


Right-of-Way Surplus & Sale Request

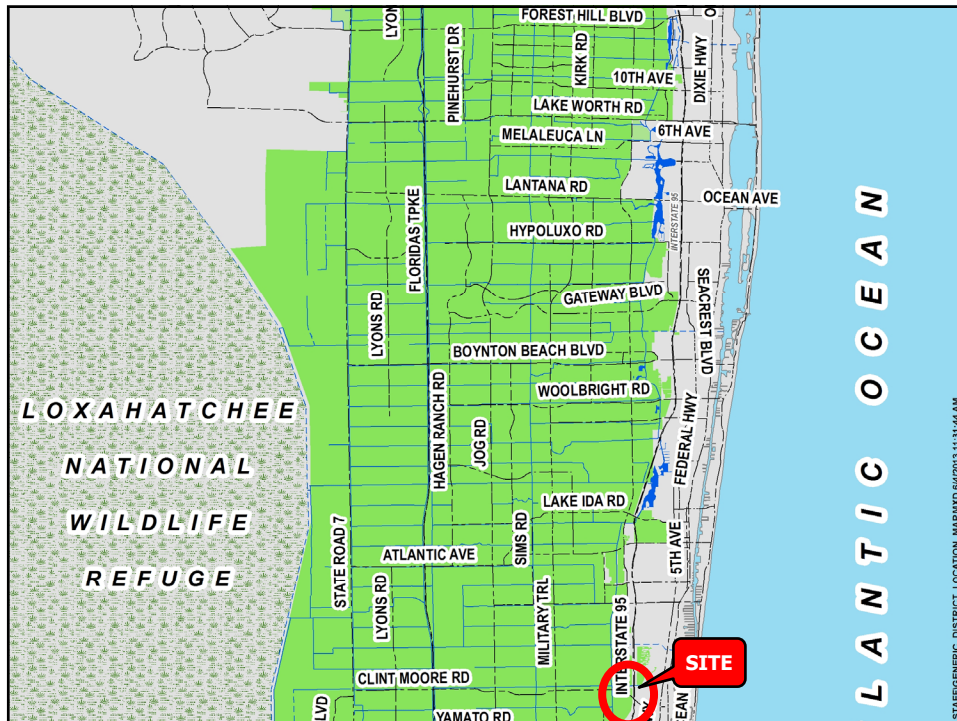
SFRTA Yamato Road Tri-Rail Site

(RI-18-0108)

Board Meeting – April 12, 2023
Agenda Item #8
Reagan Walker, Assistant Executive Director

