

Parks and Recreation Advisory Committee

Meeting Minutes

March 11th, 2025 – 4:07PM

City Hall – 2nd Floor - Open Planning Area

Present: Michael Odum, Mary Murphy, Patt
Sned, Perry Douglass, Phil Growick

Absent: Niels Heimeriks, Jacquelyn Taylor

Staff Present: Leah Rockwell, Sherry Wilson, Todd
Snyder, Linda Madigan, Angela Poco

Guest(s): Dan Biederman – Biederman
Redevelopment Ventures, Kayla Hughes -
Biederman Redevelopment Ventures,
Alex Hill – Palm Beach Sailing Club

Topic	Discussion / Action / Follow Up
Call to Order	Meeting called to order by <i>Michael Odum</i> at 4:07 p.m. Motion made to approve February 11 th , 2025, meeting minutes; made by <i>Michael Odum</i> with a first by <i>Perry Douglass</i> and a second motion by <i>Patt Sned</i> . All in favor.
New Business	— <i>Leah Rockwell</i> read the new agenda public policy with meeting attendees relating to engagement and behavior during our public meetings. This statement will be read at the beginning of every PRAC meeting going forward.
Old Business	Bond Projects Update – — <i>Currie Park</i> – <i>Leah Rockwell</i> introduced <i>Dan Biederman</i> and <i>Kayla Hughes</i> of Biederman Redevelopment Ventures (BRV) who gave a presentation on the Currie Park Project. <i>Mr. Biederman</i> gave an overview of his company and the projects he has completed successfully in New York, Dallas, San Francisco and other states. <i>Mr. Biederman</i> spoke on how his company focuses on programs and activities to bring income into parks. <i>Kayla Hughes</i> spoke on the placemaking plan BRV has which they think would be fitting for Currie Park after doing research of nearby organizations and businesses as well as with the previous outreach responses from the community. All of this has assisted BRV in developing their stacking plan and operating budget. BRV is now going back to the community via outreach meetings asking the community what they want to see in terms of programming. Based on what the community wants, BRV will go back to the local organizations to fill those roles. BRV provided examples of programs. The goal is to have a full calendar year in terms of programming. In terms of staffing and operations, they gave an estimated budget. <i>Dan Biederman</i> stated that he had conversations with <i>Chris Roog</i> of CRA on how we can bring resources into the park in the short term before the earned income comes in. One option is to have an assessment district. <i>Michael Odum</i> asked him to explain an assessment district. <i>Dan Biederman</i> explained that an assessment district is where surrounding properties pay into a fund annually together for improvements, programming and maintenance of the park. This would sustain the park in the early years when there are not many sources of income earned. BRV have met with all the property owners and the ones who are developing condominium complexes to discuss the park and the possibility of an assessment district. The district would be accessed and this would allow the park to have an adequate budget in years 1, 2, and 3. <i>Patt Sned</i> stated that she has concerns for when these multimillion condominiums are built in case the taxes paid by the property owners will be kept in that district and not spread out throughout the city to pay for whatever the city needs as a whole. <i>Mr. Biederman</i> stated that the taxes would be spread across the city, there would be extra assessment costs on top of what the property owner pays on taxes, therefore the taxes for the city would not be affected. <i>Kayla Hughes</i> stated that they have completed one community outreach meeting, and they have three more scheduled. These meetings are scheduled for the end of March, April and May. BRV have surveys

online for those that are unable to attend the meetings. This data is invaluable to hear the community's opinions on programming. They are also asking for feedback and ideas on and before an RFP for the restaurant operator is advertised. *Dan Biederman* spoke on the management of the park. He stated that when, *Leah Rockwell* spoke with *Chris Roog*, expressed a need for outside governance. *Dan Biederman* said he provided information about entities who do this with some city support. This would be done by the city and the CRA contributing operating control on a day-to-day basis for this entity. Surrounding property owners would contribute assessments. The park management entity itself would earn income which would increase overtime as the programs and activities grow. *Dan Biederman* ended his presentation by stating that working with the city on this project has been wonderful and he is confident that the project at Currie Park will be a great success. *Patt Sned* stated that she is in favor of the assessment district, but we need to make sure that the property owners do not think that a piece of this park belongs to them because of the assessment funding. *Dan Biederman* stated that in his experience he has never had a property owner reach out and try to own the parks he has helped develop. He said that the park improvements tend to bring up their property value therefore it is considered a terrific asset.

