**OFFICIAL MINUTES**
**OF THE**
**INFRASTRUCTURE SURTAX**
**INDEPENDENT CITIZEN OVERSIGHT COMMITTEE**
**PALM BEACH COUNTY, FLORIDA**

**AUGUST 20, 2026**

**THURSDAY** **1st FLOOR, KEN ROGERS MEMORIAL CHAMBERS**
**10:00 A.M.** **WEST PALM BEACH, FL**

**MEMBERS:**
Lee Waring, Chair
Debra A. Chandler, Vice Chair
Maria S. Antuña
Mark Feldmesser
Sandra Hammerstein
Maziar Keshavarz
Rex Kirby
Ezra Saffold
John R. Smith
Kimberly Weston
Marc Wigder

**COUNTY STAFF PRESENT:**
Sherry Brown, Director IV, Financial Management and Budget (OFMB)
Diane Capria, Fiscal Specialist III, OFMB
Steve Carrier, Assistant County Engineer, Engineering and Public Works
Alicia DeAbreu, Division Director III, OFMB
Fernando DelDago, Director I, Facilities Development and Operations (FDO)
Michael DiMaria, Budget Analyst II, OFMB
Robert Hamilton, Division Director I, Parks and Recreation
Eric McClellan, Division Director V, FDO
Michael Jones, Chief Assistant County Attorney, County Attorney
Michael Pitter, Planning Technician, FDO

**ALSO PRESENT:**
Stuart Patterson, Senior Project Manager, Jacobs Project Management Co.

**CLERK OF THE CIRCUIT COURT & COMPTROLLER'S OFFICE STAFF PRESENT:**
Danielle Freeman, Deputy Clerk
Samantha Giarratana, Deputy Clerk

1. Call to Order

The chair called the meeting to order at 10:00 a.m.

2. Roll Call

Present: Lee Waring, Debra A. Chandler, Maria S. Antuña, Mark Feldmesser, Sandra Hammerstein, Rex Kirby, John R. Smith, Kimberly Weston, and Marc Wigder

Absent: Maziar Keshavarz and Ezra Saffold

3. Approve Minutes- May 21, 2026

Mr. Wigder reported a correction to the May 21, 2026, meeting minutes. He stated that he and Mr. Feldmesser had been included in the roll call but were not listed as members.

**MOTION to approve the minutes of the May 21, 2026, meeting as amended. Motion by Marc Wigder, seconded by Debra A. Chandler, and carried 9-0.**

4. Revenue Report

a. Presentation by Sherry Brown

Ms. Brown presented the revenue report and stated that surtax collections had concluded. She reported that $952 million was collected over the nine-year period and indicated that September was the final month for collection reporting. She noted that interest earnings would continue to be reported.

In response to Mr. Waring's inquiry, Ms. Brown confirmed that interest earnings were tracked on a monthly basis and would be included in the quarterly reports.

5. Expense Report

a. Presentation by Jacobs Project Management Co.

Stuart Patterson, Senior Project Manager for Jacobs Project Management Co., discussed a breakdown of the expenditure report. He reported a $20 million increase in expenditures since the previous quarter. In addition, Mr. Patterson outlined the expenditures for the County departments as follows: Engineering and Public Works, $100.6 million; FDO, $221.5 million; and Parks and Recreation, $112.5 million, for an overall total expenture of $434.6 million.

Mr. Patterson provided an update on all projects, indicating that 197 had been completed, 162 were in progress, and 58 had not yet started.

Mr. McClellan noted that the appropriated detail report had been updated to include a percentage complete column as requested by Mr. Feldmesser at the prior meeting.

Ms. Brown responded to Mr. Wigder's inquiry regarding cost overruns and explained that

estimates had become outdated due to market or scope changes. She noted that, when a project's scope was updated, surtax funds and interest earnings were reallocated to support it. She also confirmed that no new projects were added.

Ms. Brown reported that collections consisted primarily of interest earnings and noted that new projects could experience budget shortfalls due to the declining cash balance following expenditures for prior planned projects.

Mr. Patterson provided additional information regarding the percentage of completion, explaining that approximately 47 percent of projects had been completed, and 41 percent of funds had been expended.

Mr. Waring asked whether unexpected costs had arisen for the projects that were in process.

Ms. Brown explained that all projects in process had full funding allocated, but projects that had not yet been started could be subject to a funding shortfall.

Ms. Hammerstein asked if the large cap report would be reviewed.

Ms. Brown stated that the details of the large cap report would not be discussed, but three departments would be delivering presentations to inform the committee about various projects in progress.

Ms. Hammerstein inquired about the use of the term "TBD" in the large cap report. Mr. McClellan stated that "TBD" indicated that no award had been approved, either by the Board or administratively. Parentheses were utilized for projects currently going through the solicitation process.

