

**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL WORKSHOP
COUNCIL CHAMBERS
THURSDAY, MAY 12, 2022**

Mayor Kuretski called the meeting to order at 6:00 P.M.

Roll Call: Mayor Jim Kuretski; Vice-Mayor Ron Delaney; Councilor Cheryl Schneider; Councilor Malise Sundstrom; Interim Town Manager Frank Kitzerow; Town Attorney Thomas J. Baird and Town Clerk Laura Cahill. Councilor Cameron May was absent.

CITIZEN COMMENTS

Ms. Beth Dellinger, resident of West Beverly Road, stated her support for baseball in Jupiter and Roger Dean Stadium.

Mr. Adam Magan, Executive Director of Jupiter Tequesta Athletic Association (JTAA), wanted to reinforce JTAA's continuous need to utilize the Marlins Club at Roger Dean Stadium. He explained it helped with field space and it was a big attraction to get people to participate in JTAA programs.

1. Town of Jupiter Overview of Baseball Complex History.

Mr. John Sickler, Director of Planning and Zoning, gave a brief presentation which included the baseball complex history; potential Town funding scenarios; and a history of Town Council funding actions.

2. Palm Beach County Overview of Proposed Stadium Renovation Project and Funding.

Ms. Isami Ayala, Director of Facilities Development and Operations for the Board of County Commissioners, gave a brief presentation which included the background for Roger Dean Stadium; the Jupiter funding agreement; Roger Dean Stadium parking agreements; Jupiter fields agreement; spring training economic impacts; Roger Dean Stadium renovation project overview; and the next steps for the renovation project.

Mayor Kuretski thanked the County Staff for providing the presentation to Council ahead of time.

Mr. Mike Bauer, General Manager of Roger Dean Stadium, stated they wanted to remain in Jupiter but the building was ageing and needed updates. He noted the conversation was regarding renovations and a continued relationship with both the Town and Palm Beach County.

Mr. George Linley, Palm Beach County Sports Commission, stated Palm Beach County was the spring training capital of major league baseball. He discussed the economic impacts and the multiuse of the facility.

2. Palm Beach County Overview of Proposed Stadium Renovation Project and Funding.

Ms. Maria Marino, Palm Beach County Commissioner, said it was not just about major league baseball but about families. She stated parking was not a concern. She noted the practice facilities, batting tunnels, and allowing youth leagues to play in the stadium.

3. Town of Jupiter Considerations for Participation.

Mr. Scott Reynolds, Director of Finance, said the total project was estimated between \$108 and \$126 million with \$75 million coming from Palm Beach County's bed tax, \$50 million from the State of Florida and \$5.8 million from the Town. He asked Council if they wanted to participate in the funding of the stadium with the improvements provided.

Mr. Reynolds noted the funding agreement previously discussed did not consider the provision that the Town's contribution to the project would put any issue of a parking deficit to rest. He stated there was a request for \$3.3 million toward a capital improvement project for batting tunnels, \$2.5 million (\$250,000 per year for ten years) toward off-site parking and other capital improvements and he mentioned the Town may need to necessitate a new field use agreement for the four practice fields in exchange for maintenance costs and annual security.

Mayor Kuretski stated the Town supported baseball in Jupiter before its existence but many provisions in an email from Mr. Benoit, the former Town Manager, had not been addressed. He noted there had always been anxiety about parking but he felt it was no longer a concern.

Vice Mayor Delaney asked how often the batting tunnels could be used by the Town. Ms. Ayala stated that detail would be discussed and considered in the final funding agreement. Mr. Bauer added JTAA used the four quad field seven months out of the year and use of the new batting tunnels should be consistent with that.

Vice-Mayor Delaney asked how sophisticated the new batting tunnels would be Mr. Bauer discussed the two sets of batting tunnels.

Councilor Schneider said this was the first time she had heard the field agreement was contingent upon the capital contribution for the batting tunnels. Ms. Marino confirmed it was contingent. Councilor Schneider said that was not her understanding.

