

MEETING: BIOSCIENCE LAND PROTECTION ADVISORY BOARD

CALL TO ORDER: May 15, 2008, at 1:37 p.m., in the Bioscience and Technology Complex, Palm Beach Community College – Eissey Campus, 3160 PGA Boulevard, Palm Beach Gardens, 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 – Absent
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
Mayor Karen Golonka, Town of Jupiter
Palm Beach County Commission Chair Addie L. Greene
Councilman Joseph Russo, City of Palm Beach Gardens – Arrived Later
Vice Mayor David Levy, City of Palm Beach Gardens
Councilwoman Dawn Pardo, City of Riviera Beach
John R. Smith, Governor's Office – Absent
Councilman Cedrick Thomas, City of Riviera Beach – Absent

STAFF AND OTHERS PRESENT:

Robert Banks, Assistant County Attorney
Lisa DeLaRionda, Director, Public Affairs Department
Andrew Duffell, Senior Vice President, Business Development Board
Jeff Gagnon, City of Riviera Beach
Elizabeth Handel, Bio-Tech Program Director, Palm Beach Community College
Jerrell Harris, City of Riviera Beach
Shannon LaRocque-Bass, Assistant County Administrator
Stephen Mayer, Senior Planner, City of Palm Beach Gardens
Stephen Pounds, Staff Writer, Palm Beach Post
Kelly Smallridge, President and CEO, Business Development Board
Patrick Sullivan, Town of Lake Park
Edward Willey, Dean, Palm Beach Community College
Trish Weaver, Senior County Commission Administrative Assistant
Linda Federico, Deputy Clerk

1. – CONTINUED

Commissioner Marcus welcomed City of Riviera Beach (Councilwoman Dawn Pardo to her first meeting on the Bioscience Land Protection Advisory Board.

2. ELECTION OF CHAIR AND VICE CHAIR

MOTION to approve re-electing Commissioner Karen Marcus as chair. Motion by Councilor Friedman, seconded by Commissioner Greene, and carried unanimously.

MOTION to approve the election of Town of Jupiter Mayor Karen Golonka as vice chair. Motion by Councilor Friedman, seconded by Vice Mayor Levy, and carried unanimously.

3. APPROVAL OF MARCH 20, 2008 MINUTES

MOTION to approve the March 20, 2008 advisory board meeting minutes. Motion by Commissioner Greene, seconded by Vice Mayor Levy, and carried unanimously.

4. COMPREHENSIVE PLAN STATUS

a. City of Riviera Beach (City)

City Councilwoman Pardo presented an update of the City's comprehensive plan, stating that to date, three meetings with the community had been conducted, and two additional meetings were scheduled for March 22, 2008, and June 26, 2008. She said the goal was to be finished by July 24, 2008, with the intention of transmitting the plan to the Department of Community Affairs (DCA) in August.

(CLERK'S NOTE: Councilman Joseph Russo joined the meeting.)

Commissioner Marcus asked if the overlay was part of the transmittal, and Councilwoman Pardo affirmed that it was.

4. – CONTINUED

b. Town of Lake Park

Town of Lake Park (the Town) Community Development Director Patrick Sullivan reported that the Town's comprehensive plan had been sent to the DCA and was expected back in a couple of months. He said that they hoped to have the plan completed by September.

Commissioner Marcus commented that by the end of September the Town would be on board.

5. SCRIPPS UPDATE

Assistant County Administrator Shannon LaRocque-Bass stated that Scripps continued to progress remarkably well. Referencing the Briger property, she reported that legislation had been passed specifically addressing the need for Development of Regional Impact (DRI) designations for projects with certain criteria, including bioscience. The Briger parcel, she said, could not possibly fit into that list of categories.

Staff was vetting the issue internally, Ms. LaRocque-Bass said, because they believed that while there were inherent positives to having a DRI, such as long-term capture of entitlements, there were benefits, specifically cost, to not having to go through the DRI process. County Attorney Robert Banks, Alan Ciklin, the Lester's representatives, and she were going to discuss the issue this week via a conference call, she said; and following that, staff would reach out to the DCA to determine what was anticipated when the legislation was passed.

Ms. LaRocque-Bass said that staff was still moving forward anticipating that they would go through the DRI process, and they had planned a pre-application meeting with the Treasure Coast Regional Planning Council in July. She said that there was a shifting of dynamics with the Briger property, and she would keep the board updated.

Ms. LaRocque-Bass explained that there were five criteria that must be fulfilled, including approval as a green community. Although the Briger property did not initially fit those criteria, it did now, she said.

