

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS REGULAR MEETING
Monday, January 22, 2007**

Board Vice Chair 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: Wallace Dale, Board Member
Bill Snyder, Board Member
Brian Walsh, Board Member

Mr. Moyle noted that Board Chairperson John Ruffin had called to advise him that he would not be able to attend this evening's meeting due to the unexpected death of a close family member. Board Members Debbie Mulvihill and John Walsh were unable to attend this evening's meeting.

Also in attendance were: Claudette Bruck, City Commissioner
(CRA Board Liaison)
Mayor Scott Brook (Arrived at 7:12 p.m.)
Ted Mena, City Commissioner
Mike Levinson, City Manager (Arrived at
7:25 p.m.)
Erdal Donmez, Assistant City Manager
Sam Goren, City Attorney
Sue DeLegal, CRA Board Legal Counsel
Larry Stanearth, Director of Development Services
Susan Hess, Director of Community Development
Peter Richardson, City Clerk
Paul Brite
Rosemary Colbacchini
Elissa Harvey
Rod Harvey
George Rahael (Arrived at 6:41 p.m.)
Gloria Rossomano

All persons in attendance rose for the Pledge of Allegiance.

1. Minutes of December 18, 2006 Board Meeting

Mr. William Snyder moved, seconded by Mr. Wallace Dale, to approve the minutes of the December 18, 2006 Board meeting as presented. The motion was approved unanimously (4-0). Vice Chair Moyle requested that future meeting summaries reflect the names of guests attending this evening's and future meetings. Mr. Richardson said he would be pleased to incorporate this information into future meeting summaries.

2. Citizen Comments

There were no citizen comments.

3. Contract for CRA Board Auditing Services

Mr. Donmez briefly reviewed the terms of the proposed contract, noting that the first year specified a payment of \$5,500.00 for auditing services, while the second year payment would be \$6,500.00. He noted that proposed contract had a term of two years. Mr. Donmez also said that the first draft of the 2006 audit was due by March 19th, with the overall audit to be finalized by March 31st. He also noted that if a single audit of over \$500,000 was required in the future, it would be necessary to renegotiate the proposed contract. Mr. Donmez noted that some redundant language pertaining to the scope of services had been removed from the proposed contract. Ms. Delegal noted that Mr. Harvey and his firm had agreed to all of the terms in the proposed contract. Mr. Snyder moved, seconded by Mr. Brian Walsh, to approve the agreement as drafted. The motion was approved unanimously (4-0).

Mr. Moyle noted that the most recent issue of South Florida CEO Magazine included a very nice article about John Ruffin, including his excellent record of service to the community, including his long tenure as CRA Board Chairperson.

4. Update on Falcone Property

Mr. Donmez reported that the closing for the 2.8-acre Falcone Property had taken place on January 5, 2007. He stated that the Coral Springs Community Redevelopment Agency now owned the property outright and assumed the existing lease with Wachovia Bank, including annual lease revenues totaling \$75,000.00. Mr. Donmez noted that a \$3 million liability insurance policy had been purchased through the Florida League of Cities in order to protect the interests of the Coral Springs Community Redevelopment Agency Board of Directors.

Mr. Donmez noted that the concept of offering a periodic "Farmer's Market" event on the recently acquired property had been suggested by some individuals. He stated that there were a number of existing successful Farmer's Markets in south Florida. Mr. Snyder suggested the possibility of having a "Green Market". Mr. Brian Walsh inquired whether the "Green/Farmer's Market" would sell just produce items. Mr. Donmez stated that the idea was purely conceptual at this point, with specifics to be determined in the future. Mr. Dale said he would like to have City staff conduct more research on this proposal and report back to the Community Redevelopment Agency Board in the future.

Mr. Donmez said that there was no need for the CRA Board to make any type of decision on this proposal at this evening's meeting. Mr. Snyder noted that he periodically attended a Farmer's/Green Market in Palm Beach County, which offers a very wide

variety of flowers, produce and other items. Mr. Donmez stated that City staff would be pleased to research this matter further and report back to the CRA Board. Mr. Moyle suggested that the concept be incubated to see whether or not local residents were interested in the concept of a “Farmer’s/Green Market”. Mr. Moyle said he also assumed that the CRA Board of Directors would lease the property to the City or a contractor to run the proposed Green Market operation.

Commissioner Mena inquired whether the property’s existing zoning would permit the potential short-term use. Mr. Goren stated that if the existing zoning were appropriate, the proposed use could be allowed on a temporary basis. He also noted that although the City Commission did not typically approve site plans, the City Commission could elect to have interplay in decision-making relative to this proposal. Mr. Donmez noted that the proposal was presently in its developmental infancy. He said that City staff needed to engage their due diligence and report back to the CRA Board in the near future about the Farmer’s/Green Market concept. Mr. Rahael said he believed that the concept of a Farmer’s/Green Market merited further research and consideration. Commissioner Bruck said that if the concept of a Farmer’s/Green Market were initiated and proved successful, she wanted to make sure that there were options to continue the operation in the future. Mr. Donmez said this was a point well-taken. Mr. Rahael also suggested the possibility of permitting community organizations to use the site on an as available basis. Ms. Rossomano suggested the possibility of having a speaker’s corner or a band shell. Mr. Brite noted the importance of offering opportunities for greater community socialization.

5. One Charter Place Site Visit

Mr. Donmez stated that a tour of the One Charter Place site could be offered this Wednesday morning at 8:30 a.m. or next Monday morning at 8:30 a.m. Mr. Moyle inquired about having the site tour next Monday at 9:00 a.m. There was consensus by the CRA Board to have the site tour on Monday morning, January 29th at 9:00 a.m. Mr. Rahael noted that plans were continuing relative to the development of fountains at all four corners of the intersection of University Drive and Sample Road. Mr. Rahael also noted that landscaping planning continued, with efforts to match Royal Palm trees and other plantings. Mr. Moyle thanked Mayor Brook and Commissioners Bruck and Mena for attending this evening’s meeting.

6. Update on Façade Program/Other Business

Mr. Donmez noted that façade improvements were in process for the Edinea Salon and Darby’s Florist, with sidewalk improvements also planned in the near term. He also stated that landscaping and lighting concerns would be addressed in the future. Mr. Snyder inquired whether it was possible for the CRA Board to receive periodic updates on the façade program. Mr. Donmez said staff would be pleased to provide such information.

Mr. Brian Walsh inquired about the status of the vacant Publix supermarket at the corner of University Drive and Sample Road. Mr. Rahael stated that Publix officials were carefully evaluating all of their options relative to this site. Mr. Rahael said he hoped to meet with Publix officials about this matter within the next week or so.

Commissioner Mena requested that the City Commission receive an update on the Community Redevelopment Agency's activities in the near future. Mr. Moyle said that he would be pleased to convey Commissioner Mena's invitation to make a presentation to CRA Board Chairperson John Ruffin. Mr. Moyle said he was certain that Mr. Ruffin would be pleased to have a presentation made to the City Commission in the near future. Mr. Moyle recognized Rod Harvey, the CRA Board's recently hired Auditor, and thanked him for attending this evening's meeting.

Mr. Snyder moved, seconded by Mr. Dale, to adjourn the meeting. The motion was approved unanimously (4-0).

The meeting adjourned at 7:31 p.m.

DATE APPROVED/ACCEPTED

BERNIE MOYLE
VICE CHAIRPERSON
CRA BOARD OF DIRECTORS

PETER RICHARDSON, CRM
CITY CLERK
CITY OF CORAL SPRINGS

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