

**MINUTES OF A PUBLIC HEARING
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 08/28/19**

Pursuant to the foregoing Notice, the Board of Supervisors of Northern Palm Beach County Improvement District met at approximately 8:05 a.m. on August 28, 2019 in the Administrative Building and Emergency Operations Center, 359 Hiatt Drive, Palm Beach Gardens, Florida.

1) ROLL CALL

There were present Board President Matthew J. Boykin and Supervisors Adrian M. Salee and Gregory Block; District Engineer Robert W. Lawson of Arcadis and General Counsel Kenneth W. Edwards of Caldwell Pacetti, et al.

Also present were Finance Director Katie Roundtree; Executive Assistant Susan Scheff; Director of Operations Ken Roundtree; Budget & Tax Roll Manager Laura Ham; Project Manager/Construction Coordinator Tim Helms; Programs Administrator Jared Kneiss; Permit and Contract Specialist Mila Acosta; Cliff Hertz of Nelson, Mullins, et al.; and Dan Rawn of Freehold Communities.

2) ESTABLISHMENT OF A QUORUM

Mr. Boykin announced that a quorum was present and that it was in order to consider any business to properly come before the Board.

3) ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Roundtree reported that that no additions or deletions to the Agenda were necessary.

**4) UNIT OF DEVELOPMENT NO. 16 – PALM BEACH PARK OF COMMERCE
Consider Declaration of Surplus Property**

Mr. Edwards explained that Northern received a request from the Landowner to return certain property that they require for a project currently going through the permitting process. He further explained that, at their last meeting, the Board approved the Eighth Amendment to the Plan of

Improvements (POI) which removed a portion of the roadway from the POI. Mr. Edwards reported that Mr. Lawson has now determined that property can be declared surplus and the Landowners' Agreement allows for Northern to convey the property back to the Landowner. Staff and Consultants are recommending approval of the Resolution, noting that the property can be conveyed upon receipt of certain reimbursements from the developer.

a) Receive Comments from the Public on Declaration of Surplus Property

Mr. Boykin called for public comment regarding the Declaration of Surplus Property.

Cliff Hertz addressed the Board on behalf of the Landowner to note that they find the matter entirely acceptable.

b) Receive Comments from the Board on Declaration of Surplus Property

Mr. Boykin called for Board comments regarding the Declaration of Surplus Property, to which there was no response.

c) Consider Resolution on Declaration of Surplus Property

The following Resolution was presented for Board consideration:

RESOLUTION NO. 2019-05

**RESOLUTION OF THE BOARD OF SUPERVISORS OF
NORTHERN PALM BEACH COUNTY IMPROVEMENT
DISTRICT DESIGNATING REAL PROPERTY AS SURPLUS**

(Unit of Development No. 16)

A **motion** was made by Mr. Salee, seconded by Mr. Block and unanimously passed adopting Resolution No. 2019-05.

5) GENERAL

Proposed Fiscal Year 2019/2020 Annual Budget and Assessment Roll

a) Presentation of Assessment Rates

Ms. Roundtree reported that pursuant to the provisions of Section 197.3632 and Chapter 189, Florida Statutes, a Notice of Public Hearing was advertised for this meeting for the purpose of receiving public comment on Northern's proposed 2019/2020 Budget, together with the adoption of Northern's 2019/2020 Budget and Non-Ad Valorem Assessment Roll. She stated that the assessment rates are in the Board's materials and there have been no changes to the rates since they were submitted in June for the 2019 Truth in Millage (TRIM) notices, with the exception of Unit No. 14. Ms. Roundtree explained that Staff had some discussions with the Eastpointe Property Owners Association (POA), noting that the POA has requested that their Unit's assessment rates remain the same as they were last year. She stated that Staff has made the requested change, but advised the Board that the POA was made aware that more than likely the rates will be increased next year.

Ms. Roundtree noted that a summary of the assessment rates changes greater than ten percent increase over the previous year is also in the Board's materials, but they have not changed since last presented.

Mr. Boykin asked about the rates shown on the recently sent TRIM notices. Ms. Roundtree explained that the Northern assessment rates reflected on his notice will remain the same and, in general, the other municipalities and agencies are going through this same process for their budgets.

She explained that unless there are any further questions about the budget, Mr. Edwards has prepared a Resolution for the Board's consideration that approves the 2019/2020 Budget, 2019/2020 Assessment Roll and levy of the assessments, plus authorizes the certification and submittal of the Assessment Roll to the Tax Collector.

b) Receive Comments from the Public on Proposed 2019/2020 Annual Budget and Assessment Roll

Mr. Boykin called for public comment regarding the proposed 2019/2020 Annual Budget and Assessment Roll, to which there was no response.

c) Receive Comments from the Board on Proposed 2019/2020 Annual Budget and Assessment Roll

Mr. Boykin called for Board comment regarding the proposed 2019/2020 Annual Budget and Assessment Roll, to which there was no response.

d) Consider Resolution Approving & Adopting the 2019/2020 Annual Budget and Assessment Roll (2019-06)

Mr. Boykin stated the following Resolution is being presented for Board consideration:

RESOLUTION NO. 2019-06

RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT APPROVING AND ADOPTING ITS 2019/2020 ANNUAL BUDGET; LEVYING ITS 2019/2020 NON-AD VALOREM ASSESSMENTS; ADOPTING THE 2019/2020 NON-AD VALOREM ASSESSMENT ROLL AND APPOINTING AUTHORIZED REPRESENTATIVES OF THE DISTRICT TO CERTIFY THE 2019/2020 NON-AD VALOREM ASSESSMENT ROLL AS HEREIN ADOPTED.

A **motion** was made by Mr. Salee, seconded by Mr. Block and unanimously passed adopting Resolution No. 2019-06.

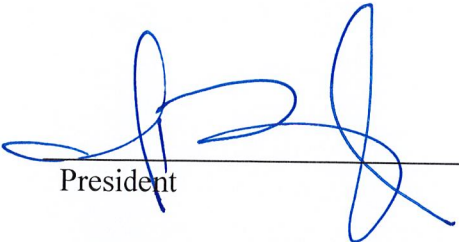
6) RECEIVE AND FILE

Ms. Roundtree presented the following item to be received and filed:

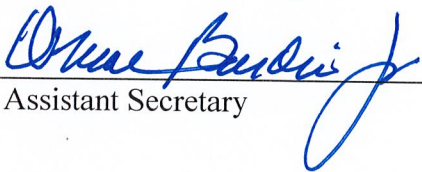
- Legal Advertisement and Notices pertaining to today's August 28, 2019 Public Hearing.

7) ADJOURN

There being no further Public Hearing items to come before the Board on this matter, the Public Hearing was adjourned.



President



Assistant Secretary