

TAB 6

Town of Lake Park Town Commission
Agenda Request Form

Meeting Date: 10/15/03

Agenda Item No. _____

- | | |
|---|--|
| <input type="checkbox"/> PUBLIC HEARING
<input type="checkbox"/> Ordinance on Second Reading
<input type="checkbox"/> Public Hearing

<input type="checkbox"/> ORDINANCE ON FIRST READING

<input type="checkbox"/> GENERAL APPROVAL OF ITEM

<input type="checkbox"/> Other: | <input type="checkbox"/> RESOLUTION

<input checked="" type="checkbox"/> DISCUSSION

<input type="checkbox"/> BID/RFP AWARD

<input type="checkbox"/> CONSENT AGENDA |
|---|--|

SUBJECT: Memorandum Concerning Construction of Lake Park Harbor Marina Facilities Building

RECOMMENDED MOTION/ACTION: To provide staff with direction with regard to the above subject.

Approved by Town Manager *J. Douglas [Signature]* Date: 10/8/03

Originating Department: Administration	Costs: \$ _____ Funding Source: Acct. # _____	
Department Review: <input type="checkbox"/> City Attorney _____ <input type="checkbox"/> Community Affairs _____ <input type="checkbox"/> Community Development _____	<input type="checkbox"/> Finance _____ <input type="checkbox"/> Fire Department _____ <input type="checkbox"/> Library _____ <input type="checkbox"/> PBSO _____	<input type="checkbox"/> Personnel _____ <input type="checkbox"/> Public Works _____ <input type="checkbox"/> Town Clerk _____ <input type="checkbox"/> Town Manager _____
Advertised: Date: _____ Paper: _____ <input type="checkbox"/> Not Required	Finance Director Approval: _____	Attachments: Memorandum

Summary Explanation/Background:

Please see attached memo.

TOWN OF LAKE PARK

MEMO

To: Mayor and Town Commissioners
From: Doug Drymon, Town Manager *DD*
Date: October 7, 2003
Subject: Lake Park Harbor Marina – Marina facilities building

The attached information was provided to me by Jim Knox, who asked that I distribute it to each of you for your review and consideration. Mr. Knox has requested that he be given the opportunity to discuss with the Commission the matter of further investigating the construction of additional building space at the Marina to accommodate the needs of the North Palm Beach Yacht Club. I have agreed to place Mr. Knox on the Commission's October 15th meeting agenda for this purpose.

I would like each member of the Commission know that neither I, nor the rest of the Town staff, object in any way to the Town exploring the option of constructing additional building facilities to house functions secondary to those directly associated with the operation of the Marina. The Lake Park Harbor Marina is intended first and foremost for the benefit and enjoyment of the citizens of the Town (including the non-boating public). I believe that any use of the Marina should be evaluated with this view in mind.

Mr. Knox's letter makes reference to an Option #1, which he describes as "a building that no one has agreed to rent, lease or purchase." The structure Mr. Knox is alluding to has often been described as a restaurant. However, beyond the fact that having food available for sale at the Marina has been publicly discussed on several occasions, no decision has been arrived at as to how this will be handled. (It could be nothing more elaborate than the Ship's Store employees selling sandwiches and fountain drinks from behind the counter.) Staff is not recommending that the Town build a restaurant, unless there is evidence that an operator can be found for this facility. Staff does believe, however, that it may be financially beneficial to install a grease trap and other infrastructure at this point in the development of the project to support the construction and operation of a restaurant, should the opportunity and desire arise in the future to have one placed there.

I am unable to say if the benefits alluded to in the attached memo addressed by Commodore Tom Sullivan and FRC Bob Bitowft to the Town Commission would justify the costs associated with the facilities the Town is being asked to construct. Ultimately, it will be up to the Commission to decide if there is value to the Town owning the kayaks and sailboats currently in the possession of the Yacht Club. It should be noted, too, that sales made at the future Winn-Dixie located at Lake Shore Drive and Silver Beach will not actually benefit the Town, as the store will be located within the corporate limits of Riviera Beach. These comments aside, I do agree with Mr. Knox that until the costs associated with Option #2 are known, no comprehensive evaluation can be made. However, staff was not directed at the Commission's September 17th meeting to include within the scope of the RFP the additional meeting space that the North Palm Beach Yacht Club is requesting the Town provide. If the Commission so directs, I will have the Town staff add the additional construction work to the Marina facilities building RFP.

The staff and I request the Commission's direction in this matter.

October 15, 2003 Scheduled Meeting

October 6, 2003

TO: Lake Park Town Commissioners

FROM: Jim Knox

RE: North Palm Beach Yacht Club
Lake Park Harbor Marina

First of all, I would like to say that the *only* way I can support this proposal is "if" it will not hold up our progress on our marina development by even a single minute.

Secondly, by the commissioners approving the addition of Option #2, this proposal will not cost our town a nickel. The proposal is merely to direct our town manager to **request bids for option #2 when the RFP is let** so the commissioners will be given accurate dollar figures on this proposal and can therefore make a knowledgeable decision to support or not support the addition of needed yacht club facilities to our construction of the dock master building.

By approving tonight's request, you will not be approving any addition at all to the marina in costs or buildings. When the bids are returned for your consideration and hopefully approval, you will be given plans and dollar-cost for the main building, and secondly an option #1 (a restaurant shell) and if you agree this evening, thirdly, the cost of option #2 (additional meeting room space and storage for kayaks & small sailboats).

Once you have the option #2 dollar figures in hand you can better compare that expense to the dollar-return for this investment. Should the dollar-return not be justified in your mind at that time then I would expect you to reject this proposal.

This proposal was lightly introduced at the last commissioner meeting. It was rejected out of hand, by a few that were not fairly given the attached material in ample time to review them. That was most unfortunate and I apologize for that mishap.

Let's say tonight you approved of the IDEA, not action taken or money spent, and Option #2 was added to the RFP.

EXAMPLE #1:

Let's say the return bids reflected a cost of \$110,000 for the addition. Then, let us say that the NPB Yacht Club offered \$4,000 a year for a three (3) year 'contract' with our town to use that space *some of the time, not all of the space all the time*. Then I would suggest rejecting this proposal as not a smart dollar move for Lake Park.

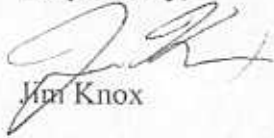
EXAMPLE #2:

Now let's say the return bid for option #2 was still \$110,000, but the NPBYC offered up a proposal for \$11,000 minimum a year for a guaranteed five (5) years. Would this not seem more attractive? Perhaps even attractive enough to consider and perhaps approve?

All I am requesting at tonight's meeting is for you to approve our town getting a cost estimate for this proposal, not approving anything else but that.

Thank you for your consideration.

Respectfully,



Jim Knox

PS The town's Harbor Marina Board has twice unanimously agreed to the merit of this addition and has recommended that we investigate the cost of this proposal so it may be fairly considered by our commissioners.