5. – CONTINUED

Commissioner Marcus asked if the legislation would interfere contractually with the County's relationship with Scripps in light of a requirement to obtain an approval in the next five years. Ms. LaRocque-Bass replied that there was a requirement to get an approval but, provided the County could obtain the entitlements within the next five years, this did not necessarily void the contractual requirement. She stated that it was a long-term issue, and with a DRI, the entitlements were for 30 years—which Scripps wanted—as opposed to a local approval that may not be secured for that length of time.

Councilman Joseph Russo suggested that if it was beneficial, the City of Palm Beach Gardens' (the City) council and staff should look at the new legislation to determine whether the City could do the same thing for bioscience, and to ensure that everyone was on the same page. Ms. LaRocque-Bass said she would provide his office with the legislation.

Town of Jupiter Mayor Karen Golonka remarked that considering the implications of the square footage involved, she was concerned about the issue of traffic if the parcel was not designated as a DRI.

Commissioner Marcus commented that she thought the Lesters would want to be vested rather than competing with others in the future. She reported that the Metropolitan Planning Organization (MPO) had a discussion today, with the Lester family's representative present, about the proposed interchange at the Florida Turnpike and Hood Road, and the following comments had been made:

- They would meet to discuss the impacts of the interchange.
- The Turnpike Authority (Authority/Turnpike) said the interchange was not financially feasible because it would cost \$60 million to construct and would not generate enough revenue. (The Authority admitted that others did not have to generate the full amount for an interchange.)
- It was pointed out that the 20-acre parcel in the City probably would not be there in five years, so it was possible that if an interchange on Hood Road was considered in the future, it would not be an option.

6. – CONTINUED

Commissioner Greene added that the intention of the summit was not to define one emblem representing the area, but rather to consider and possibly consolidate all of the logos currently applied to County publications. She invited and encouraged the members of the advisory board and Ms. De La Rionda and her staff to attend tomorrow's meeting.

Business Development Board (BDB) President Kelly Smallridge reported that the BDB had bought into the Convention and Visitors Bureau (CVB) branding strategy. She explained that when the CVB developed advertising agreements and went to external markets in different states, the BDB also took on the look and feel of the brands currently being promoted by the CVB in order to present a consistent image to external audiences. She added that the BDB would also be attending tomorrow's meeting.

Ms. De La Rionda reported that the Public Affairs Department and Channel 20 were covering tomorrow's summit.

7. UPDATE FROM THE BUSINESS DEVELOPMENT BOARD (BDB)

Ms. Smallridge reported that the BDB continued to gear up for a big bioscience trade show in San Diego, California, June 17 through June 21, 2008, with Max Planck, Scripps, Palm Beach Community College and Biotest (formerly known as Nabi Pharmaceuticals) as part of the County's booth. She said that the County would be one of a handful of counties participating in the State's Enterprise Florida, Inc. (EFI) pavilion.

Ms. Smallridge also reported that:

- Max Planck had agreed to use vacant office space at the BDB facility for the next month until they went into permanent space; and
- The life science piece designed by Patti Doherty (phonetic) was in the process of being updated to reflect the last 12 months of accomplishments; it would be completed for distribution at the bioscience trade show in June.

(CLERK'S NOTE: Two unidentified gentlemen joined the audience.)

7. – CONTINUED

Ms. Smallridge continued her update with the following additional comments:

- It was important that the BDB continue to nurture and meet with life science companies that had recently moved here or had been established in the county for a long time.
 - They had met again with Alexandria Real Estate Equities, Inc. to tour their wet lab facilities and discuss their needs and had met with Cytonics Corporation, their first tenant.
 - They met with Biotest Pharmaceuticals, ZLB Plasma, AssureImmune LLC, and Disc Motion Technologies, among others, to encourage them to grow in the county and to determine what resources and challenges they were experiencing.
- The BDB had been in discussions with property owners countywide who were interested in attracting bioscience to their land but needed research and data. Without compromising confidential information, the BDB could share a forecast of potential prospects with them.
- Favorable discussions with the Town of Jupiter (Town) and the City of Palm Beach Gardens continued, and the two cities cooperated fully to maintain a solid partnership with the BDB.
- Project Riley, a research and development company that provided products to improve human and animal health, had visited the county. The BDB had introduced them to government and education officials, provided incentive information, and were looking for property to accommodate their needs.
- They continued to work on engaging the Max Planck Society's science tunnel, which was a 10,000 square-foot, world-class museum. Placing it at the Convention Center as initially considered was too expensive. Placement at the Science Museum was evaluated, but the space was found to be inadequate. After brainstorming, they had established a preliminary budget which would allow for construction of a temporary tent site located on vacant space at the Science Museum.

