

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY  
BOARD OF DIRECTORS REGULAR MEETING  
Monday, September 24, 2007**

Board Chairperson John Ruffin called the meeting to order at 6:30 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  
John Walsh, Board Member

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

Also in attendance were:

- Roy Gold, Vice Mayor
- Erdal Donmez, Assistant City Manager
- Sam Goren, City Attorney
- Sue DeLegal, CRA Board Legal Counsel
- Glenn Weiss, Senior Planner
- Tom Messenheimer, Sportsplex Director
- Peter Richardson, City Clerk
- Paul Cawley, Coral Springs EDF Director
- Mark Anoff
- Cindy Davidson

All persons in attendance rose for the Pledge of Allegiance. Mr. Ruffin also requested that all persons in attendance pause for a moment of silence to recognize the recent passing of Mr. Rahael's mother and Mr. Brian Walsh's brother.

**1. Minutes of August 27, 2007 Board Meeting**

Mr. Davis moved, seconded by Mr. John Walsh, to approve the minutes of the August 27, 2007 Board meeting as presented. The motion was approved unanimously (4-0).

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

Mr. Donmez noted that the City Commission had approved the proposed 2008 Community Redevelopment Agency budget at their September 18, 2007 regular business meeting. He also stated that the appointment of the Real Estate representative to the CRA Board of Directors had been deferred to the October 2<sup>nd</sup> City Commission meeting.

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

Mr. Donmez noted that City staff had received two proposals relative to the possible demolition of the former Wachovia Bank drive-through facility. Mr. Donmez said that Miller Legg staff had suggested not proceeding with the demolition until the platting process for this land parcel was completed.

**4. Updates on TIF-related Agreements and Publix Greenwise Market Place**

Mr. Donmez noted that the memorandum of understanding between the Coral Springs Community Redevelopment Agency and the Broward County Children's Services Council relative to financial matters and related services was fully executed.

Ms. Delegal also reported that discussions with the North Broward Hospital District legal staff, relative to tax increment financing matters, were still in process. Ms. Delegal noted that Mr. Goren and she had signed a side letter relative to the matter, and were awaiting concurrence from the North Broward Hospital District's legal counsel. Mr. Donmez noted that payment was due from the Hospital District within two weeks of execution of the agreement.

Mr. Donmez suggested that the update on the Publix Greenwise Market Place matter be deferred to the Board's next regular meeting, pending Mr. Rahael's return from Trinidad.

**5. Update on Proposed Farmer's/Green Market**

Cindy Davidson presented a brief overview of the proposal to hold a farmer's/green market on Sundays, between 9:00 a.m. and 1:00 p.m., in front of Coral Springs City Hall. She stated that the proposal was to commence the event on Sunday, January 13, 2008, and to conclude the season on Sunday, April 13, 2008. Ms. Davidson said the green market would help to bring the community together. Mr. John Walsh inquired whether or not there was any liability relative to the sale of tainted produce, such as recently experienced with spinach, lettuce and other products. Mr. Messenheimer said it would be necessary to purchase rider insurance for special events from the Florida League of Cities to cover such potential liabilities. Mr. Messenheimer noted that representatives of the Chamber of Commerce, Garden Club and other entities would be assisting with the coordination of the farmer's market. He stated that costs would be kept to a minimum, including a heavy reliance on volunteer efforts.

Mr. Messenheimer said that the first meeting of the Green Market Committee would be taking place this Wednesday at 3:00 p.m. at City Hall. He noted that a follow-up report would be made to the CRA Board in the near future.

Ms. Harvey inquired about the proposed cost of a vendor's booth rental. Ms. Davidson said the proposal was to charge a rental fee of \$350 for the fourteen-week run of the Green Market. She noted that each vendor would be required to have a business permit and occupational license. Mr. Messenheimer said the proposal was to have about twenty

booths, selling produce and related items. Ms. Davidson also said the proposal was to have themes for some weeks, such as including area non-profit groups and local school jazz and stage bands.