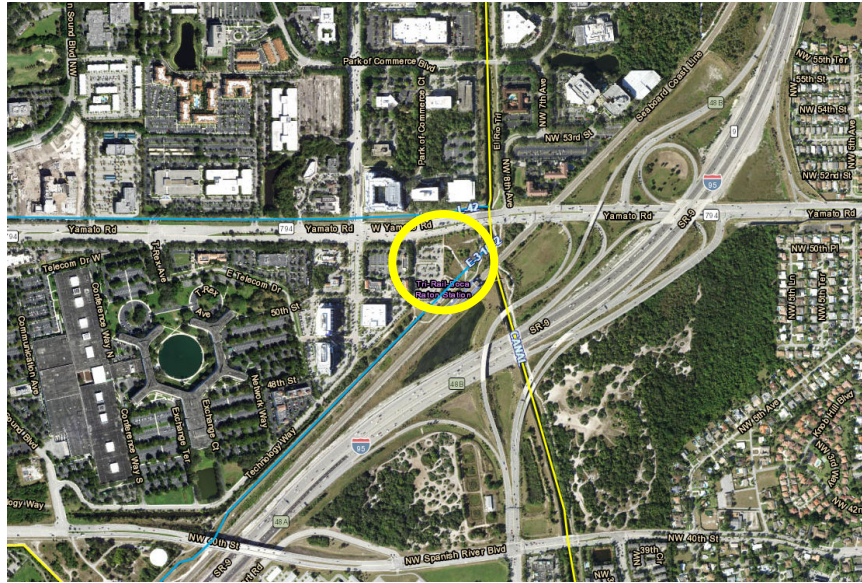


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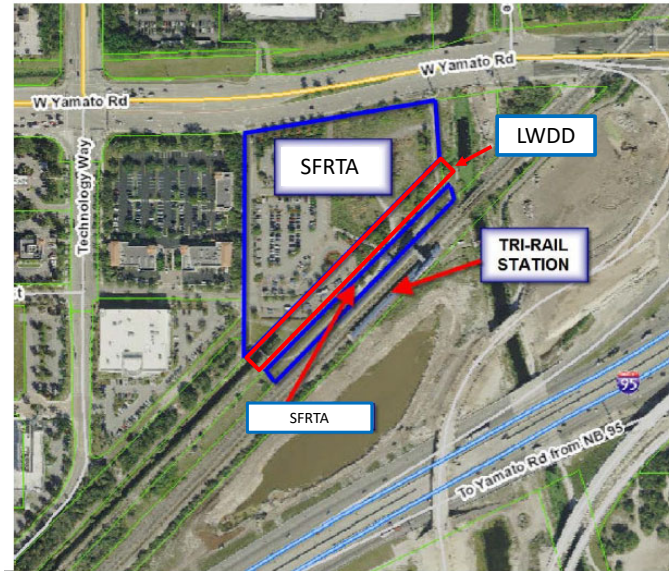
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E-3½-2 Canal

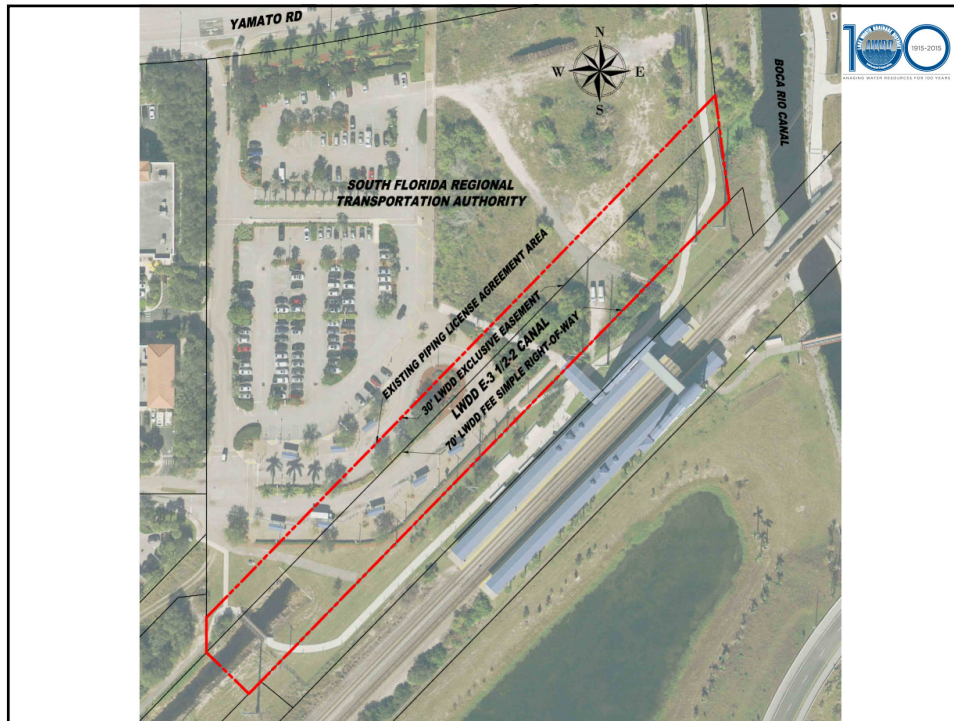


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SFRTA Site on E-3½-2 Canal




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SFRTA Yamato Road Tri-Rail Site Background

