

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
SWIM & RACQUET CENTER– 21618 ST. ANDREWS BOULEVARD, BOCA RATON
April 23, 2019

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. Rick Heard, a PGA Golf Professional, was troubled after reading the April 1st letter from the City regarding Boca National. He believes that the City must use the proceeds from the sale of Boca Municipal to pay for the relocation of Boca Raton's golf course and any other use of this money is political sleight of hand and a travesty that can undermine the Boca National project. He demanded that the City recognize its responsibility to relocate and improve its golf facility and work together with the District as a team to get Boca National built as designed, on time and on budget!

Mr. Greg Galanis, Representing the Boca Golf Association, recently met with three City Council members, the Mayor and the Deputy City Manager to discuss his two priorities: keeping Boca Municipal open for at least an additional year and committing capital from the sale of Boca Municipal into Boca National. He encouraged the Board to have some conviction, make decisions, find solutions to the problems and move forward. Mr. Galanis feels that the City should be obligated to take a significant amount of the proceeds from the sale of Boca Municipal and put it into Boca National.

Mr. Harold Chaffee, President of Keep Golf in Boca, stated that it is time to move the Boca National project forward and that the City needs to be on board! He feels that the City should put a portion of the \$65,000,000 towards the Boca National project and asked everyone in the audience to write to the City Council to see why they are not moving forward with the project.

Mr. Angelo Sands understood everyone's frustration at the meeting and explained that things are not always simple, but complex. He truly believes that the District and the City will accomplish the Boca National project.

Mr. Bill Blevins, a full-time resident for 20 years, stated that he wrote to Mayor Singer regarding Boca National and in his response Mayor Singer said that he is willing and ready to cooperate with the District. Mr. Blevins questioned why the District was waiting.

Commissioner Vogelgesang clarified the record and announced that she spoke with Mayor Singer and that the District will move forward. The District would like to be prepared with the correct answers to the City's questions as to not prolong the process any further.

PURPOSE:

Chairman Vogelgesang announced that the purpose of the meeting was to review the April 1st letter from Mr. George Brown.

Discussion:

Commissioner Vogelgesang stated that the District has hired the best professionals of the highest caliber to guide the District through the process and we will have a world class golf course that everybody is going to want to play!

Commissioner Ehrnst felt that the cost of the golf course is significant and the District cannot afford the course as it currently stands. Moving forward, the District should break the project in to smaller pieces and focus on the 18 holes, irrigation and outhouses. He believes that quarterly meetings with the City Council will solve the communication problem between the District and the City; that the District does not have the capability or resources to build roads or tunnels, that should be the responsibility of the City and that the three open parcels on the golf course should be platted and define exactly what they will be used for.

Commissioner Vogelgesang stated that both Mayor Singer and City Council are amenable to discussing the golf course with the District. In a conversation Commissioner Vogelgesang had with Mayor Singer, she explained the importance of a building a tunnel under N.W. 2nd Avenue for safety reasons.

Commissioner Wright believes that the City has a responsibility to give the District a portion of the proceeds (\$10,000,000) from the sale of Boca Municipal, which can be put towards building the 18 holes. She would like to hire a superintendent to interact and communicate with the architect in terms of planning the course based on the yearly maintenance. She feels that sustainability is lacking and suggested using the lightning detector pole from Boca Municipal at Boca National. Commissioner Wright also inquired if the District would need to redesign the entire course and pay additional fees if the abandonment of Jeffrey Street does not happen. Mr. Branthwaite would like to discuss the abandonment of Jeffrey Street with the City.

Commissioner Ehrnst concurred with Commissioner Wright's suggestion to hire an experienced superintendent as part of the design team.

Mr. Charles Putman, land development consultant, asked the Board's consideration to identify the boundaries for the three parcels that are being reserved for future use instead of platting them. If they are platted, the entire golf course would need to be platted and additional permits would be required. Identifying the boundaries would offer more flexibility with the use of the land.

Commissioner Engel stated that there are very important issues that need to be addressed and felt that nothing is being accomplished; he inquired where the miscommunication between the District and the City was coming from; he agrees that prioritizing the project is a good idea, however, he is concerned that the permitting process will then add additional time to the project. He is also concerned with the financials if the District builds the course on its own, and would like the District and the City to work together.

Commissioner Vogelgesang announced that Mr. Branthwaite and Mr. Fazio have agreed to meet to discuss any questions with the City Council members on an individual basis, as to not violate the Sunshine Law.

