

BOARD OF COMMISSIONERS  
PORT OF PALM BEACH DISTRICT  
Regular Board Meeting

- - -

Thursday, July 19, 2018

Port of Palm Beach  
One East 11th Street  
Riviera Beach, Florida

4:00 p.m. - 5:20 p.m.

- - -

ATTENDING:

Jean L. Enright, Chair  
Peyton W. McArthur, Vice Chair  
Katherine M. Waldron, Secretary/Treasurer  
Blair J. Ciklin, Commissioner  
Manuel Almira, Executive Director  
Daniel Kirchman, Port Comptroller  
José R. Soler, Port Engineer  
Carl Baker, Director of Planning  
Ken Hern, Sr. Director, Seaport Operations  
and Security  
Jarra Kaczvara, Sr. Director, Business Development  
Gregory Picken, Port Attorney  
Venice Howard, District Clerk  
Aidy Alonzo, Communications Manager



1 MS. HOWARD: We have a quorum.

2 CHAIR ENRIGHT: Thank you.

3 Please, let's stand for the Pledge of  
4 Allegiance.

5 (Pledge of Allegiance recited.)

6 CHAIR ENRIGHT: You may be seated.

7 May I have approval of the minutes, please?

8 VICE CHAIR McARTHUR: So moved.

9 COMMISSIONER WALDRON: Second.

10 CHAIR ENRIGHT: Motion is properly moved and  
11 seconded. All in favor of the minutes, please say aye.

12 (A chorus of ayes.)

13 CHAIR ENRIGHT: Motion carries, four/zero,  
14 with Commissioner Richards absent.

15 Mr. Almira, are there any additions,  
16 deletions, presentations or announcements?

17 EXECUTIVE DIRECTOR ALMIRA: Yes,  
18 Commissioner. We'd like to pull H.3 from the agenda.  
19 That's the approval of District tariff. We're still  
20 working on it, and we need additional time for public  
21 comments.

22 We also have two announcements. At the  
23 end -- we'll talk about this later, but at the end of  
24 the meeting, we need to set a budget workshop meeting  
25 for the following, that is for August's Board meeting.

1 So please keep that in mind when we're setting up for  
2 the next meeting.

3 And lastly, I received information that  
4 Commissioners Richards will not be able to make it  
5 today for our meeting.

6 CHAIR ENRIGHT: Thank you.

7 EXECUTIVE DIRECTOR ALMIRA: I'm done.

8 CHAIR ENRIGHT: Now let's go down to the  
9 consent agenda. Are there any additions, deletions, or  
10 do you want to pull anything?

11 VICE CHAIR McARTHUR: Madam Chair, I don't  
12 want to pull it, but I just want to make a comment.

13 I just want to compliment staff on the  
14 financial statements. It's amazing when you go through  
15 it how accurate our projection is to the actual. It is  
16 really amazing, and I just wanted to note that and  
17 compliment them. Thank you.

18 EXECUTIVE DIRECTOR ALMIRA: Thank you; thank  
19 you.

20 CHAIR ENRIGHT: Any others? Need to have a  
21 motion to approve the consent agenda.

22 VICE CHAIR McARTHUR: So moved.

23 COMMISSIONER WALDRON: Second.

24 CHAIR ENRIGHT: All in favor, please say aye.

25 MS. WALDRON: Aye.

1 CHAIR ENRIGHT: Motion carries, four/zero.

2 Thank you very much.

3 District Reports. Mr. Almira, Executive  
4 Report, please, F-1.

5 EXECUTIVE DIRECTOR ALMIRA: Thank you. Just  
6 got some last minute information, which is good,  
7 regarding the Vertex tower. Recapping, it looks like  
8 in -- we anticipate though the permit will be issued on  
9 August 2nd, after the August 1st Council meeting. It  
10 did have a, as you can read, they did have a Planning  
11 and Zoning Commission meeting back on July the 18th,  
12 and everything went very well. So at least we're  
13 moving in the right direction.

14 Commissioners, also, we received information  
15 and received a visit from an auditor from the FDOT  
16 consultant where they conducted a Project Grant  
17 Management Review of Berth 17, MOB demo, Master Plan  
18 and Berth 1 reconstruction. It was granted a clean  
19 bill of health. They found no exception. And as far  
20 as the Berth 17 project, their summary stated that they  
21 found no compliance issues related to the Port  
22 management of this particular project.

23 All right, back on June the 20th we had a  
24 tenant coffee meeting, as we try to do every quarter.  
25 This particular meeting our guest speaker was Pam

1 Maldonado. You may remember her. She came to our  
2 meeting. She's the Director of the League of Women  
3 Voters for Palm Beach County.

4           During that meeting we had several topics of  
5 discussion, including hurricane preparedness. Yes,  
6 we're back in the hurricane window. Berth 17, rail  
7 spur improvements, MOB demolition project, emergency  
8 dredging of the harbor, and of course, a reforecast for  
9 FY18 operating budget -- wow -- business development  
10 and publicity and community engagement. Needless to  
11 say, it went very well. Well attended. Our next  
12 meeting should be sometime in the month of September.

13           Continuing with good information, the good  
14 news, we received a check for slightly over \$66,000.  
15 This is in relation to the buffers, fenders and sea  
16 guards that we lost during Hurricane Irma.

17           Now it is our pleasure to introduce our  
18 newest member of our team. Her name is Lauren  
19 Williams.

20           If she can stand up, please? Lauren, where  
21 are you? There you are.

22           Lauren began to work with us on July the 5th.  
23 She will be handling our accounts payable and payroll.  
24 We welcome her to our team, and lots of luck in her  
25 journey here at the Port of Palm Beach.

1           Continuing with events, the Florida Ports  
2 Council meeting is upcoming September 5th and 6th in  
3 St. Petersburg, Florida. And of course, those of you  
4 who will be attending the AAPA 107th Annual Convention  
5 down in Valparaiso, Chile, that's on October 7th.  
6 That's just right around the corner, folks.

7           With that, Commissioners, are there any  
8 questions that I can answer? If not --

9           COMMISSIONER CIKLIN: Where's Paul?

10          EXECUTIVE DIRECTOR ALMIRA: Paul is  
11 celebrating his 50th wedding anniversary.  
12 Unfortunately, last weekend he had something wrong with  
13 his back and he actually had to go to the emergency  
14 room. So imagine flying from here to Milwaukee, which  
15 is, I think he says, five hours. He's probably taking  
16 a lot of happy pills to get through. He will be back,  
17 we hope, next Monday.

18          Any other questions, Commissioners?

19          CHAIR ENRIGHT: No. Thank you very much.

20          EXECUTIVE DIRECTOR ALMIRA: Thank you.

21          CHAIR ENRIGHT: Engineer Report. F-2,  
22 please.

23          MR. SOLER: Good afternoon, Commissioners. I  
24 will start off the Engineering Report for the projects  
25 taking place at the Port of Palm Beach with Berth 17.

1           You might as well remember that two of the  
2 items that are missing, are left to be completed on the  
3 water side is the construction of the dolphin  
4 structures. You can see in this photo taken today, the  
5 middle dolphin structure is already completed, even  
6 though the inner dolphin structure is still missing  
7 repairs for the concrete that was already poured, but  
8 it's in process.

9           On the east side, the two piles located on  
10 the -- in the east dolphin structure were already  
11 completed, the installation. The last one was done  
12 yesterday. We're expecting the final reports for the  
13 testing to be submitted shortly so AECOM can review  
14 them and provide approval for the installation.

15           You can see here in the inner and middle  
16 dolphin structures the bollards are already installed,  
17 as well as the catwalk to get to -- to access from the  
18 land side to the water side. This is a photo taken  
19 yesterday during the installation of the last pile on  
20 the east dolphin structure.

21           On the upland side, the subcontractor  
22 engaging the work on the asphalt pavement has been  
23 working this week full time. We expect to continue for  
24 the rest of the month.

25           Also, the electrical subcontractor performed

1 all the wiring for the new shore power station located  
2 on the north side of Berth 17. All the wiring has been  
3 already completed. The next activity related to  
4 electrical is to install all the equipment related to  
5 the shore power and the actual testing.

6 So far the schedule -- the contractor is  
7 working on their schedule. They expect a substantial  
8 completion date of September 15, 2018. This is very  
9 comfortable at this point. It's going to be performed  
10 accordingly, and we expect to have -- to not have any  
11 additional holdups in the project. If the substantial  
12 completion is performed by September 15, the final  
13 completion will be accomplished by October the 2nd.

14 Any questions related to Berth 17?

15 The next construction project taking place at  
16 the Port is the main spur improvement and what we call  
17 The Curve. Right now the spur number one and number  
18 two improvements are already completed. Tonight,  
19 Saturday and Sunday the contractor is going to install  
20 the last turnout located on spur number one. You can  
21 see here in the color blue. It's already been  
22 preassembled on the north side of the spur number one,  
23 and tonight it's going to be located in place and will  
24 be in use tomorrow morning by the rail operations crew.

25 This week we received the first inspection

1 from the City electrical inspector for the gate arms.  
2 He already performed the underground utility  
3 inspection, and we expect the final report for the  
4 electrical, for electrical inspection to be received  
5 soon, so that will allow us to go to FP&L for final  
6 connection of the gate arms that are located in the  
7 crossing between Avenue E and the rail system of the  
8 Port.

9 Any questions related to the report?

10 MOB. You might as well remember at the last  
11 Board meeting the Board approved the budget for the MOB  
12 demolition project. The Board approved the Executive  
13 Director to enter into a construction contract  
14 negotiation with the awarded contractor, West  
15 Construction.

16 West Construction submitted, filed for the  
17 permit with the City of Riviera Beach on the 28th of  
18 June, and right now we are waiting evaluation and a  
19 final determination by the City to provide us with a  
20 permit for the project.

21 CHAIR ENRIGHT: Excuse me.

22 MR. SOLER: Yes.

23 CHAIR ENRIGHT: Mr. Almira.

24 EXECUTIVE DIRECTOR ALMIRA: Thank you.

25 Commissioners, I'd like to bring you up to

1 date as to where this permitting process is at. West  
2 Construction went ahead and submitted one permit to  
3 accomplish both jobs, that is the demo and the pad. A  
4 week later we received a notice from the City rejecting  
5 this, the permit. They're citing that these are two  
6 separate projects, and as such, we should be requesting  
7 two separate permits, one for demolition and one for  
8 the pad.

9           It gets more interesting. When they  
10 mentioned the pad, they are now requesting a site plan,  
11 which in and of itself, now we're talking six months, a  
12 year, and who knows how much. That led to a meeting  
13 with Jeff Gagnon from the City Planning with Larry  
14 Smith and myself.

15           At the time, Mr. Gagnon went ahead and  
16 requested any additional information we had on the  
17 project. What he was looking for is apparently some  
18 sort of a schematic, that he could use that as a site  
19 plan. The following day we provided him with that  
20 information, and early this week we received  
21 notification that it will not be sufficient.

22           He would much prefer to again have two  
23 different permits, one for demolition and the second  
24 one, as I previously mentioned, the site plan for  
25 something that, as Carl mentioned earlier this morning,

1 way back when we built a building, the MOB, and it was  
2 not required to have a site plan. Now that we're  
3 tearing it down to build a pad, they're requesting a  
4 site plan.