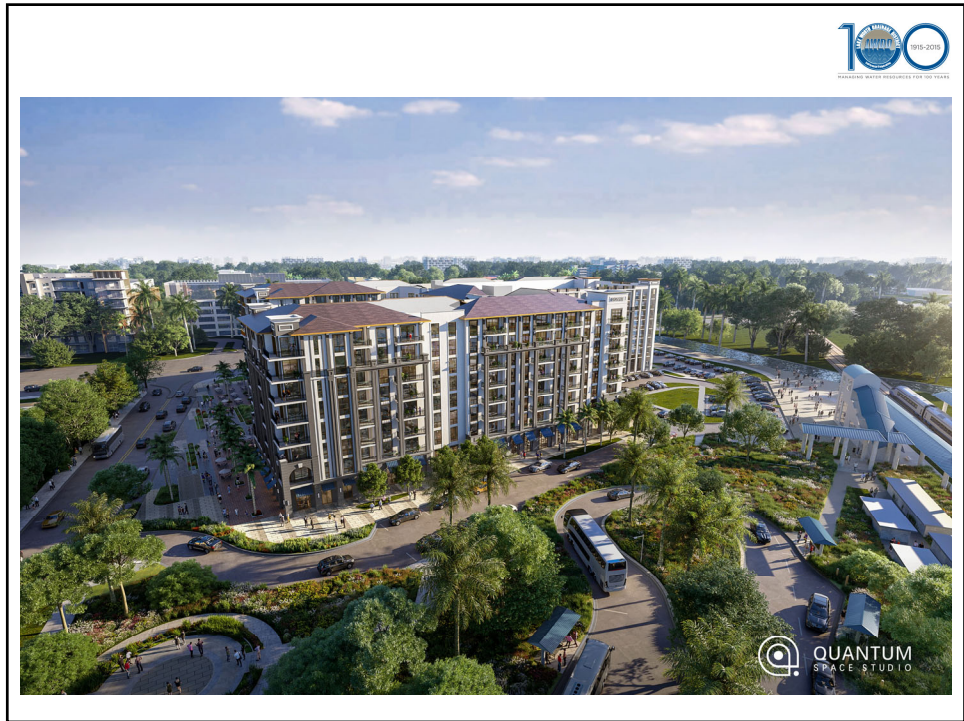
- In December 2020, SFRTA solicited a new Request for Proposals for development of several Tri-Rail sites, including the Boca Raton site at Yamato Road
- In early 2022, SFRTA Board selected 13th Floor (aka Boca Station LLC) as preferred proposal subject to negotiations
 - Proposed lease terms include a 90-year lease with annual rent of ~\$500K per year, subject to annual escalations and market rent resets based on average market value
- 13th Floor contacted LWDD to request purchase of LWDD's fee simple right-of-way adjacent to the SFRTA site
 - Propose to incorporate right-of-way into overall site footprint and use associated development units on the property



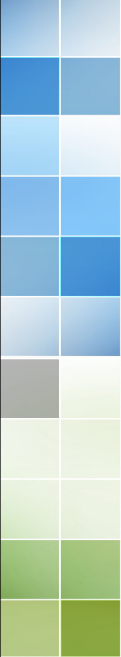
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8



Background

- In April 2022, Board approved to surplus and sale subject to approval of fair market value
- Appraisal conducted by Anderson Carr in April 2022
 - Market value for 2-acre site appraised at \$3.5 million
 - 87,120 S.F. @ \$40 per S.F.
 - \$1,742,400 per acre
- In May 2022, Board approved to sell to SFRTA (adjacent property owner) ~2 acres of E-3½-2 Canal Right-of-Way adjacent to Yamato Road Tri-Rail Station subject to:
 - Fair market appraised value of \$40 per S.F. / \$1,742,400 per acre
 - An exclusive easement over LWDD property
 - Permitting policies for the existing piping agreement issued to SFRTA in October 2004 (~750 feet)



9




Background

- Board approval to sell effective for one year; expires May 2023
- Boca Station, LLC requesting to extend approval and enter into a sales agreement for purchase of the right-of-way
 - Lease finalized with SFRTA; initiating development review process through Boca
- Terms:
 - Purchase price \$40 per SQ FT / \$1,742,400 per acre for all or portion of parent tract
 - Boca Station currently proposing to purchase .65 acres for \$1,129,400; option to increase
 - Closing date - 18 months after contract effective date; extension option up to 9 months
 - Appraised value effective for one year from contract effective date
 - Board approval for updated appraisal beyond one-year
 - Purchaser has right to terminate up to closing date
 - Property to be conveyed to SFRTA as adjacent landowner; SFRTA must agree to be grantee of property, convey an exclusive easement over property, and be named as co-permittee on piping agreement




