Greater Boca Raton Beach & Park District
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Board of Commissioners
Craig F. Ehrnst
Steven M. Engel
Robert K. Rollins, Jr.
Susan Vogelgesang
Erin A. Wright

Dear Mike,

At our regular meeting held on November 4, 2019, the District's Board of Commissioners (the "Board") had the opportunity to publicly review and discuss the details of your correspondence regarding Ocean Breeze/Boca National Golf Club dated October 24, 2019. Thank you for taking the time to convey the general points that City Council agreed on to amend the current ILA and keep the golf course project moving forward.

At the direction of the Board, I have recapped your bullet points (in bold) and added the District's response based on the discussions which occurred on November 4.

- **The City will undertake design and construction of the entire golf course facility (east and west).**
- **The City agrees with the general concepts of the most recent Price/Fazio plan but will retain the ability to hire its own golf course architects and contractors to design and construct the facility.**
- **The City will endeavor to use, where appropriate, the work product and plans produced by Price/Fazio and will also consider input from the District.**

Response:

In general, the Board agrees to the City undertaking construction of the entire golf course facility on both the east and west side. However, the District Board continues to support the Price/Fazio design, and it remains our hope that the City will seriously consider the significant public input received and tax dollars spent as it evaluates whether to move forward with this design proposal.

In the event that the City chooses to implement an alternative design, the Board would like the opportunity to provide its design approval, which shall be offered by a mutually agreed upon date and which shall not be unreasonably withheld. Further discussion and agreement on parcels that have not been discussed in current designs, such as how the former hotel site will be utilized, will be essential for the success of this partnership.

- **The City will finalize the design and construct the golf facility with City funds.**
- **The District will continue to pay the debt service relating to the purchase of the property.**

Response:

The District is committed to satisfying its obligation and continuing to pay the debt service for the golf course pursuant to the terms and conditions that are currently set forth in the ILA. The title to the property on the west side will be transferred to the District upon full payment of the bond. The District will seek an opportunity to revisit the ILA once that transfer of title is complete to review the terms, discuss changes, and work with the City to ensure that the property is still being utilized to serve all District

residents. An opportunity to revisit the ILA upon satisfaction of the debt should be included in the amendment.

- **The City will manage the course and its programming, with input from the District.**
- **The City and the District will share operating expenses and profits/losses on the facility, once built.**

The District appreciates the City's commitment to operating and maintaining the course. The Board requests that the City evaluate all methods of operating and maintaining the course, including a thorough evaluation of the benefits to hiring a golf course management company. The District will not seek to share in the profits or losses of the golf course.

It is imperative to our Board, which represents constituents outside of the City of Boca Raton, to provide resident discounted rates, packages, and programs to all District residents, including those constituents who may reside outside of the City's municipal boundaries. In other words, all District constituents need to be afforded the same benefits, privileges and opportunities as City residents.

The District recognizes the importance of community involvement and values the input of residents. At a recent City Council meeting, the concept of a golf task force was discussed. Our Board fully supports a volunteer advisory Board to provide input on the programming of the golf course. The task force should be inclusive of residents who do not live within City boundaries similar to the structure of our District Board.

Currently, the District is providing basic maintenance of the course to comply with City ordinances, keep residents safe, and to be good neighbors with the Boca Teeca community. This maintenance includes cutting the grass, trimming trees, fence rental, pumping out the tunnel under Jeffrey Street, environmental monitoring, and paying utility bills. Any amendment to the ILA should include a transfer of this maintenance obligation to the City upon agreement to the terms of the amendment.

- **The City will work expeditiously on the design so as to being construction as early as possible but in no event, absent extenuating circumstances, later than a mutually agreed upon date.**

Response:

A timeline of this project should be discussed, and dates should be incorporated to demonstrate commitment to our residents that the project will be completed expeditiously.

Your October 24, 2019 correspondence indicated that the City's professional staff had begun to work on an amendment to the ILA, consistent with the terms set forth in your letter. The District Board hopes that that the City will consider these additional comments during the drafting of such an amendment. Moreover, these comments are offered in a continuing good faith effort to ensure the success of this important project for our community.

Throughout the joint meetings and regular meetings and workshops of our respective Boards, it is clear that all of our elected representatives are committed not just to golf, but to recreation as a whole. The benefits of clean and superior quality parks, beaches, and recreation facilities are what separate our community from others. A commitment to working together on future projects that will enhance our recreational offerings is not just essential to our respective boards, but also is essential to all of our residents.

Thank you for your continued consideration.

Sincerely,

BRIANN HARMS
Executive Director

CC: Susan Vogelgesang, Board Chair
District Counsel