

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS REGULAR MEETING
Monday, October 16, 2006**

Board Chair John Ruffin called the meeting to order at 6:34 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
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: Claudette Bruck, City Commissioner
(CRA Board Liaison)
Michael S. Levinson, City Manager
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 August 14, 2006 Board Meeting

Mr. Bernie Moyle moved, seconded by Mr. John Walsh, to approve the minutes of the August 14, 2006 Board meeting as presented. The motion was approved unanimously (7-0).

2. Citizen Comments

There were no citizen comments.

3. Presentation by Charlie Siemon, Esq.

Mr. Siemon made a presentation regarding potential land assembly approaches for the downtown Coral Springs project, incorporating a summary of recent court decisions relative to the use of eminent domain. He noted that possible uses to consider included streets, lanes, alleyways, parks, squares and grounds. Mr. Siemon suggested that the CRA Board identify a minimum area for future development in the southwest quadrant, to include the Coral Springs Financial Plaza, the Falcone property and existing City properties, at a minimum. He also noted the advisability of initiating a planning and design study as soon as practical. Mr. Siemon stated the importance of the developer

being actively involved in the planning process. He also said that the planning and design processes could be completed in a fairly timely manner. Mr. Ruffin thanked Mr. Siemon for a very comprehensive presentation. Mr. John Walsh inquired about the status of ongoing property negotiations. Mr. Siemon stated that there were ongoing negotiations with Bank of America. He also said that recent efforts to relocate the United States Post Office facility had not proven fruitful due to a variety of operational concerns by postal officials. Mr. Ruffin inquired about the potential timeframe for undertaking the planning and design process. Mr. Siemon suggested attempting to undertake such efforts within the next ninety to one hundred and twenty days. Ms. Mulvihill inquired about the possibility of establishing a public square in the southwest quadrant. Mr. Siemon said it would be possible to develop a smaller type of organizing space and still have a critical mass available for development.

Mr. Moyle inquired whether it would be necessary to coordinate with Broward County on this matter. Ms. DeLegal stated that it would be necessary to coordinate with Broward County if there were an amendment to the proposed land uses for the CRA project. Mr. Dale inquired about the need to use star power amenities in order to have a successful project. Mr. Siemon said it was premature to discuss such specifics at this point. He noted that the CRA Board of Directors had a unique opportunity to think hard and do something very exciting. Mr. Moyle said it was important to move forward with the planning process in a timely manner. Ms. DeLegal noted that the CRA Board had previously authorized staff to negotiate an agreement with Siemon and Larsen for planning and design services for \$15,000 for phase one and \$25,000 for phase two, including services related to the required public hearing processes. She stated that the agreements could be included on the CRA Board's next agenda for discussion and possible action.

Mr. Donmez said he suggested that the CRA Board of Directors hold their next meeting on Monday, November 13, 2006, including an item to consider the agreements with Siemon and Larsen. Mr. Moyle moved, seconded by Mr. John Walsh, for staff to continue negotiations with Siemon and Larsen and to present draft agreements to the CRA Board for consideration at the CRA Board of Directors meeting on November 13, 2006. Mr. Ruffin inquired whether Mr. Rahael had any concerns about his participation in the process. Mr. Rahael said he had no concerns about this matter. City Commissioner Claudette Bruck inquired whether a copy of Mr. Siemon's interim report was available. Mr. Siemon said he would be pleased to provide Commissioner Bruck with a copy of his report. The motion relative to future consideration of Mr. Siemon's agreements was approved unanimously (7-0).

4. Update on Land Assembly Matters

Mr. Donmez provided an update on recent meetings with Mr. Art Falcone in efforts to acquire an irregularly shaped parcel of land in the downtown area. He stated that Mr. Moyle and himself had met with Mr. Falcone and offered the appraisal price of \$2,475,000 for the 2.8-acre parcel. Mr. Falcone made a counter offer of \$3,500,000.

Mr. Donmez said he was pleased to report that Mr. Falcone had recently agreed to sell the 2.8-acre parcel of land to the Coral Springs CRA for \$3,000,000.00. He noted that the City of Coral Springs would consider perfecting a loan in the amount of \$3,000,000 to the Coral Springs Community Redevelopment Agency. Mr. Donmez stated that City staff would present an interlocal agreement relative to this matter at the Board's next meeting on November 13th.

Mr. Snyder moved, seconded by Ms. Mulvihill, to authorize staff to prepare appropriate documents relative to acquisition of the Falcone property, for consideration at a future CRA Board meeting. Mr. Moyle commended Mr. Donmez for his efforts in successfully concluding negotiations relative to the acquisition of this important parcel of land. The motion was approved unanimously (7-0). Mr. Ruffin thanked Mr. Moyle and Mr. Donmez for their efforts in the acquisition of the Falcone property.

