

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

MARCH 27, 2025

**THURSDAY
10:00 A.M.**

**1st FLOOR TRAINING ROOM, FDO
WEST PALM BEACH, FL**

MEMBERS:

Maria S. Antuña
Debra A. Chandler
Mark Feldmesser
Patrick J. Franklin
Sandra Hammerstein
Maziar Keshavarz
Rex Kirby
Frank D. Lewis
John R. Smith, Chair
Christine M. Thrower-Skinner
Lee Waring, Vice Chair
Kimberly Weston

COUNTY STAFF PRESENT:

Sherry Brown, Director IV, Office of Financial Management and Budget (OFMB)
Jason Crosby, Deputy Director, Facilities Development and Operations (FDO)
Alicia DeAbreu, Division Director II, OFMB
Jeff Halverson, Project Manager, FDO
Ryan Maher, Assistant County Attorney II, County Attorney
Eric McClellan, Division Director IV, FDO
Anthony Montero, Director of Contract Oversight, Office of Inspector General (OIG)
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

1. Call to Order

The chair called the meeting to order at 10:03 a.m.

2. Roll Call

Present: Mark Feldmesser, Patrick J. Franklin, Sandra Hammerstein, Frank D. Lewis, and John R. Smith

Absent: Maria S. Antuña, Debra A. Chandler, Maziar Keshavarz, Rex Kirby, Christine M. Thrower-Skinner, Lee Waring, and Kimberly Weston

3. Revenue Report

Ms. Brown provided an overview of the sales tax revenue report as of March 3, 2025, and stated that collections would end on December 31, 2025.

Mr. Franklin inquired about potential windfalls, and Ms. Brown responded that forecasted collections had been accounted for in the projections.

4. Budget Transfer / Project Presentations

a. FD&O

1. Type 3: 25-02 – Detention Center Facilities R/R (Phases 3-5)

(CLERK'S NOTE: Christine Thrower-Skinner joined the meeting.)

Mr. McClellan thanked the committee for attending the special meeting. He explained the urgent need to move the project forward, citing cost escalation due to potential tariffs on the project materials and commodities. He also stated that the detention center's south and east towers had been completed, and FDO wished to facilitate the continuation of the project as soon as possible. Mr. McClellan noted that the paperwork for the project had been prepared, a guaranteed maximum price (GMP) had been negotiated, and the item was ready to go before the Board of County Commissioners (BCC) at the April 1, 2025, meeting.

Mr. McClellan delivered a presentation on the Detention Center Facilities R/R project and detailed the following necessary renovations:

- heating ventilation
- air conditioning
- HVAC systems
- electrical systems
- low-voltage systems
- detention controls
- plumbing systems
- fire protection systems
- extensive structural renovations

(CLERK'S NOTE: Maria Antuña joined the meeting.)

Mr. McClellan reviewed the project phases, the scope of work and funding involved, and the present status.

(CLERK'S NOTE: Kimberly Weston joined the meeting.)

Discussion ensued regarding the allocations versus the cost and spending rates of the project.

Mr. McClellan provided the timeline for the approaching phase of the project and stated that a contract was scheduled to go before the BCC on April 1, 2025.

Mr. McClellan requested that the individual transfers be addressed and voted on separately in case the members voted differently for each transfer.

MOTION to approve the Type 3 transfer. Motion by Christine Thrower-Skinner, seconded by Mr. Franklin, and carried 8-0.

2. Type 3: 25-03 – Detention Facilities R/R (Phase 6) – Repurpose MDC Admissions/Courts

Mr. McClellan continued his presentation and provided details on the project regarding the admission area, allocated space, changes in conditions, and cost.

Discussion ensued regarding the project allocations.

Ms. Antuña inquired about the dollar amounts in Phase 2, and Mr. McClellan clarified that \$2,000,000 remained in the phase. She also spoke about the conditions of the detention center facilities.

Mr. McClellan explained the difficulties involved in improving the conditions of the detention center facilities.

Ms. Weston inquired about the possibility of utilizing contracted providers of jail operations services for the maintenance and upkeep of the detention facilities.

Mr. McClellan responded that FDO was responsible for the maintenance and upkeep of constitutional officer facilities, and PBSO would have to address the provision of services and operations.

Mr. Feldmesser inquired about the return of money to the Program Reserve in 2026.

Mr. McClellan replied that the funds would be diverted from the project to the Reserve effective October 1.

Ms. Brown stated that, due to budget policy, a project could not proceed unless the budget was already fully in place.

Mr. McClellan provided clarification about project lines and reserve lines and the allocation, flow, and return of funds.

Mr. Franklin inquired about the capacity of the building. He inquired if another building would need to be constructed in the future, or if the current structure would need to be torn down and replaced with a new one

Mr. McClellan stated that, at present, there were no other needs anticipated for the building based upon countywide detention facility master planning.

Mr. Franklin inquired about detention center renovations, and Mr. McClellan stated that the required renovations would be minimal. He also stated that no new facilities were currently anticipated.

Mr. McClellan stated that the cost of a new facility per square foot had become more expensive to build today compared to when the initial surtax plan had been passed. He explained that electronics, controls, and hardening would further influence the costs of a new facility.

Mr. McClellan explained that, although repairs to the exterior of the facility were required, they had not been included in the current transfer and would not be accomplished through the surtax report.

Ms. Thrower-Skinner asked if the transfer would be sufficient in light of current economic conditions. Mr. McClellan confirmed that it would be, explaining that the construction managers would bear the risks.

MOTION to approve the Type 3 transfer. Motion by Christine Thrower-Skinner, seconded by Patrick Franklin, and carried 8-0.

Mr. McClellan thanked the committee members for their attendance.

Ms. Antuña apologized for her late arrival to the meeting.

5. Other Committee Business

No comments were made.

6. Public Comment

There were no public comments.

Ms. Brown stated that the next meeting would be held in the current FDO Training Room.

7. Adjourn

MOTION to adjourn. Motion by Patrick Franklin and carried 8-0.

At 10:52 a.m., the chair declared the meeting adjourned.