10



Staff Recommendation

- Approval to enter into a purchase and sale agreement with Boca Station, LLC for all or a portion of the LWDD E-3½-2 Canal fee simple right-of-way directly adjacent to SFRTA Yamato Road Tri-Rail Station



Brokerage Services for Health Insurance and Employee Benefits RFP #23-9584L.02

Karen Hoyt, Director of Finance
Governing Board Meeting
April 12, 2023
Agenda Item #9



1

Background



- In January 2023, LWDD solicited a Request for Proposals for brokerage services for health insurance and employee benefits
- In March 2023, Board approved ranking of firms and authorized staff to enter into contract negotiations with the top ranked firm, Gehring Group

2

Scope of Work



- Consult and negotiate group insurance benefits.
- Provide claims assistance and intervention on all plans and product lines.
- Monitor the programs' operations throughout the year to ensure that benefit providers are meeting all customer service requirements and standards.
- Service day-to-day administration issues and address questions and concerns raised by District employees and management.

3

Contract Terms



- Two-year contract with three (3) one-year renewals
- Brokerage Fees will decrease based on the new contracted rates as follows:

	<u>Current rates</u>		<u>New rates</u>		<u>Decrease</u>
Medical	65,398	5%	58,859	4.5%	(6,540)
Dental & Vision	8,494	10%	6,795	8%	(1,699)
Short term disability	2,753	10%	1,468	8%	(1,285)
Life and AD&D	1,016	10%	813	8%	(203)
	77,661		67,935		(9,727)
					-13%

4

Recommendation



- Approval to enter into a contract with Gehring Groups for Brokerage Services for Health Insurance and Employee Benefits

Canal Rehabilitation Program (CRP) Update

Megan Hoffman,
Vegetation Management Section Leader

Anthony LasCasas, PE,
Director of Operations & Maintenance

Governing Board Meeting
April 12, 2023
Agenda Item #10



1

CRP Update

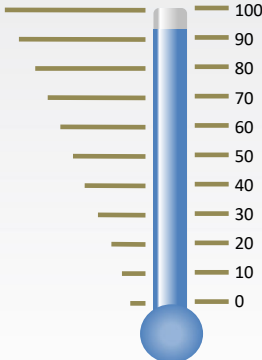
April 2022 – April 2023


- **162.3 miles completed since October 2015**
 - LWDD – 82.5 miles
 - Contractor Services – 74.1 miles
 - 3RD Party (Developer/Govt.) – 5.7 miles
- **10.8 miles of restricted ROW**
 - Removed restricted ROW from Goal and adjusted CRP Total Mileage for project length changes as of June 2022
- **12.4 miles remaining**
 - Expected Completion of Tree Clearing Phase in 2023
- **8.23 miles completed in past 12 months**
- **Total Cost of Contract Services Expended or Encumbered**

• FY23	\$ 356,158
• FY22	\$ 868,906
• FY21	\$1,509,698
• FY20	\$1,428,448
• FY19	\$1,268,906
• FY18	\$1,326,928
• FY17	\$ 630,785
• FY16	\$ 120,475

