

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS REGULAR MEETING
Monday, December 12, 2005**

Board Vice Chair Debbie Mulvihill called the meeting to order at 6:36 p.m. in the Conference Room of the Economic Development Foundation at Heron Bay. Ms. Mulvihill noted that Board Chair John Ruffin had a prior commitment and anticipated arriving at the meeting later in the evening (Mr. Ruffin subsequently arrived at 7:33 p.m.).

Following the Pledge of Allegiance, Ms. Mulvihill requested that Mr. Richardson call the roll of Board Members.

Board Members in attendance were: Wallace Dale, Board Member
Donald Fischer, Board Member
Bill Snyder, Board Member
Brian Walsh, Board Member

Board Member Alan Polin was absent.

Also in attendance were: Erdal Donmez, Assistant City Manager
Michael S. Levinson, City Manager
Sue Delegal, Billing and Cochran,
CRA Board Legal Counsel
Sam Goren, City Attorney
Peter Richardson, City Clerk

1. Minutes of September 26, 2005 Board Meeting

Mr. Snyder moved, seconded by Mr. Fischer, to approve the minutes of the September 26, 2005 Board meeting as presented. The motion was approved unanimously (5-0).

2. Citizen Comments

Mr. Ruffin inquired whether there were any citizen comments. Since there were no citizen comments, Ms. Mulvihill called upon Mr. Donmez to update the Board about the first amendment to the interlocal cooperation agreement with Broward County

3. Amendment to Interlocal Cooperation Agreement with Broward County

Mr. Donmez briefly reviewed the proposed amendment, noting that if the item were approved by the CRA Board this evening and the City Commission tomorrow evening, staff would forward the agreement to Broward County for inclusion on the Broward County Commission's agenda in early January 2006.

Mr. Fischer moved, seconded by Mr. Snyder, to approve the first amendment to the interlocal cooperation agreement with Broward County.

Mr. Snyder inquired whether Ms. Delegal concurred with the form of the proposed agreement. Ms. Delegal said she approved the first amendment to agreement as proposed.

The motion to approve the first amendment to the interlocal cooperation agreement with Broward County was approved unanimously (5-0).

4. Update: Publix Supermarket

Mr. Donmez stated that damage caused by Hurricane Wilma to the Publix Supermarket at the northeast corner of Sample Road and University Drive had contributed to accelerated decision-making by Publix officials. Mr. Donmez said that Publix officials had indicated that they would provide City staff with additional information regarding their future development plans in January 2006. Mr. Donmez also noted that he had suggested that Publix staff meet with Mr. Rahael and his staff regarding development plans for Publix and adjoining properties. Mr. Dale inquired about Mr. Rahael's comments relative to the Publix site. Mr. Rahael said he would encourage City staff to alert the Building Division not to issue any demolition permits for the Publix prior to discussion about preserving mosaics on the building. Mr. Weiss said the building's construction would make it challenging to preserve the mosaic. Mr. Donmez said City staff would try to preserve the mosaic work, if possible.

5. Update on Sample Road Façade Improvement Program

Mr. Donmez noted that a total of three property owners on the north side of Sample Road, proximate to Coral Hills Drive, had initially expressed interest in the façade improvement program. He stated that the owners of the Edinea Salon and Mrs. P's Dance Studio had expressed continued interest in moving forward, while one other potential participant had elected not to pursue the program. Mr. Fischer expressed concern about the lack of sufficient detail in the architectural renderings provided to the CRA Board. Mr. Donmez concurred and suggested that the CRA Board table consideration of the matter to permit the Board's review of the proposed final designs.

Mr. Snyder moved, seconded by Mr. Fischer, to table consideration of the Sample Road Façade Improvement Program until the CRA Board's January business meeting. The motion was approved unanimously (5-0).

6. Update on One Charter Place Construction

Mr. Rahael noted that the One Charter Place project was back on track, following significant interruptions caused by the effects of Hurricane Wilma. He also stated that the leasing process for the One Charter Place project was proceeding on course. Mr. Rahael said he anticipated that the parking deck/garage portion of the project would

commence in January and be completed by August or September 2006. Mr. Fischer congratulated Mr. Rahael for keeping the One Charter Place building project on schedule.

7. Scheduling of Business Planning Workshop

Mr. Donmez requested comment from CRA Board members regarding the possibility of conducting a business plan workshop on Friday, February 3, 10 or 17 on matters such as relocation of the Post Office, the Sample Road/University Drive intersection and related matters. Mr. Rahael noted that he was working with a number of consultants on a number of conceptual development plans for the downtown Coral Springs project.

Mr. Fischer proposed holding the workshop on a Saturday with both morning and afternoon sessions. Mr. Snyder noted that he would not be available on February 11th. Ms. Mulvihill suggested holding the workshop on either February 4th or 18th. Mr. Donmez said City staff would check with Mr. Polin and Mr. Ruffin about their availability to attend a workshop meeting on either of these dates.

8. Board Member Term Expirations

Mr. Donmez noted that four members, Mr. Ruffin, Ms. Mulvihill and Mr. Fischer, would be completing four years of service on the CRA Board in February 2006. He also noted that Mr. Polin would be completing the initial four-year term of office for a financial representative on the CRA Board of Directors. Mr. Donmez said that staff would prepare an agenda item for consideration at the City Commission's January 17, 2006 meeting.

Mr. Fischer suggested that there be some discussion to consider rotating the role of CRA Board Chairperson. Mr. Donmez noted that consistent with State Statutes, the City Commission was responsible for appointing the CRA Board's Chairperson and Vice Chairperson. Mr. Fischer suggested that the appointment of the CRA Board's Chairperson and Vice Chairperson occur on a more frequent basis.

Mr. Snyder moved that the CRA Board of Directors recommend to the City Commission that Mr. Ruffin, Ms. Mulvihill and Mr. Fischer be reappointed to the CRA Board of Directors. Mr. Walsh seconded the motion. The motion was approved unanimously (5-0; Mr. Ruffin and Mr. Polin were absent).

9. Other Business

Mr. Donmez presented the CRA Board with a brief overview of the proposed \$13.5 million bond referendum pertaining to Public Safety facilities at Mullins Park. He noted that due to the retirement of existing bond commitments, there would be no need for a tax increase in the event that the proposed \$13.5 million in new bonds received voter approval in March 2006.

Mr. Ruffin arrived at 7:33 p.m.

Mr. Fischer moved that the CRA Board of Directors endorse the proposed Public Safety related bonds as outlined in the resolution to be considered by the City Commission on December 13, 2005. Mr. Walsh seconded the motion. The motion was approved unanimously (6-0).

Mr. Donmez noted that City staff had requested a meeting with Mr. Wil Trower, Executive Director of the North Broward Hospital District, to attempt to resolve the matter regarding certain payments to the Coral Springs Community Redevelopment Agency from the North Broward Hospital District. Mr. Donmez stated that Mr. Trower had expressed his desire to resolve the matter without the need for mediation or litigation. Mr. Donmez said he would keep the CRA Board of Directors apprised on this matter as appropriate.

Mr. Ruffin extended season's greetings to all in attendance and offered his apologies for being late to this evening's meeting.

Mr. Fischer moved, seconded by Ms. Mulvihill, to adjourn the business meeting. The motion was approved unanimously (6-0). The meeting stood adjourned at 7:42 p.m.

DATE APPROVED/ACCEPTED

JOHN W. RUFFIN, JR.
CHAIRPERSON
CRA BOARD OF DIRECTORS

PETER RICHARDSON, CRM
CITY CLERK
CITY OF CORAL SPRINGS

PCDOCs #79412