

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY  
BOARD OF DIRECTORS REGULAR MEETING  
Monday, August 27, 2007**

Board Vice Chairperson Bernie Moyle called the meeting to order at 6:36 p.m.

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

Board Members in attendance were: Bruce Davis, Board Member  
Elissa Harvey, Board Member  
John Walsh, Board Member

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

Also in attendance were: Erdal Donmez, Assistant City Manager  
Sam Goren, City Attorney  
Susan Hess, Director of Community Development  
Sue DeLegal, CRA Board Legal Counsel  
Peter Richardson, City Clerk  
Paul Cawley, Coral Springs EDF Director  
George Rahael  
Rosemary Colbacchini

All persons in attendance rose for the Pledge of Allegiance.

**1. Minutes of June 18, 2007 Board Meeting and August 9, 2007 Workshop**

Mr. Davis moved, seconded by Ms. Harvey, to approve the minutes of the June 18, 2007 Board meeting and August 9, 2007 workshop as presented. The motion was approved unanimously (4-0).

**2. Citizen's Comments**

Mr. Moyle inquired whether there were any citizen's comments. There were no comments from citizens.

**3. Proposed 2008 Community Redevelopment Agency Budget**

Mr. Donmez made a brief line item detail summary of the proposed 2008 CRA Budget. Mr. Davis moved, seconded by Ms. Harvey, to approve the proposed 2008 Community Redevelopment Agency budget as presented, and to forward the same to the Coral Springs City Commission for approval. The motion was adopted unanimously (4-0).

**4. Proposal to Demolish Bank Drive-Through Facility**

Mr. Donmez noted that City staff was in the process of negotiating to arrange for the demolition of the abandoned former bank drive-through property located on the south side of Sample Road, near City Hall South. He also stated that City staff was moving forward with obtaining applicable permits to proceed with the demolition of the facility.

Mr. John Walsh moved, seconded by Mr. Davis, to authorize City staff to proceed with the acquisition of the permit and to continue any negotiations needed to demolish the former drive-through banking facility. The motion was approved unanimously (4-0).

**5. Updates on Agreements and Other Matters**

Ms. Delegal reported that the Children's Services Council had executed an agreement with the Coral Spring Community Redevelopment Agency. Ms. Delegal noted that she had received two originals of the fully executed agreement.

Ms. Delegal also reported that an agreement had been reached with the North Broward Hospital District relative to tax increment financing matters. She stated that both the Coral Springs City Commission and the Coral Springs Community Redevelopment Agency (CRA) Board had previously approved the proposed agreement. Ms. Delegal suggested that a representative of the Coral Springs City Clerk's Office contact the North Broward Hospital District in order to ascertain whether or not Hospital District representatives had executed this agreement.

Mr. Rahael presented a brief update on continuing negotiations with Publix regarding the potential location of a Publix Greenwise Market in downtown Coral Springs. He noted that the permitting and related processes could take quite some time to complete. Ms. Hess said City staff would work with applicable parties to ensure smooth transition of applicable processes and procedures. Mr. Donmez showed a number of slides of the nearly completed Publix Greenwise Market at the Legacy Shopping Center in Palm Beach Gardens. He noted that the store would be opened in the next one or two weeks.

Ms. Hess presented a brief update on the façade program, noting that work was proceeding relative to sidewalk and irrigation improvements. She also noted that the owner of the former Spring Garden Chinese Restaurant on the south side of Sample Road was presently engaged in transforming the facility into a new restaurant, the Red Ginger Bistro. She noted that the preponderance of improvements would be on the inside of the facility. She also stated that Mr. Andy Ponnock was proposing a number of potential improvements to the former Coin Laundry facility located on the north side of Sample Road.

Paul Cawley, Executive Director of the Coral Springs Economic Development Foundation, presented a brief update regarding land development in the Coral Springs Corporate Park, totaling approximately 1,000,000 square feet of new development in future years. He noted that commercial build-out was near, and EDF staff would

collaborate with City staff relative to potential redevelopment projects in the Corporate Park and other appropriate sites. He also stated that the University Partnership Program was enjoying a good degree of success in providing a number of various degree programs to interested persons in Coral Springs.

Mr. Donmez presented a brief update on the status of the CRA's webpage development. He noted that the City's Marketing and Communications staff was working on this project, with an anticipated completion date of late September or early October. Mr. Donmez said he hoped to provide an update on the webpage at the next CRA Board meeting. Mr. Donmez briefly reviewed the CRA Board's proposed meeting dates for the balance of 2007. He suggested that the Board hold a regular meeting on November meeting, with a social meeting in December. There was general Board concurrence to proceed in this manner. The meeting adjourned at 7:25 p.m.

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DATE APPROVED/ACCEPTED

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BERNIE MOYLE  
VICE-CHAIRPERSON  
CRA BOARD OF DIRECTORS

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PETER RICHARDSON, CRM  
CITY CLERK  
CITY OF CORAL SPRINGS

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