5 It gets into a little bit more in depth  
6 planning and information. But suffice it to say that I  
7 spoke with Greg earlier this morning. I've been  
8 attempting to get ahold of the City Manager, to no  
9 avail; also, Dr. Botel, to no avail.

10 I'll ask Greg to bring his side of it, but my  
11 understanding was there was a meeting all set, all  
12 scheduled for this coming Tuesday, and now my  
13 understanding is that that meeting will no longer be  
14 held. Is that --

15 MR. PICKEN: Yes --

16 COMMISSIONER CIKLIN: I've got something  
17 before the attorney.

18 CHAIR ENRIGHT: Okay, go on, Commissioner.

19 COMMISSIONER CIKLIN: Yes, before, because I  
20 don't even know how the attorney's even, you know,  
21 getting involved in this.

22 This is something -- I mean I've been around  
23 for a long time. This has never been required in 30  
24 odd years, never. So the only thing our attorney  
25 should start thinking about is a lawsuit, because, you

1 know, we've given Rivera Beach, you know, the world,  
2 we're bending over backwards. This is, to me, the  
3 final straw.

4 Is somebody from CH2M Hill here? Maybe they  
5 could -- yes.

6 CHAIR ENRIGHT: Right. Thank you.

7 COMMISSIONER CIKLIN: I mean maybe I'm  
8 mistaken, but like I say, I usually have a pretty good  
9 memory. Could you tell me if I'm wrong about this?

10 EXECUTIVE DIRECTOR ALMIRA: Jim, introduce  
11 yourself.

12 MR. MOORE: Yes, Jim Moore with CH2M, now  
13 Jacobs.

14 Yes, Commissioner, historically, our previous  
15 Port project manager dealt with several projects,  
16 improvement projects here at the Port, the Slip 1  
17 improvements, the Southgate, the warehouse. Every time  
18 previously when an improvement project at the Port had  
19 been performed where we've gone to the City for  
20 building permits, anything that was characterized as  
21 land use or use was handled administratively,  
22 internally and a quick turnaround.

23 This one has kind of, seems to be a little  
24 bit more unique in their response at this point as far  
25 as how they want to handle and process the approval of

1 what is already a permitted use inside the Port's zone,  
2 designated industrial general zone. Both the building  
3 and the container yard and container activities are  
4 permitted uses in this area.

5 COMMISSIONER CIKLIN: Right, I mean it's a  
6 demolition. It's not like we're sending a rocket to  
7 the moon or something.

8 MR. MOORE: Correct. We're taking the  
9 building down and we're converting it to three acres of  
10 heavy duty asphalt that will be ready for addition of  
11 reefer plugs in the future for the tenant. But  
12 basically, it's just cargo lay-down, is what it's being  
13 converted to.

14 COMMISSIONER CIKLIN: Exactly.

15 How long have we been trying to get ahold of  
16 the City Manager?

17 EXECUTIVE DIRECTOR ALMIRA: Since the  
18 beginning of the week when we learned about this,  
19 which --

20 COMMISSIONER CIKLIN: She doesn't call us  
21 back or --

22 EXECUTIVE DIRECTOR ALMIRA: Unfortunately,  
23 no.

24 COMMISSIONER CIKLIN: Of course not. Well,  
25 go ahead.

1 CHAIR ENRIGHT: Commissioner Waldron.

2 COMMISSIONER WALDRON: Yes, I just want to  
3 echo Commissioner Ciklin's frustration, and I agree  
4 with him.

5 But Mr. Almira, would you have any ideas  
6 about why this is happening --

7 EXECUTIVE DIRECTOR ALMIRA: Not really --

8 MS. WALDRON: -- that you would like to --

9 EXECUTIVE DIRECTOR ALMIRA: -- other than to  
10 say that when I met with Jeff Gagnon, he had not  
11 received -- in fact, to be perfectly honest with you,  
12 wasn't even aware that the permit had been rejected.  
13 It was someone that reported to him that submitted it.  
14 So essentially what he told us was -- us, meaning Larry  
15 Smith and myself -- he said: Look, let me look into  
16 this, and please provide me with all the information.

17 The only -- and I wish I had it with me, but  
18 the only signal that he mentions in the e-mail is that  
19 because this is going to take over three acres, he  
20 needs, or the Planning requires a site plan  
21 development.

22 So, you know, in your folders there's the  
23 Interlocal Agreement, and you clearly see that this is  
24 an acceptable, and we are our own ownership. We're our  
25 own government. And for them to turn it down, this is

1 getting a little --

2 COMMISSIONER WALDRON: Tedious.

3 EXECUTIVE DIRECTOR ALMIRA: Yes. So I agree  
4 with you, honestly. My staff knows that I said the  
5 same thing. It's time to take the gloves off. I mean  
6 we've got nothing to lose. And in the meantime, in the  
7 meantime, here we are, about to give them \$288,000 for  
8 a -- what you do call it?

9 MR. HERN: Security upgrades to  
10 ShotSpotter --

11 CHAIR ENRIGHT: I don't think so, uh-uh.

12 MR. HERN: -- and tactical.

13 EXECUTIVE DIRECTOR ALMIRA: Of which they  
14 would only -- they're required to match 72,000 of it.  
15 So, so much for one of their Council people to say  
16 that, well, we won't give them anything. What do you  
17 mean we don't give you anything?

18 COMMISSIONER CIKLIN: We've given them, what,  
19 millions of dollars in the last --

20 CHAIR ENRIGHT: Commissioner McArthur.

21 EXECUTIVE DIRECTOR ALMIRA: How much would  
22 you say, 2.5?

23 MR. HERN: At least.

24 EXECUTIVE DIRECTOR ALMIRA: At least 2.5  
25 over, you know, some period of time.

1 CHAIR ENRIGHT: Commissioner McArthur,  
2 please.

3 VICE CHAIR McARTHUR: Excuse me. I have a  
4 suggestion. Could we direct staff to work with our  
5 attorney and CH2M Hill? I mean first we have to  
6 determine if anything has changed in City requirements  
7 that might justify their change in attitude. And if  
8 not, then we need to and I would certainly support  
9 moving forward with considering the possibility of  
10 suit. Maybe we could send them a letter notifying them  
11 of our intention to file suit and let them respond.

12 But I mean I think first we have to determine  
13 if there's any basis for their denial, if something has  
14 changed either in State laws or at the City, you know,  
15 before we assume that they're being difficult. But I  
16 mean I think we need to make that determination one way  
17 or another and proceed.

18 CHAIR ENRIGHT: My comment is that I agree  
19 with all the Commissioners, but I would do it a little  
20 bit differently. First, I would see if there are any  
21 Federal laws or State laws changed, because I cannot  
22 see any laws in the City changing unless they just  
23 bring them up overnight. You know, you can write  
24 anything behind the curtains.

25 So in essence, I feel we should move forward

1 and we should not be handing over or doing anything  
2 else until we get this screened now. We have been more  
3 than nice and kind. We've gone backwards, we've  
4 (inaudible) with everything we've done with the City,  
5 and I think it is time that we need to stand up. And  
6 we've given them over, what, \$2 million for the Police  
7 Department and things like that?

8 Have we told them -- have we ordered the  
9 material and everything for them, Mr. Hern?

10 MR. HERN: No, we have not finalized the MOU  
11 that you would have had to approve prior to us --

12 CHAIR ENRIGHT: So they just requested,  
13 right?

14 MR. HERN: It's a project that's been in the  
15 works for a couple of months.

16 CHAIR ENRIGHT: Right, so they requested. So  
17 I think we should go for it, Mr. Almira. I think my  
18 fellow Board members would like for you and Mr. Picken  
19 to try to solve this, whatever it is, in the next,  
20 what, as soon as possible. And then if not, I know my  
21 fellow Commissioners will agree that we need to file a  
22 lawsuit and sue them and don't do any other business.

23 EXECUTIVE DIRECTOR ALMIRA: There is --  
24 there's some deadlines that we have to meet here.

25 CHAIR ENRIGHT: I know that.

1 EXECUTIVE DIRECTOR ALMIRA: Not the least of  
2 which is we have to sign a contract with West  
3 Construction Company. And they've given us 90 days,  
4 and we've exhausted about, what, 30 by now? So we have  
5 only 60 days. That's simple. That we can sign.  
6 That's not the problem.

7 But there are other deadlines that this  
8 contract calls for, and it involves Tropical Shipping.  
9 I am scheduled to meet with Tropical Shipping to at  
10 least alert them of what's happening here. But suffice  
11 it to say for now, Commissioners, is that this has to  
12 be done. It's an emergency. That's it. I don't want  
13 to hear --

14 CHAIR ENRIGHT: And you have not talked to  
15 anyone there? No one has communicated with you, right?

16 EXECUTIVE DIRECTOR ALMIRA: Other than Jeff  
17 Gagnon and his e-mails.

18 CHAIR ENRIGHT: And the City Manager. What  
19 about any of the Council members? Have you --

20 EXECUTIVE DIRECTOR ALMIRA: Botel, I  
21 attempted to call her. She's in some kind of a town  
22 hall meeting this afternoon, and I was told there's a  
23 very good chance that she'll call me tomorrow, not  
24 today.

25 CHAIR ENRIGHT: Okay, I get it tonight.

1 EXECUTIVE DIRECTOR ALMIRA: Sorry?

2 CHAIR ENRIGHT: I can call three tonight;  
3 I'll call three tonight, and I'll get back with you,  
4 and then you and Greg can do whatever you --

5 COMMISSIONER CIKLIN: Let's hear from Greg.

6 CHAIR ENRIGHT: -- right, you and Greg, okay?

7 MR. PICKEN: A few comments. First of all,  
8 we had -- isn't that on?

9 A few comments. I was called by Larry Smith,  
10 and Larry had contacted Attorney DeGraffenreidt and  
11 asked for a meeting, and we got confirmation of the  
12 meeting for Tuesday morning at 11:00. And I would say  
13 within about an hour, we got another e-mail that  
14 canceled the meeting.

15 So then I want to comment on the permits.  
16 What I understood Manny to tell me this morning was  
17 that they were going to issue the demolition permit,  
18 which I think was positive. It would at least be able  
19 to get things moving.

20 But I wanted to point out that there are  
21 things in our Interlocal Agreement, some of which are  
22 no longer valid because of State laws that have been  
23 passed that have superseded it. But one thing that is  
24 in there is that the Port does its own site planning.  
25 And to my knowledge, we've never had a situation where

1 we've had to go and get a site plan review or approval  
2 from the City.

3 And I also want to point out this is  
4 horizontal construction. This isn't -- we're not  
5 building a building. This is horizontal construction,  
6 just like our slips, the berths that we construct and  
7 other cargo lay-down areas that we've done, the  
8 Stonerock area, just, you know, areas throughout the  
9 Port where we've done this kind of work. So this is  
10 new. Not aware of any change in law as to that at the  
11 Florida level or even at the City level.

12 But we do -- there may be only a few things  
13 that are still enforceable under the Interlocal  
14 Agreement. I'm certain the City doesn't want us  
15 expanding to the north, right? And I think -- and the  
16 site plan authority is still in there.

