

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS REGULAR MEETING
Monday, April 23, 2007**

Board Chairperson John Ruffin called the meeting to order at 6:38 p.m.

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

Board Members in attendance were: Wallace Dale, Board Member
Bruce Davis, Board Member
Elissa Harvey, Board Member
Bernie Moyle, Vice Chair

Both Board Member Brian Walsh and Board Member John Walsh were unable to attend this evening's meeting of the CRA Board of Directors.

Also in attendance were: Claudette Bruck, City Commissioner
(CRA Board Liaison)
Roy Gold, Vice Mayor
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
George Rahael
Peter Oppenheimer
Richard Hastings
Barbara Bryan, Provost, North Broward
Community College
Debbie Mulvihill
Bill Snyder

All persons in attendance rose for the Pledge of Allegiance.

1. Minutes of March 26, 2007 Board Meeting

Ms. Harvey moved, seconded by Mr. Davis, to approve the minutes of the March 26, 2007 Board meeting as presented. The motion was approved unanimously (5-0).

2. Presentation of Plaques of Appreciation

Mr. Ruffin presented service plaques of appreciation to former CRA Board Members Debbie Mulvihill and Bill Snyder. Mr. Ruffin, speaking on behalf of the entire Board of Directors, expressed grateful appreciation to both Ms. Mulvihill and Mr. Snyder for their dedicated and diligent service since the Board's inception.

3. Citizen Comments

Mr. Oppenheimer noted that he was a twenty-year resident of the City of Coral Springs and was the owner of the Colonial Bank building located at West Sample Road and Coral Hills Drive. Mr. Hastings stated that he was a Parkland resident and also owned a building in downtown Coral Springs.

4. One Charter Place Signage Program

Ms. Hess briefly reviewed the proposed signage for One Charter Place and the Coral Springs Charter School. She noted that she would also making this presentation to the City Commission at their workshop tomorrow evening. Mr. Moyle requested a summary of the process relative to sign approvals. Ms. Hess noted that the City's sign consultant Tom Graboski had worked in concert with Amera Urban Developers to develop high quality and aesthetically pleasing sign designs for the downtown area. She also stated that the City's Zoning Review Officer had reviewed and approved the proposed sign designs.

Mr. Moyle inquired about Mr. Rahael's satisfaction level with the proposed signage. Mr. Rahael stated that Mr. Graboski was very respected in the business and design communities. Mr. Rahael also said that he was very pleased with the aesthetics of the proposed signage. Mr. Donmez said that it was a "win/win" situation for all parties. Mr. Moyle inquired how the business community in general was being made aware of the proposed signage designs for downtown Coral Springs. Mr. Donmez said that the City would work with all applicable parties once there had been an opportunity to evaluate the new signage once it was in place. Mr. Moyle suggested the possibility of issuing a press release on the matter. Commissioner Bruck noted that the Chamber of Commerce Government Affairs Committee was very actively involved in recent changes to the City's sign code amendments. Mr. Moyle noted that it was important to inform appropriate parties about what sign practices were and were not permissible.

Mr. Ruffin stated that the proposed signs were very attractive and tasteful. Mr. Dale moved, seconded by Mr. Moyle, to approve the proposed sign designs for downtown Coral Springs as proposed by City staff and the City's sign consultant. The motion was approved unanimously (5-0).

5. Infrastructure Improvements Costs and Related Payment Recommendation

Mr. Donmez noted that an amicable solution had been reached with Amera Urban Developers earlier today relative to the sharing the costs of infrastructure improvements for downtown Coral Springs. Mr. Donmez stated that he was requesting that the CRA Board of Directors authorize staff to process the payment and to recommend the payment to the City Commission. Mr. Donmez briefly reviewed the specific line item costs, including paving, drainage, underground utilities, signalization and other infrastructure-

related items. He noted that City staff was recommending payment in the total amount of \$1,022,986 to Amera Urban Developers.