Mr. Rahael provided the CRA Board with a brief update on the status of land assembly relative to the Village Square Shopping Center. He noted that he and Amara Urban Developers had held a number of meetings with tenants to discuss available options relative to the future development of the downtown area. Mr. Rahael stated that most owners wanted to trade, rather than to sell, their individual property interests. He noted that the meetings had proceeded very well and discussions regarding one property could extend into May 2007. Mr. John Walsh inquired whether Mr. Rahael had an estimated timeframe for breaking ground on this portion of the downtown project. Mr. Rahael said he hoped that there could be a planning charette for the northwest and southwest quadrants of the project within the next one hundred and twenty days, with construction to potentially commence within one year.

5. Update on North Broward Hospital District

Mr. Donmez stated that Board Chairperson John Ruffin, City Manager Michael Levinson and himself had recently met with the new administrator and Chief Administrative Officer of the North Broward Hospital District, Alan Levine. He also noted that Coral Springs Medical Center CEO Patrick Maloney and North Broward Hospital District Board Member Rhonda Calhoun participated in the meeting. Mr. Donmez said that the meeting regarding ongoing funding disputes for the Coral Springs CRA was cordial and friendly. Mr. Donmez noted that Mr. Levine had proposed that the North Broward Hospital District offer improvements to the Coral Springs Medical Center, rather than make tax increment payments to the Coral Springs Community Redevelopment Agency.

Mr. Donmez noted that a brainstorming session had also been held last Monday, and was attended by CRA Board Chair John Ruffin, CRA Board Vice Chair Bernie Moyle and CRA Board Member Debbie Mulvihill. Mr. Donmez stated that potential ideas for improvements included infrastructure improvements to Coral Hills Drive and NW 30th Court, including possible installation of traffic signalization. He noted that other potential improvements included a multi-modal transit facility or the provision of on-site affordable housing for nurses and other medical staff at the Coral Springs Medical Center.

6. **Cost Estimates for Phase I Infrastructure**

Mr. Donmez noted that Broward County was requiring the installation of new turn lanes and possibly new traffic signals at the intersection of University Drive and Sample Road. He stated that Mr. Rahael's contractor had completed infrastructure improvements on the Coral Springs Charter School site, and the City had engaged the same contractor to complete the balance of improvements at an estimated cost of \$975,000. He noted that staff was proceeding with due diligence to address this matter.

7. **Update on Bids for CRA Auditor**

Mr. Donmez noted that the deadline for the submittal of proposals for the audit of the CRA Board was October 11th. He stated that City staff would be meeting to review the three proposals received by the deadline. Mr. Donmez stated that City staff would present an update to the CRA Board on this matter at a future meeting, possibly on November 13th.

8. **Visit of Russian Delegation**

Mr. Donmez stated that the Coral Springs Rotary Club and the City of Coral Springs would be jointly hosting a visit by five Russian businesspersons to Coral Springs in early November. He said that the delegation was interested in learning more about a number of items, including the Coral Springs Community Redevelopment Agency, and the downtown Coral Springs project.

9. **Other Matters**

Mr. Donmez stated that Vision Broward was in the process of attempting to address a number of ongoing and complex community concerns, such as affordable housing and a variety of environmental concerns. He said that the City of Coral Springs would be hosting the next Vision Broward meeting on November 1st. Mr. Ruffin encouraged CRA Board members to attend this meeting, if possible. Mr. Ruffin also encouraged Board Members to attend the Wednesday, October 18th meeting of the Broward Alliance. Mr. Moyle noted that Mr. Ruffin would be taking office as the new Chairperson of the Broward Alliance.

Mr. Ruffin noted that the CRA Board's next meeting would be held on Monday, November 13th, at 6:30 p.m., in the West Wing Conference Room. He said that the Board's December meeting date and time could be determined at that meeting. Commissioner Bruck thanked the CRA Board for the opportunity to attend this evening's meeting. She also thanked the CRA Board for their hard work and due diligence relative to the development of the downtown Coral Springs project. Mr. Levinson extended

congratulations to Mr. Ruffin upon his forthcoming appointment as Chairperson of the Broward Alliance.

Mr. Donmez noted that the City of Coral Springs had been selected as only one of two non-profit organizations to receive a site visit from the Malcolm Baldrige National Quality Award Program in 2006. He stated that the site visit would take place from October 23rd through 26th.

The meeting adjourned at 8:02 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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