

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

Board Chairperson John Ruffin called the meeting to order at 6:33 p.m.

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

Board Members in attendance were: Deborah Brake, Board Member
Bruce Davis, Board Member
Elissa Harvey, Board Member
Bernie Moyle, Vice Chairperson
Brian Walsh, Board Member
John Walsh, Board Member

Also in attendance were: 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
Paul Cawley, Coral Springs EDF Director
Erin Galbreath, Amara Urban Developers
Rose Colbachinni

Following the administration of the oath of office to new Board Member Deborah Brake, all persons in attendance rose for the Pledge of Allegiance.

1. Minutes of September 24, 2007 Board Meeting

Ms. Harvey moved, seconded by Mr. Moyle, to approve the minutes of the September 24, 2007 Board meeting as presented. The motion was approved unanimously (7-0).

2. Presentation: Children's Services Council of Broward County

Ms. Sandra Bernard-Bastien, representing the Children's Services Council of Broward County, presented an overview of the agency's breadth of services, including those provided to residents of Coral Springs and surrounding communities. Mr. Moyle noted that the Children's Services Council provided an impressive array of services to children in Coral Springs and throughout Broward County. Ms. Delegal noted that the agreement between the Coral Springs CRA Board of Directors and the Children's Services Council of Broward County was complete and had been fully executed. Cindy Arenberg Seltzer, President and CEO of the Children's Services Council of Broward County expressed appreciation to the CRA Board of Directors and the City of Coral Springs for their continued support of the agency's efforts in the City and Broward County.

3. FY 2007 Year-End Financials

Mr. Donmez presented an encapsulated summary of the Coral Springs CRA Board's 2007 year-end financials. He noted that the year-end fund balance amounted to \$127,285.00. Ms. Delegal stated that staff would prepare an item for the next CRA Board meeting regarding the carrying forward of these funds into the next fiscal year. Mr. Donmez also stated he would be pleased to address any board member's questions regarding the proposed 2008 initiatives for the Coral Springs Community Redevelopment Agency.

4. Updates on Coral Springs Community Redevelopment Agency Matters

Ms. Delegal reported that the agreement, and related side letter, regarding tax increment financing and related matters had been executed by the Coral Springs Community Redevelopment Agency and the North Broward Hospital District (Broward Health). She stated that City staff was anticipating payment of funds by Broward Health in the near future. Mr. Ruffin thanked all parties involved, especially Ms. Delegal, Mr. Goren and Mr. Donmez for their efforts, patience and perseverance in pursuing this matter to a successful conclusion.

Ms. Delegal made a brief presentation regarding the status of the Strand case and the potential future impacts on Community Redevelopment Agencies. She noted that an oral argument on rehearing had been requested by the Florida League of Cities. Ms. Delegal also stated the court had made it clear that the opinion only related to future financing of bond issues. Ms. Delegal noted that she would keep the CRA Board apprised about these matters as appropriate.

Ms. Delegal and Mr. Donmez also made brief remarks regarding the status of proposed property tax reform in the State legislature. Ms. Delegal noted that a number of proposals were being considered relative to the homestead exemption and portability matters. She stated that the deadline for finalizing any such proposals for the January 29, 2008 ballot was October 29th. Mr. Ruffin inquired about the potential net effect of impacts on cities and counties. Mr. Donmez cautioned that the overall outcome and related potential impacts on municipalities, CRAs and other entities, was very much uncertain.

Mr. Donmez stated that he had recently had a meeting with Publix developer's representative regarding preliminary plans to develop a Publix Greenwise Market store in Coral Springs. Ms. Hess said the conceptual proposal was to build a 46,000 square foot Greenwise Market store, including a 4,800 square foot mezzanine on the second story of the building. She also noted that the preliminary plans called for a patio dining area for the Sample Road frontage of the store. Ms. Hess noted that the projected opening date for the proposed store was sometime in 2009.

Mr. Donmez provided a brief update on the status of the platting of the University Plaza and City Hall South properties. He noted that the plat on the CRA parcel contiguous to City Hall South had expired, while the City Hall South property itself had never been platted. Mr. Donmez stated that the estimated cost to plat the property would be in the

range of \$35,000 to \$42,000, excluding Broward County's platting fees. Mr. Moyle urged the CRA Board to commence the process for platting of the properties as soon as possible. He also suggested having a cap of \$35,000 plus platting fees for the project. By consensus, the CRA Board agreed to have Mr. Moyle serve as the CRA Board's representative, in concert with City staff, to negotiate a fee for platting of the two parcels. Mr. Donmez stated that City staff would initiate a request for the demolition of the former bank drive through facility once the platting process was well underway.

Mr. Donmez requested that discussion of the agenda items regarding the Downtown Green Market initiative, façade improvements program and the CRA web page be deferred to the CRA Board's next meeting.

Ms. Hess stated that nine new pieces of artwork were scheduled for display in the downtown area. She stated that a total of over two hundred artists had submitted their artworks for potential display in downtown Coral Springs. Mr. Donmez noted that a group of examiners from the Malcolm Baldrige site examination team were presently visiting the City of Coral Springs. He stated that the City was one of only a very few entities selected to receive a site visit.

Mr. Ruffin noted that the next CRA Board meeting was scheduled for December 5th. Mr. Ruffin noted that Coral Springs EDF Director Paul Cawley and Erin Galbreath, representing Amera Urban Developers, were in attendance this evening.

Ms. Harvey moved to adjourn the meeting. The meeting adjourned at 7:52 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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