17 So we were hoping that we could have that  
18 discussion with Attorney DeGraffenreidt, but that  
19 meeting was canceled. They did say he would be calling  
20 us. No timeframe on that. But anyway, I wanted to  
21 bring you up to date on those aspects.

22 CHAIR ENRIGHT: I just have a question.

23 MR. PICKEN: And as Manny says, we can talk  
24 to West Construction and have some -- you know, work  
25 out some sort of agreement where we sign the contract

1 with them, but it's subject to getting the second part  
2 of the permit. In other words, go ahead, when we get  
3 the permit for demolition, go ahead with that, but that  
4 the Port isn't obligated to proceed with the horizontal  
5 work until it's properly -- until we get the permits  
6 from the City.

7 And we can have conversations with Tropical.  
8 They're not -- you know, these aren't happy  
9 negotiations and nobody's going to be thrilled with  
10 this possibility, but at least we have something that  
11 we can do.

12 And I agree with what the Board has said here  
13 about continuing to make grants and continuing to get  
14 told no when we ask for something.

15 Right now I'm assuming that we're still using  
16 the Riviera Beach Police.

17 EXECUTIVE DIRECTOR ALMIRA: We are.

18 MR. PICKEN: In addition to the grants that  
19 we make, we're still using the Riviera Beach Police for  
20 security, which I think is a substantial amount of  
21 money. And in the past we've talked to the Sheriff's  
22 Office about coming in, and they may have been --  
23 Sheriff's Office, I don't know whether they would be  
24 less expensive now, but it could be something also that  
25 the Port could look into.

1 CHAIR ENRIGHT: I just have a question. Do  
2 you have any idea when their next meeting, City Council  
3 meeting will be held?

4 MR. PICKEN: I do not.

5 VICE CHAIR McARTHUR: It's usually the first  
6 and the third Wednesday.

7 CHAIR ENRIGHT: Okay, so it was yesterday?

8 VICE CHAIR McARTHUR: Probably that's when it  
9 would normally be scheduled, the first and the third  
10 Wednesday. Madam Chair --

11 CHAIR ENRIGHT: Yes.

12 MR. PICKEN: Yes, I don't know when the City  
13 schedules its meetings.

14 CHAIR ENRIGHT: Murphy? There was someone in  
15 the audience with their hand up.

16 MR. PICKEN: Oh, I'm sorry.

17 CHAIR ENRIGHT: Yes. I can recognize you,  
18 Mr. Murphy.

19 MR. MURPHY: The last Commission meeting was  
20 last night.

21 CHAIR ENRIGHT: It was last night, okay.  
22 Thank you very much. So the next meeting --

23 VICE CHAIR McARTHUR: I'd just like to point  
24 out that public safety is of acute interest to the City  
25 of Riviera Beach. We obviously have known what's been

1 going on, and these grants should be of the utmost  
2 importance to them. So I mean it's not like we would  
3 be withholding party favors.

4 They need all the assistance in this area  
5 that we could provide, or the State of Florida, for  
6 that matter, could provide. So I mean I think we do  
7 have some leverage. I would hate to have to use it,  
8 but if they, you know, force us into a corner, then  
9 we'll have to do what we'll have to do.

10 MR. PICKEN: And I would also like to make  
11 this part of the written record. And Mr. Hern is  
12 absolutely correct when he says that what the most  
13 important thing is in regard to these grants is Port  
14 security. And we need to -- I'm sure the Port will  
15 always do what is necessary to ensure Port security,  
16 and we wouldn't hold security grants hostage in any way  
17 if it endangered or if it created security risks for  
18 the Port.

19 CHAIR ENRIGHT: Commissioner.

20 COMMISSIONER CIKLIN: All right, so what we  
21 need to do, I feel, is figure out when we can have an  
22 emergency meeting next week. And if the City doesn't  
23 come up with the permits by next Thursday, Friday, then  
24 we need to have an, either an executive session or  
25 something, because we're just going to have to, you

1 know, spend a lot of money on our lawyers. The City is  
2 going to have to spend more money; they've already  
3 spent millions fighting, you know, ridiculous things.

4 But I mean I've kind of reached the plateau.  
5 I'm usually pretty calm about things like this, but now  
6 it's getting to a point that I'm almost insulted on how  
7 they are treating another governmental agency. It's  
8 like we're an adversary, and they just, you know --  
9 well, you know, no one will talk to us, the attorney is  
10 too busy, the City Manager is not available. I mean,  
11 come on. If it was on the other hand, we would bring  
12 it up in one day if they needed something.

13 So as one Commissioner, I've reached my  
14 limit. And we need to have an emergency meeting, and  
15 you know, go to court, get a judge, do something. So I  
16 mean I'm willing to give them next week, but if it  
17 doesn't happen, you know, then let's, you know --

18 CHAIR ENRIGHT: So Mr. Almira, will you and  
19 Greg and Mr. Larry Smith try to work something out and  
20 then get back with us ASAP, because if that be the  
21 case, and we're talking about hopefully by Wednesday  
22 you should know something, and then we'll call a  
23 meeting. And hopefully I know we should be able to get  
24 a quorum, three people --

25 COMMISSIONER CIKLIN: I'm in.

1 EXECUTIVE DIRECTOR ALMIRA: We would need  
2 to --

3 CHAIR ENRIGHT: -- to make it work.

4 EXECUTIVE DIRECTOR ALMIRA: -- schedule a  
5 meeting now.

6 CHAIR ENRIGHT: Right, I will --

7 EXECUTIVE DIRECTOR ALMIRA: And then --

8 CHAIR ENRIGHT: -- at the end.

9 COMMISSIONER CIKLIN: We can always cancel  
10 it.

11 CHAIR ENRIGHT: Right.

12 EXECUTIVE DIRECTOR ALMIRA: Then we can  
13 always cancel it.

14 CHAIR ENRIGHT: Right.

15 VICE CHAIR McARTHUR: If they follow their  
16 regular procedure, their next meeting would be on  
17 Wednesday, August 1st.

18 CHAIR ENRIGHT: Okay, so that would be a good  
19 time. They would have to deal with us.

20 VICE CHAIR McARTHUR: Basically, two weeks.

21 COMMISSIONER WALDRON: So do we want to  
22 schedule an emergency meeting now?

23 CHAIR ENRIGHT: I guess we can.

24 COMMISSIONER CIKLIN: Yes, we can --

25 CHAIR ENRIGHT: I mean we can do it now.

1 What would be a good date, Commissioners? We can just  
2 take a second.

3 MS. WALDRON: Thursday or Friday are fine  
4 with me.

5 CHAIR ENRIGHT: I'm free any day, whatever  
6 day. Just give me the day, I'll make it work.

7 MS. WALDRON: Let's do Thursday.

8 COMMISSIONER CIKLIN: Okay, yes. And we can  
9 cancel it if they --

10 CHAIR ENRIGHT: Next Thursday at 4:00.

11 MS. WALDRON: 3:00, 4:00 is fine.

12 CHAIR ENRIGHT: Would that be okay?

13 VICE CHAIR McARTHUR: As far as I know.

14 EXECUTIVE DIRECTOR ALMIRA: So next Thursday.

15 CHAIR ENRIGHT: At 4:00. And that will give  
16 us time and give you time to work it out. And I think  
17 you should put them on notice what we plan to do. We  
18 don't want to, but we're compelled to.

19 COMMISSIONER CIKLIN: Okay, good.

20 CHAIR ENRIGHT: Thank you very much.

21 Let's go with -- now, where are we? Finish  
22 up our engineer report, sir.

23 MR. SOLER: My last, obviously, related to  
24 the MOB. Since we're targeting to begin the demolition  
25 of the building, we have an antenna on the top of the

1 building that is owned by AT&T. So in order to remove  
2 the equipment from the building, AT&T has started what  
3 is called a COW, cellular on wheels. It's right now  
4 installed on Avenue E. It's already under use. So  
5 that allowed them to start the removal of all the  
6 equipment that is on top of the MOB building.

7 So there's nothing -- any additional  
8 questions related to MOB?

9 We'll move on to the emergency dredging.  
10 Recall the last Board meeting we were having the  
11 emergency dredging. It was contracted by the Army  
12 Corps of Engineers. The dredging was completed on June  
13 19.

14 On the same day, the Army Corps of Engineers  
15 did the survey for the area, and I'm happy to inform  
16 that all the material that needed to be removed was  
17 removed. And the actual final amount of material that  
18 was removed were 13,000 cubic yards. The original  
19 amount, the expected amount was 16,000, but the final  
20 amount, based on the actual payment to the contractor,  
21 was 13,000 cubic yards.

22 EXECUTIVE DIRECTOR ALMIRA: Let them know  
23 where it was deposited.

24 MR. SOLER: It was deposited, I think, on the  
25 north side of the inlet. Any questions related to the

1 emergency dredging?

2 CHAIR ENRIGHT: No.

3 MR. SOLER: Thank you.

4 CHAIR ENRIGHT: Thank you very much.

5 MR. PINSKY: Chairman, Commissioners, Richard  
6 Pinsky. And I only really have one or two updates to  
7 the report that's in your book.

8 The Port of Fort Pierce RFQ that's out, the  
9 County Commission is supposedly meeting on Tuesday and  
10 is going to make some decision on whether Derektor or  
11 the local investor group takes over the Port of Fort  
12 Pierce.

13 I did put an article in there also about the  
14 Miami, another new deep dredge that's coming down the  
15 road. Martin & Associates is going to get paid  
16 \$3 million to do another study, and then we'll see what  
17 the new Governor decides to do as far as diverting  
18 State resources to dredging Miami.

19 Any questions? But that's really all the  
20 update I have.

21 CHAIR ENRIGHT: Thank you very much.

22 MR. PINSKY: Thank you.

23 CHAIR ENRIGHT: Commissioner Report.

24 Commission Waldron, do you have anything for us?

25 COMMISSIONER WALDRON: On the Commerce Park,

1 I spoke to two of the three Mayors out in the Glades,  
2 and the South Bay Mayor specifically about the holdup  
3 on the contract, because that's kind of what's holding  
4 us up in terms of moving forward. So there was a  
5 Commission meeting yesterday, and I do not have an  
6 update because I haven't been able to talk to anybody  
7 about that, but the next meeting I'll have it.

8 CHAIR ENRIGHT: Thank you very much.  
9 Commissioner McArthur.

10 VICE CHAIR McARTHUR: No, ma'am.

11 CHAIR ENRIGHT: Thank you.

12 Mr. Almira, any additions?

13 EXECUTIVE DIRECTOR ALMIRA: G-1, I'd to  
14 provide an update. The steering committee met this  
15 past Tuesday. We agree that a memo of understanding  
16 should be drafted by the City Recs -- I mean the County  
17 Recs and Parks Department, and then they will send it  
18 to us so that we can review it and see what's in it.

19 Also, the Parks and Recs Department is  
20 working on a budget, because in their minds, this is  
21 going to create an additional expense, which is one of  
22 the things that the County is really, really concerned  
23 with. It's how much is it going to cost to operate  
24 those three facilities and where can they get  
25 additional, or should I say revenues from.

1           Among the things that are being tossed  
2 around, of course, is having a gift shop, holding small  
3 gatherings, and then above all, what they, everyone was  
4 very, very happy with was the ability to have  
5 children -- that is have as an opportunity to teach  
6 schoolchildren as well as tourists. Those were among  
7 the main topics that we discussed.