Mr. Baird asked if the license agreement (fields use) term was through 2027. Ms. Ayala said yes but if the board approved the restated sports facility use agreement the current use agreement would be replaced. Mr. Baird noted the current agreement was with Jupiter Stadium Ltd. (JSL) and unless one of the parties terminated, it was valid until 2027.

3. Town of Jupiter Considerations for Participation.

Mr. Baird mentioned in the draft agreement, the batting tunnels would be available to the Town twice a year.

Vice-Mayor Delaney stated he needed more information regarding the batting tunnels.

Councilor Schneider asked what contribution the Town would want to make towards the renovation. She stated she was looking for public benefits and the 3.3 million dollars for batting tunnels did not meet her standards for a general public benefit.

Councilor Sundstrom asked what the public use improvements would be if the County had any savings.

Ms. Ayala stated the public use improvements were defined under the sports facility use agreement. She also mentioned a conversation was needed to discuss the details of the agreements.

Ms. Ayala reviewed the public use improvements section within the developer's agreement.

Council discussed the annual funding for off-site parking in capital improvements.

Mayor Kuretski prepared options for Councils consideration, including an agreement to provide 180 parking spaces to use during Major League Baseball spring games through the end of the new lease agreement; an increasing parking spaces to 280 for up to five high attendance game events; or Jupiter Stadium Limited would manage parking by baseball tournament patrons. He also mentioned the Abacoa developers had a parking agreement with FAU for 500 parking spaces which should resolve any concerns with parking.

Mr. Bauer discussed parking revenue and the parking challenges in Abacoa.

Councilor Sundstrom stated she liked what Mayor Kuretski proposed regarding parking but she had concerns with how the agreements were defined.

Vice-Mayor Delaney mentioned the offer for 180 spaces was a significant offer. He asked if the stadium was looking to add to the current parking garage.

Mr. Bauer stated they did not have solid plans yet but there had been discussions.

Councilor Schneider said she supported formalizing the agreement for 180 spaces. She stated she still had questions regarding what the \$2.5 million would be used for and what the capital improvements would be.

Council discussed more about the proposed funding agreement of \$2.5 million dollars and the contribution of \$3.3 million for capital improvements.

3. Town of Jupiter Considerations for Participation.

Councilor Schneider mentioned Palm Beach Gardens was also a beneficiary and questioned if they would be contributing to the capital contributions to renovate the stadium. She stated if they were to use taxpayer dollars there needed to be a general public benefit.

Vice-Mayor Delaney stated he agreed it was too vague and they needed to know what the money would go towards.

Council continued to discuss capital contributions for the project.

Councilor Sundstrom stated the amount the Town was contributing for the field use had been the same for a long period of time and it would make sense contribute more.

Vice-Mayor Delaney mentioned he did want to contribute and be a good partner with the County and JSL.

Councilor Schneider mentioned the public benefit could also be for the people who go to the games not just the athletes.

Mayor Kuretski asked if Mr. Bauer could earmark what capital improvements the Town's contributions would go towards and how they would benefit Jupiter residents.

Mr. Bauer noted Council's request and invited them to the stadium for a tour to show what the plans were for the renovations.

Councilor Sundstrom asked for Staff to find out what other cities were contributing towards other county ballparks.

Vice-Mayor Delaney said he wanted to know the value of the 180 parking spaces.

Councilor Sundstrom asked what the opportunity cost was and what impact it would have to the Town budget. Mr. Reynolds said it would depend on the type of asset as to whether surtaxes or ad valorem taxes could be used. As for the opportunity cost, the capital program would be brought for Council's consideration in the near future.

Mayor Kuretski and Mr. Reynolds discussed the restrictions of using the surtax.

Mr. Kitzerow reviewed the action items so Staff would have a clear understanding. The items included: what amount would be contributed, what would it be used for and what the public benefits would be; what other cities were contributing to ballparks; the value of the 180 parking spaces over the life of the agreement; and a list from Mr. Bauer of public benefits.

Mayor Kuretski mentioned he and some Council members may tour the stadium independently with Mr. Bauer. He also confirmed Council unanimously decided to move forward with a field use agreement.

ADJOURNMENT – 8:22 P.M.

Laura Cahill, Town Clerk