



PALM BEACH STATE COLLEGE

DISTRICT BOARD OF TRUSTEES

MINUTES • MARCH 22, 2024

Special Meeting

Palm Beach Gardens Campus

2:00 PM

BioScience Building, Room SC-127, 3160 PGA Boulevard, Palm Beach Gardens, FL 33410

Palm Beach State College advances the economic and social growth of our community and global workforce through innovative, high-quality learning experiences that transform student's lives.

Attendance

Present:

Chair Patrice Bishop, Vice Chair Omar Soto, Trustee Melissa Friedman-Levine, Trustee Jon Harrison, Trustee Daniel Epstein, Student Trustee Daniel Gil Sanchez

I. MEETING CALL TO ORDER AND PLEDGE OF ALLEGIANCE BY THE CHAIRPERSON

The special meeting of the District Board of Trustees of Palm Beach State College was called to order at 2:09 pm on Tuesday, March 22, 2024, by Chair Patrice Bishop. Chair Bishop welcomed participants to the meeting and asked Vice Chair Soto to lead everyone in the Pledge of Allegiance. Chair Bishop welcomed the two new Board members, Mr. Jon Harrison and Dr. Daniel Epstein, and asked them to introduce themselves.

II. AGENDA ADDITIONS/DELETIONS

NONE

III. APPROVAL OF BOARD AGENDA

Motion:

Motion to Approve the Board Agenda

Motion moved by Vice Chair Omar Soto and motion seconded by Trustee Daniel Epstein.

Approved

A. Abstentions by Board Members

NONE

B. Public Comments*

Ms. Terri Bates shared her appreciation for working with Dr. Joyner, with the facilities team, and the Board of Trustees. She also thanked TMRW Sports for staying after the February meeting to talk with the residents and address their concerns.

Ms. Maria Marino shared her support of the TMRW lease agreement with the College not only from a tourism standpoint but also from an economic development standpoint since it will bring jobs to the county and city.

IV. TRUSTEES' COMMITTEE REPORTS

V. PRESIDENT'S REPORTS

President Parker shared her thanks and appreciation for the many years of service former Trustees Wendy Link and Carolyn Williams provided to the College. She also provided a quick legislative update regarding the funds received in the proposed budget for the renovation of the Lake Worth Library. President Parker also mentioned that the Florida College System was approved to be added to the State of Florida Health Insurance. Both items are going to the Governor for final approval.

VI. INFORMATIONAL ITEMS

NONE

VII. ACTION ITEMS

- A. Academic Affairs and Student Services
- B. Administration and Finance

1. Requesting the DBOT Pursuant to section 1013.15 Florida statutes to adopt a resolution of the District Board of Trustees to authorize and approve the form of an amendment to ground the lease between the DBOT and TMRW Sports Inc. as tenants.

Presenters: President Parker and Mr. Mike McCarley, Founder and CEO, TMRW Sports, Inc.

President Parker introduced Mr. Mike McCarley to provide responses to the questions from the February Board Meeting and share a brief presentation. She also introduced Ken Artin, outside counsel for the College. Mr. McCarley shared special thanks to Chelsea Reed, Palm Beach Gardens Mayor; Maria Marino, County Vice Mayor; George Linley, Executive Director, PBC Sports Commission; Noel Martinez, President & CEO, Palm Beach North Chamber of Commerce; Kelly Smallridge, President & CEO, Business Development Board of PBC; and President Parker. Mr. McCarley went through a timeline of meetings between TMRW Sports, the College, and the Monet neighborhood, and deliverables from TMRW Sports to the College. Mr. McCarley showed renderings of the building from different sides as well as in different lighting. He also provided a visual sample of the exterior materials being used. Mr. McCarley discussed the marketing and exposure for the College before showing a brief video of the proposed final project. Chair Bishop asked about the color of the exterior building and shared her appreciation for the

responses to the questions presented at the previous meeting. Vice-Chair Soto also expressed his sentiment of appreciation for the work TMRW Sports engaged in to answer all of his questions and concerns. The President shared a brief history of the previous use of the subject parcel. She also reiterated that the seating capacity of 1500 could not be changed without prior approval from the Board and that TMRW Sports will only utilize the venue for sports-related events. TMRW Sports will have naming rights with prior approval of the name by the Board. The lease agreement is a 20-year lease with four, five-year renewals. President Parker shared that the biggest change with the lease amendment is that the agreement went from in-kind services to a traditional ground lease. The College hired CBRE to conduct a market study of the 10-acre parcel to provide an analysis of the fair market value to lease the property. The amendment is based upon the fair market value provided by CBRE. The President also shared her enthusiasm for the project being an opportunity for the students from curriculum, field trips, internships, and scholarships. President Parker discussed the shared parking lot agreement, and stated the use of other lots would be rented to allow for revenue for the College to cover maintenance of the lots. Both Mr. Fernander and Mr. Artin agreed that the amendment is in the best interest of the College. Chair Bishop thanked President Parker and Mr. McCarley for all their work on the amendment to ensure the best utilization of the parcel and that this partnership is in the best interest of the students. Vice-Chair Soto also shared his appreciation of the work on the amendment, with the changes being in the best interest of the College and students as well as the best utilization of the land. He stated his initial concerns with the building were addressed and he is very pleased with and in support of the project. Trustee Friedman-Levine agreed with the Chair and Vice-Chair regarding the best interest of the College and students. Trustee Harrison shared his enthusiasm for the local and global attention this project will bring to the College. He also shared his agreement with the change from an in-kind to traditional lease agreement. Student Trustee Gil-Sanchez commented that this project is very important to mitigate the student engagement piece that is a nationwide issue.

 [CB24US019964-1 Palm Beach St College NexGen Site.pdf](#)

 [Resolution BOT - PBC.pdf](#)

Motion:

Motion Requesting the DBOT Pursuant to section 1013.15 Florida statutes to adopt a resolution of the District Board of Trustees to authorize and approve the form of an amendment to the ground lease between the DBOT and TMRW Sports Inc. as tenants.

Motion moved by Vice Chair Omar Soto and motion seconded by Trustee Jon Harrison.

Approved

VIII. OTHER BUSINESS

NONE

IX. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

A. The next regular District Board of Trustees meeting will be held on April 16, 2024, on the Belle Glade campus in the Dolly Hand Theatre beginning at 4:00 p.m.

X. ADJOURNMENT

Motion:

Chair Bishop asked for a motion to adjourn the meeting at 3:01 pm

Motion moved by Vice Chair Omar Soto and motion seconded by Trustee Daniel Epstein.

Approved

ATTEST:



Patrice G. Bishop, Chairperson



Ava L. Parker, J.D., President