8           But the next one is really the one that I  
9 want to talk to my Board about. Florida Inland  
10 Navigational District, FIND, has available grants that  
11 can be used to improve the Peanut Island facility.  
12 However, because we have passed the current grant  
13 application cycle, and due to the length of time that  
14 it will take to resolve the maintenance and the  
15 ownership issue with the facility, FIND has suggested  
16 that the Port apply for the next grant, which would  
17 start on January 2011. The --

18           COMMISSIONER CIKLIN: 2019.

19           EXECUTIVE DIRECTOR ALMIRA: 2019, I'm sorry;  
20 2019. The time would be from January to May of, again,  
21 2019.

22           The grant award could be, if the Port applies  
23 for it, it could be as much as a million dollars.  
24 However, there is a match. It's usually 50 percent.  
25 So I'm just letting the Board know that this is just --

1 here's the key, and then if we walk away if, in fact,  
2 we choose to pursue this grant availability from FIND.

3 Now, with regards to the match, according to  
4 FIND, the Historical Society was certainly qualified  
5 for providing the match. There are other, others,  
6 let's call it other abilities to get match from, but  
7 this is what we're working on. And after all, this is  
8 the first official steering committee meeting.

9 The next meeting will be in August. By then  
10 we should have received, (a), a budget, (b), the  
11 memorandum of understanding, and (c), a better  
12 indication as to how much we should be applying for if  
13 we have been designated to go ahead and ask for the  
14 application.

15 FIND did mention that if it is the County,  
16 then the grant application can go up to as much as  
17 \$5 million. But because there's a time allotment here,  
18 it looks as if we're going to be the ones, if we  
19 choose, we're going to be the ones who are going to  
20 have to go after this particular grant.

21 COMMISSIONER CIKLIN: I have a question.

22 EXECUTIVE DIRECTOR ALMIRA: Just one last  
23 thing, Commissioners. So that everybody knows, the  
24 members are Karen Marcus; Eric Call, Parks and Recs;  
25 Bob Hamilton, Parks and Recs; Chuck Collins, Marine

1 Association; also, Mark Crosley, Jennifer Cirillo from  
2 FIND -- Mark Crosley is also the Executive Director, by  
3 the way, of FIND; Jim Berry, who's been appointed by  
4 Commissioner Mack Bernard; and Janet Zimmerman, who is  
5 the Assistant Director, Executive Director of FIND.

6 COMMISSIONER CIKLIN: I --

7 MS. WALDRON: I have a question too.

8 CHAIR ENRIGHT: Commissioner Ciklin.

9 COMMISSIONER CIKLIN: I don't understand  
10 about this grant. If we can't apply until January,  
11 what's the difference if we do it or the County does  
12 it?

13 EXECUTIVE DIRECTOR ALMIRA: Well, the  
14 prevailing thought is that we're not going to have --  
15 oh, I missed a real good point here, but we're not  
16 going to have a lease with the County between now and  
17 January. They're going to be working things out, and  
18 they will have to then go to the County and get an  
19 approval for the lease. But here's -- my apologies --  
20 here's the main point. In order for the County to  
21 apply for a grant, they must have a lease that is  
22 25 years long; 25 years.

23 COMMISSIONER CIKLIN: So what's the problem  
24 with that?

25 EXECUTIVE DIRECTOR ALMIRA: I mean I had the

1 same attitude as you did, so what? I mean we'd be more  
2 than glad.

3 COMMISSIONER CIKLIN: Ninety-nine years. It  
4 doesn't matter to me.

5 EXECUTIVE DIRECTOR ALMIRA: I realize it, but  
6 I just wanted to make sure that that point was covered.  
7 So again, Commissioner, the prevailing thought was they  
8 will not have a lease by January. Therefore, if they  
9 want to get together --

10 COMMISSIONER CIKLIN: That's September,  
11 October, November. That's five months.

12 EXECUTIVE DIRECTOR ALMIRA: Well, I can only  
13 repeat what I heard from the County folks.

14 COMMISSIONER CIKLIN: My feeling -- Peyton  
15 would know better -- is that for five months, you would  
16 think they could come up with --

17 VICE CHAIR McARTHUR: They don't want to.

18 COMMISSIONER CIKLIN: Well, that's --

19 CHAIR ENRIGHT: They don't want to; they  
20 don't want to.

21 COMMISSIONER CIKLIN: Go ahead, what do  
22 you --

23 CHAIR ENRIGHT: Commissioner Waldron.

24 COMMISSIONER WALDRON: So just in terms of  
25 general plans here, are we doing enough outreach to the

1 community, such as Town of Palm Beach, West Palm Beach,  
2 Riviera, to let them know, you know, kind of where we  
3 are, what we're thinking, just to kind of get their  
4 buy-in so they know that we're --

5 EXECUTIVE DIRECTOR ALMIRA: Sure.

6 MS. WALDRON: -- we care about their opinion?

7 EXECUTIVE DIRECTOR ALMIRA: Karen Marcus is  
8 pretty much involved with that, going into this  
9 outreach. She obviously represents the Civic  
10 Association, so they are --

11 MS. WALDRON: I'm sure now --

12 EXECUTIVE DIRECTOR ALMIRA: -- by now they  
13 should be aware of it. She also mentioned and asked  
14 permission -- of course, she has it -- to contact each  
15 of you to provide you with updates. We can pursue it  
16 with particularly the Township or Singer Island and all  
17 of that community. It's a good idea. But my  
18 understanding is that that's pretty much -- she's  
19 holding the baton, and she's going to pursue that.

20 COMMISSIONER WALDRON: Okay, just as long as  
21 we're including like, you know, all the communities,  
22 including -- like I know Mayor Koutzen's here, so  
23 you're probably including her, or at least she's in the  
24 loop somewhat too, right? So --

25 EXECUTIVE DIRECTOR ALMIRA: I don't see her.

1 MS. WALDRON: She's right there, Myra.

2 EXECUTIVE DIRECTOR ALMIRA: Okay, right  
3 there. All right, definitely. We definitely will.

4 CHAIR ENRIGHT: I guess my question to you is  
5 with the match. The match has to come from our  
6 revenue? We cannot have maybe another nonprofit or  
7 some -- it has to come from our revenue?

8 EXECUTIVE DIRECTOR ALMIRA: No, no. This is  
9 when I mentioned the Historical Society could also --

10 CHAIR ENRIGHT: So we can apply for the  
11 grant --

12 EXECUTIVE DIRECTOR ALMIRA: Yes.

13 CHAIR ENRIGHT: -- and then they get a  
14 million dollars or two or whatever, and then they'll  
15 say, hey, if you get two, you need to match it 50  
16 percent, so the Port has to come up with one. Now, my  
17 question is we can get the Historical Society to come  
18 up with the one for us? It would have to come from our  
19 revenue. Am I correct?

20 EXECUTIVE DIRECTOR ALMIRA: If we cannot get  
21 a match, then it would have to come from the Port's  
22 revenue if we choose to use that grant.

23 COMMISSIONER WALDRON: It can't be in kind at  
24 all? It's just all cash?

25 EXECUTIVE DIRECTOR ALMIRA: I don't know the

1 answer to that.

2 CHAIR ENRIGHT: But what I'm saying is if we  
3 have a company to say, hey, or a society to say we will  
4 give the Port a million dollars, so I guess the bottom  
5 line is it can come from another entity --

6 EXECUTIVE DIRECTOR ALMIRA: Yes.

7 CHAIR ENRIGHT: -- that gives the Port the  
8 money --

9 EXECUTIVE DIRECTOR ALMIRA: Yes.

10 CHAIR ENRIGHT: -- to make it work.

11 EXECUTIVE DIRECTOR ALMIRA: The match.

12 CHAIR ENRIGHT: The match.

13 EXECUTIVE DIRECTOR ALMIRA: Yes.

14 MS. WALDRON: That's why he mentioned the  
15 Historical Society.

16 CHAIR ENRIGHT: Right, and we can look at --  
17 so there are many others.

18 VICE CHAIR McARTHUR: Madam Chair.

19 EXECUTIVE DIRECTOR ALMIRA: There are other  
20 avenues out there.

21 CHAIR ENRIGHT: Okay, so it's not like the  
22 money's going to come from our revenue, from our  
23 budget --

24 EXECUTIVE DIRECTOR ALMIRA: Well --

25 CHAIR ENRIGHT: -- if we can get it from

1 somewhere else.

2 EXECUTIVE DIRECTOR ALMIRA: Right. There are  
3 other avenues for revenue source, and that's, again,  
4 this is the steering committee, you know, putting so  
5 many different things together. So I hope that by  
6 August I'll have much, much more accurate information  
7 and --

8 CHAIR ENRIGHT: And I guess one more thing.  
9 I guess this is spinning on another wheel. Since we  
10 have Mr. Pinsky over there in Tallahassee and it's for  
11 the County and this is an historical site, you should  
12 be able to get some money from someone up there to  
13 bring it back. You can bring us some dollars back.  
14 No, I'm serious, because the whole county will --

15 MR. PINSKY: State recreation.

16 CHAIR ENRIGHT: -- will benefit from this.

17 MR. PINSKY: Absolutely.

18 CHAIR ENRIGHT: Okay, if you can check into  
19 that --

20 VICE CHAIR McARTHUR: Madam Chair.

21 CHAIR ENRIGHT: -- get busy.

22 Go on.

23 VICE CHAIR McARTHUR: Just a couple things.  
24 The OFMB, the County Finance Department and Eric Call,  
25 the number they're kicking around is that the operation

1 will cost \$150,000 a year. I think we need to be real  
2 careful in assuming that the Historical Society can  
3 come up with that kind of money. I don't think they're  
4 as flush and we may think they are. I think we need to  
5 do a little more work on that before we make any  
6 assumptions.

7           The other thing is on the committee. As I  
8 spoke to Mr. Almira previously, I'd like the MOU,  
9 either in the MOU or otherwise, I think, because there  
10 are so many people on the island, in the cities and  
11 nature enthusiasts that have a deep passion for Peanut  
12 Island, I think those meetings should be open. I don't  
13 see any reason why they should be closed or secret.  
14 They're all representing governmental entities, and  
15 they can't take any action anyway. They're going to  
16 bring it back to their respective Boards and the Boards  
17 are going to make the policy.

18           So I would like very much for this Board to  
19 give the direction to the Director that we think those  
20 meetings should be open to the public. Not that the  
21 public has to participate in every sentence, but the  
22 meetings should be open to the public.

23           CHAIR ENRIGHT: Commissioner Ciklin.

24           COMMISSIONER CIKLIN: I agree with the first  
25 thing that Commissioner McArthur said, but the second,

1 absolutely not do we want it to open up to the public,  
2 because then all those people that are on the committee  
3 now are going to walk. So we've got a small group  
4 that's going to get this done. If we open it up, we'll  
5 get, unfortunately, we'll get people in there that, you  
6 know, will just ruin the whole thing. So I'm totally,  
7 100 percent against that.

