



Northern Palm Beach County Improvement District  
359 Hiatt Drive, Palm Beach Gardens, Florida 33418  
561-624-7830 · fax 561-624-7839 · www.npbcid.org

**REGULAR MEETING AGENDA**  
ADMINISTRATIVE BUILDING AND EOC  
359 HIATT DRIVE  
PALM BEACH GARDENS, FLORIDA  
February 24, 2021  
8:00 a.m.

- 1) Roll Call
- 2) Establish a Quorum
- 3) Additions or Deletions to the Agenda
- 4) Approval of Minutes – January 27, 2021 Public Hearing and Regular Meeting
- 5) Comments from the Public for Items not on the Agenda
- 6) **Consent Agenda (Ask for Public Comment before approving Consent Agenda)**
  - a) Unit No. 2C – Alton  
Consider Change Order to Arazoza Brothers Corporation (CO No. 7)
  - b) Unit No. 15 – Villages of Palm Beach Lakes  
Consider Encumbrance Modification to Arcadis
  - c) General  
Consider Fiscal Year 2021/2022 Budget Calendar
  - d) Payment Requests
- 7) **Regular Agenda**
  - a) Unit No. 2C – Alton
    - i) Status Report
    - ii) Consider Alton Park Operating Agreement  
**Ask for Public Comment**
  - b) Unit No. 5A – Vista Center of Palm Beach  
Consider Award of Contract to Ferreira Construction Southern Division Co., LLC.  
**Ask for Public Comment**
  - c) Unit 14 – Eastpointe  
Consider Landowner Request for Consent to Administrative Site Plan Amendment  
**Ask for Public Comment**

- d) Unit No. 16 – Palm Beach Park of Commerce
  - i) Consider Bill of Sale  
**Ask for Public Comment**
  - ii) Consider Water Management Easement  
**Ask for Public Comment**
  
- e) Unit No. 31 – BallenIsles Country Club
  - i) Consider First Amendment to Sale and Purchase Agreement  
**Ask for Public Comment**
  - ii) Ratify Statement of Ownership & Designation of Authorized Agent and Consider City of Palm Beach Gardens Financial Responsibility Form  
**Ask for Public Comment**
  
- f) Unit No. 53 - Arden
  - i) Status Report
  - ii) Consider Resolution Approving Third Amendment to Agreement for Underwriting Services with MBS Capital Markets, LLC (2021-04)  
**Ask for Public Comment**
  - iii) Consider Delegated Award Resolution (2021-05)  
**Ask for Public Comment**
  
- g) General  
Consider Financial Advisor Agreement with Hilltop Securities, Inc.  
**Ask for Public Comment**

8) Miscellaneous Reports:

- a) Engineer
- b) Attorney
- c) Executive Director - Public & Community Relations Report

9) Receive and File

10) Comments from the Board

11) Adjourn

**Please note the following upcoming meetings:**

**March 24, 2021 – 8:00 a.m.- Regular Meeting**

**April 28, 2021 – 8:00 a.m.- Regular Meeting**