- *Gaines Park – Community Center & Tennis Center* – *Leah Rockwell* stated that it is moving along. West is working on trusses for roofing. After that they can start building out the interior. The two additional tennis courts will start next week. Fencing will be torn down and the lighting removed, all to be replaced. The groups playing out there will tentatively go to Currie Park until Currie Park goes under construction.
- *South Olive – Tennis Courts and Parking Lot* – *Leah Rockwell* stated that the shell parking lot is torn up. All the below ground infrastructure is getting ready to put in place. The additional three courts will then start. Courts 1, 2, and 3 of the 9 courts will have to be shut down to level everything off for the new courts, 10, 11, and 12. Then eventually the entire facility will have to be shut down because all the fencing and all the lighting will have to be installed, and the new tennis surface will have to be completed. At that time the programs will go to Phipps Park.
- *Warren Hawkins Aquatic Center* – *Leah Rockwell* stated we received RFQ's back. Eight firms responded. Our procurement department is going through those to confirm that they meet minimum qualifications to move on for consideration.
- *Village Paws Park* – *Leah Rockwell* stated we are going to make renovations such as extending the sidewalk, ADA walkway, and putting in a small parking lot. The Easement Agreement with FPL, which the city must pay annually, is being looked over by our law department. Once that is done it will go to commission for approval.
- *Howard Park Tennis Center* – *Leah Rockwell* stated that in conversations with *Patt Sned* there were problems with the clay courts when the ladies team used them. The courts had not settled or hardened so it affected tournament play. We had the contractor who built the courts do additional rolling and to check the irrigation. Having people play on the courts gives us feedback on finding and fixing these issues. It does take a while for the courts to settle but we have had further feedback, and the play has gotten much better. We will continue to do the heavy rolling and checking the irrigation. *Patt Sned* asked about the gates as there is a need for another gate. *Leah Rockwell* stated we are working with the contractor to reconfigure the fencing with the gates that are needed, as well as some additional walkways. We will also look at the windscreens and fix them accordingly.

Penny Sales Tax –

- *Howard Park Community Center* – *Leah Rockwell* stated we are waiting on the money to be moved so we can take the project out to bid. *Leah Rockwell* stated that before

we go out to bid, she will ask the architect to come and present to the PRAC committee so we will know where we are currently and where we are heading.

- *Coleman Park Community Center and Gymnasium* – Leah Rockwell stated we are still trying to get the contractor to finish the project, and we are still pushing the contractor to have everything completed as soon as possible.

Public Works Bond –

- *Dreher Park Restrooms* – Todd Snyder stated they are working on the foundations. There are three foundations that need to be completed before delivery of the three restrooms in 2-4 weeks.
- *Bill Moss Paseo Athletic Fields* – Todd Snyder stated we just received the Purchase Order today and we have a preconstruction meeting on Thursday with our Athletic Fields consultant. The scope of the project is to put in new athletic fields and reshape the fields. Currently the fields are in very bad condition. The soil is very bad, so we must remove and put in new soil. The drainage is causing issues, which is why they must be rebuilt following the specifications of the consultant. We hope to have leagues playing on it by next spring.
- *Gaines Park Concession Stand Roof* – Todd Snyder stated we got the quotes from Glades Roofing. One to redo the roof and the other to redo the inside of the restrooms. We are looking for additional funds to do both quotes.
- *Gaines Park Lighting* – Todd Snyder stated that we received the new light fixtures. Karl Anderson, Parks Maintenance, is going to put it on his schedule to install.