8           The second thing is that we need to get the  
9 County to step up. Like Peyton says, you know, this is  
10 not going as smooth as I envisioned it. The Port is  
11 not going to take the lead on this, you know, and if it  
12 comes down to it, you know, we'll just, you know, we'll  
13 have to just close the island. But they can't expect  
14 us, like you said, \$150,000 a year --

15           CHAIR ENRIGHT: We can't do it.

16           COMMISSIONER CIKLIN: -- you know, and start  
17 praying that someone's going to give us the money. So,  
18 you know, I thought that the County was going to step  
19 up and say we're going to do this, we'll find the  
20 money, and after the first meeting, it's kind of turned  
21 around. Now you, the Port, are going to have to do  
22 this. And that's not what we wanted.

23           This is the whole idea of getting the County  
24 involved, and this is something that's very important  
25 to me. So I think at the next meeting, I think that we

1 need to reiterate that, you know, this is going to be a  
2 County park, not a Port park with the County's help.

3 So I think that's very important at the next meeting.

4 EXECUTIVE DIRECTOR ALMIRA: Okay. May I ask  
5 a question?

6 CHAIR ENRIGHT: Yes, go on.

7 EXECUTIVE DIRECTOR ALMIRA: Commissioner  
8 McArthur, you mentioned 150,000. This is a number  
9 that's already floating out there?

10 VICE CHAIR McARTHUR: Yes, sir.

11 EXECUTIVE DIRECTOR ALMIRA: Is 150,000 to do  
12 what, to operate those three facilities?

13 VICE CHAIR McARTHUR: The maintenance, annual  
14 maintenance --

15 EXECUTIVE DIRECTOR ALMIRA: Maintenance.

16 VICE CHAIR McARTHUR: -- operation, yes, sir.

17 CHAIR ENRIGHT: You're saying they have  
18 already come up with a figure to restore the bunker and  
19 the house and everything, and after that is done,  
20 you're saying that --

21 VICE CHAIR McARTHUR: No, that has nothing to  
22 do with restoration. That's maintenance and operation.

23 CHAIR ENRIGHT: Just now?

24 VICE CHAIR McARTHUR: Yes.

25 CHAIR ENRIGHT: And so we have not even

1 looked at the entity --

2 VICE CHAIR McARTHUR: You know, and I don't  
3 think the County is in any hurry. I think, in fact,  
4 they're intentionally dragging their feet because they  
5 have some financial concerns as well.

6 The Constitutional amendment on the ballot  
7 for an additional homestead exemption is going to pass  
8 overwhelmingly, and it's going to cost Palm Beach  
9 \$28 million, and they're looking on where they're going  
10 to cut the budget. So the County Administrator is  
11 extremely reluctant to make any additional commitments,  
12 and she and I have had that conversation several times.  
13 But I know the Director of Parks really wants this to  
14 happen.

15 EXECUTIVE DIRECTOR ALMIRA: Yes, he does.

16 VICE CHAIR McARTHUR: And I'm sure he will do  
17 everything he can, but there are just a lot of  
18 competing interests right now.

19 But with all due respect to my colleague, I  
20 would like to make a motion to direct staff to make  
21 sure these meetings are open. If the motion fails,  
22 that's fine, but I think we should go on the record as  
23 to whether we want open meetings or we don't.

24 COMMISSIONER WALDRON: I'll second that.

25 COMMISSIONER CIKLIN: Under discussion.

1 CHAIR ENRIGHT: Discussion.

2 COMMISSIONER CIKLIN: All the members that  
3 are on there now do not want it open to the public.

4 COMMISSIONER WALDRON: What is the reason for  
5 that?

6 COMMISSIONER CIKLIN: Because you'll get in  
7 there, and you'll have a -- they'll be there all night,  
8 and it will be hours and hours and hours. This is just  
9 a small group that's trying to get this thing done. If  
10 we open it up to the public, they're all -- I can tell  
11 you for a fact that some people will bail. We don't  
12 want that.

13 CHAIR ENRIGHT: Commissioner, can't we do it  
14 this way, have a small, we'll call them the steering  
15 committee. They come up with plans and things of that  
16 nature, and then after they come up with how they plan  
17 we should do it and have steps and guidelines, then  
18 after that, then we open it to up to the public. Would  
19 that be okay? I mean --

20 COMMISSIONER CIKLIN: There's going to be  
21 plenty of time for the public --

22 CHAIR ENRIGHT: Right, I'm saying for the  
23 public to --

24 COMMISSIONER CIKLIN: -- to get involved.

25 CHAIR ENRIGHT: I mean they're trying to look

1 at all the different grants available, all the  
2 different companies. After they come up with ideas,  
3 then they will try to make it work and then bring it to  
4 all the municipalities, hey, this is what we have. So  
5 then we would have time to do it for the public. Am I  
6 correct?

7 VICE CHAIR McARTHUR: Madam Chair.

8 CHAIR ENRIGHT: Yes.

9 VICE CHAIR McARTHUR: I have a suggestion.  
10 Instead of assuming it's not going to work, why don't  
11 we have an open meeting. If it's a problem, they can  
12 come back to us, and I'll apologize and make a motion  
13 to close the meetings. But I don't think it will be a  
14 problem. It's not a problem here, matters under the  
15 public. I don't think it will be a problem there.

16 CHAIR ENRIGHT: Our attorney, Mr. Picken.

17 MR. PICKEN: Yes. Of course, the steering  
18 committee would make proposals. Those proposals would  
19 be coming back to our Board for approval, and at that  
20 point, the members of the public would have an  
21 opportunity to comment on whatever it is that's being  
22 proposed to the Board to approve that was -- so I mean  
23 I don't think the idea is --

24 CHAIR ENRIGHT: So they're considered a  
25 steering committee. Come up with the ideas, and then

1 they will bring it to us. And after they bring it to  
2 us, then we can have an open meeting of all the  
3 entities --

4 MR. PICKEN: That's how it works, yes.

5 CHAIR ENRIGHT: -- and give them our plans  
6 and we go from there.

7 COMMISSIONER WALDRON: Well, I'll --

8 VICE CHAIR McARTHUR: Madam Chair, I'd like  
9 to call the question.

10 CHAIR ENRIGHT: Commissioner Waldron, then  
11 Commissioner McArthur and then --

12 COMMISSIONER WALDRON: Well, I guess my issue  
13 with that is it's kind of pushing out to the public  
14 what it is we want you to agree to as opposed to asking  
15 for the public's input, if they're interested. And you  
16 know, that's my concern, is that we're not allowing the  
17 public to be as involved as they could be, so --

18 CHAIR ENRIGHT: I guess my concern is we  
19 might be so open-ended, they can be there all night. I  
20 remember years ago when we were trying to get  
21 everything done in H Street, I mean the meetings would  
22 go so long and we would get all kind of folks from the  
23 city, and then we'd get other people -- I'm not going  
24 to name names -- and they would just draw the meeting  
25 out and it was like there was never an end. So then we

1 ended up getting small, little committees and people  
2 coming up with ideas, and then they would give it to  
3 the body.

4           So maybe we can do it that way, that the  
5 steering -- the committee we have now can work things  
6 out, and then they would, after they come up with  
7 ideas, then present it to the public. Would that be  
8 okay? I mean it's the same thing, because in the  
9 public -- the steering committee is not the -- they're  
10 not the bible in that they would have to still consider  
11 public input. Does that make sense.

12           COMMISSIONER WALDRON: Are you thinking  
13 there's going to be hundreds of people showing up at  
14 these meetings?

15           COMMISSIONER CIKLIN: Yes. The first meeting  
16 they had, there were tons of people, and I heard  
17 nothing but complaints from some of the people that  
18 said this isn't going to work. So, you know, they know  
19 better than me; I wasn't there.

20           But they said -- but trust me, there's going  
21 to be so much time for the public to get -- once we  
22 figure out where the money's going to come from. Let's  
23 get the stuff done, and then we can open it up. But  
24 before we even have, you know, any agreements or where  
25 the funds are coming, it's a bad idea.

1 VICE CHAIR McARTHUR: Madam Chair, I'd like  
2 to call the question.

3 CHAIR ENRIGHT: Call the question.

4 VICE CHAIR McARTHUR: Call the vote.

5 CHAIR ENRIGHT: Call the vote. Okay, let's  
6 vote. All in favor, please say aye.

7 MS. WALDRON: Aye.

8 VICE CHAIR McARTHUR: Aye.

9 COMMISSIONER CIKLIN: Opposed.

10 CHAIR ENRIGHT: Well, we have a tie.  
11 Opposed.

12 COMMISSIONER CIKLIN: Opposed.

13 CHAIR ENRIGHT: Two.

14 COMMISSIONER CIKLIN: It fails, two to two.  
15 Dies.

16 VICE CHAIR McARTHUR: Dies.

17 CHAIR ENRIGHT: Dies. I would like to see  
18 the committee continue and like for them to come up  
19 with a plan. Then after they have a little plan, then  
20 when they present it to the public, the public have to  
21 give their input. The committee cannot say we're the  
22 bible, because they have to come up here and bring it  
23 to us.

24 COMMISSIONER CIKLIN: All right, let's move  
25 along here.

1 CHAIR ENRIGHT: So that's what I would like  
2 to see them. Thank you very much.

3 EXECUTIVE DIRECTOR ALMIRA: All right, that's  
4 just an update.

5 CHAIR ENRIGHT: Let's go to the next one,  
6 G-2. Ms. Jarra.

7 MS. KACZWARA: Jarra Kaczwarra, Senior  
8 Director of Business Development.

9 Item G-2 is SSI Lubricants, LLC, approval of  
10 an MOC lease. I had a term sheet before you last  
11 month. I have the lease before you this evening. I do  
12 also have a few members from SSI here this evening at  
13 the Board meeting, and I'll be asking their COO, Carlos  
14 Arruza, to come up and introduce himself and say a few  
15 words after I present the item.

16 Just to recap a few items, the prime terms of  
17 the agreement, this is an agreement or a lease for this  
18 building, for the fourth floor, 3,529 square feet. The  
19 tenant originally only needed 2,600 square feet. We  
20 did ask them to take an extended area.

21 What you see before you is the complete  
22 leased area that they will be taking. We did ask them  
23 to take an extended area because we were unable to  
24 provide them a kitchenette area for their staff. So  
25 this extended area, the 822 square feet is additional

1 space that we asked them to take because we could not  
2 provide them the kitchen area.

3 Because of that, they have asked us to  
4 provide desk space for a few third parties. And I  
5 recall last month this was a point that many of you  
6 brought to my attention and had a few concerns about.  
7 So in the agreement, we are allowing them to enter into  
8 agreements with third parties to make use of offices,  
9 not to be considered assignments or subleases.

10 All third parties must meet security  
11 requirements of the lessor. The aggregate square  
12 footage to be used by the third parties shall not  
13 exceed 15 percent of the total square footage leased.  
14 The lessee shall indemnify the lessor for losses  
15 suffered by lessor as a result of the actions of said  
16 third parties and their invitees.

17 The lessee shall terminate any agreements  
18 within 15 days upon demand of the lessor, and the total  
19 charges by lessee to any third parties cannot exceed  
20 \$1.50 per square foot per month, plus the cost of  
21 services provided by the lessee to the third parties.  
22 And I think that all of those cover the concerns  
23 brought up by each Commissioner last month.

24 Moving along, the parking also came up. We  
25 are providing them 12 spaces, with no exclusivity, and

1 the Port has the ability to move those spaces if we so  
2 need to.

