

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY  
BOARD OF DIRECTORS REGULAR MEETING  
Monday, December 10, 2007**

Board Chairperson 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: Bruce Davis, Board Member  
Elissa Harvey, Board Member  
Bernie Moyle, Vice Chairperson  
Brian Walsh, Board Member

Board Members Deborah Brake and John Walsh were unable to attend the meeting.

Also in attendance were: Vincent M. Bocard, Vice Mayor  
Michael S. Levinson, City Manager  
Erdal Donmez, Assistant City Manager  
Sue DeLegal, CRA Board Legal Counsel  
Susan Hess, Director of Community Development  
Peter Richardson, City Clerk  
Rhonda Troino, City Manager's Office  
Liz Kolodney, Marketing and Communications  
George Rahael, Amara Urban Developers

All persons in attendance rose for the Pledge of Allegiance.

**1. Minutes of October 22, 2007 Board Meeting**

Mr. Moyle moved, seconded by Mr. Davis, to approve the minutes of the October 22, 2007 Board meeting as presented. The motion was approved unanimously (5-0).

**2. Citizen's Comments**

There were no citizen's comments.

**3. Malcolm Baldrige National Quality Award**

Mr. Donmez noted that the City of Coral Springs had recently been selected as one of only five organizations nationwide to win the 2007 Malcolm Baldrige National Quality Award. Mr. Donmez also stated that the City was one of the very first non-profit entities to garner this award. Mr. Moyle congratulated City staff for their major achievement in winning the award and encouraged the applicable staff to publicize the City's very significant achievement on behalf of the entire community. Vice Mayor Bocard expressed congratulations and well wishes to Mr. Levinson and City staff for their efforts and energies relative to the Malcolm Baldrige Award.

**4. Proposed Sample Road North Revitalization/Façade Improvements Project**

Ms. Hess introduced Mr. Lee Moldoff and Mr. Andy Ponnock, to provide an overview of their proposed project, at the site of the former “Coin Laundry” on the north side of Sample Road. Mr. Ponnock and Mr. Moldoff presented a rendering of the proposed building and façade, noting that the proposed building would have a total of approximately 2500 square feet inside and 2000 square feet outside. Mr. Moldoff also noted that there were a total of seventy-five parking spaces available behind the building. Mr. Ponnock said there would be an eight to nine foot wide common corridor through the center of the building. Ms. Hess noted that the façade improvement program also included reworking of existing landscaping and sidewalk improvements. Mr. Donmez also stated that the City’s Architectural Review Committee had reviewed and approved the concept plan for this project. Mr. Ponnock said the proposed building also offered the potential for musical and other entertainment venues in the future. Mr. Rahael commended Mr. Moldoff and Mr. Ponnock for a fabulous proposal.

**5. Year-End Fund Balance Resolution**

Mr. Donmez stated that the Coral Springs Community Redevelopment Agency (CRA) would have a 2007 year-end fund balance of \$127,285.00. Mr. Donmez said City staff recommended that the CRA Board of Directors adopt a resolution to approve the transfer of these funds to an ending fund balance.

Mr. Moyle moved, seconded by Ms. Harvey, to approve adoption of a year-end fund balance resolution. The motion was approved unanimously (5-0).

**6. Professional Services Agreement with Miller Legg & Associates**

Ms. Hess made a brief introductory presentation relative to the proposing platting of City Hall South. Mr. Moyle noted that the interview process for firms to coordinate the platting process had involved a fair degree of detail. Noting the importance of moving the process ahead expeditiously, Mr. Moyle said the interview panel had concluded that Miller Legg was the firm best suited to handle this task.

Toni Fradrey, representing Miller Legg staff, reviewed the applicable steps relative to the platting process in detail. She noted that the first step would be to survey the property, followed by a number of administrative steps, including approval by Broward County. She noted that although it would likely only take three months to achieve the actual recording of the property, the overall process could take as long as eighteen months to complete. Mr. Moyle inquired what type of development was proposed for this property. Mr. Rahael said a number of options were available, including office, retail or residential uses. Mr. Rahael said he would be pleased to coordinate with Miller Legg staff on this matter. Ms. Fradrey also said it was important to develop a sense of what right of way needed to be vacated for future uses. She also noted the importance of obtaining the title

for the property in a timely manner. Mr. Donmez said there was an existing issue with WCI due to a typographical error on the existing title.

