

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS REGULAR MEETING
Monday, June 26, 2006**

Board Chair John Ruffin called the meeting to order at 6:26 p.m.

Mr. Ruffin requested that Ms. Chavez call the roll of Board Members.

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

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

Also in attendance were: Erdal Donmez, Assistant City Manager
Sue Delegal, Billing and Cochran,
CRA Board Legal Counsel
Rhoda Glasco-Foderingham,
Assistant City Attorney
Susan Hess, Director of Community Development
Josephine Chavez, Records Manager,
Office of the City Clerk

1. Minutes of March 27, 2006 Board Meeting

Mr. John Walsh moved, seconded by Mr. Brian Walsh, to approve the minutes of the March 27, 2006 Board meeting as presented. The motion was approved unanimously (7-0).

2. Citizen Comments

There were no citizen comments.

3. Update on 2006 Preliminary Tax Roll

Mr. Donmez provided an update on the 2006 preliminary tax roll, noting that the preliminary estimated increase was 15.8%. He stated that the estimated property tax roll for the Coral Springs Community Redevelopment Agency was in the range of approximately \$98 million to \$100 million. Mr. Donmez also noted that estimated tax revenues in 2006 for the Coral Springs CRA would be approximately \$160,000.00. Mr. Donmez stated that he would provide the CRA Board with a proposed 2006-2007 budget and related matters at their July 10, 2006 workshop.

4. Solicitation of Interest for CRA Auditor

The Board directed Mr. Donmez to initiate a process to solicit potential parties to conduct an audit of the Coral Springs Community Redevelopment Agency. Mr. Donmez stated that he would coordinate with the Financial Services Department to initiate the solicitation process.

5. Update on North Broward Hospital District

Assistant City Attorney Rhoda Glasco-Foderingham stated that Mr. Goren had recently met with the Hospital District's outside counsel to discuss the District's financial participation in the Community Redevelopment Agency's programs. Mr. Ruffin noted that former Coral Springs Vice Mayor Rhonda Calhoun had been recently appointed to serve on the North Broward Hospital District Board of Directors.

6. Update on Land Assembly and Eminent Domain Matters

CRA Legal Counsel Sue Delegal provided an update on the State Legislature's recent actions relative to remove the power of eminent domain from Community Redevelopment Agencies in Florida, effective in mid-May 2006. She noted that City and legal staff had been meeting with Mr. Rahael and his staff to evaluate various legal options and strategies relative to future land assembly. She stated that these matters would also be discussed at the CRA's workshop meeting in July.

7. Update on Potential United States Post Office Relocation

Mr. Donmez stated that City staff and City Commissioner Ted Mena had recently met with representatives of the United States Postal Service and U.S. Representative Clay Shaw to discuss the future of the downtown postal facility in Coral Springs. He noted that a number of options were being considered. Mr. Donmez also stated that the process would likely be lengthy and involved. He stated that the USPS main concerns were convenient access to their customers as well as the availability of free parking. Mr. Moyle inquired whether more than one building was involved in the process. Mr. Donmez stated that the main focus was on a five thousand square foot retail facility. He noted that the Post Office's mail handling and related operations could possibly be handled at another location in Coral Springs.

8. Update on One Charter Place Project

Mr. Donmez noted that the One Charter Place Project was proceeding on schedule. He noted that State Farm would be leasing approximately 60,000 square feet at One Charter Place. He also provided a brief update on the anticipated schedule for turn lanes and traffic signalization. Mr. Donmez also provided brief updates on traffic signage and proposed changes in landscaping plans for the site. Mr. Moyle inquired whether the Board would be revisiting the proposed plan. Mr. Donmez stated that the Board would have the opportunity to do so in the future.

9. Update on Publix Site

Mr. Donmez noted that the status of the Publix site remained relatively unchanged. He stated that Publix officials would be conferring with Mr. Rahael’s design professional in the future.

10. CRA Board Business Planning Workshop and Related Matters

Mr. Ruffin emphasized the importance of moving ahead with discussions and planning for the Downtown Coral Springs project and a number of related challenging issues. Mr. Donmez stated that staff was in the process of attempting to assess the situation pertaining to the implications of recent eminent domain legislation on the City’s Community Redevelopment Agency and the Downtown Coral Springs project. Mr. Ruffin also noted the importance of reviewing adequate future staffing going into the CRA Board workshop on July 10th. He noted that the workshop meeting would be held in the West Wing Conference Room of City Hall.

Mr. Moyle emphasized the importance of keeping business and property owners and the community at large apprised of the status of the Downtown Coral Springs project. Mr. Ruffin said this point was well taken and should continue to be a point of emphasis. Mr. Dale expressed concern that the length of time involved with the development of the downtown project had a number of potentially negative impacts on business owners and tenants.

Ms. Delegal noted that due to a prior commitment would be unable to attend the CRA Board’s workshop on July 10, 2006. Mr. Donmez stated that City staff was looking forward to the workshop with the CRA Board of Directors and Mr. Rahael and his staff.

Mr. Snyder moved, seconded by Ms. Mulvihill, to adjourn the meeting. The motion was approved unanimously (7-0). The meeting adjourned at 7:14 p.m.

DATE APPROVED/ACCEPTED

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

JOSEPHINE CHAVEZ, CRM
RECORDS MANAGER
CITY OF CORAL SPRINGS

Doc #81709