

MINUTES
BIOSCIENCE LAND PROTECTION ADVISORY BOARD
CITY OF RIVIERA BEACH, UTILITY DISTRICT CONFERENCE ROOM
600 West Blue Heron Boulevard, Riviera Beach, FL 33404
THURSDAY, JULY 20, 2006
2:00 PM

I. Roll Call - Meeting called to order by Commissioner Karen T. Marcus at 2:10 PM

Regular Members Present - Commissioner Karen T. Marcus, Palm Beach County, Mayor Joe Russo, City of Palm Beach Gardens, Mayor Karen Golonka, Town of Jupiter, Councilperson Liz Wade, City of Riviera Beach and John R. Smith, Governor's Office

Regular Members Absent - Mayor Paul Castro, Town of Lake Park and Mayor William Albury, Town of Mangonia Park

Alternate Members Present - Councilperson David Levy, City of Palm Beach Gardens, Councilperson Robert Friedman, Town of Jupiter and Councilperson Norma Duncombe, City of Riviera Beach

Alternate Members Absent - Commissioner Addie Greene, Palm Beach County, Vice Mayor Ed Daly, Town of Lake Park and Councilperson Peggy Cook, Town of Mangonia Park

Other Personnel - Lee Leffingwell, Manager, Town of Mangonia Park, Bob Banks, Palm Beach County Attorney's Office, Patrick Sullivan, Planner, Town of Lake Park, Beth Ingold-Love, Public Affairs Director Palm Beach County, Casey Steinbacher, North Palm Beach Chambers, Sara Misselhorn, Governor's Office, Kelly Smallridge, Palm Beach County Business Development Board (BDB), Carla Brown Lucas, BDB, Kara Irwin, Planner, Palm Beach Gardens, John Sickler, Planner, Jupiter, Shannon LaRocque, Palm Beach County Scripps Project Manager, Christine Tatum, City Attorney, Palm Beach Gardens, Judith Thomas, Planner, Riviera Beach, Don Hearing, Cotleur & Hearing and Tod Mowery, Cotleur & Hearing

II. Approval of Minutes - The Board approved the minutes from the June 15, 2006 meeting which was held at the Town of Lake Park. Mayor Russo made the motion, Mayor Golonka seconded the motion. Marcus- Yes, Russo-Yes, Golonka-Yes, Wade-Yes, Smith-Yes. Vote signified by "I". Motion approved unanimous.

III. Status of Comprehensive Plan Amendments - Shannon LaRocque with Palm Beach County, gave a brief update. She stated that the County transmitted their amendment to the Department of Community Affairs on July 19, 2006. Palm Beach Gardens and Jupiter passed their amendments on first action on August 8, 2006. The City of Riviera Beach and Mangonia Park needed to submit information

and the Town of Lake Park still needed to be in compliance with their Comprehensive Plan. Shannon asked everyone to call her directly with updated materials or questions. Copies of all plans should be made available to everyone.

- IV. Status of Expedited Permitting** – John Sickler from the Town of Jupiter reported that they have a staff level policy which will be brought before their council. In addition, all properties in the bioscience overlay will be addressed and provided expedited permitting.

Commissioner Karen Marcus asked for a report from the other cities at the next Advisory Board meeting. Councilperson Liz Wade, stated that she hoped to have a report ready for the next meeting.

- V. Presentation by Cotleur and Hearing and the BDB** - Don Hearing with Cotleur & Hearing, along with Kelly Smallridge from the BDB made a Power Point Presentation to the Advisory Board on life science incentives; and incentives to encourage a cluster of bioscience businesses. Kelly also discussed the type of clients and the need for space for those clients.

Tod Mowery with Cotleur and Hearing and Kelly Smallridge also discussed the goals of the partnership and possibilities. Don Hearing used Catalfumo as an example discussing the speculated flexibility to the market to allow diversity, which would help the industry with ability to finance the building.

Commissioner Karen Marcus discussed with Don Hearing, Kelly Smallridge, and Tod Mowery the issues of available space for each type of client, and how each stage can be utilized when a building may be temporarily occupied by a non-bioscience use. Each stage of bioscience needs both affordable and adequate space. Don Hearing stated that developers need the incentives to build bioscience spaces that would allow flexibility in the time it takes the bioscience field to fill the space. Businesses need the ability to allow multiple uses in a building that will all comply with zoning and still allow the bioscience field the opportunity to grow.

Councilperson Liz Wade, asked about the lease terms for the non-bioscience businesses in a building. Don Hearing replied that based on the market and various developers agreements to see how a building will be developed over time.

Casey Steinbacher, North Palm Beach Chamber, included that the buildings would need to have stagger lease agreements, and to look at the development/ project at a larger scale community. She indicated there needed to maintain a diversity of use and view the life science development like those with Mecca.

Commissioner Marcus stated that yes, at the development approval processes conditions can be placed to limit use/time.

Mayor Russo stated that as long as we are creating higher paying jobs we are creating economic development. Mayor Russo and Tod Mowery discussed the use of an area to allow for the proposed use. Councilperson Levy questioned if this was focusing on drug development. Tod Mowery stated that the definitions in the zoning needed to describe the bioscience uses so companies know what life science field can go in an area.

Mayor Golonka discussed how they were going to define bioscience and /or life science, and how the BDB will make money available. There were two concerns from the Governor's office, one that the lands not become residential, and two if the land is available for bioscience. Everyone needed to understand the processes of the biotech field.