Commissioner Rollins would like to complete the entire course at one time; however, he is concerned if it is financially feasible to do so and continue to maintain other District properties and capital projects. He questioned if \$10,000,000 (granted from the City from the sale of Boca Municipal) would be sufficient to complete the course with unforeseen overruns and no contingency. Commissioner Rollins suggested that the City purchase Ocean Strand for a fair price and that the District obtain an appraisal for its highest and best use.

MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to engage a state certified appraiser to provide an appraisal of the Ocean Strand property for its highest and best use.

Discussion

Commissioner Ehrnst believes that selling Ocean Strand would be a tragedy, it is a priceless piece of property that is too valuable to give up.

Commissioner Rollins did not suggest selling the property to a developer, he would prefer to have the City incorporate Ocean Strand into the waterfront masterplan.

Commissioner Wright suggested that the City owes the residents, and they should pay for a portion of the course; she feels that the District should not be 100% responsible for this project.

Commissioner Rollins stated that “the citizens of Boca Raton built that property (Boca Municipal) and the citizens of Boca Raton should be entitled to take the funds from that sale and rebuild a course inside the City limits.”

Commissioner Engel is in favor of obtaining an appraisal for Ocean Strand to identify the value of the property. He believes that the highest and best use for Ocean Strand is park land, and he is against the development of Ocean Strand. He believes that the City should take a portion of the money from the sale of the western course and apply it to the new course in the eastern part of the city.

Commissioner Rollins considers the financing component to the project important. He believes that the District needs to be respectful to the community’s recreational needs.

Commissioner Ehrnst agrees that the City should make a commitment to Boca National and suggested giving the 18 holes to the City to expedite the project.

Commissioner Ehrnst voted against getting an appraisal on the Ocean Strand property.

The matter passes and it was propagated before the board as consistent with and compatible with tonight’s meeting and the subject of tonight’s meeting.

MOTION PASSES 4-1

The Board of Commissioners, Mr. Wayne Branthwaite, Mr. Arthur Koski, and staff went through each question from Mr. George Brown’s response dated April 1, 2019 and proceeded to edit the responses. Staff was directed to retype the answers and send back them to Mr. Brown. These answers are available upon request from the District’s office.

MOTION was made by Commissioner Wright and seconded by Commissioner Rollins to authorize and direct staff to revise the letter, from the city of Boca Raton dated April 1, 2019, in response consistent with the comments made with each Commissioner, as reflected in the public record.

MOTION UNANIMOUSLY APPROVED

PUBLIC REQUESTS: were reopened.

Mr. Greg Galanis was very concerned regarding the proposed resident rates. He feels that it is imperative for the City Council to keep rates low for residents by contributing capital to Boca National. This would help keep the District's costs down and debt service to a minimum.

Ms. Jennifer Baur, real estate broker, stated that the general public is very excited about the Boca National project. Realtors are using information from the Districts website as marketing tools and inquired where she can find the most up to date information to provide to the public. Ms. Baur also believes that the golf course is a public asset and the City should help the District fund it.

REPORTS AND DISCUSSION ITEMS:

District Counsel

Petrykowski Complaint

Mr. Samuel Goren, District Counsel, advised that the Petrykowski lawsuit has been filed, received and accepted by Mr. Petrykowski's lawyer. Productive discussions have taken place and Mr. Goren would like to bring back a stipulation for a settlement, which will include Mr. Petrykowski vacating the property by August 1, 2019

MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to have Mr. Goren prepare the stipulation and bring it back for ratification by the Board at the next regular meeting.

MOTION UNANIMOUSLY APPROVED

Interim Executive Director

Ms. Harms acknowledged JoAnn Miller for Administrative Professionals Day and thanked her for all the work she does for the District.

FUTURE AGENDA ITEM –

May 6- Gumbo Limbo ADA Tower
Shade Structures
Batting Cages

Commissioner Ehrnst will not attend at the May 6th meeting. He does support the Friends of Gumbo Limbo's recommendation to build the tower and explore other ideas to accommodate the ADA requirements.

GBRB&PD Minutes: April 23, 2019

May 20- Banking RFP

ADJOURNMENT:

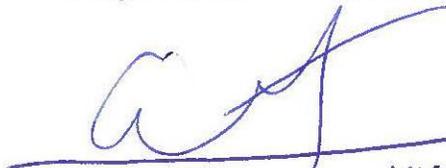
MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to adjourn the meeting at 8:11 p.m.

MOTION UNANIMOUSLY APPROVED



Susan Vogelgesang Chairman

Craig F. Ehrnst Secretary-Treasurer



ERIN WRIGHT Vice-Chair