

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS REGULAR MEETING
Wednesday, July 16, 2008**

Board Chairperson John Ruffin called the meeting to order at 6:36 p.m.
Mr. Ruffin requested that Mr. Richardson call the roll of Board Members.

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

Board Member Elissa Harvey and Board Counsel Sue Delegal were unable to attend the meeting.

Also in attendance were: Erdal Donmez, Assistant City Manager
Claudette Bruck, City Commissioner
Jerry Knight, Acting CRA Legal Counsel
(in Ms. Delegal's absence)
Paul Cawley, Coral Springs Economic
Development Foundation
Charlie Ladd, Amera Urban Developers
James Miller, Coral Springs Chamber
of Commerce
Tom Powers
Peter Richardson, City Clerk

All persons in attendance rose for the recitation of the Pledge of Allegiance.

1. Minutes of March 27, 2008 Board Meeting and May 15th and June 25th Board Workshops

Mr. Moyle moved, seconded by Mr. Davis, to approve the minutes of the March 27th Board meeting as presented. The motion was approved unanimously (6-0).

Mr. Moyle moved, seconded by Ms. Brake, to approve the minutes of the May 15th CRA Board workshop as presented. The motion was approved unanimously (6-0).

Mr. Moyle moved, seconded by Ms. Brake to approve the minutes of the June 25th CRA Board workshop. Mr. Donmez noted that Mr. Davis had suggested a minor revision to the minutes regarding the University Partnership meeting held on June 24th. The motion to approve the minutes with the suggested revision was approved unanimously (6-0).

2. Citizen's Comments

There were no citizen's comments.

3. Update on 2008 Preliminary Property Tax Roll/Budget

Mr. Donmez noted that the projected property tax roll base for the Coral Springs CRA for 2008 was approximately \$130 million. Mr. Donmez stated that the actual figures would be in place by the date of the next CRA Board meeting in late August or early September. He also said that the CRA Board would be considering their proposed budget for FY 2008-2009 at that same meeting.

4. Community Redevelopment Agency Financial Auditor

Mr. Ruffin noted that the last time that the CRA Board had sought the services of an auditor, the Board had elected to put the request for services out to bid. He inquired whether or not the Board could follow this same process. Mr. Donmez said this was one of the Board's options. Mr. Moyle suggested that if it was within the CRA's statutory authority, the Board might also consider wrapping the CRA's annual audit into the City of Coral Springs audit report and process. Mr. Moyle said if this was not possible, the CRA Board could put the audit out to bid again, on a negotiated basis. Mr. Ruffin suggested that City staff could explore potential options and bring the matter back for discussion at the CRA's next board meeting.

5. Potential Future CRA Staffing Needs

Mr. Donmez stated that he had provided CRA Board members with a copy of the Town of Davie's CRA Administrative Coordinator position. He noted that City staff would attempt to garner copies of similar job descriptions from other CRA agencies. Mr. Donmez said he would streamline the existing job description and share it with individual board members via e-mail in the future.

Mr. Moyle suggested that the CRA Board give Mr. Donmez some leeway on the matter. He inquired whether any board members wished to assist Mr. Donmez with these efforts. Ms. Brake said that she would be pleased to assist with the development of a job description and related matters.

Mr. Moyle moved, seconded by Mr. John Walsh, for Ms. Brake to work with Mr. Donmez on the development of a proposed job description for the recruitment of a CRA Board staff support person, possibly including the initiation of a recruitment process. The motion was approved unanimously (6-0).

5. Economic Development Foundation Interlocal Agreement

Mr. Donmez said that City staff was requesting that the CRA Board authorize staff to initiate discussions relative to developing an interlocal agreement with the Coral Springs Economic Development Foundation (EDF). Mr. Ruffin suggested that Mr. Moyle work with Mr. Donmez on this matter. Mr. Moyle said he would be pleased to assist with these efforts. Mr. John Walsh moved, seconded by Mr. Brian Walsh, to authorize staff to initiate discussions with the Coral Springs Economic Development Foundation (EDF) relative to the development of an interlocal agreement and designating Vice Chair Bernie Moyle as the Board's representative to assist with these discussions. The motion was approved unanimously (6-0).

6. Update on Proposed Implementation Plan

Mr. Davis noted that Mr. Donmez and he were in the preliminary discussion stages of a draft implementation plan for the Coral Springs Community Redevelopment Agency. Charlie Ladd noted that the roadway element of the implementation plan, especially turn lanes at University Drive and Sample Road, had taken much longer than originally anticipated. Mr. Ladd provided a brief overview of a possible implementation plan, including roadways, power line burial, canal culverting and related infrastructure. Mr. Moyle inquired whether the total outlay would be approximately \$3.5 to \$4 million. Mr. Ladd said he thought a total of approximately \$5 million would be needed for infrastructure improvements. Mr. Donmez noted that the City of Coral Springs was currently negotiating a new franchise agreement with Florida Power and Light (FP&L). He stated that City staff could explore the possibility of a partnership with FP&L relative to the burial of power lines. Mr. John Walsh expressed the importance of working with FP&L, AT&T and other utility service providers to ensure that the need for potential project "re-work", such as roadway repaving, would be minimized.

Mr. Moyle inquired about the next steps relative to the proposed implementation plan. Mr. Donmez said City staff would work with applicable parties to determine realistic costs and thereafter commence efforts on the financing side of the equation.

7. CRA Board Related Updates

Mr. Donmez reported that activity continued on the City Plaza plat, for the land parcels located on the south side of Sample Road, adjoining and including City Hall South. He stated that applicable documents would be presented to the Coral Springs City Commission and Broward County Commission in the near term.

Mr. Donmez presented the CRA Board with a number of preliminary cost estimates to securely fence the former bank drive-through facility located on the south side of Sample Road near City Hall South. Following a brief discussion, Mr. Moyle moved, seconded by Mr. John Walsh, to permit Mr. Donmez investigate options, and expend up to \$5,000 to securely fence the former bank drive-through facility. The motion was approved unanimously (6-0). Commissioner Bruck left the meeting at 7:22 p.m.

Mr. Donmez provided a brief update on the façade improvement program. He noted that a total of three businesses had participated in the program to date. Mr. Donmez requested the CRA Board’s feedback on the possibility of utilizing approximately \$1400 in CRA funds to provide a 4x8 foot grand opening sign on a short-term basis for the newly renovated Red Ginger Asian Bistro Restaurant on West Sample Road. Mr. Donmez clarified that the business owner had not approached City staff to make this request or suggestion. Mr. Ruffin said although this was a meritorious proposal, he had concerns about raising the expectations of other business owners in the downtown area. Mr. Moyle said a program of this type should be based on specific criteria. He also stated that the program might unintentionally create more issues, rather than to solve potential difficulties.

Mr. Donmez reported that City staff, in consultation with the members of the Green Market Committee, had agreed to mothball the concept of a green market in downtown Coral Springs for at least six months. Mr. Donmez said the principal impediment was difficulty in securing produce vendors on a consistent basis.

Following a brief discussion, the CRA Board members in attendance agreed to hold the Board’s next regular business meeting on Tuesday, September 9, 2008 at 6:30 p.m. in the West Wing Conference Room. The meeting stood adjourned at 7:45 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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