Goal – 174.7 mi

162.3 mi 93%





2

CRP Update

April 2022 – April 2023

Canal Segment	Project #	Distance	LWDD/Contractor	Clearing Status	Cost
L-29; ~500ft west of Jog & El Clair Ranch Rd to E-3	16-9957P.03	0.58 mi	Contractor/Survey	Complete	\$79,000 / \$20,392
L-19 & L-21; Jog Rd to E-3	16-9948P.01 & 22-9950P.06	2.17 mi	Contractor/Survey	Complete	\$120,000 / \$31,900
L-16; ~650ft east of Lyons Rd to E-2W	16-9945P.01	0.80 mi	Contractor/Survey	Complete	\$119,450 / \$ 8,385
L-22; E-2E to Hagen Ranch & Jamaica Bay to Lawrence	16-9951P.01/.02	1.45 mi	Contractor/Survey	Complete	\$52,060.80/ \$23,935
Horticultural Waste Disposal Site (Mulching Only)	21-9735L.04	N/A	Contractor	Complete	\$ 98,000
L-13; Akron Rd to Lucerne Lakes Blvd W	16-9493P.04	0.55 mi	Contractor/Survey	Complete	\$ 28,600 / \$10,545
E-2W; Atlantic Ave to L-32	16-9931P.03	1.06 mi	LWDD/Survey	Complete	- / \$4,345
E-2W; L-32 to L-30	16-9931P.06	1.04 mi	LWDD/Survey	Complete	- / \$4,345

3

Remaining Projects

Canal Segment	Project #	Distance	LWDD/Contractor	Clearing Status	Cost
L-21; E-1 to Lyons Rd & L-23; Acme Dairy Rd N to E-2W	16-9950P.01 & 16-9953P.02	1.44 mi	Contractor / Survey	In Progress	\$247,400 / \$33,735
L-29; Military Trail to Barwick Rd	16-9957P.04	0.50 mi	LWDD / Survey	In Progress	- / \$23,742
S-8; Heritage Farms Rd to SR-7	16-9946P.01	0.56 mi	Contractor / Survey	Scheduled to Begin Early May	- / \$7,770
L-27; Country Rd W to Congress Ave & L-28; Dunes Rd to E-4	16-9956P.01 & 16-8957P.05 & P.06	2.80 mi	Contractor / Survey	Schedule to Begin Late May	- / \$46,020
L-25; Military Trail to Lawrence Rd	16-9955P.03	1.06 mi	Contractor / Survey	Scheduled to Begin Early June	- / \$20,028
L-5; Jog Rd to Fergusson Lane	16-9837P.01	0.52 mi	Contractor / Survey	Coordinating with Pine Jog	- / \$5,280
L-34; West of Lakes of Delray Blvd to E-3	16-9539P.05	0.50 mi	Contractor / Survey	Scheduled to Begin Early July	- / \$8,368
L-24; Congress Ave to E-4	16-9954P.02	0.34 mi	Contractor / Survey	ROW Under Review	- / \$17,375
L-23; Military Trail to Lawrence Rd (Cypress Creek)	17-9953P.06	1.00 mi	Contractor / Survey	ROW Under Review	- / \$8,510
L-35 Lyons Rd to E-2W	16-9415P.05	0.79 mi	Contractor / Survey	ROW Under Review	- / \$13,980
E-2W; L-35 to Atlantic Ave	16-9931P.04	0.50 mi	LWDD / Survey	Board Postponed to Mid-September	- / \$12,305

4

RFQ for Vegetation Removal Contractors

- May 2022 – Board approved six (6) Qualified Contractors for Tree & Vegetation Removal Services for May 2022 to May 2023
- Many remaining projects require additional coordination and some projects have been delayed until after May 2023
- April 2023 – Request for Qualifications (RFQ) will be reposted in order to prequalify Contractors through May 2024, as necessary
- May 2023 – Results of RFQ will be presented to Board for approval of newly Qualified Contractors



5

What's Next – Canal Bank Restoration



6

What's Next – Canal Bank Restoration

- Evaluate and triage ALL rights-of-way to determine what work may be required to improve conveyance and maintenance.
 - 1 – No Restoration Necessary
 - 2 – Light Equipment Required
 - 3 – Heavy Equipment / limited timeframe (1-4 months)
 - Example: L-26; east of Military Trail
 - 4 – Heavy Equipment / extended timeframe (> 4 months)
 - Example: E-2W; Boynton Beach Blvd. to L-30
 - 5 – Undefined
 - Example: E-1E
- Prioritize & schedule future projects
- Expansion of Routine Maintenance Programs
 - Heavy Tractor Mowing
 - Low Maintenance, Light Equipment Mowing
 - Terrestrial herbicide treatments where mechanical mowing is not practical