3 In the initial term, which is a three year  
4 term, the Port will have a revenue of \$195,000. There  
5 are three three-year renewal options. The base rent is  
6 \$18.45 per square foot. There is a three percent CPI  
7 increase. And the tenant will be responsible for  
8 janitorial, which is common in all of our leases. It's  
9 standard. Included in the rent, however, is water and  
10 electricity because that space is not metered  
11 separately. And those are the prime terms.

12 CHAIR ENRIGHT: Thank you. Job well done.  
13 Any comments?

14 COMMISSIONER CIKLIN: I guess we could hear  
15 from them for a couple minutes --

16 MS. KACZWARA: Absolutely.

17 COMMISSIONER CIKLIN: -- just to find out  
18 exactly what they do.

19 CHAIR ENRIGHT: Are they here?

20 MS. KACZWARA: Yes, absolutely.

21 Carlos, if you wouldn't mind coming up.

22 SSI is a bunker -- they provide bunkers or  
23 fuel to our tenants here at the Port, and they've been  
24 established here at the Port providing those services  
25 for 13 years.

1 COMMISSIONER CIKLIN: Nice.

2 MR. ARRUZA: Thank you, Jarra, for the  
3 introduction.

4 Good afternoon. My name is Carlos Arruza.  
5 As Jarra mentioned, I'm accompanied today by my sister  
6 and my brother.

7 We're a family owned wholesale petroleum  
8 business. We distribute fuel, lubricants and  
9 chemicals. We're the third generation of family  
10 members to be employed by our business. We've been,  
11 for our entire almost 55 year history, have been based  
12 here out of Palm Beach County.

13 And we were moving from our current space  
14 downtown because, you know, we believe that the Port is  
15 a better location for not only our business, but our  
16 future. We are looking forward to becoming a more  
17 integral part of the Port community here, and you know,  
18 look forward to hopefully all those extensions and many  
19 more.

20 COMMISSIONER CIKLIN: Does the price of fuel  
21 affect your business, or is that just passed on to  
22 the -- your tenants? Or has it been going up or --  
23 I've been kind of keeping an eye on it. It went up,  
24 came back down.

25 MR. BAKER: It's been pretty chaotic. And it

1 affects our business, just like it affects -- you know,  
2 we operate our own fleet trucks, so our costs go up,  
3 obviously, when we have to consume more expensive fuel.  
4 And obviously, if the price movements are -- if you  
5 have a lot of volatility in the market, then that can  
6 obviously impact you in a negative way if you get  
7 caught with inventory that all of a sudden becomes less  
8 valuable.

9 So we try to do the best we can in predicting  
10 what the market's going to do, but if we knew how to do  
11 it, we'd be global.

12 COMMISSIONER CIKLIN: Exactly.

13 I'll make a motion that we approve the lease.

14 VICE CHAIR McARTHUR: Second.

15 CHAIR ENRIGHT: Motion's been properly moved  
16 and seconded. All in favor, please say aye.

17 (A chorus of ayes.)

18 CHAIR ENRIGHT: Motion carries, five/zero,  
19 with Commissioner Richards --

20 COMMISSIONER CIKLIN: Four/zero.

21 CHAIR ENRIGHT: Four, with Commissioner  
22 Richards out of the room.

23 VICE CHAIR McARTHUR: Thank you.

24 CHAIR ENRIGHT: Thank you. Welcome.

25 MR. ARRUZA: Thank you very much. We're

1 excited to be a part of the community.

2 CHAIR ENRIGHT: Thank you very much, and  
3 thank you for coming.

4 MS. KACZWARA: Thank you.

5 CHAIR ENRIGHT: G-3.

6 VICE CHAIR McARTHUR: No, H-4; H-4. We  
7 skipped --

8 CHAIR ENRIGHT: Yes, we did; yes, we did.

9 MR. SOLER: Commissioners, the next item is  
10 G-3.

11 CHAIR ENRIGHT: G-3.

12 MR. SOLER: G-3 is the ratification of MOB  
13 demolition project payment to vendors for relocation of  
14 existing utilities. For the construction, the  
15 demolition and the construction and development --

16 VICE CHAIR McARTHUR: Madam Chair, motion to  
17 approve.

18 COMMISSIONER WALDRON: Second.

19 MR. SOLER: Thank you.

20 CHAIR ENRIGHT: All in favor, please say aye.  
21 (A chorus of ayes.)

22 CHAIR ENRIGHT: Motion carries, four, with  
23 Commissioner Richards out of the room.

24 New business, H.1.

25 MS. KACZWARA: Commissioners, item H.1.

1 Before you is a summary of our Strategic Plan that Port  
2 management has been working on. Please keep in mind  
3 this is just a summary, and we're asking you just to  
4 take a look at the basic fundamentals of this so that  
5 the Port staff can continue moving forward with the  
6 Port Strategic Plan.

7 The Strategic Plan will provide the Board  
8 approved direction for the Port and identify measurable  
9 goals for Port management. It will establish and  
10 provide planning tools for guiding the day-to-day  
11 direction, making -- excuse me. I'm sorry.

12 COMMISSIONER CIKLIN: Some water.

13 MS. KACZWARA: It will establish and provide  
14 planning tools for guiding the day-to-day decision  
15 making in moving the Port forward, changing our  
16 approaches and evaluating our overall Port progress.

17 The purpose of the Port Strategic Plan is to  
18 establish the Port's overall business objectives that  
19 create the goals for our future. These goals will be  
20 consistent with our mission and the foundation to  
21 develop the objectives and strategies to achieving our  
22 overall plan for our future.

23 The objective is to engage our Commissioners,  
24 staff, tenants and our community in developing a plan  
25 that reflects both Port values and those within our

1 community, a plan that addresses a changeable economic  
2 climate, domestic and international market  
3 opportunities, a safe and secure Port for our tenants  
4 and users, and observes the highest levels of  
5 environmental stewardship.

6 The outcome is to capture the Board's current  
7 strategic direction for the Port and its future  
8 outlook.

9 Our vision: To maintain a state of the art  
10 Port that is an integral part of the global  
11 distribution channels by sustaining economic vitality  
12 within the Port's trade and cruise region, while  
13 serving as an active partner to its local communities.

14 Our mission: The Port of Palm Beach will  
15 capitalize on existing and emerging business  
16 opportunities through strategic infrastructure  
17 improvements designed to enhance current services,  
18 create new opportunities, and maintain state of the art  
19 facilities.

20 By maintaining one of the safest, most  
21 efficient and fiscally responsible environments in  
22 which to operate, and being a conscious steward of its  
23 natural environment, the Port of Palm Beach will  
24 continue to be a significantly valued partner for its  
25 customers, stakeholders and global markets.

1           We believe our core values, our integrity,  
2 leadership and teamwork -- I won't go through all of  
3 these, but --

4           CHAIR ENRIGHT: Thank you.

5           MS. KACZWARA: -- this gives you --

6           CHAIR ENRIGHT: We appreciate all you've  
7 done.

8           MS. KACZWARA: This gives you a very good  
9 idea of what Port management truly sat and went through  
10 in doing our SWOT analysis and really trying to  
11 determine what our strengths were, where our weaknesses  
12 existed, the opportunities we believe are out there for  
13 us and where the threats lie.

14           CHAIR ENRIGHT: Any comments from the  
15 Commissioners?

16           COMMISSIONER CIKLIN: No. Sounds good.

17           VICE CHAIR McARTHUR: Jarra, I think this is  
18 the type of thing that really should be at a workshop  
19 where we could really have more information and go in  
20 depth and have comment. This is very nice, and it's a  
21 lot of bullets, and we've already read it, so we've  
22 gone through it. But I don't know it gives us the  
23 depth that -- you know, it's nice platitudes, and I  
24 agree with every word that's in here, but I don't know  
25 if it really tells us where the Port's going.

1 EXECUTIVE DIRECTOR ALMIRA: That's -- well,  
2 if I may.

3 CHAIR ENRIGHT: Go on.

4 EXECUTIVE DIRECTOR ALMIRA: If you recall,  
5 this is just a summary, Commissioner.

6 VICE CHAIR McARTHUR: Right.

7 EXECUTIVE DIRECTOR ALMIRA: What you will see  
8 next will be the individual Strategic Plan of all the  
9 projects that we will be working with. Now, my  
10 suggestion would be let us have that, and then perhaps  
11 in the very near future, then we can accomplish what  
12 you're requesting, which is a workshop that will be  
13 questions and answers. But right now, this is just,  
14 you know, the 500 foot level of what's needed, and now  
15 we go into the depth of each project.

16 CHAIR ENRIGHT: Okay.

17 VICE CHAIR McARTHUR: Thank you.

18 CHAIR ENRIGHT: And then we will receive that  
19 before the next Board meeting or --

20 EXECUTIVE DIRECTOR ALMIRA: I don't think so,  
21 Commissioner.

22 CHAIR ENRIGHT: -- maybe later on?

23 EXECUTIVE DIRECTOR ALMIRA: It's going to be  
24 later on.

25 CHAIR ENRIGHT: Okay, okay. Well, thank you

1 very much.

2 MS. KACZWARA: Yes.

3 CHAIR ENRIGHT: So we don't need to vote on  
4 this.

5 MS. KACZWARA: No, no, this is strictly  
6 informational. We just want to make sure that the  
7 Board is aware of the direction that we're moving so  
8 that we can proceed in putting together the strategies  
9 and objectives to follow these goals.

10 CHAIR ENRIGHT: Job well done. Thank you  
11 very much.

12 We'll proceed to --

13 VICE CHAIR McARTHUR: H.2.

14 CHAIR ENRIGHT: -- H.1.

15 COMMISSIONER WALDRON: H.2.

16 VICE CHAIR McARTHUR: It's 2.

17 CHAIR ENRIGHT: H.2, H.2, and then we -- H.2,  
18 go on.

19 MS. KACZWARA: H.2, I have two amendments for  
20 Florida Sugar & Molasses Exchange. I have a sixth  
21 amendment for Sugar and a tenth amendment for Molasses.

22 Both of them will extend -- both of them  
23 provide a ten year lease option extension from 2038 to  
24 2048. The reason they've asked for this is that they  
25 are exercising their option from 2018 to 2028.

1 Further, the tenth extension for Molasses  
2 provides that their CPI adjustment is consistent with  
3 that of Sugar, on November 1st, 2018 instead of being  
4 April 1st, 2019. So both the Sugar and Molasses will  
5 have their annual increases on November 1st every three  
6 years instead of them being staggered.

7 And the last provision for the tenth  
8 amendment for Molasses is that they are temporarily  
9 relinquishing the parcel that you see before you, which  
10 is 36,374 square feet. They will be relinquishing that  
11 back to the Port so that we can use it for storage  
12 purposes for our tenants. That will commence on  
13 September 1st, for a period of three years. Year to  
14 year thereafter, the Port can request that, and Florida  
15 Sugar & Molasses can either approve or deny that. We  
16 will be waiving the rent on that parcel, which is  
17 \$18,914.

