

MEETING: BIOSCIENCE LAND PROTECTION ADVISORY BOARD

CALL TO ORDER: March 19, 2009, at 1:35 p.m., at the Scripps Florida Facility, Building B, Room B-159, 120 Scripps Way, Jupiter, Florida.

1. Roll Call

Palm Beach County Commissioner Karen T. Marcus, Chair
Mayor William Albury, Town of Mangonia Park, Vice Chair – Absent
Councilwoman Peggy Cook, Town of Mangonia Park
Vice Mayor Ed Daly, Town of Lake Park – Absent
Mayor Desca DuBois, Town of Lake Park
Councilor Robert Friedman, Town of Jupiter
Jenni Garrison, Governor's Office – Absent
Mayor Karen Golonka, Town of Jupiter – Arrived later
Palm Beach County Commissioner Addie L. Greene – Absent
Councilman Joseph Russo, City of Palm Beach Gardens
Vice Mayor David Levy, City of Palm Beach Gardens – Absent
Councilwoman Dawn Pardo, City of Riviera Beach – Absent
John R. Smith, Governor's Office
Councilman Cedrick Thomas, City of Riviera Beach – Absent

Staff and Others Present:

Thomas J. Baird, Attorney for Town of Jupiter and Town of Lake Park
Robert Banks, Assistant County Attorney
Lisa De La Rionda, Director, Public Affairs Department
Marian Dozier, Administrative Aide, City of Riviera Beach
Jeff Gagnon, Planner, City of Riviera Beach
Shannon LaRocque-Baas, Assistant County Administrator
John Sickler, AICP, Planning & Zoning Director, Town of Jupiter
Kelly Smallridge, President and CEO, Business Development Board
Patrick Sullivan, Community Development Director, Town of Lake Park
Trish Weaver, Senior County Commission Administrative Assistant
Linda Federico, Deputy Clerk

2. Approval of January 15, 2009 Minutes

MOTION to approve the minutes of the Bioscience Land Protection Advisory Board meeting of January 15, 2009. Motion by Councilor Friedman, seconded by Councilman Russo, and carried unanimously.

3. Comprehensive Plan Status

3.A. City of Riviera Beach

City of Riviera Beach (Riviera Beach/City) planner Jeff Gagnon reported that the City's comprehensive plan update was scheduled to go to the Planning and Zoning Board for consideration at the April 9, 2009, zoning meeting. Subsequently, he said, it would be transferred to the City Council, which was expected to transmit it to the Department of Community Affairs in May. Commissioner Marcus asked whether the comprehensive plan included the overlay for industrial sites, and Mr. Gagnon replied affirmatively.

4. Scripps, Max Planck and Briger Updates

Assistant County Administrator Shannon LaRocque-Baas updated the board on the Max Planck Society facility with the following comments:

- The project was progressing very nicely and on schedule.
- The final selection of contractors would take place in three weeks.
- There were minor process issues related to Florida Atlantic University's (FAU) campus development agreement with the Town of Jupiter (Jupiter). Those issues, as well as traffic and storm-water concerns, were being worked on and progress was being made. There were no deadline issues at this time.

Regarding the Briger property, Ms. LaRocque-Baas reported that the first meeting with the City of Palm Beach Gardens' (Palm Beach Gardens/City) Planning and Zoning Commission was scheduled for next week, and that progress through the Treasure Coast Regional Planning Council's and the City's processes was going very well.

Commissioner Marcus asked Ms. LaRocque-Baas to comment on a recent newspaper article which reported that FAU's Jupiter campus was the top prospective site for the creation of a revamped A.G. Holley Tuberculosis Hospital and an infectious disease research facility. In response, Ms. LaRocque-Baas provided the following information:

4. – CONTINUED

- FAU reached out to her through David Day (phonetic), and during their discussions about potential suitable locations for the hospital and research facility, they considered the FAU campus in Jupiter because of the proximity to Scripps Florida and the Max Planck Florida Institute.
- This was a Florida Department of Health (FDOH) project, not a University of Florida (UF) project, and Scripps Florida, Max Plank Florida and UF had a mutual desire to collaborate with each other.
- There had been several meetings with FAU, and President Frank T. Brogan had said it was a very interesting concept to the university, which was still figuring out what its transforming Jupiter campus would be.
- There were lots of university politics, between UF and FAU, involved in the issue, but money would be the determining factor. If the State legislature completely cut funding for A.G. Holley Hospital, the project would be dead.
- What was proposed was the creation of an internationally-focused infectious disease research and education hospital, which was the missing but needed component in the bioscience cluster.
- The concept was that Lauth Development, which was in partnership with UF, would acquire and redevelop the parcel of land that A.G. Holley Hospital currently sat on, and in return would build this hospital. There was no public money, outside the FDOH, involved in the concept.
- The State's operational funding for A.G. Holley Hospital was specifically being monitored because without that funding the hospital would have to close and would probably never be reopened, which would result in a horrible public health issue.
- This proposed facility would provide tremendous benefits for the community as well as for the bioscience cluster, and the County could be the leading, world-renowned infectious disease research center.
- Scripps Florida's Dr. Richard Lerner was very interested in the concept and was meeting with President Brogan on March 24, 2009, to discuss it.