Ms. Hammerstein requested clarification regarding the statuses of the projects listed in the large and small cap report. Mr. McClellan explained that all projects listed were active, and those not presently active were identified as future projects.

6. Budget Transfers / Project Presentation

a. Engineering and Public Works

Mr. Carrier presented a summary of construction costs, noting an approximate 10 percent annual increase. He also reviewed the timeline and procedures for rebidding annual contracts.

In response to a question posed by Ms. Weston, Mr. Carrier stated that job walk-offs generally occurred when a project was underbid and actual costs exceeded estimates. He clarified that once a bid was accepted, no cost increases were permitted.

Mr. Carrier responded to Mr. Wigder's inquiry regarding the frequency of asphalt

resurfacing and restriping. He stated that asphalt typically required resurfacing every 12–20 years, and restriping approximately every 8 years.

Discussion ensued regarding asphalt resurfacing and restriping projects.

b. Facilities Development and Operations

Mr. McClellan updated the committee on major capital projects, explaining that uncertainty surrounding the upcoming November vote had led to pausing two major initiatives.

Mr. McClellan explained that the $250 million Weisman Governmental Center renovation had expanded from limited interior updates to a full renovation that included exterior hardening and a potential executive floor, creating a significant funding gap that prompted the Board to defer the project.

Mr. McClellan reported that the $230 million South County Administrative Complex project in Delray Beach, which proposed rebuilding and consolidating the 25-acre campus and making additional land available for future use, was postponed because it depended on bonding and required greater certainty regarding long-term financial resources.

Mr. McClellan stated that the Animal Care and Control facility on Belvedere Road, a renovation estimated at $90 million, was in progress and continued under a phased construction approach. He added that $60 million in bond funding had been used to address cost overruns and that the Board directed the project to proceed because funding was in place and construction was already underway.

Mr. McClellan reported that the 810 Datura Building replacement for the Community Services Department Building, one of the County's oldest administrative buildings, was under construction. He explained that the project had an estimated cost of $50 million, with just under $28 million funded through the surtax plan and the remainder covered by bond proceeds from the same bond referenced earlier. He noted that construction had begun and that obligations were in place, and the Board directed the project to move forward.

Mr. Waring praised the presentation by Mr. McClellan, noting that it clearly summarized the major issues and the County's position. He requested that the Board receive similar updates periodically.

Mr. McClellan stated that he would return in November with the results of the vote and a clearer understanding of the County's direction. He noted that a full plan would not be ready within the next two to three weeks and that he would provide further information as it became available.

Ms. Antuna asked whether the Delray project involved demolishing the existing building and rebuilding it from the ground up.

Mr. McClellan confirmed that the Delray project involved a complete replacement of all existing facilities. He noted that the site included a Tax Collector building, an administration building, a communications tower, a Palm Beach County Sheriff's Office (PBSO) fleet building, and a health clinic, all of which would be replaced. He stated that the plan consolidated operations onto a portion of the property and allowed surplus land to be made available as a potential site for housing.

Responding to Mr. Waring's inquiry regarding the status of the Tax Collector's building on Lyons Road, Mr. McClellan stated that the project was being managed by the Tax Collector and was progressing. He noted that the relocation of staff needed to occur before demolition could begin on the existing site and estimated that the relocation would be completed in two to three years.

c. Parks and Recreation

1. Type 1: 26-04 – Caloosa Park Racquetball Court Replacement

Mr. Hamilton delivered a presentation on the Type 1 transfer for the Caloosa Park Racquetball Court Replacement and Phase 2 of the Canyon District Park.

In response to Mr. Wigder's inquiry about coordination with the PBSO, Mr. Hamilton reported that PBSO worked with the Parks operations team and Park Rangers to ensure that facilities were patrolled on a regular basis.

Mr. Wigder questioned how the operating budget would account for the additional staffing and maintenance required for new park structures.

Mr. Hamilton reported that operating costs were still under review and that related decisions would depend on the results of the November elections. He noted that park hours had been reduced during the previous recession to manage expenses.

7. Other Committee Business

Mr. Waring requested a status update on the PBSO Headquarters project.

Mr. McClellan reported that the project was in the closeout phase and that the facility had been operational for approximately a year and a half. He also confirmed that the final project cost of $54 million was reflected in the large cap report.

8. Public Comment

There were no public comments.

9. Adjourn

**MOTION to adjourn. Motion by Debra A. Chandler, seconded by Rex Kirby, and carried 9-0.**

**At 10:45 a.m, the chair declared the meeting adjourned.**

APPROVED:

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Chair/Vice Chair