

**CITY OF CORAL SPRINGS, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY (CRA) WORKSHOP
SUMMARY**

**June 25, 2008
3:30 p.m.**

**Coral Springs EDF Conference Room
11979 Heron Bay Drive**

Board Chairperson John Ruffin called the workshop to order at 3:43 p.m. Also in attendance were Vice Chairperson Bernie Moyle and Board Members Deborah Brake, Bruce Davis, Elissa Harvey, and John Walsh. Board Member Brian Walsh was unable to attend. Other persons in attendance were City Commissioner Claudette Bruck, Assistant City Manager Erdal Donmez, CRA Board Legal Counsel Sue Delegal, George Rahael and Charlie Ladd of Amera Urban Developers, Charlie Siemon, Director of Community Development Susan Hess, EDF Executive Director Paul Cawley, Tom Powers, Wally Dale, James Miller of Merrill Lynch, Sari Rotenberg, Chair of the Coral Springs Chamber of Commerce, Executive Assistant Rhonda Troino, and City Clerk Peter Richardson.

Following brief introductory comments by Mr. Ruffin, Mr. Donmez provided an update on the anticipated preliminary tax roll of July 1, 2008. He stated that anticipated tax increments due were slightly in excess of \$340,000.00. Mr. Donmez also briefly reviewed the proposed 2008/2009 budget for the Coral Springs Community Redevelopment Agency. Mr. Ruffin noted that the Board would revisit the budget at a future meeting. Mr. Ruffin called upon Mr. Moyle to continue in his role as the workshop's facilitator. Mr. Moyle briefly reviewed the May workshop meeting, including topics such as the possible revision of the Interlocal agreement with Broward County, possibly adjusting the CRA's boundaries and possibly revising the proposed timeframe for the Coral Springs Community Redevelopment Agency. He also stated that yesterday's discussion regarding the concept of developing a university partnership program had been very beneficial. Ms. Delegal presented a brief update on legal matters. She noted that the Florida Supreme Court had not issued a decision on the Strand matter.

Mr. Ladd and Mr. Rahael provided a brief update on the ongoing negotiations with Publix. Mr. Rahael also noted that Publix had announced plans to acquire a number of Albertson's Stores, including the one located at Royal Palm Boulevard and University Drive.

Mr. Ruffin requested that Mr. John Walsh serve as the CRA Board's liaison on financial-related matters relative to Broward County. Mr. Walsh said he would be honored and pleased to serve in this capacity. Charlie Siemon made extensive remarks, emphasizing the need for public agencies to invest in civic facilities, and to create densities for urban form and function. He also noted the importance of investing in infrastructure for transportation, including parking garages, and the encouragement and promotion of sustainable development strategies. Mr. Siemon also noted that presently the typical household expended an average of 34% of income on shelter and 17% on transportation. He stated that transportation costs had historically accounted for only 8%-10% of an average budget. Mr. Dale inquired about the possibility of establishing a university partnership in the downtown area.

Mr. Siemon suggested that the CRA Board undertake the development of a strategic plan and an implementation plan for the future development of downtown Coral Springs. Mr. Ladd noted that the Downtown Development Authority of Fort Lauderdale had undertaken an extensive analysis of downtown development that concluded that the addition of residential units did not require significant additional resources for utilities, police or schools.

Mr. Walsh said it was important for the CRA to complete a strategic plan in a timely manner. Mr. Moyle suggested that Ms. Harvey serve as the CRA Board's liaison to the Coral Springs University Partnership program. Ms. Harvey expressed her willingness to serve in this capacity. Mr. Moyle noted that Broward Community College was underwriting the majority of the cost of the university partnership feasibility study.

Mr. Ruffin recognized that Mayor Scott J. Brook had recently joined the attendees at today's workshop. Mayor Brook thanked Mr. Ruffin and the members of the CRA Board for their ongoing efforts. Mr. Donmez noted that the entire downtown area comprised approximately 135 acres, of which approximately 75 acres are developable. He also stated that the former Broken Woods Golf Course, located outside of the CRA boundaries was approximately eighty acres, of which approximately fifty acres were developable. Mr. Donmez emphasized the importance of continued focus on the development within the Coral Springs community redevelopment district's boundaries. Mr. Rahael said he agreed that infrastructure improvements such as the burial of power lines, installation of turn lanes and others were needed in concert with the CRA's strategic and implementation plans.

Mr. Ruffin suggested that the CRA Board review the existing strategic plan and work on the development of an implementation plan at the Board's next regular meeting. Mr. Ladd said that Amera could provide information about the anticipated costs and schedule for infrastructure improvements in downtown Coral Springs. Mr. Donmez noted that the CRA's redevelopment plan was a twenty-year visionary plan. The Board briefly discussed possible dates for the Board's next regular meeting. There was general concurrence to schedule the meeting for Wednesday, July 16th at 6:00 p.m. Mr. Moyle requested that Mr. Davis work with Mr. Donmez on the development of an implementation plan.

The workshop adjourned at 6:33 p.m.

Date Approved

John W. Ruffin, Jr.
CRA Board Chairperson

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Peter M. J. Richardson, CRM
City Clerk