(CLERK'S NOTE: Mayor Karen Golonka joined the meeting.)

4. – CONTINUED

- Scripps Florida and Jupiter Hospital had been having discussions which could ultimately create a tremendous synergy between the hospital and the infectious disease center.

Commissioner Marcus commented that the spin-offs that were beginning to occur, the venture capital being invested, and the discussions between Dr. Lerner and President Brogan regarding what should be incorporated onto the campus to support what already existed there, would contribute to what was needed to create the bioscience hub.

5. Branding/Marketing Subcommittee Update

Palm Beach County Public Affairs Department Director Lisa De La Rionda presented the Branding/Marketing Subcommittee Update with the following remarks:

- The committee had contacted the Ryan William's Agency which was selected for developing the website's new look, and had received the transition files from the agency.
- All participants had been thanked verbally and by letter for their participation in the selection process. They had produced many good concepts which might be useful in the future.
- The website should be available to the public within thirty days.

6. Update from BDB

Kelly Smallridge, President and CEO of the Business Development Board of Palm Beach County, Inc. (BDB), presented the following update:

- There was still a tremendous amount of interest from bioscience prospects considering relocating or expanding in this area.
- The BDB had worked with Biotest (formerly Nabi Pharmaceuticals, a biopharmaceutical company operating in the City of Boca Raton for ten years) through its very successful expansion project which would create 50 new jobs; they were also in conversations with Biotest regarding physically expanding in the Arvida Park of Commerce.

6. – CONTINUED

- The BDB was working with Project Liverpool, which had gone before the Jupiter economic development advisory group seeking a convertible loan of \$350,000.
- Project Flintstone, which manufactured pharmaceutical grade supplements, hoping to expand its Riviera Beach site, was discussing loans with Jupiter, Palm Beach Gardens, the Paragon Group, and the County.
- A biotech company from Missouri involved in developing wound care products—Project Oliver—was interested in 10,000 square feet in Palm Beach Gardens.
- A Maryland biotech company involved with cancer therapy—Project Coronado—was interested in a north county location.
- Project P, a 60,000 square foot proton therapy cancer treatment center which was thought to be progressing well, had to go back to the drawing board because the preferred property was under a Development of Regional Impact (DRI) timeframe that would expire on May 10, 2009. The company did not expect to raise the remaining financing needed to begin construction and meet the expiring DRI. A meeting with the company was scheduled for tomorrow.
- Since January, 47 articles about the county's emerging bioscience cluster had been published on a local and national level.
- In addition to ongoing marketing outreach efforts, the BDB had its newest life science collateral piece which was available to any company interested in moving to the county.
- The BDB had produced, as a resource guide, a comprehensive list of State, County and local resources, such as grants, exemptions and all information needed for locating in the county.
- The BDB's life science strategic steering committee had published its latest report, which talked about the strengths, weaknesses and opportunities of the life science cluster.

6. – CONTINUED

- John F. Kennedy Medical Center, which recently partnered with the University of Miami, had a teaching hospital that needed to be promoted, and a Palm Beach Post insert about it was being included in the BDB's prospect packages.
- There was a supplement about the county and the state in *Inc.* magazine, which had much broader coverage than any of the BDB's outreach publications, and a nice write up about the county's bioscience cluster.
- Members of the BDB would be attending the BioFlorida membership meeting at the end of March, and the BIO International Convention in Atlanta in mid-May.

Mayor Desca DuBois reported that on March 10, 2009, the Town of Lake Park (Lake Park/Town) had passed a referendum giving the commissioners the ability to grant tax incentives to new businesses coming into Lake Park and for expansion of businesses already there. She pointed out that the Town had an abundance of light industrial space available.

Ms. Smallridge noted that Lake Park was the first municipality to approve ad valorem tax exemptions and said that the BDB would encourage others to do the same. She said the exemptions served as an incentive and could also be used as a 20 percent match toward State incentives. The County's ad valorem tax exemption, she explained, was often used to draw down the larger pool of State funds, and the Town's ordinance closely mirrored the County's.