Mr. Donmez said he believed that this figure was fair and appropriate for the CRA Board of Directors to approve. Mr. Rahael noted his concurrence with the proposed payment amount for the infrastructure improvements. Expressing his full faith and confidence in Mr. Donmez and Mr. Rahael's recommendation, Mr. Moyle suggested that Board Member Mr. Bruce Davis review the figures in concert with Mr. Donmez. Mr. Ruffin concurred that Mr. Davis work with Mr. Donmez to review this matter in detail.

Mr. Moyle moved, seconded by Ms. Harvey, to have Mr. Davis to work with Mr. Donmez to review the infrastructure improvement costs and related items in detail, and to confirm and recommend payment to Amera Urban Developers, from the CRA Board of Directors and the City of Coral Springs, as appropriate. The motion was approved unanimously (5-0).

6. CRA Updates

Mr. Donmez noted that the ribbon cutting for One Charter Place was tentatively scheduled for May 17th, subject to the scheduling availability of City Commissioners and CRA Board Members. A number of persons in attendance noted scheduling conflicts with the proposed date. Mr. Donmez said City staff would coordinate with CRA Board Members and City Commissioners to determine a new date and time for the ribbon cutting ceremony.

Barbara Bryan, Provost, Broward Community College, North Campus, said that BCC enjoyed being an asset to the community and looked forward to collaborating with the CRA and the City of Coral Springs in the future. Ms. Bryan said that Broward Community College officials were collaborating with Mr. Moyle, Commissioner Bruck and other representatives regarding the potential development of a university partnership program. She noted that there were special educational needs in the fields of health care, public service and hospitality.

Mr. Rahael presented a brief update on the status of the downtown Coral Springs project, noting that GMAC Financing had agreed to relocate to The Walk, creating space in One Charter Place for the opening of a California Pizza Kitchens restaurant. Mr. Donmez stated that the existing Wachovia Bank lease for a drive-through facility would expire at the end of April, 2007. Mr. Rahael said he was in discussions with a number of financial institutions who had expressed potential interest in leasing of the drive-through facilities. Mr. Donmez also noted that Publix had applied for a demolition permit for the existing vacant facility at University Drive and Sample Road.

Mr. Donmez also reported that the Deputy General Counsel for the North Broward Hospital District and the CEO of the Coral Springs Medical Center would be recommending that the District make all appropriate TIF payments to the Coral Springs Community Redevelopment Agency. Mr. Donmez also reported that a planned presentation to the Coral Springs Rotary regarding the status of the Coral Springs CRA had been postponed to a date to be determined.

Mr. Ruffin noted that he had recently served as a member of the interview team to select the new Director of Aviation for Broward County. He noted that the field had been narrowed to two finalists.

Mr. Donmez briefly reviewed the CRA Board's proposed meeting calendar, noting that the next meeting could possibly be held on May 14th. Mr. Ruffin suggested that City staff poll board members about the possibility of holding the next Board meeting in mid-June.

Mr. Rahael suggested that the CRA Board of Directors utilize a potential expansion of the existing façade program to encourage additional merchants to also improve their building signage. Mr. Rahael also briefly reviewed the site improvements to the One Charter Place and Charter School sites, including landscaping, the relocation of the environmental remediation station, and the proposed relocation of book drops at the Northwest Regional Library. He also expressed appreciation to the CRA Board for their consideration of payment for the site's infrastructure improvements earlier this evening.

Richard Hastings said he thought that proposed new signage for the downtown area was a good idea in concept. Mr. Hastings also said he did not necessarily agree with changing a perfectly good building façade in order to incorporate new signage. Mr. Oppenheimer stated that signage considerations were a key point in attracting national tenants into the City.

Commissioner Bruck inquired whether or not Mr. Rahael had received the certificate of occupancy for One Charter Place. Mr. Rahael said he had received the appropriate City approvals and that State Farm was working on their final details for moving into the building.

Mr. Moyle moved to adjourn the meeting. The motion was approved unanimously (5-0).

The meeting adjourned at 7:58 p.m.

DATE APPROVED/ACCEPTED

JOHN RUFFIN, JR.
CHAIRPERSON
CRA BOARD OF DIRECTORS

PETER RICHARDSON, CRM
CITY CLERK
CITY OF CORAL SPRINGS

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