strand property. This item will be considered after the NGF budget report comes back.

Commissioner Wright reiterated her desire to give the City the opportunity to match the funds that the District has contributed to the project. She suggested asking the City for \$7.5 Million as a way for the City to contribute, which will benefit the community and expedite the project.

Joint Meeting Agenda Topic

Joint Partnerships with the City

**APPROVAL OF PAYROLL AND INVOICES:**

<p><b>MOTION</b> was made by Commissioner Ehrnst and seconded by Commissioner Rollins to approve the payroll and invoices totaling \$43,640.00</p>
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**MOTION UNANIMOUSLY APPROVED**

**REPORTS AND DISCUSSION ITEMS:**

**Executive Director:**

Sugar Sand Park Updates

The painting of the lines at the Basketball courts and the asphalt resurfacing near the tot lot have been completed.

Gumbo Limbo Pipes & Pumping Project

The Pipes and pumping project is slated to go out to bid in February, work will begin in the summer, completion in late summer or early fall.

Joint Meeting Location

The Joint meeting has been relocated to the Boca Raton Community Center.

**District Counsel:**

**Commissioners:**

Commissioner Rollins suggested asking counsel for clarification if the District is legally able to lease property; this would allow the District to do a land lease on the golf course, if necessary, to fund some of the expenses. He also questioned how FPL got permission to put poles on the golf course.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Rollins to request that counsel direct FPL to promptly give the District an additional option for underground wiring located on Clint Moore Road and Jeffrey Street and anywhere along the Ocean Breeze golf course adjacent to District property, at the District's expense for the District's evaluation.

**MOTION UNANIMOUSLY APPROVED**

**MOTION** was made by Commissioner Rollins and seconded by Commissioner Ehrnst to have legal counsel explore, with the State of Florida, the legality of whether the District is able to lease District property.

Commissioner Engel was concerned about reformulating the language in the enabling legislation and would like to stay true to the mission of the Board.

Commissioner Ehrnst suggested that the District explore all options.

**MOTION UNANIMOUSLY APPROVED**

*Commissioner Wright* clarified her comments that she made at the meeting regarding the Mayor. She did not say that he lied, they had a very candid conversation and are very honest with each.

*Commissioner Vogelgesang* thanked Ms. Harms for her public comment at the City workshop and for the "Who We Are" document Ms. Harms created to help residents have a better understanding of who the District is.

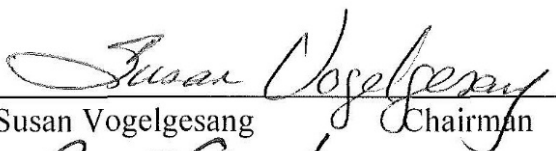
**FUTURE AGENDA ITEMS:**

- Banking RFP
- FAU Agreement
- NGF Report

**ADJOURNMENT:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Rollins to adjourn the meeting at 6:35 p.m.

**MOTION UNANIMOUSLY APPROVED**

  
Susan Vogelgesang Chairman

  
Craig F. Ehrnst Secretary-Treasurer