Ms. Smallridge went on to say that the BDB continued to promote expedited permitting throughout the county because biotech companies needed to construct facilities for the rooms and lab space they required. To be prepared to meet that need and those of all key industries in the county, an expedited permitting process needed to be created, she stated, and several cities had already done that. The BDB had crafted a three-page ordinance which some municipalities were adopting, either verbatim or after tweaking some of the language, as a resolution or as an ordinance, she said. She explained that the cities must be able to move quickly, and should therefore have a project point person assigned.

6. – CONTINUED

Although the County had an expedited permitting process, Ms. Smallridge explained, the BDB was asking that the County assign a point person to bring together all individuals and entities that would be involved in a project. Commissioner Marcus suggested that Ms. Smallridge give her a copy of the ordinance so that she could bring it to the Board of County Commissioners as part of her comments, ask for their support, and therefore expedite the process.

Ms. Smallridge noted that during the familiarization tour, site selection consultants had stated that the number one issue in the state and county was regulatory barriers.

Commissioner Marcus asked Ms. Smallridge to comment briefly on venture capital, and Ms. Smallridge responded as follows:

- New World Angels, Inc., Crossbow Ventures, and others were trying to draw down from the State's Opportunity Fund.
- There had been conversations with Senator Jeremy Ring about incorporating language into a bill he sponsored that would give greater direction or mandate that State retirement funds be invested in bioscience companies in the state.
- It would take a large, concerted effort to bring venture capital into the county and the state. The BDB was partnering with the Economic Council of Palm Beach County (EC) in terms of lobbying the State to get more money directed to venture capital, which was identified in the EC's Market Street Report as the County's number-one weakness.

Councilman Joseph Russo commented that the primary shovel-ready property in Palm Beach Gardens was parcel 5A, owned by Daniel Catalfumo. He reported that Mr. Catalfumo was coming to the City Council requesting an amendment to the City's comprehensive plan that would exempt him from a DRI designation, which would be helpful in reducing time and costs. Following that, he said, Mr. Catalfumo was planning to approach the Council with a new site plan.

6. – CONTINUED

Councilman Russo explained that Mr. Catalfumo wanted to build a conference hotel on the site and expand the amount of square footage above the 800,000 square-feet to which he was currently entitled. He stated that he had met with Mr. Catalfumo approximately four years ago, at which time Mr. Catalfumo had said that rather than making additional money from the site, he wanted to contribute to a City fund to enable the City to bring businesses to the property.

Mr. Catalfumo initially said that he would set aside space or money for bioscience if he was approved for the increased density, and he hoped he hadn't forgotten about that now that he had received his traffic concurrency approval from the County, Councilman Russo stated.

Ms. Smallridge commented that the BDB did not want to be involved in the politics of the issue, but instead was focused on the close proximity and idealness of the site. She said that the site was not shovel ready because Mr. Catalfumo would ask the City for more intensity and density in return for giving a biotech company a better deal. This put the BDB in an awkward position, she said, because the BDB was involved to facilitate the connection between the developer and the biotech company, not to negotiate the land. The BDB had a list of approximately six companies with an interest in that property, she added.

Considering the impact of the increased traffic, Councilman Russo stated, he wanted to make sure that as the approval process went forward, the City would receive something in return to further the bioscience cluster.

7. Update State Funding Corporation

Commissioner Marcus stated that Governor's appointee Jenni Garrison, although unable to attend today's meeting, had provided a written informational report which had been distributed to the board members. Ms. Garrison could discuss the report at the next meeting, she said.

8. New Business

Councilman Russo reported that he had attended a Chamber of Commerce (Chamber) meeting where he saw an excellent slideshow about life sciences as they related to education and the opportunities for youth in the bioscience industry. He suggested that the Chamber be invited to a Bioscience Land Protection Advisory Board (board) meeting to present the slideshow.

8. – CONTINUED

Commissioner Marcus said she would check to see if the Chamber was available to attend the board meeting on May 21, 2009.

9. Public Comment – None

10. Next Meeting – May 21, 2009, Town of Lake Park

Commissioner Marcus announced that the next board meeting, which was its reorganizational meeting, was scheduled for May 21, 2009, at the Town of Lake Park (Lake Park). She suggested that in light of budget shortfalls, the lunch portion of the board meetings be discontinued so that the cities and the County, relieved of that expense, could pass the savings on to the taxpayers or to the budget deficit. The board informally agreed to discontinue the lunches and to resume starting the meetings at 1:30 p.m.

Commissioner Marcus reiterated that her office would contact the Chamber regarding the slideshow presentation at the May 21, 2009, meeting and would duly notify Lake Park.

11. Adjournment

At 2:07 p.m., the chair declared the meeting adjourned.