

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: December 4, 2012

Consent       Regular  
 Ordinance     Public Hearing

Department: Parks and Recreation

Submitted By: Parks and Recreation Department

Submitted For: Parks and Recreation Department

I. EXECUTIVE BRIEF

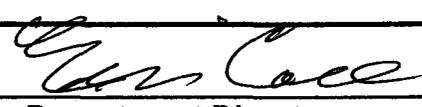
**Motion and Title: Staff recommends motion to authorize:** staff to explore the possibility of a lease of the Aqua Crest Pool facility with the City of Delray Beach.

**Summary:** In June of this year, the Parks and Recreation Department was contacted by officials of the City of Delray Beach about the possibility of leasing the Aqua Crest Pool to the City of Delray Beach. A lease of the facility will allow the City to expand its sports academy program with the private sector, ELEV/8 Sports Institute (ELEV/8), to include swimming. Currently, ELEV/8 successfully operates the Bucky Dent Baseball school in the City's Miller Park. If leased from the County, the City and ELEV/8 have indicated that swim lessons and programs which currently exist at the Aqua Crest facility would continue, along with the introduction of a swim academy under the direction of a high profile Olympic swimmer. The Aqua Crest pool is one of the most underutilized facilities that the County operates and recovers less than one quarter of its operating expenses through revenue. While most traditional swimming pools throughout the country are subsidized to some degree, Aqua Crest costs the County in excess of \$400,000 annually to operate. Marketing efforts and discounted pricing to increase attendance and generate additional revenue have had little impact on the level of subsidization. In addition, much needed capital equipment repairs/replacements will be required in the next year. Under a lease arrangement, the City would be responsible for managing, staffing, maintaining and absorbing other costs associated with the pool operation, thus eliminating the County's annual subsidization. The City would subsequently pass on these expenses to ELEV/8 through a contractual arrangement to operate the pool and swim academy. It is felt that if the terms and conditions of a lease can be negotiated with the City, the lease would result in a savings of more than \$400,000 to the County, bring a world class swimming academy to Delray Beach, and maintain the various swimming opportunities that currently exist. If agreement is reached on a lease, it would be brought to the Board for approval at a future meeting.  
District 7 (HF)

**Background and Policy Issues:** On June 28, 2012, a meeting was held at the Parks and Recreation Administrative Office to discuss a proposal of leasing the County's Aqua Crest Pool by the City of Delray Beach. The proposal was made by City officials and representatives of ELEV/8 Sports Institute to bring a nationally recognized swimming academy to the City of Delray Beach. Aqua Crest Pool is currently significantly subsidized by the County and these expenses would be passed on to the City if agreement is reached on a lease. The City would recover their expenses from ELEV/8 through a contractual arrangement for a swim academy. Commitments have been made by both the City and ELEV/8 to maintain the current level of programs offered at the pool. If successfully negotiated, the lease would be brought back to the Board for approval at a separate meeting.

**Attachments:**

- A. Letter of Request from the City of Delray Beach
- B. Location Map

Recommended by:   
Department Director

11/6/12  
Date

Approved by:   
Assistant County Administrator

11/21/12  
Date



# CITY OF DELRAY BEACH



1993  
2001

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September 24, 2012

Mr. Eric Call  
Director Palm Beach County  
Parks and Recreation Department  
2700 6<sup>th</sup> Avenue South  
Lake Worth, FL 33461

Dear Mr. Call,

I am writing this letter of request on behalf of the City of Delray Beach to discuss possible terms for an agreement between the City of Delray Beach and the County, in regards to the operations of the Aqua Crest Pool. At the August 14, 2012 Workshop Meeting of the Delray Beach Commission, a proposal was brought forth to discuss the possibility of the City leasing the Aqua Crest pool facility to house a swim academy, proposed by the ELEV | 8 Sports Institute (formerly known as the Bucky Dent Baseball School) and to consider entering into an agreement with the County for a leasing arrangement.

As you know, on June 28, 2012, a meeting was held between Delray Beach officials, members of ELEV | 8 Sports Institute, and Palm Beach County officials to discuss the possibility for the City of Delray Beach to lease the Aqua Crest Pool facility along with its operations and maintenance functions.

Through the discussions, you gave an overview of the County's current financial situation regarding the pool, including the need for some capital improvement items that are necessary. Since this is one of the County's most underutilized pools that you operate, it had been considered for closure in the recent past. However, Aqua Crest does have some very successful swim programs that we discussed, which we would like to see continue, including Synchronized Swimming.

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ELEV | 8 Sports Institute discussed their desire to develop a world class swimming training academy in Delray Beach and felt that the Aqua Crest pool would be a very desirable facility. Not only would it bring great exposure to the facility, but would potentially increase utilization of the pool, bring significant recognition to the City of Delray Beach and increase the visibility of programs currently running there.

Under this agreement, the City of Delray Beach would be responsible for the managing, staffing, maintenance and all associated operational costs of the pool, for the opportunity to provide an additional swim facility to the residents of Delray Beach.

The options that were discussed would be for the City to enter into a lease agreement with the County, or a tri-lease agreement with the County, ELEV | 8, and the City, whereby the terms of the agreement would be negotiated. It was suggested that the County would be amenable to covering part of the costs of some of the capital improvements.

The City Commission decided that they would like to define the terms of a possible agreement and determine whether this is feasible for the City of Delray Beach. We would request that the County begin developing specific terms and conditions, which may lead to a leasing arrangement for the Aqua Crest Pool.

Sincerely,



Linda Karch  
Director of Parks and Recreation  
City of Delray Beach

Cc: David Harden, City Manager

# LOCATION MAP

## AQUA CREST POOL