Vice Mayor Gold said he was excited about the concept and thought that holding the Green Market on Sunday mornings was a good idea in order to avoid conflicts with other similar venues. He stated that other venues, such as One Charter Place and around the Coral Springs Financial Plaza might also be considered for potential future Green Market events. Mr. John Walsh noted that he used to canoe down a river in Michigan to reach a local farmer's market, in order to purchase produce. Mr. Ruffin suggested that Ms. Harvey could serve as the CRA Board's representative on the Green Market Committee, with Mr. Davis serving as the Board's alternate member.

#### **6. Update on Façade Improvements Program**

Senior Planner Glenn Weiss briefly reviewed the status of the existing façade improvement project, including the Public Works Department's recent completion of sidewalk improvements in this area. He noted that photographs of proposed future tree plantings for this area would be available in the near future. Mr. Weiss said that at least two other merchants on Sample Road had expressed interest in potential participation in the City's façade improvement programs. Mr. Donmez said that City staff would work on finalizing a date for a ribbon cutting for the recently completed façade improvement project.

#### **7. Other Matters**

Mr. Donmez noted that the completion of improvements to the CRA's web page were still about two or three weeks away. He stated that City staff would make a presentation of the improvements at the Board's next regular meeting. Mr. Ruffin inquired whether there was any recent information about the current status of Coral Ridge Properties/WCI. Mr. Donmez noted that Mr. Rahael had recently been in contact with WCI representatives and the existing developer's agreement with WCI was still in tact.

#### **8. Citizen Comments**

Mr. Ruffin inquired whether there were any citizen comments this evening. Mr. Mark Anoff stated that he had applied to fill the Real Estate representative vacancy on the CRA Board of Directors.

Vice Mayor Roy Gold invited all interested persons to attend the Teen Political Forum on Tuesday, October 9<sup>th</sup>, between 6:00 and 8:00 p.m. at the Coral Springs Center for the Arts. Vice Mayor Gold also expressed his personal appreciation to all of the members of the CRA Board of Directors for their time and service to the community.

## **9. 2008 Proposed CRA Board Initiatives**

Mr. Donmez presented a comprehensive overview of proposed 2008 initiatives for the Coral Springs CRA Board of Directors. He noted that a new development agreement needed to be negotiated with Amera Urban Developers for the northwest, southwest and northeast quadrants of the Coral Springs CRA area. He also stated that the design, funding and location of public art projects in the downtown area needed to be completed. Mr. Donmez also noted that it would cost an estimated \$40,000 to plat City Hall South and CRA-owned property in the southwest quadrant. Mr. Donmez stated that approximately \$75,000 of CDBG funds would be used to undertake a CRA roadway design study. He also stated that another objective would be to create a strategic partnership with other non-profit entities to promote business and economic development activities in Coral Springs.

Mr. Davis asked whether the agreement for the proposed Green Market would be for one year or for a longer time frame. Mr. Donmez said such an agreement would most likely be for a one-year period.

Mr. Ruffin noted that the Board's next regular meeting was scheduled to take place on Monday, October 22<sup>nd</sup>. Mr. Donmez noted that if it was the Board's pleasure, there could be a combined November/December board meeting held in early or mid December.

Ms. Delegal provided the CRA Board with a brief update on the recent Strand v. Escambia County court decision, relative to tax increment financing and potential impacts on community redevelopment agencies. Ms. Delegal noted that Escambia County and other entities, including the Florida League of Cities, had moved for a rehearing. Mr. Goren provided a brief update on the proposed "super-exemption" property tax matter, noting that a Circuit Court judge in Leon County had ruled that the question should be stricken from the January 29, 2008 ballot.

Mr. John Walsh moved, seconded by Ms. Harvey, to endorse the proposed 2008 CRA Board initiatives as proposed by staff. The motion was approved unanimously (4-0).

In response to inquiries from some Board members, Mr. Donmez noted that the Rahael family had requested that any contributions in memory of Mr. Rahael's mother be made to the Boys and Girls Clubs of Broward County.

Mr. Donmez also noted that all CRA Board members were invited to attend the Broward Alliance's luncheon on October 10<sup>th</sup>. He also stated that the City of Coral Springs would be receiving a site visit from the Malcolm Baldrige National Quality Award panel during the week of October 22<sup>nd</sup>.

Mr. John Walsh moved, seconded by Ms. Harvey, to adjourn the meeting. The meeting adjourned at 8:07 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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