

**MINUTES OF A PUBLIC HEARING
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 08/25/21**

Pursuant to the foregoing Notice, the Board of Supervisors of Northern Palm Beach County Improvement District met at approximately 8:00 a.m. on August 25, 2021, 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 L. Marc Cohn, Adrian M. Salee, Gregory Block, and Ellen T. Baker; Executive Director O'Neal Bardin, Jr.; District Engineer Robert W. Lawson of Arcadis and General Counsel Kenneth W. Edwards of Caldwell Pacetti, et al.

Also present were Deputy Director Dan Beatty; Finance Director Katie Roundtree; District Clerk Susan Scheff; Director of Operations Ken Roundtree; Capital Construction/Permits Administrator Tim Helms; Programs and Facilities Maintenance Administrator Jared Kneiss; Staff Engineer Kim Leser; and Cliff Hertz of Nelson, Mullins, et al. (Unit 16).

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

Mr. Bardin reported that that no additions or deletions to the Agenda were necessary.

**4) UNIT OF DEVELOPMENT NO. 16 – PALM BEACH PARK OF COMMERCE
Consider Adoption of the Ninth Amendment to Plan of Improvements**

Mr. Bardin explained that there is an amended Plan of Improvements (POI) that Mr. Lawson can present. Mr. Bardin then stated that the purpose of the Public Hearing is to receive comments from the

public and the Board on the amended POI. He noted that no motion will be required at the hearing as the POI adoption will be addressed at the Regular Meeting.

Mr. Edwards asked if Northern has received any written objections, and Mr. Bardin advised that none had been received.

a) Receive Comments from the Public on the Ninth Amendment to Plan of Improvements

Mr. Boykin called for public comment regarding the Ninth Amendment to Plan of Improvements.

Cliff Hertz addressed the Board on behalf of the Landowner to note that they are proponents of this change to the POI. No other comments on the Amendment were received from the public.

b) Receive Comments from the Board on the Ninth Amendment to Plan of Improvements

Mr. Boykin called for Board comments regarding the Ninth Amendment to Plan of Improvements, to which there was no response.

5) GENERAL

Proposed Fiscal Year 2021/2022 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 and Board comment on Northern's proposed 2021/2022 Budget. She noted that there have been no changes to the assessment rates since they were submitted in June for the 2021 Truth in Millage (TRIM) notices. Ms. Roundtree stated that most of the rates that have increases over last year's assessments are less than approximately \$25.00 per parcel. She noted that a few have higher increases due to various reasons, but all assessments have been maintained as low as possible while allowing Northern to address some projects that were put on hold last year.

b) Receive Comments from the Public on Proposed 2021/2022 Annual Budget and Assessment Roll

Mr. Boykin called for public comment regarding the proposed 2021/2022 Annual Budget and Assessment Roll, to which there was no response.

c) Receive Comments from the Board on Proposed 2021/2022 Annual Budget and Assessment Roll

Mr. Boykin called for Board comment regarding the proposed 2021/2022 Annual Budget and Assessment Roll.

Mr. Salee made a comment that Northern needs to do a study on the impact of global warming on Northern's facilities and how to prepare for it.

Mr. Bardin explained that the legislation recently signed into law by the Governor requires Northern to prepare a report which might address some of Mr. Salee's concerns and he asked Mr. Edwards to explain it further.

Mr. Edwards stated that the report is called a "Needs Analysis" which is required to show the needs of Northern's surface water management system for the next 20 years. This report needs to be updated every five years. He explained that Staff could include what it anticipates having to do to address global warming, climate change, saltwater intrusion, etc. in the report.

Mr. Beatty stated that those concerns would be incorporated into the report as a specific element associated with the Needs Analysis.

Mr. Boykin wanted to know about the timeline, and Mr. Beatty advised that the report is due in June of 2022. Mr. Boykin asked that a status report be given at each Board Meeting.

6) RECEIVE AND FILE

Mr. Bardin presented the following item to be received and filed:

- Legal Advertisement and Notices pertaining to today's August 25, 2021 Public Hearing.

Mr. Boykin called for any comments from the public to which there was no response.

A **motion** was made by Mr. Salee, seconded by Mr. Cohn and unanimously passed ratifying how the meeting was governed and approving the Engineering Review Committee's ranking recommendation.

Mr. Bardin reiterated that the governance error was on the part of Staff and not that of the Committee members.

10) RECEIVE AND FILE

The following items were presented to be received and filed:

- Northern Monthly Financial Reports; and
- Proof of Publication of Meeting Notice

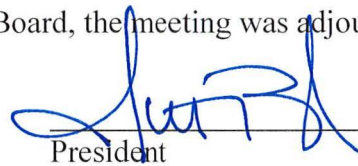
copies of which are contained in Northern's records.

11) COMMENTS FROM THE BOARD


There were no comments from the Board.

12) ADJOURN

There being no further business to come before the Board, the meeting was adjourned.



President



Assistant Secretary