

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS REGULAR MEETING
Monday, January 23, 2006**

Board Chair Debbie Mulvihill called the meeting to order at 6:36 p.m.

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

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

Board Member Alan Polin was absent.

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

1. Minutes of December 12, 2005 Board Meeting

Mr. Fischer moved, seconded by Mr. Snyder, to approve the minutes of the December 12, 2005 Board meeting as presented. The motion was approved unanimously (6-0).

2. Citizen Comments

Mr. Ruffin inquired whether there were any citizen comments. There were no citizen comments.

3. Update on Appointments to CRA Board of Directors

Mr. Ruffin noted that Ms. Mulvihill and himself had been reappointed to the CRA Board by the City Commission. He also noted that the City Commission had appointed two new CRA Board Members, Bernie Moyle and John Walsh. Mr. Ruffin noted that the two new board members would take their oaths of office at the Board's February 27th meeting.

Mr. Ruffin thanked both Mr. Fischer and Mr. Polin for their dedicated service to the CRA Board of Directors. He stated that both gentlemen had well and ably carried out their responsibilities throughout their respective terms of office. Ms. Mulvihill stated that she had enjoyed Mr. Fischer during his service as a CRA Board Member and thanked him for all of his efforts and energies on behalf of the Board. Mr. Donmez also thanked Mr.

Fischer for his dedicated service to the CRA Board of Directors. Mr. Fischer said that it had been his great pleasure to have the opportunity to serve on the CRA Board of Directors.

4. Broward County Approval of Amendment to Interlocal Cooperation Agreement and Phase I Payment to Coral Springs CRA

Mr. Donmez said that there had been some confusion about the applicable discount rate relative to the Coral Springs CRA payment. He stated that County and City staff had reached a resolution on the matter and that the CRA Board of Directors had approved the first amendment to the agreement. Mr. Donmez noted that the City had received a check from Broward County in excess of \$2.2 million. Mr. Ruffin thanked staff for their efforts and energies, especially Mr. Donmez and Ms. Delegal for their valuable assistance in the drafting of agreements and securing the applicable funds from Broward County.

5. Update on Publix Supermarket

Mr. Donmez noted that the Publix supermarket at the northeast corner of Sample Road and University Drive had been closed due to extensive damage resulting from Hurricane Wilma in late October 2005. He said that City staff would be meeting with Publix officials tomorrow morning to review possible alternatives for reopening or rebuilding of the Publix store.

6. Update on Sample Road Façade Improvement Program

Mr. Donmez noted that two applicants on the north side of Sample Road were pursuing grants of up to \$40,000 each for façade improvements to their applicable businesses. Mr. George Rahael of Amera Properties offered to assist City staff, as appropriate and requested, with regard to the façade improvement program. Mr. Fischer said that he had serious reservations about the proposed façade treatments because they appeared to lack character or scale. He also said that the proposal did not meet the criteria for improving the appearance of the Sample Road corridor.

Ms. Mulvihill inquired whether any trees or sun-related protection was proposed relative to the façade improvement program. Mr. Ruffin inquired about the time sensitivity of the matter. Ms. Hess noted that City staff had been working with a number of property owners for quite some time. She expressed concern that the potential applicants might lose interest if the timeframe were unduly prolonged. Mr. Dale expressed a desire to have canopy treatments and landscaping as part of the façade improvement program. Noting that this program was a revitalization project, rather than a redevelopment project, Mr. Donmez said the property owners only had access to a limited amount of the adjoining sidewalk areas. Mr. Weiss said that the proposed canopy treatments would provide good rain coverage on the front of the buildings. Mr. Walsh noted that landscaping options were limited due to the scarcity of parking along this corridor.

Mr. Rahael noted that Sample Road had a 65-foot setback while University Drive had a 135-foot setback. He said that if trees were planted closer to the buildings, there would be less obstruction to existing signage on individual businesses along Sample Road. He also noted that arcade type structures were impractical in this area. Mr. Rahael suggested the possibility of holding a workshop relative to parking and signage matters in the downtown area.