7. – CONTINUED

- As a result, the cost was reduced from \$600,000 to \$200,000.
- The Science Museum already had the necessary staffing and security, as well as the marketing and outreach strategy to drive traffic.
- The Science Museum would make a formal presentation to their board with the hope that someone would pay for this.
- The Scripps' February opening could be timely because the BDB would be bringing in 12 to 15 site-selection consultants, who often represented important national and international deals, for a familiarization tour and would take them to the Scripps facility to see the finished product.

Councilor Robert Friedman commented that during a recent tour he had seen a chart showing the relationship between land in Palm Beach and St. Lucie counties and suggested that the advisory board evaluate the considerable differences in values. He suggested that addressing those land value differences with prospective bioscience entities would be necessary.

Ms. Smallridge agreed that Councilor Friedman's concern was valid, and reported that the commissioners had received a report on the cost-of-land comparison and how it presented an obstacle for the BDB. She said it weighed into an enterprise's decision to relocate to the county, and that bioscience companies typically did not have funding for land or construction materials.

Ms. Smallridge said she and Ms. LaRocque-Bass had been working on the issues of land creation and preservation of land that was set aside for economic development opportunities, not for residential development. She reported that the BDB was making its way throughout the county, speaking to councils regarding the value of preserving land and creating space for economic development.

Ms. Smallridge explained that land in the county was currently so expensive because only a few properties were shovel ready; consequently there was no competition, and the price was being driven up. She noted that in St. Lucie County land was available for one-half the price as that in Palm Beach County, and she added that St. Lucie County could donate 20- to 30-acre tracts which were purchased at a reasonable price. She stated that the BDB needed cooperation from the cities, the County and the State to move in an expedited manner which would allow creation of additional shovel-ready property.

7. – CONTINUED

Commissioner Marcus commented that in the last real estate market, residential properties were in such demand that everyone applied for zoning changes from industrial to residential and they were granted; consequently the inventory was reduced. She said the county would always be more expensive but that prices in St. Lucie County would eventually become comparable as land became scarcer.

Commissioner Marcus said that housing costs for locating employees in the county should also be considered. She noted that in a presentation by county homebuilders, it was pointed out that countywide there were 18,000 units available for under \$200,000. She remarked that the county was a victim of the economic cycle, and it would be interesting to see if in the next cycle everyone wanted to flip property back to its original land use designation.

Commissioner Marcus asked Andrew Duffell to present an update on the \$3 million fund the Town established for economic development incentives. In response, Mr. Duffell reported the following:

- The town council appointed Town and north county residents who had expertise in the life science industry and business in general to the Economic Development Fund Advisory Board.
- The first thing they decided to do as a group was to identify the needs of the life science industry in the north end of the county, and they had begun that assessment in alternate Friday morning meetings. They had considered the existing inventory, the potential needs of those companies, and how to address those needs.
- Rather than giving the money away, the board wanted to make the fund self-sustaining.
- They had considered giving loans that could be converted, either forgivable or revolving loans, and there would be some grants.
- The board wanted to help companies make the money stretch as far as possible and wanted it leveraged by matching funds from other sources.
- Keith James, representing Paragon Foundation, also sat on the board, and they were working closely with him to identify their strategy and how the Town's could be matched to it.

7. – CONTINUED

- The board would be developing an application process for companies to present their requests to them, who, in turn, would make an assessment of their needs before passing a recommendation on to the town council for approval. They hoped to complete establishing that process within their next few meetings.
- A couple of interested companies had approached the board with ideas in the three to four months it had been established.
- The board wanted to ensure that they were in a position to make recommendations to the town council, and they wanted to be conservative and cautious with the funds to extend them and make them as sustainable as possible.

Mayor Karen Golonka acknowledged Libby Handel, director of biotechnology for Palm Beach Community College and vice chair of the Jupiter Economic Development Fund Advisory Board, who added the following comments to Mr. Duffel's report:

- The board had identified various areas of the industry to address the specific needs of established companies in the area.
- They were trying to create opportunities for companies to have access to capital, because historically, bioscience communities needed it to accommodate their growth.
- The board had also addressed an education link. There was a significant need to retool the area's workforce and to develop a workforce skilled in biotechnology and bioscience. She would be presenting a proposal for some training programs in that area.

Councilman Joe Russo commented that land affordability was a significant issue, and people always compared the county to St. Lucie County, making negotiations difficult. He explained that part of the problem was that developers had to invest a lot of money for land, which was more expensive in the county, in addition to all of the infrastructure costs. He added that little could be done with the balance of remaining land because of traffic concurrency issues.

7. – CONTINUED

Councilman Russo suggested that it would take a global government initiative, such as waiving real estate taxes, increasing density, or changing traffic performance standards, to be competitive, to reduce costs, and to bring companies into the county.

