



RESEARCH PARK
AT FLORIDA ATLANTIC
UNIVERSITY®

FLORIDA ATLANTIC RESEARCH AND DEVELOPMENT AUTHORITY

777 Glades Road, ADM 326, Boca Raton, FL 33431

June 26, 2019 at 8 AM

Meeting Minutes

Members present

Mr. Bob Swindell	Chair
Dr. Robert D. Parks	Member
Mr. Michael I. Daszkal	Member
Mr. Bruce C. Rosetto	Member
Mr. Michael R. Allison	Member (telephone)
Mr. Fred Yentz	Member

Members absent

Dr. Daniel C. Flynn	Vice Chair
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Staff present: Andrew Duffell, President
Jacki Wales, Office Administrator

Counsel: George Pincus

Others Present

Daryl Perkowski – CBRE, Greg Martin – Avison Young, Palm Beach County Commissioner Robert Weinroth, Lillian Gadowski – Phipps Reporting, Linda MacLaren – Osborne & Osborne, Robert MacLaren – Osborne & Osborne, Michael Marshall – Gunster, Jim Egan – Raith Capital, Alex Castro – Raith Capital, Judy Magid – Boca/Research Park, Ltd., Walter Robinson – Robinson CRE, Gregg Straus – MPLT Healthcare, Jay Mays – MPLT Healthcare, Jay Bevilacque – Tek Partners, Jackie Villamayos - CBRE

I. Call to order & roll call

Meeting called to order by Chairman Swindell at 8:04 AM.

President Duffell called the roll: 6 members present, 1 member absent. Mr. Duffell informed the Chairman that a quorum was present.

- II. Agenda approval
 - a. Amendments to the agenda
 - b. Adoption

A motion to approve the agenda was made by Mr. Daszkal and seconded by Dr. Parks. The motion passed 6-0, with 1 member absent.

- III. Swearing-in of newly appointed member

Palm Beach County Commissioner Weinroth administered the Oath of Office to Mr. Yentz.

- IV. Review of minutes

A motion to approve the May 14, 2019 regular meeting minutes was made by Mr. Rosetto and seconded by Mr. Daszkal. The motion passed 6-0, with 1 member absent.

- V. Review of financial statements

A motion to approve May 2019 financial statements was made by Mr. Daszkal and seconded by Mr. Yentz. The motion passed 6-0, with 1 member absent.

- VI. Reports

- a. Chairman

Chairman Swindell and Mr. Rosetto met separately with John Temple of Boca/Research Park, Ltd. and are optimistic that the rent dispute will be resolved.

- b. General Counsel

Mr. Pincus continues to work with staff and Boca/Research Park, Ltd.'s counsel and reports that progress continues in the resolution of the rent dispute. Counsel hopes to bring a settlement proposal to the next Authority meeting.

c. Florida Atlantic University

No report.

d. President

Mr. Duffell thanked Commissioner Weinroth for his continued support and reported that the Board of County Commissioners of Palm Beach County recently embraced funding the Soft Landings Center initiative at its recent 2020 budget workshop. The County would like to fund the initiative at \$150,000 if the City of Boca Raton will match that level of investment. Mr. Duffell reminded the public the Soft Landings Center is an initiative whereby growth stage tech companies would be south out in Israel and Brazil to move to the Research Park and expand into the South Florida market. Companies would be based on technology complimentary to those of FAU.

A meeting was held with the interim City Manager of Deerfield Beach to discuss the 4-acre parcel leased by the Authority from the City. Currently the property is set to revert to City control at the end of August.

e. Members

Mr. Yentz asked if the soft-landing project included a target list because he travels to both Israel and Brazil regularly and has relationships in those countries. Mr. Duffell stated a list has not yet been compiled but staff is working with the Brazilian Business Group and with FAU to explore relationships in both countries.

VII. Old Business

a. Status update on BRP rent dispute, and request for future-direction

Members discussed revoking Resolution 19-02 because progress has been made toward finding a resolution of the dispute with Boca/Research Park, Ltd. (BRP). Mr. Rosetto suggested authorizing him and Mr. Duffell to continue discussions with BRP and to bring a proposed settlement to the Authority for discussion at the next meeting.