Mr. Fischer said that although some façade improvements were needed in this area, the proposal did not reflect any taste or style. He suggested that the CRA Board not approve the proposed façade improvements this evening. Mr. Snyder expressed concern about the very limited scope of the façade improvement program and its potential impact on improving the overall appearance along Sample Road. Noting that there were established standards for the downtown area, Mr. Donmez stated that the City would have to make necessary sidewalk and tree related improvements in the future. Mr. Ruffin suggested that City staff continue to work with the two possible participating businesses to enhance the elements of the storefront facades. Mr. Donmez said that staff would be pleased to work with the two business owners on aesthetics and appearance matters.

Mr. Dale moved, seconded by Mr. Walsh, to authorize City staff to proceed with the proposed Sample Road façade improvement program for grants up to \$40,000 each for the two businesses in the 9600 block of West Sample Road. The motion failed by a vote of 3-3, with Mr. Dale, Mr. Walsh and Mr. Ruffin voting yes and Mr. Fischer, Mr. Snyder and Ms. Mulvihill voting no.

Noting that the CRA Board had only seen the façade improvement program schematics for the first time at last month's meeting, Ms. Mulvihill suggested that the item be brought back for consideration at the Board's February meeting. Mr. Ruffin also suggested that the CRA Board receive an update on the matter at next month's meeting.

7. Update on One Charter Place Construction

Mr. Rahael noted that the One Charter Place project was back on track, with completion anticipated for late summer or early fall of this year. He also reported that architects and landscape architects had been engaged to execute applicable design elements of the project. Mr. Rahael said that there would be one large fountain with artwork in front of the One Charter Place building. He also noted that a well-known corporation had agreed to be one of the building's primary tenants.

8. Status Report on Amera Land Assembly

Mr. Rahael reported that Amera had recently closed on the Financial Plaza building on the southwest corner of Sample Road and University Drive. Mr. Ruffin congratulated Amera for their acquisition of this building and surrounding property. Mr. Rahael noted that other land assembly matters still to be addressed included the Post Office site and City Hall South. He expressed hope that a plan would be in place within the next thirty to sixty days.

9. CRA Board Business Planning Workshop

Mr. Ruffin noted that February 18th was not a viable date for the planning workshop due to the President's Day holiday weekend. He requested that City staff poll individual board members about possible dates in mid to late March for the business-planning workshop.

10. SWOT Survey

Mr. Donmez requested that CRA Board members complete the City's SWOT survey forms as soon as practical and forward them to the City Manager's Office by mail or fax.

11. Other Business

Mr. Ruffin noted that the CRA Board's next regular meeting would be held on February 27, 2006. Mr. Fischer thanked everyone, especially his fellow board members, for their good work together as a team. He also thanked Ms. Mulvihill for her work as Board Vice Chair and Mr. Ruffin for his work as the CRA Board's chairperson. He said that Mr. Ruffin had done a wonderful job of leading the board with distinction.

Mr. Fischer also congratulated Mr. Rahael for his intestinal fortitude in remaining resilient through some very challenging times. He also commended Mr. Donmez and Mr. Goren for being consummate professionals.

Mr. Fischer expressed concern that neither of the two persons appointed by the City Commission as new CRA Board members had a background as either a planner or architect. He stated that it had been a pleasure to serve as a member of the CRA Board of Directors for the past four years.

Mr. Rahael thanked Mr. Fischer for his service to the CRA Board of Directors. Mr. Rahael said that he greatly appreciated Mr. Fischer's efforts and support as a board member.

Mr. Donmez noted that the State of the City event would take place this Thursday evening, January 26th at the Marriott Convention Center at Heron Bay. Mr. Ruffin stated that he had a conflict on the 26th and would not be able to attend the State of the City event.

Mr. Snyder invited interested persons to attend the upcoming Kiwanis Club meeting at Coral Springs Country Club, with Tom Gallagher as the featured speaker.

Mr. Fischer moved, seconded by Ms. Mulvihill, to adjourn the business meeting. The motion was approved unanimously (6-0). The meeting stood adjourned at 7:41 p.m.

DATE APPROVED/ACCEPTED

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

PETER RICHARDSON, CRM
CITY CLERK
CITY OF CORAL SPRINGS

PCDOCs # 80036