

Sands

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
May 20, 2018

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: Approval of the payroll and invoices was moved to after approval of the minutes.

PUBLIC REQUESTS:

Ms. Andrea Levine O'Rourke, Boca Raton City Council, gave an enthusiastic presentation and update of the Art in Public Places project. The Red Reef West project was completed by 8 local artists. The Spanish River Park/Beach tunnels have been completed by 6 local artists. Ms. O'Rourke thanked the Board for their generosity and for participating in this very special project.

Mr. Angelo Sands suggested renaming the Boca Teeca Community the "Boca National Community" to help create a new vision and revitalize the community. He is confident that the Boca National project will happen with the Beach and Park District's singular interest in recreation and the 41 years of experience, knowledge and wisdom from Mr. Art Koski.

Mr. Robert DuKate suggested: an Interlocal Agreement between the District and the City where the City provides funding for the development and maintenance costs of the golf course; moving the maintenance facility further south to the area where Jefferey Street goes through to prevent noise from the trucks disturbing the residents and recommended having a facility with a kitchen to accommodate 160 people for lunch or dinner after a golf charity event.

Mr. Harold Chaffee would like the Beach and Park District to continue with the golf course project to ensure golf will remain in Boca Raton. He believes that it is a long-term project that the District has the vision to complete.

Ms. Michele Peel, reiterated that the Friends would pledge \$500,000 to support making the tower at Gumbo Limbo ADA accessible through fundraising and the help of a significant donor. Ms. Peel met with the donor to develop the "Save the Tower" fundraising campaign. Friends received a draft memorandum of understanding from District counsel that will be reviewed. The estimate for the Masterplan for Gumbo Limbo has come back from EDSA and the Friends feel that it is too high. Friends will develop suggestions for adjustments that will reduce costs and still achieve the core intentions of the mission in a quality fashion. Ms. Peel expressed concern that the District will tie up its funds entirely on the golf course and fears that other projects will not happen or will be delayed.

Mr. Earl Starkoff offered an approach to move the Boca National project forward together with the District and the City. He suggested having several joint meetings with a tightly focused agenda for the pertinent decisions that need to be made such as the design approval;

the abandonment of Jefferey Street and the placement of the clubhouse and maintenance facility. He believes that strategic and practical objectives are needed to get the project done.

Mr. Barry Tetrault expressed his frustration with the Boca National project. He feels that the joint meeting with the City is long overdue and that communication is the key to moving forward. He does not want a “world class” golf course he prefers a municipal tax payer funded golf course. Mr. Tetrault believes that the name “Boca National Golf Club” should never have been adopted and that an 18-hole course will not provide the revenue needed to sustain the debt incurred. He is anxious to know how the project will be funded.

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

MOTION was made by Commissioner Engel and seconded by Commissioner Ehrnst to approve the minutes of the regular meeting held on May 6, 2019.

MOTION UNANIMOUSLY APPROVED

APPROVAL OF PAYROLL AND INVOICES:

Commissioner Ehrnst deferred the Callaway & Price invoice in the amount of \$2,200 for deposition services until counsel has the opportunity to review the agreement between the District and Callaway & Price.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Rollins to approve the invoices as amended totaling \$5,224,623.09

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Joint Meeting/ Boca National Partnership Open Discussion

Commissioner Vogelgesang introduced Mr. Tom Fazio, golf course architect, who was available to answer questions as the Commissioners addressed the key points that the City Council made at their workshop (and sent to the District by email) on May 13th. City Council would like to address these issues at the joint meeting on May 28th.

Key Points:

1. Terms of the partnership
2. The specifics of the partnership
3. Leadership role
4. Financial assistance
5. The Districts financial contribution
6. Does the District want to relinquish the project?
7. Will there be a millage increase?
8. Abandonment of Jefferey Street
9. Traffic Issues
10. Possibility of tournaments at the course

Commissioner Vogelgesang stated that she emailed Mr. Robert Ledoux from the Florida East Coast Railway (FEC) regarding the possibility that the FEC would allow a railroad crossing at Jefferey Street. Mr. LeDoux responded that a crossing is not possible and that the FEC is *not* in favor of any new crossings.

Commissioner Ehrnst believes that the Boca National project will progress expeditiously with a partnership with the City, particularly with the funding; that the abandonment of Jefferey St. needs further investigation; he believes that the City is interested in prioritizing the project; constructing 18 holes and wants financial participation in the project and the District should work towards that. He struggles with the total cost of 28 million and suggested that the District narrow down the decisions, focus on the 18 holes; value engineer and hire a 3rd party operator to report to the City and validate that the District has done its best. He believes that the District is capable of taking on the project alone but fears it will take a long time and will need the full support of the City.