Don Hearing continued with the presentation, discussing how an owner/bioscience can put the assets to work, using constraints in the bioscience zone, to commit properties to bioscience. Kelly Smallridge discussed the credits and abatements. She described that cities do not have those abatements in place; most cities are starting from scratch.

Mayor Russo stated that the City of Palm Beach Gardens will have a policy in place in 30 to 60 days.

Discussion between Councilperson Wade and Don Hearing addressed if businesses will be on or off the tax role. Each city will have to designate that information for funding purposes.

Mayor Russo and Don Hearing discussed the issue of trip generation and if the use would meet concurrency. Commissioner Marcus stated that they'd only be required to do a traffic study. Commissioner Marcus asked what type of abatements would be possible.

Councilperson Levy discussed the SBA programs to help fund research efforts. Mayor Russo replied that Palm Beach Gardens is looking into a program to include in the economic development budget, to jumpstart lands for development of long-term bioscience needs. He stated that now is the time to set aside money, land, and incentives for economic development; including the wet labs, incubators, and conference center(s), and develop those larger parcels at a later time. It is a big project, working together with the local municipalities, county, residents, and developers like Catalfumo can make the project work.

Councilperson Wade suggested considering a pilot project on a piece of Catalfumo land. Mayor Russo replies that Palm Beach Gardens will be bringing a plan to the Board in the next 30 to 60 days. Don Hearing added that it is a good incentive approach.

Casey Steinbacher stated that it could be possible to move the impact fees abatement programs over to the commercial development side for additional credits and abatements.

Don Hearing continued with the financing section of the presentation. He stated that any starting company needs 50% of the building space leased before funding is approved. Financing credit needs to be guaranteed to the tenants, the governments can back a company with a credit guaranteed as an incentive. Kelly Smallridge added that repayment programs can be created but needed to be backed up. Commissioner Marcus asked if BDB funds could be used to underwrite those programs. Kelly Smallridge stated that it could be done, if approved by the County. She added that expedited permitting could be an incentive; each city has to make that happen to attract developers.

Reverend Burns, Riviera Beach Citizen, questioned if Riviera Beach citizens would receive these benefits and some of the jobs created from these new developments. Kelly Smallridge replied that there will be an increase in training opportunities for new employees in local schools, Palm Beach Community College (2 yr. training), and schools in the Palm Beach Lakes area (August 2006). Scripps is also developing curriculum that will be taught in the local high schools.

Councilperson Levy questioned if the programs were related to the SPA programs. Tod Mowery answered that they are different programs; these have a more land based incentives verses financial incentives. There were also additional incentives needed to attract the bioscience companies. Kelly Smallridge added that many developers needed guarantees from permitting and zoning that a site would allow a development, because of the uncertainty, companies may loose interest and move to other sites that would permit the proposed use.

Councilperson Wade questioned where those companies move to, and what incentives were at one site and not the other.

- VI. Branding/Marketing Subcommittee Update** - Update given by Beth Ingold-Love, Public Affairs Director for Palm Beach County. She stated the subcommittee met with the BDB and discussed marketing and branding. She stated the next step would be to get any materials to the BDB, which would bring the importance to a unified approach. In addition, the group needed to come up with a name for the committee. Kelly Smallridge added that Gardens and Jupiter have provided information for the Life Science magazine, and a brochure with information on Scripps, FAU, and the local life science field. If any city wanted to be included, they needed to provide that information to Ms. Smallridge now; the final deadline for submittal to print is September 30, 2006. She continued to state that big developers look at the area as a region, which is why it is important, for marketing, to include any information from each city as an asset to the region using maps and data tables.

VII. Scripps Update - Shannon LaRocque stated that the groundbreaking will happen in the near future, a small ceremony will occur to let the citizens know that the project is moving forward, with mobilization on the site by October.

VIII. New Business - John R. Smith, Governor's Office appointment, commented on the mission of the Bioscience Advisory Board. He wanted to make sure that the Board actually does those things presented to the State of Florida. He mentioned that there may be higher expectations from the State than comprehensive plan amendments and zoning issues. Commissioner Marcus stated that the Board is covering more issues than it may appear, and that they are simply not to those steps yet. In addition, it was in the Interlocal agreement to address each of those issues. John Smith added that the Board needed to address the issue of the high price of land locally and how that may affect the 'attractiveness' of the land by the life science developers.

IX. Next Meeting – Due to summer vacations the August 17 meeting was canceled. The next meeting was scheduled for September 21, 2006 at 2:00PM at the City of Mangonia Park Council Chambers.

Commissioner Marcus added that she would try to arrange to have Dr. Richard Lerner attend the next meeting to discuss other incentives and programs to get more life science companies.

It was noted that the status of comprehensive plans, expedited permits, incentive programs, branding/marketing, and Scripps updates will be discussed at the September meeting.

Mayor Golonka suggested that an update from the other agencies (holding agreements with the Bioscience Board) attend to discuss their status of regulations and a definition of the organization to further educate the Board; including update/information from the local education/college institutions and their component to the bioscience field.

Casey Steinbacher reported that an update from their Life Science Committee would be on the September meeting agenda. The Life Science committee meets the last Wednesday of each month, the next meeting will be held August 30th at 4:00 PM at Florida Atlantic University.

X. Adjournment - Meeting adjourned 3:38 PM.