A motion to revoke Resolution 19-02 and to direct Mr. Rosetto and Mr. Duffell to continue discussions with Boca/Research Park Ltd. was made by Mr. Rosetto and seconded by Dr. Parks. The motion passed 6-0, with 1 member absent.

VIII. New Business

a. Proposed Administrative Requests Policy Amendment

Mr. Duffell reminded the Authority that this policy is already in place, and it details the way in which requests for review and consent to certain transactions and changes to leases and other documents be made to the Authority. It outlines the way in which the Authority be compensated for its review time and ensures that the Authority remains whole and does not have to pay for legal fees it does not initiate. The only changes recommended are the addition of the schedule of fees and cleaning up language throughout. Staff does not recommend any other changes to the way in which legal fees are handled and does recommend leaving those provisions as they stand in policy today. It is important to make sure this policy is sound ahead of any future transactions that will require the Authority's review.

Mr. James Egan made public comment thanking Mr. Duffell and the Authority for having shared the proposed changes with him since his client is likely to be impacted the most by this policy. He asked that the \$1,000 fee be inclusive of legal fees. He is concerned that his client will be open to being charged unknown fees and obligated to pay them.

Mr. Rosetto stated that he understands the concern, but the Authority must make sure it is not paying for fees it does not initiate.

Mr. Pincus commented that he and his firm will review documents and requests made and can make an estimate of the time and cost of completing the necessary steps so that any applicant can have an understanding of what fees might be required before costs are incurred.

RESOLUTION OF THE FLORIDA ATLANTIC RESEARCH AND DEVELOPMENT AUTHORITY AMENDING ADMINISTRATIVE REQUESTS POLICY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion to approve Resolution 19-03 amending the Administrative Requests Policy as presented by staff was made by Mr. Rosetto and seconded by Dr. Parks. The motion passed 6-0, with 1 member absent.

b. White Paper review – MPLT Healthcare, LLC

Mr. Duffell presented the White Paper submitted by MPLT Healthcare, LLC and stated that the Technology Review Advisory and Innovation Committee (TRAC) had reviewed the White Paper and returned mixed feedback and a recommendation to not approve the tenancy of MPLT Healthcare, LLC.

Chairman Swindell invited representatives of MPLT Healthcare, LLC to discuss its White Paper and ways in which it proposed to assist the Research Park at FAU pursue its mission, achieve its vision and engage in a meaningful relationship with Florida Atlantic University.

Representatives of MPLT Healthcare, LLC discussed its existing relationship with FAU and ways in which it develops new data and ways of interpreting data. The company's representatives expressed a desire to share its data and technologies with several colleges within FAU and to assist the Career Center in its work. There are opportunities to work with the College of Engineering & Computer Science to develop new programs to more efficiently collect and use the data generated by MPLT Healthcare across the country.

RESOLUTION OF THE FLORIDA ATLANTIC RESEARCH AND DEVELOPMENT AUTHORITY APPROVING MPLT HEALTHCARE, LLC AS A TENANT IN THE RESEARCH PARK AT FLORIDA ATLANTIC UNIVERSITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion to approve Resolution 19-04 approving MPLT Healthcare, LLC as a tenant in the Research Park at FAU was made by Mr. Rosetto and seconded by Mr. Yentz. The motion passed 6-0, with 1 member absent.

c. Research Park at FAU Award Recipients review

Mr. Duffell reviewed the proposed award recipients and discussed their work as it relates to the Research Park at FAU's mission.

A motion to approve the selected Research Park Award nominees was made by Mr. Yentz and seconded by Mr. Daszkal. The motion passed 6-0, with 1 member absent.

IX. Matters by the Public

None

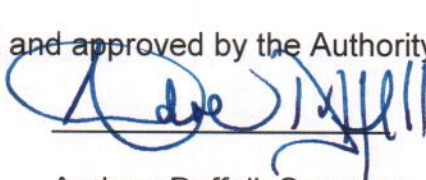
X. Adjourn

A motion to adjourn the meeting of the Florida Atlantic Research and Development Authority was made by Dr. Parks at 8:54 AM and seconded by Mr. Yentz. The motion passed 6-0, with 1 member absent.

Respectfully presented to the Authority for review on August 21st, 2019.

Reviewed and approved by the Authority by 7-0 vote on August 28th, 2019.

Signed:



Andrew Duffell, Secretary

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