Mr. Ruffin thanked Mr. Moyle for his efforts relative to interviewing professional firms for the platting work. Mr. Ruffin said he looked forward to this process proceeding in a timely manner. Following a brief discussion by the CRA Board, Mr. Ruffin suggested that the CRA Board defer to City staff relative to the naming of the proposed plat.

Mr. Davis moved, seconded by Ms. Harvey, to approve the proposed contract for professional services with Miller Legg. The motion was approved unanimously (5-0).

Mr. Donmez requested that the CRA Board authorize the transfer of \$20,000 for professional services to complete the platting of City Hall South. Mr. Moyle stated that the contract prices were within the parameters outlined by the CRA Board. Mr. Davis moved, seconded by Ms. Harvey, to authorize the transfer of \$20,000 for professional services relative to the platting of City Hall South. The motion was approved unanimously (5-0).

Noting that City Manager City Manager Mike Levinson had recently joined the proceedings, Mr. Ruffin extended congratulations to Mr. Levinson and City staff for being recognized with the distinction of winning the Malcolm Baldrige National Quality Award. Mr. Levinson noted that the award was the highest business honor attainable in the United States. Mr. Levinson said receipt of the award reflected the fact that the City of Coral Springs stood toe to toe with the best corporations in the United States. He also said that the City would not rest on it's laurels, but would continue to improve.

#### **7. Overview of Recent Site Visit to Publix Greenwise Marketplace**

Mr. Donmez noted that on November 16<sup>th</sup>, a number of persons affiliated with the Coral Springs CRA Board had visited the new Publix Greenwise Marketplace store in Palm Beach Gardens. Mr. Donmez presented a brief slide show about the new store. He said the setting was quite cozy, with a nicely arrange store, including a wide variety of flowers, wine, cheese and other products. Mr. Ruffin said the store was very fine, with excellent marketing concepts. He expressed excitement that Publix was planning a similar store in Coral Springs in the near future. Mr. Donmez said City staff would forward an e-mail to CRA Board members with details about a future site visit to the Palm Beach Gardens Publix Greenwise Marketplace store.

#### **8. Community Redevelopment Agency Board Webpage Design**

City Webmaster Liz Kolodney provided a brief overview of the recently redesigned web page for the Coral Springs Community Redevelopment Agency. She noted that this project was still a work in progress. Mr. Moyle inquired when the updated web page would be going live. Ms. Kolodney said she anticipated that the newly redesigned web page would be available at the end of this week.

**9. FY 2007 Financial Audit Status Report**

Mr. Donmez said the 2007 CRA Audit had been completed long before the due date. Mr. Ruffin expressed appreciation to Mr. Covington and his firm for their efforts and for attending this evening's meeting of the CRA Board of Directors.

**10. Downtown Green Market Initiative**

Mr. Donmez stated that the concept of having a green market had emerged after the CRA Board had purchased the former University Plaza property on the south side of Sample Road. Mr. Donmez said although City staff had hoped that approximately twenty vendors would participate in the venture, only about seven or eight vendors were in place at the moment. Mr. Donmez said City staff would be making a determination in the near future whether it would be viable to start the Green Market program in early to mid January, or whether a new starting date should be selected.

**11. CRA Updates**

Mr. Donmez noted that all applicable funds due had been received from the North Broward Hospital District ("Broward Health"). He said that City staff looked forward to having meetings with Coral Springs Medical Center staff on matters such as the proposed neighborhood transit center and other potential infrastructure improvements.

Mr. Donmez also said that there were a number of pieces of public art on temporary display in the downtown area. He noted that the Coral Springs Public Arts Committee would recommend the purchase of one of the pieces based on feedback from the community and professionals.

Ms. Delegal presented a very brief update on the recent Strand decision. She said the decision of the Florida Supreme Court relative to incremental revenues was being eagerly anticipated by CRAs and others throughout the State of Florida. Ms. Delegal noted that the Florida Supreme Court would be deciding on a number of parallel cases sometime in January 2008. The meeting adjourned at 7:43 p.m.

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DATE APPROVED/ACCEPTED

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JOHN RUFFIN, JR.  
CHAIRPERSON  
CRA BOARD OF DIRECTORS

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PETER RICHARDSON, CRM  
CITY CLERK  
CITY OF CORAL SPRINGS

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