18 VICE CHAIR McARTHUR: Madam Chair, motion to  
19 approve.

20 COMMISSIONER WALDRON: Second.

21 CHAIR ENRIGHT: Discussion.

22 COMMISSIONER CIKLIN: I have a question.  
23 What are we getting out of this by giving them this  
24 extra lease? I'm a little unclear. I see where we're  
25 going to get this, but then they could take it back

1 from us after three years? So what's the gist of why  
2 we are doing this besides being a nice guy?

3 EXECUTIVE DIRECTOR ALMIRA: May I --

4 CHAIR ENRIGHT: Go on.

5 EXECUTIVE DIRECTOR ALMIRA: -- because I'm  
6 not --

7 CHAIR ENRIGHT: Yes.

8 EXECUTIVE DIRECTOR ALMIRA: The land that you  
9 see there, that triangular piece is very valuable to  
10 another tenant. So what we'd like to do is exchange  
11 that footprint for another footprint.

12 COMMISSIONER CIKLIN: Okay.

13 EXECUTIVE DIRECTOR ALMIRA: And we will still  
14 be able to get some revenue out of that particular --

15 COMMISSIONER CIKLIN: That's what I was  
16 looking for. But the only thing is the three year  
17 thing.

18 EXECUTIVE DIRECTOR ALMIRA: That's all they  
19 are willing to relinquish. However, however, at year  
20 four, five, six it's a negotiation. You know, we'll  
21 ask for it, and most likely they'll give it back to us.

22 COMMISSIONER CIKLIN: All right.

23 CHAIR ENRIGHT: And one other question.  
24 During the ten years for the new lease, there are  
25 intervals in which we'll look at the economy, and if

1 things drop bottom, up or down or whatever, we will  
2 still be afloat?

3 EXECUTIVE DIRECTOR ALMIRA: I'm not sure --

4 MS. KACZWARA: I'm sorry, can you repeat  
5 that?

6 CHAIR ENRIGHT: For example, if something  
7 happens and molasses prices go up or down, do we have a  
8 scale which we will go up if the market goes up and  
9 down in the ten years?

10 MS. KACZWARA: We do have CPI increases in  
11 their agreement, yes, ma'am.

12 CHAIR ENRIGHT: Okay, for the entire ten,  
13 okay.

14 MS. KACZWARA: Yes.

15 COMMISSIONER CIKLIN: Call the question.

16 CHAIR ENRIGHT: All in favor, please say aye.

17 (A chorus of ayes.)

18 CHAIR ENRIGHT: Motion carries, four --

19 MS. HOWARD: Who made the motion and  
20 seconded?

21 MS. WALDRON: I did.

22 CHAIR ENRIGHT: Commissioner Waldron,  
23 Commissioner Ciklin. Motion carries, four/zero, with  
24 Commissioner Richards not here.

25 Thank you very much. Job well done.

1 Let's continue to H.4.

2 MS. KACZWARA: H.4 is cancellation of  
3 memorandum of lease with New Cingular Wireless.

4 VICE CHAIR McARTHUR: Motion to approve.

5 COMMISSIONER WALDRON: Second.

6 MS. KACZWARA: Thank you.

7 CHAIR ENRIGHT: Discussion. All in favor,  
8 please say aye.

9 (A chorus of ayes.)

10 CHAIR ENRIGHT: Motion carries, four/zero,  
11 with Commissioner Richards absent.

12 H.6.

13 EXECUTIVE DIRECTOR ALMIRA: Six.

14 CHAIR ENRIGHT: Or H.5. Oh, there, I'm  
15 (inaudible) with this one. Let's talk about this.

16 EXECUTIVE DIRECTOR ALMIRA: Commissioner, H.5  
17 deals with our current parking company. As a result of  
18 having a second ship, and in order for them to maintain  
19 an acceptable turnaround time for those cars that are  
20 parked in Southgate, they have asked us to increase our  
21 participation, that is increase what we pay them by a  
22 single dollar. Our numbers indicate that this will be  
23 an impact of about between 20 to \$25,000 a year from  
24 the Port.

25 However, two things. One, we're negotiating

1 with the line that in that \$1, they should participate  
2 or they should give up 50 -- in other words, they  
3 should put up 50 cents, so that would reduce our  
4 amount. But also, secondly, with our new tariff, we  
5 are scheduled for a rate hike for parking in the month  
6 of January, and therefore, so this is just an absolute  
7 nominal amount. This will not impact the Port at all.

8 COMMISSIONER CIKLIN: So moved.

9 MS. WALDRON: Second.

10 CHAIR ENRIGHT: Discussion. All in favor,  
11 please say aye.

12 (A chorus of ayes.)

13 CHAIR ENRIGHT: Motion carries, four/zero,  
14 with Commissioner Richards absent.

15 EXECUTIVE DIRECTOR ALMIRA: Thank you.

16 CHAIR ENRIGHT: Thank you.

17 H.6.

18 EXECUTIVE DIRECTOR ALMIRA: Who's H.6?

19 MS. WALDRON: That's the consulting --

20 CHAIR ENRIGHT: Public policy consultant.

21 VICE CHAIR McARTHUR: Motion to approve.

22 MS. WALDRON: Second.

23 COMMISSIONER CIKLIN: Second.

24 CHAIR ENRIGHT: Discussion. All in favor,  
25 please say aye.

1 (A chorus of ayes.)

2 CHAIR ENRIGHT: Motion carries, four/zero,  
3 with Commissioner Richards absent.

4 H.7.

5 MR. SOLER: Commissioners, H.7 is approval of  
6 Interlocal Agreement with the Town of Palm Beach for  
7 the relocation of coral for the mitigation of Berth 1.  
8 As you know, our next plan in construction in the Port  
9 is to reconstruct Berth Number 1, and one of the  
10 requirements from State and Federal agencies is to  
11 relocate corals that are located at the bulkhead of the  
12 wall.

13 COMMISSIONER CIKLIN: Can you point up there  
14 and show us what you're talking about?

15 MR. SOLER: 427 feet of coral right here.

16 So in order for the Port to --

17 EXECUTIVE DIRECTOR ALMIRA: Proceed.

18 MR. SOLER: -- proceed with the construction,  
19 we have to relocate those corals. We have come to an  
20 agreement with the Town of Palm Beach in which we will  
21 be allowed to relocate those to their nursery, which is  
22 on the north side of the Breakers.

23 So in your Board books we have a copy of the  
24 actual agreement. So the relocation that we are  
25 required is for 300 stony corals located within the

1 bulkhead that are ten centimeters and up in diameter.  
2 The corals will be relocated by the Town of Palm Beach,  
3 and the Port will be reimbursing the cost of that  
4 relocation.

5 The agreement also allows the Town of Palm  
6 Beach to relocate secondary corals which are lower or  
7 less in diameter than ten centimeters from the wall to  
8 their nursery. These are some photos of the corals.

9 CHAIR ENRIGHT: Oh, wow.

10 COMMISSIONER CIKLIN: That's right outside  
11 the slip?

12 MR. SOLER: Yes.

13 COMMISSIONER CIKLIN: Wow.

14 MR. SOLER: Having been reminded by our  
15 attorney that this same agreement was performed when we  
16 did Slip 3, in which all the corals that were located  
17 in that wall were relocated to the Town of Palm Beach  
18 nursery.

19 COMMISSIONER CIKLIN: So moved.

20 COMMISSIONER WALDRON: I had a question. So  
21 when the corals are moved, what's the mortality rate?  
22 I mean does it all survive?

23 MR. SOLER: No. That's why we have to go  
24 through a monitoring process that will take for the  
25 next three years after all the -- after the corals are

1 relocated. And that is part of the actual requirement  
2 from the Building Department. So we have to maintain a  
3 search and survival rate of the --

4 COMMISSIONER WALDRON: And what is that rate?  
5 Do you know?

6 MR. SOLER: I don't have the number  
7 particularly right here, but I can actually get it and  
8 get back to you.

9 COMMISSIONER CIKLIN: He knows.

10 MR. WEBER: I can tell you. Robert Weber.  
11 I'm the Coastal Program Manager with the Town of Palm  
12 Beach.

13 After the first year, there was 85 percent  
14 survivability. After the second and third year, it  
15 dropped down to 60 percent, but that was not due to the  
16 transplants; that was due to other events like weather.

17 COMMISSIONER WALDRON: Okay, thanks.

18 VICE CHAIR McARTHUR: Thank you.

19 COMMISSIONER CIKLIN: Interesting.

20 COMMISSIONER McARTHUR: Mr. Soler, a  
21 question. Has our attorney -- I know we did the same  
22 agreement on Slip 3, but have you looked at the  
23 Interlocal Agreement?

24 MR. PICKEN: Yes, I drafted it.

25 VICE CHAIR McARTHUR: Okay, thank you.

1 MR. SOLER: Yes. And their agreement was  
2 already approved by the Council on the 10th, so once we  
3 secure the document, we can move forward with the  
4 relocation of the corals.

5 VICE CHAIR McARTHUR: Thank you.

6 CHAIR ENRIGHT: Can I have a motion?

7 COMMISSIONER WALDRON: Second. Do you need a  
8 second?

9 CHAIR ENRIGHT: All in favor, please say aye.  
10 (A chorus of ayes.)

11 CHAIR ENRIGHT: Motion carries, four/zero,  
12 with Commissioner Richards absent.

13 Okay, H.8.

14 VICE CHAIR McARTHUR: Motion to approve.

15 COMMISSIONER WALDRON: Second.

16 CHAIR ENRIGHT: Discussion. All in favor,  
17 please say aye.

18 (A chorus of ayes.)

19 CHAIR ENRIGHT: Motion carries, four/zero,  
20 with Commissioner Richards absent.

21 MS. WALDRON: See ya. Thanks for stopping  
22 by.

23 CHAIR ENRIGHT: I have no comment cards.

24 UNIDENTIFIED SPEAKER: Want me to press the  
25 button and let you out?

1 CHAIR ENRIGHT: I don't know. We're going to  
2 make you stay.

3 I have no comment cards from the public. I  
4 need to have -- I would like to have comments from the  
5 Commissioners. We'll start --

6 COMMISSIONER CIKLIN: Nothing.

7 COMMISSIONER WALDRON: No.

8 CHAIR ENRIGHT: Nothing? I just want to  
9 mention that -- yes, Mr. Picken.

10 MR. PICKEN: First of all, I want to thank  
11 the Board for approving the contract.

12 But I also need to request that -- this is at  
13 Don Bicknell's request -- that we have an executive  
14 session or an attorney-client session prior to the next  
15 regular meeting. Counsel is requesting advice with  
16 regard to pending litigation matters relating to  
17 settlement and negotiations and costs.

18 COMMISSIONER CIKLIN: Okay.

19 CHAIR ENRIGHT: Okay. Also, we have the  
20 meeting, if necessary, that we made for the City of  
21 Riviera Beach on next Thursday at 4:00. That's that  
22 meeting. In addition -- we cannot combine them, no --  
23 budget workshop.

24 EXECUTIVE DIRECTOR ALMIRA: In the following  
25 month.

1 CHAIR ENRIGHT: Okay.

2 EXECUTIVE DIRECTOR ALMIRA: Can I suggest  
3 that we do it an hour before the regular meeting?

4 CHAIR ENRIGHT: Okay, that will work. Okay.  
5 Any others?

6 The only thing I want to say, two things. We  
7 had one of the gubernatorial candidates here, Jeff  
8 Green, and because he was here, it was in line with our  
9 regular policies that if we have State or Federal  
10 candidates and they're running for office, that, you  
11 know, we always welcome them.