Staff Comments

- *Boys and Girls Club* – Leah Rockwell stated the invitations for their groundbreaking on 3/26 at 10 a.m. have been received and she asked the PRAC committee to try to be there. The Boys and Girls Club continues to express their gratitude for being able to build this club in the park.
- *Community Events* – Angela Poco stated that the Greenmarket has changed their hours as they have tripled in patron numbers between the market and the antique and flea market. We average 15,000 patrons every Saturday. The hours are now from 8:30 am to 1:30pm. We have extended the market out one week due to not having Sunfest. Because there will be no Sunfest we have partnered with the DDA and the Palm Beaches and there is a proposal on the table to have an event on Saturdays to bring the community together. If approved, it will be called Vintage Vibes. We will involve the antique and flea market and have a concert from 4pm – 9pm. The DDA will provide some interactive art. In June, Clematis by Night will celebrate 30 years, so we have some great concerts planned for the month of June.
- *Programs* – Sherry Wilson stated that Phipps Skate Park Ribbon Cutting will take place on March 25th at 10 am. The mayor has confirmed he will be there. She will send the flyer out to the PRAC committee members.
- *Egg Hunt* – Sherry Wilson stated that our annual Egg Hunt will be at Howard Park on April 12th at 10 am.
- *Summer Camp* – Sherry Wilson stated that our summer camp programs are open for our residents to enroll. Non-residents can enroll starting March 31st. We are doing interviews for our summer camp staff.
- *Athletic Programs* – Sherry Wilson stated we still have our athletic programs available. After the summer we will be advertising for sailing instructors.
- *Spring Break Camps* – Sherry Wilson stated we have spring break camp at South Olive Community Center. We also have sailing camp and skate camp available for spring break.

PARKS:

- *Parks Maintenance* – Todd Snyder stated we are working on our budgets in the next 4 to 6 weeks. We are working with fleet to replace equipment for the next fiscal year.

Board Comments	<p><i>Leah Rockwell</i> stated we still have several vacancies to fill in our Parks Maintenance Division.</p> <ul style="list-style-type: none"> — <u>Phipps Skate Park</u> – <i>Patt Sned</i> stated that she was happy to see that the helmet rule is in place, and she noted everyone was wearing one when she was last by the park. — <u>Publicizing/Promoting the Department of Parks and Recreation and the PRAC Committee</u> – <i>Phil Growick</i> stated that he and <i>Leah Rockwell</i> spoke on promoting the committee. He stated that Art Life has been on Instagram and Facebook. <i>Phil Growick</i> stated that the committee does so much for the city, and he would love to publicize it. <i>Leah Rockwell</i> stated that she spoke with <i>Angela Poco</i> and our Marketing and Graphics supervisor about what we can do to get more of a social media presence and exposure to the public. — <u>Gettler Park</u> – <i>Mary Murphy</i> asked about the park. <i>Leah Rockwell</i> stated that the state made us believe that it was privately owned. After doing a title search it conflicted with what the State stated. The State came back to say they were wrong, and it is in fact State owned. <i>Leah Rockwell</i> asked the State what we could do about the beach and asked if they could give us the authority to maintain the beach without giving us a Submerged Land lease. We are still following up. — <u>Brian Chappell Fishing Pier</u> – <i>Mary Murphy</i> asked about the Pier stating that it is very dangerous. <i>Leah Rockwell</i> stated we tried to get it out to bid last month, but the project scope needed more information to meet bid standards. Therefore, we must meet the design team to amend. We hope to have it out to bid within the next week or two. In the meantime, <i>Todd Snyder</i> is looking at how to further secure the pier and put in a no trespassing sign increasing our safety measures.
Public Comment	<ul style="list-style-type: none"> — <i>Alex Hill</i>, a board member and past Commodore of the Palm Beach Sailing Club spoke about his concerns on the condition of the beach at Gettler Park and how it also affects the Palm Beach Sailing Club. He stated the Palm Beach Sailing Club owns submerged land and he shared his research with <i>Leah Rockwell</i> that their deed was out of position, with their land shifted considerably to the north. His information helped the city investigation in finding out that the beach does in fact belong to the State and is not privately owned as we were initially informed. He stated that the condition of the beach has affected the sailing club and the residents being able to use the park and he is in favor of the city getting a Submerged Land lease from the State.
Next Meeting Meeting Adjourned	<p>Tuesday, April 8th, 2025, at 4:00 p.m. on the 2nd Floor Open Planning Area, City Hall.</p> <p><i>Michael Odum</i> made a motion to adjourn at 5:23 p.m. All in favor. Meeting adjourned at 5:23 p.m.</p>