Mr. Duffell said there was a lot of work to be done and encouraged all the governments to continue analyzing and working on this problem. He commented that although companies faced the issue of cost, the county remained attractive to them because it had a substantial university, a quality airport and workforce, a larger population from which to draw people, and access to more capital. He stated that currently the county was not losing a significant amount of businesses because of cheaper land.

Councilor Friedman expressed his appreciation to everyone for their work on this issue. He suggested that decisions to locate in the county should be based on facts which were unanimously supported in the area. He added that the advisory board could help in achieving a resolution so that decisions regarding incentives could be global rather than piecemeal.

Commissioner Marcus noted that there were a variety of options in terms of the price of land in the county. Parcels adjacent to Scripps would be the most expensive, while affordable industrial sites already existed in the City of Riviera Beach and the Town of Mangonia Park, she said. She suggested that the BDB needed to continue marketing the availability of affordable industrial spaces.

8. UPDATE – STATE FUNDING CORPORATION

Governor's Office representative Jenni Garrison reported on the State's Innovation Incentive Fund with the following remarks:

- At the conclusion of this year's legislative session, the Innovation Incentive Fund received no money.
- \$15.9 million remained in the fund from last year. Potentially, a project could be recommended to the governor by EFI to expend the remaining money.
- The State agreement with Max Planck was executed, and Ms. LaRocque-Bass was working on the local agreement to go to the County commission on July 27, 2008.

8. – CONTINUED

- For the remainder of this year, prior to the next legislative session, it was her priority to communicate to the legislature that this was a cluster. The area was fortunate to have the entities it had, an organization such as the Bioscience Land Protection Advisory Board, the cities working together with the support of the County, and a developing cluster, and she was determined to make that clear to the legislators and the committee members.
- There was a great deal of good news, and the board and the institutes needed to start sharing it. This board was a great community tool and resource and provided clear evidence of community support. This would help the bioscience cluster to grow, and to that end she intended to beat the drum of good news going forward.
- Although there was no allocation to the Innovation Incentive Fund this year, the Quick Action Closing Fund and the Qualified Target Industry Tax Refund Program were funded at a decent amount, which would help with short-term recruitment.
- The Scripps Florida Funding Corporation was monitoring Scripps only; she was managing the contracts for all other Innovation Incentive Fund recipients.

9. NEW BUSINESS – None

10. PUBLIC COMMENT – None

11. NEXT MEETING – JULY 17, 2008 – TOWN OF JUPITER

Commissioner Marcus suggested that the board reschedule the next meeting for September, and the members agreed unanimously. She announced that the meeting would be hosted by the Town of Jupiter (Town) on September 18, 2008, at 1:30 p.m., preceded by lunch at 1:00 p.m. The Town would notify the board of the location, she said. She then invited everyone for a brief walking tour of the Bioscience and Technology Complex immediately following today's meeting.

11. – CONTINUED

Palm Beach Community College (PBCC) Dean of Academic Affairs Ed Willey gave a brief presentation, stating the following about the complex:

- Catching the momentum of Scripps Florida and the bioscience initiative, the building was fast tracked.
- The scope of the project had doubled. Initially planned for 44,000 square feet, it was now 91,000 square feet.
- The complex housed state-of-the art chemistry, organic chemistry, a wellness center, and anatomy and physiology labs.
- People visited the complex from all over the state, and it was now the template for college science buildings in the state. It had been replicated six times at six different colleges since the groundbreaking for this building.

In response to Commissioner Greene's request, Mr. Willey elaborated on the wellness center, stating that:

- Initially it was low profile because math, chemistry and science classrooms were being built, but enrollment had increased 20 percent. They originally had a quiet opening for faculty and staff, but it was now opened to students also.
- They hired a full-time fitness trainer and had another opening for a full-time assistant in that area.
- All equipment was Life Fitness, and there was an aerobic section as well as a cardiac section.
- PBCC had secured external funding for most of the equipment which included almost \$1 million in biotechnical equipment and \$250,000 in fitness equipment.
- The center would be in full operation by the fall. Currently, any student actively enrolled or anyone on staff full-time or part-time, could access the wellness center.

11. – CONTINUED

Commissioner Marcus offered to contact the Solid Waste Authority regarding providing recycling bins for the Bioscience and Technology complex. Mr. Willey replied that they were currently starting a recycling project through their Environmental Science Program.

12. ADJOURNMENT – FOLLOWED BY A TOUR OF THE BIOSCIENCE & TECHNOLOGY COMPLEX

At 2:27 p.m., the meeting adjourned.