12 So with that in mind, I was going to draft a  
13 letter with all the Commissioners' signature inviting  
14 all the other candidates who are running for office,  
15 Democrat, Republican candidates, independent, whoever,  
16 if they want to come, they are also welcome. So I just  
17 wanted to to let the public and everyone know.

18 Any other questions?

19 Our next meeting will be held -- first we  
20 will have a special meeting --

21 EXECUTIVE DIRECTOR ALMIRA: Right.

22 CHAIR ENRIGHT: -- if necessary, on next  
23 Thursday, which is --

24 MS. HOWARD: 26th.

25 CHAIR ENRIGHT: -- the 26th at 4:00. Then on

1 August --

2 EXECUTIVE DIRECTOR ALMIRA: 16th.

3 CHAIR ENRIGHT: -- 16th, our regular meeting,  
4 followed by a special, prior to, attorney --

5 EXECUTIVE DIRECTOR ALMIRA: The budget  
6 workshop.

7 CHAIR ENRIGHT: Workshop?

8 EXECUTIVE DIRECTOR ALMIRA: The budget  
9 workshop.

10 CHAIR ENRIGHT: Budget workshop and  
11 attorney-client meeting on the same day.

12 MR. PICKEN: The budget workshop, then the  
13 regular meeting would open, then we go into the  
14 attorney-client meeting, and then we come back to the  
15 regular meeting.

16 CHAIR ENRIGHT: And you all are okay with the  
17 budget workshop, so we'll start around 3:00 with the  
18 workshop.

19 MS. WALDRON: On the --

20 CHAIR ENRIGHT: That's on the 16th, August  
21 16th.

22 COMMISSIONER WALDRON: The 16th, okay.

23 EXECUTIVE DIRECTOR ALMIRA: The urgency is  
24 that we have to have it by September, the budget.  
25 Therefore, we need to have it in August.

1 VICE CHAIR McARTHUR: Fine.

2 CHAIR ENRIGHT: So we'll say August 16th  
3 we'll have the meeting. The budget workshop will start  
4 at 3:00, and then the regular meeting at four. But we  
5 will also have the client --

6 COMMISSIONER CIKLIN: Executive session.

7 CHAIR ENRIGHT: -- executive session prior to  
8 that. Okay? Any questions?

9 MS. HOWARD: You were going to schedule a  
10 meeting with the Commissioners for Granicus, for  
11 training.

12 CHAIR ENRIGHT: Oh, yes. Also, we need a  
13 date for Granicus --

14 MS. HOWARD: The agenda management system.

15 CHAIR ENRIGHT: Agenda management, signature  
16 and all this also. How can we do this?

17 MS. HOWARD: The first week in September?

18 CHAIR ENRIGHT: Yes, first week in September,  
19 we'll look at that. I guess let's bring this back,  
20 because when we come in August, we should have time and  
21 then we have all the Commissioners here, because I  
22 don't think it would be right to do it, just the three  
23 of us. So when we have our next meeting on the  
24 workshop, we can talk about it. Just it would be  
25 appropriate we can talk about it during the workshop

1 and get some dates, okay?

2 Thank you very much. Meeting adjourned.

3 Thank you.

4 (Whereupon, at 5:20 p.m., the proceedings  
5 were concluded.)

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<p style="text-align: center;"><b>A</b></p> <p><b>AAPA</b> 7:4</p> <p><b>abilities</b> 32:6</p> <p><b>ability</b> 31:4 50:1</p> <p><b>able</b> 4:4 20:18 25:23 30:6 38:12 60:14</p> <p><b>absent</b> 3:14 62:11 63:14 64:3 67:12,20</p> <p><b>absolute</b> 63:6</p> <p><b>absolutely</b> 24:12 38:17 40:1 50:16,20</p> <p><b>acceptable</b> 15:24 62:19</p> <p><b>access</b> 8:17</p> <p><b>accompanied</b> 51:5</p> <p><b>accomplish</b> 11:3 57:11</p> <p><b>accomplished</b> 9:13</p> <p><b>accounts</b> 6:23</p> <p><b>accurate</b> 4:15 38:6</p> <p><b>achieving</b> 54:21</p> <p><b>acres</b> 14:9 15:19</p> <p><b>action</b> 39:15</p> <p><b>actions</b> 49:15</p> <p><b>active</b> 55:13</p> <p><b>activities</b> 14:3</p> <p><b>activity</b> 9:3</p> <p><b>actual</b> 4:15 9:5 28:17,20 64:24 66:1</p> <p><b>acute</b> 23:24</p> <p><b>addition</b> 14:10 22:18 68:22</p> <p><b>additional</b> 3:20 9:11 11:16 28:7 30:21,25 42:7 42:11 48:25</p> <p><b>additions</b> 3:15 4:9 30:12</p> <p><b>addresses</b> 55:1</p>	<p><b>adjourned</b> 72:2</p> <p><b>adjustment</b> 59:2</p> <p><b>administratively</b> 13:21</p> <p><b>Administrator</b> 42:10</p> <p><b>adversary</b> 25:8</p> <p><b>advice</b> 68:15</p> <p><b>AECOM</b> 8:13</p> <p><b>affect</b> 51:21</p> <p><b>afloat</b> 61:2</p> <p><b>afternoon</b> 2:7 7:23 19:22 51:4</p> <p><b>agencies</b> 64:10</p> <p><b>agency</b> 25:7</p> <p><b>agenda</b> 3:18 4:9 4:21 71:14,15</p> <p><b>aggregate</b> 49:11</p> <p><b>ago</b> 45:20</p> <p><b>agree</b> 15:3 16:3 17:18 18:21 22:12 30:15 39:24 45:14 56:24</p> <p><b>agreement</b> 15:23 20:21 21:14,25 48:17,17 49:7 61:11 64:6,20 64:24 65:5,15 66:22,23 67:1</p> <p><b>agreements</b> 46:24 49:8,17</p> <p><b>ahead</b> 11:2,15 14:25 22:2,3 32:13 34:21</p> <p><b>ahold</b> 12:8 14:15</p> <p><b>Aidy</b> 1:25</p> <p><b>alert</b> 19:10</p> <p><b>Allegiance</b> 3:4,5</p> <p><b>allotment</b> 32:17</p> <p><b>allow</b> 10:5</p> <p><b>allowed</b> 28:5 64:21</p> <p><b>allowing</b> 45:16 49:7</p> <p><b>allows</b> 65:5</p>	<p><b>Almira</b> 1:20 2:22 2:23 3:15,17 4:7 4:18 5:3,5 7:10 7:20 10:23,24 13:10 14:17,22 15:5,7,9 16:3,13 16:21,24 18:17 18:23 19:1,16 19:20 20:1 22:17 25:18 26:1,4,7,12 27:14 28:22 30:12,13 31:19 32:22 33:13,25 34:5,12 35:5,7 35:12,25 36:2,8 36:12,20,25 37:6,9,11,13,19 37:24 38:2 39:8 41:4,7,11,15 42:15 48:3 57:1 57:4,7,20,23 60:3,5,8,13,18 61:3 62:13,16 63:15,18 64:17 68:24 69:2,21 70:2,5,8,23</p> <p><b>Alonzo</b> 1:25</p> <p><b>amazing</b> 4:14,16</p> <p><b>amendment</b> 42:6 58:21,21 59:8</p> <p><b>amendments</b> 58:19</p> <p><b>amount</b> 22:20 28:17,19,19,20 63:4,7</p> <p><b>analysis</b> 56:10</p> <p><b>anniversary</b> 7:11</p> <p><b>announcements</b> 3:16,22</p> <p><b>annual</b> 7:4 41:13 59:5</p> <p><b>answer</b> 7:8 37:1</p> <p><b>answers</b> 57:13</p> <p><b>antenna</b> 27:25</p> <p><b>anticipate</b> 5:8</p>	<p><b>anybody</b> 30:6</p> <p><b>anyway</b> 21:20 39:15</p> <p><b>apologies</b> 33:19</p> <p><b>apologize</b> 44:12</p> <p><b>apparently</b> 11:17</p> <p><b>application</b> 31:13 32:14,16</p> <p><b>applies</b> 31:22</p> <p><b>apply</b> 31:16 33:10 33:21 36:10</p> <p><b>applying</b> 32:12</p> <p><b>appointed</b> 33:3</p> <p><b>appreciate</b> 56:6</p> <p><b>approaches</b> 54:16</p> <p><b>appropriate</b> 71:25</p> <p><b>approval</b> 3:7,19 8:14 13:25 21:1 33:19 44:19 48:9 64:5</p> <p><b>approve</b> 4:21 18:11 44:22 52:13 53:17 59:15,19 62:4 63:21 67:14</p> <p><b>approved</b> 10:11 10:12 54:8 67:2</p> <p><b>approving</b> 68:11</p> <p><b>April</b> 59:4</p> <p><b>area</b> 14:4 21:8 24:4 28:15 48:20,22,23,24 48:25 49:2</p> <p><b>areas</b> 21:7,8</p> <p><b>arms</b> 10:1,6</p> <p><b>Army</b> 28:11,14</p> <p><b>Arruza</b> 48:14 51:2,4 52:25</p> <p><b>art</b> 55:9,18</p> <p><b>article</b> 29:13</p> <p><b>ASAP</b> 25:20</p> <p><b>asked</b> 20:11 35:13 49:1,3 58:24 62:20</p> <p><b>asking</b> 45:14</p>	<p>48:13 54:3</p> <p><b>aspects</b> 21:21</p> <p><b>asphalt</b> 8:22 14:10</p> <p><b>assignments</b> 49:9</p> <p><b>assistance</b> 24:4</p> <p><b>Assistant</b> 33:5</p> <p><b>Associates</b> 29:15</p> <p><b>Association</b> 33:1 35:10</p> <p><b>assume</b> 17:15</p> <p><b>assuming</b> 22:15 39:2 44:10</p> <p><b>assumptions</b> 39:6</p> <p><b>AT&amp;T</b> 28:1,2</p> <p><b>attempted</b> 19:21</p> <p><b>attempting</b> 12:8</p> <p><b>attended</b> 6:11</p> <p><b>attendees</b> 2:4</p> <p><b>attending</b> 1:17 7:4</p> <p><b>attention</b> 49:6</p> <p><b>attitude</b> 17:7 34:1</p> <p><b>attorney</b> 1:24 12:17,24 17:5 20:10 21:18 25:9 44:16 65:15 66:21 70:4</p> <p><b>attorney's</b> 12:20</p> <p><b>attorney-client</b> 68:14 70:11,14</p> <p><b>audience</b> 23:15</p> <p><b>auditor</b> 5:15</p> <p><b>August</b> 5:9,9 26:17 32:9 38:6 70:1,20,25 71:2 71:20</p> <p><b>August's</b> 3:25</p> <p><b>authority</b> 21:16</p> <p><b>authorized</b> 73:9</p> <p><b>avail</b> 12:9,9</p> <p><b>availability</b> 32:2</p> <p><b>available</b> 25:10 31:10 44:1</p> <p><b>Avenue</b> 10:7 28:4</p>
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