

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS REGULAR MEETING
Monday, August 14, 2006**

Board Chair John Ruffin called the meeting to order at 6:31 p.m.

Mr. Ruffin requested that Mr. Richardson call the roll of Board Members.

Board Members in attendance were: Wallace Dale, Board Member
Bernie Moyle, Vice Chair
Debbie Mulvihill, Board Member
Brian Walsh, Board Member
John Walsh, Board Member

Board Member Bill Snyder was absent.

The Board members and City staff rose for the Pledge of Allegiance.

Also in attendance were: Erdal Donmez, Assistant City Manager
Sam Goren, City Attorney
Sue DeLegal, CRA Board Legal Counsel
Susan Hess, Director of Community Development
Peter Richardson, City Clerk

1. Minutes of June 26, 2006 Board Meeting

Mr. Bernie Moyle moved, seconded by Mr. John Walsh, to approve the minutes of the June 26, 2006 Board meeting as presented. Ms. Mulvihill noted that name had been omitted from Board members in attendance. Mr. Richardson apologized for the error and stated that the correction would be made in the meeting record. The motion was approved unanimously (6-0).

2. Citizen Comments

There were no citizen comments.

3. Update on North Broward Hospital District Matter

Mr. Goren presented a brief update on ongoing efforts to resolve the tax increment financing matter between the Coral Springs CRA Board of Directors and the North Broward Hospital District, noting that he remained cautiously optimistic about this matter.

Mr. Ruffin welcomed Commissioner Claudette Bruck, the City Commission liaison, in attendance this evening. Commissioner Bruck said it was her pleasure to attend this evening's meeting.

4. Update on Land Assembly Matters

Charlie Ladd, representing Amera Urban Developers, stated that some general progress was being made relative to the Village Square properties. Mr. Donmez noted that Mr. Rahael had missed his flight from Trinidad earlier today and would not be able to attend this evening's meeting. At Mr. Donmez's request, Mr. Dale provided a brief update on recent discussions relative to land assembly at the northwest corner of Sample Road and University Drive. Mr. Donmez also noted that discussions were in process with Mr. Art Falcone relative to land assembly in a portion of the southwest quadrant.

5. Downtown Coral Springs Project Update by Charlie Siemon

Mr. Siemon presented a brief update on potential strategies for moving forward in a reasonably expedient manner. Mr. Moyle inquired whether it would be feasible to have a thirty to forty-five day "go or no go" strategy relative to the downtown Coral Springs project. Mr. Siemon stated that the key element was to undertake a rigorous operating and constraints analysis. He noted that it was viable to complete such an analysis within forty-five days. Ms. DeLegal said it would be appropriate for the CRA Board to make a motion authorizing staff to negotiate with Mr. Siemon relative to these matters.

Mr. Moyle moved, seconded by Mr. John Walsh, for the CRA Board to authorize City staff and Ms. DeLegal to continue negotiations with Mr. Siemon regarding the development of a project strategy. The motion was approved unanimously (6-0).

5. Proposed 2006-2007 CRA Board Budget

Mr. Donmez presented a line item summary of the proposed 2006-2007 CRA Board budget relative to revenues and expenses. He noted that the total proposed budget was \$274,710.00, including the addition of one additional full-time position to provide staff support to the CRA Board of Directors. Mr. Moyle inquired how Mr. Siemon would be paid for his services. Mr. Donmez stated that Mr. Siemon would be paid from the existing year's budget, from the Trust Fund, with an appropriate year-end adjustment. He noted that the budget would be presented to the City Commission for ratification.

Mr. Moyle moved, seconded by Mr. Dale, to approve the 2006-2007 CRA Board of Directors budget as presented. The motion was approved unanimously (6-0).

Mr. Moyle requested that the CRA Board's legal counsel provide the CRA Board with an interpretation of how interest resulting from Broward County funding could be utilized. Ms. DeLegal stated that she would be pleased to advise the CRA Board on this matter.

6. **Ratification of Appraisal and Survey Expenditures**

Mr. Donmez provided a summary of the appraisals and surveys process to date for various properties in the downtown area. He stated that the total cost of the appraisals was \$15,900.00.

Mr. Dale moved, seconded by Ms. Mulvihill, to ratify payments for appraisals and surveys. The motion was approved unanimously (6-0).

7. **Update on Status of Downtown Coral Springs and One Charter Place**

Mr. Ladd presented an update on the status of the One Charter Place project, noting that progress was taking place on a progressive basis, with work on the environmental station having been completed yesterday afternoon and work proceeding on items such as landscaping and windows. He noted that there were significant challenges ahead regarding turn lanes and signalization at University Drive and Sample Road. Mr. Donmez said he would be pleased to meet with Mr. Ladd regarding permitting issues for the roadway and signalization.

Mr. Donmez stated that the Publix at University Drive and Sample Road had recently sought approval of a demolition permit from the City of Coral Springs. Mr. Stanearth stated that once some clarifications were received from Publix, it was likely that the requested demolition permit would be issued in the near future.

Mr. Donmez noted that a citizen had suggested the possibility of preserving a mosaic tile work on the Publix building. He stated that City staff and the Public Art Committee had carefully reviewed this matter and had concluded that preservation, at a cost of approximately \$100,000, was prohibitive.

Mr. Dale suggested the possibility of asking Publix officials about their future intentions for the parcel at University Drive and Sample Road. Mr. Ladd stated that Amara Urban Developers would be meeting with Publix officials next week to discuss possible future uses of the property at this location. Mr. Donmez said it was important to provide Publix with potential options for reuse of the property.

Ms. Hess presented an update on the City's commercial façade program, noting that City staff was continuing to work with contractors and interested property owners on this matter. Mr. Brian Walsh inquired about the status of potential lighting improvements along Sample Road in the downtown area. Mr. Donmez stated that landscaping, sidewalks and the façade portion were the current focus, with lighting being reviewed as the final component. Relative to the United States Post Office matter, Mr. Donmez said he had no new information to report about this element.

8. Services of CRA Auditor

Mr. Donmez stated that the City's Financial Services Department was in the process of advertising to seek the services of an auditor for the Community Redevelopment Agency. He noted that the advertisement would be posted next week and would be advertised for about three weeks. Mr. Ruffin inquired whether the proposed solicitation contained any reference to MBEs. He requested that the request for proposals include applicable language relative to encouraging proposals from minority business enterprises (MBEs). Ms. Mulvihill inquired whether there was a desired minimum of firms for review. Mr. Donmez said City staff hoped to provide the CRA Board with at least three firms for their review.

9. Other Matters

Mr. Donmez noted that the City Commission would be considering the second reading of the proposed City of Coral Springs affordable housing program at tomorrow evening's meeting. Mr. Ruffin noted that Broward County officials had been complimentary to the City of Coral Springs relative to the proposed affordable housing program. Commissioner Bruck said that she appreciated the work of the CRA Board and was very excited about seeing the downtown come to fruition.

The meeting 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

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