Commissioner Wright believes that the City has more experience in project management and the District does not have the staff or experience to get the Boca National project done on time or within budget. She noted that the last two District projects came in over budget and does not think the District should construct the golf course because it is not in a position to financially do so without lacking in other areas such as capital projects. Commissioner Wright wanted to assure Mayor Singer that the District has always intended to reimburse the City for the loan that the City took out for the District to purchase the west side of the golf course.

Commissioner Engel never imagined the cost to construct the golf course would be 28 million dollars but believes that the District owes it to the residents of the Beach & Park District to get it done correctly. He noted the District's other responsibilities: Gumbo Limbo, the tennis courts at Patch Reef Park, renovating or replacing the Rutherford Center and DeHoernle phase 2 and stated that they will need City participation with the golf course. He is not comfortable with taking out a loan or raising the millage rates and believes that the best option is a partnership with the City to get the entire project completed.

Commissioner Rollins noted that the District has never asked the City to take over the course and was emphatic when speaking with the Council members that doing so was not the District's first choice. According to the Interlocal Agreement between the District and the City, the District's first ask of the City was for design approval. The financial aspect of the project is extremely important and Commissioner Rollins feels that the District and the City should form a partnership. He would like the City to provide a significant grant to the District to get a major component of the project completed. He feels that it is necessary to complete both sides of the project and have regularly scheduled joint meetings with City Council to discuss options going forward. Commissioner Rollins dispelled the rumors regarding the overbudgeted District projects that were being discussed and noted that "the District has the know-how, the will and the energy to get this (project) done!"

Commissioner Vogelgesang initially thought having the City take over the Boca National Project was a good idea, however, after hearing from the community she does not want to turn it over to the City. She believes with financial support of the City, the help of the Price/Fazio design team and the support of the community the District can accomplish the golf course.

Commissioner Vogelgesang temporarily turned the gavel over to Commissioner Rollins to run the meeting allowing her to make a motion.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to authorize Commissioner Rollins, District Interim Executive Director, District Counsel, the golf course design consultants and any other professionals that the District's Board may deem appropriate to meet with the City of Boca Raton in an effort to negotiate the terms of an agreeable and mutually beneficial partnership or other type of relationship for the construction and future operation of the golf facility to be located at Ocean Breeze also known as Boca National Golf Course . The terms of any agreement that may be reached shall be presented to the District Board for further consideration.

Discussion:

The proposed meeting will be advertised and open to the public.

Commissioner Rollins noted that he did not volunteer for this position but he will be happy to do so.

Mr. Goren, District counsel, explained that any decisions made at the meeting would have to be ratified by the full Board of Commissioners.

MOTION UNANIMOUSLY APPROVED

The gavel was given back to Commissioner Vogelgesang to continue as Chairman.

Discussion:

A letter will be drafted and sent to the City on Tuesday, May 21st indicating the District's interest to meet with the City of Boca Raton as specified in the motion. The District still anticipates meeting with the City on May 28th to obtain the design approval of the golf course.

Commissioner Ehrnst offered to provide the name of an individual who does the maintenance and operation of golf courses in South Florida. Commissioner Ehrnst feels that this will give the District and the City validation of what has been presented by the Price/Fazio team.

Mr. Tom Fazio explain that it would be advantageous to have a management company run the golf course in the long term. He offered an explanation of the cost associated with the 18 holes (over \$7,000,000) and stated that the numbers are safe and conservative and will not change. Having the golf course on three separate parcels makes it very expensive.

APPROVAL OF PAYROLL:

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Rollins to approve the payroll in the amount of \$11,609.77

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Interim Executive Director- None

District Counsel

Ocean Strand Appraisal

Mr. Samuel Goren informed the Board that the draft appraisal for the Ocean Strand property will be available next week.

Commissioners

Commissioner Engel stated that he appreciates the presence of Mr. Kalvort, Recreation Services Director, at the District meetings. He was disappointed that there was not a member of City Council or its staff in attendance. He feels that the Councils presence would be beneficial in their understanding of the Districts positions.

Commissioner Vogelgesang thanked Ms. Harms for attending the City workshops.

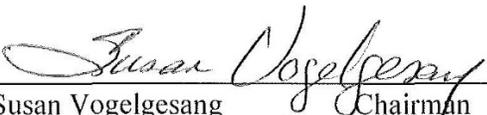
FUTURE AGENDA ITEM:

Banking RFP

ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to adjourn the meeting at 6:55 p.m.

MOTION UNANIMOUSLY APPROVED


Susan Vogelgesang Chairman


Craig F. Ehrnst Secretary-Treasurer