

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

**May 15, 2008
3:00 p.m.**

**Conference Room, Tennis Center of Coral Springs
2575 Sportsplex Drive**

Board Chairperson John Ruffin called the workshop to order at 3:11 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 Assistant City Manager Erdal Donmez, CRA Board Legal Counsel Sue Delegal, George Rahael and Charlie Ladd of Amera Urban Developers, Director of Community Development Susan Hess, Chief Planner Jim Hickey, Senior Planner Paul DeVega, Multimedia Coordinator Matt Hoffman, EDF Executive Director Paul Cawley, Tom Powers, Executive Assistant Rhonda Troino, and City Clerk Peter Richardson.

Following brief introductory comments by Mr. Ruffin, Mr. Moyle presented a brief overview of the purposes of today's workshop. Ms. Delegal followed with an update on the recently concluded legislative session, the status of the Strand case, and tax increment funding. Mr. Donmez provided updates on the completion of Phase One of the Downtown Coral Springs project, the Sample Road façade improvement program and the proposed downtown pathways plan. Mr. Rahael noted that over eighty percent of leasable space was leased at One Charter Place. He also stated that there had been some inquiries by potential national retail tenants. Mr. Rahael said that it was presently a good time to do strategic planning for the future. Mr. Moyle inquired what tools were needed relative to potentially moving forward with the Publix Greenwise Market proposal. Mr. Rahael said the tools included the platting of City Hall South and the transition of the existing City Hall South and Falcone properties. Mr. Ladd briefly reviewed essential infrastructure improvements for the CRA, including the installation of turn lanes, burial of power lines, culverting of canals, the installation of streetscape and the installation of mast arms at University Drive and Sample Road. Mr. Moyle said some other essential items included the negotiation of a development agreement and land assembly related matters. Mr. Davis inquired whether there were any "ballpark" funding estimates for infrastructure improvements. Mr. Ladd said Amera could put together a preliminary budget for infrastructure related items.

Mr. Moyle also noted the possibility of extending the existing Interlocal agreement with Broward County for the Coral Springs CRA. Mr. Rahael said it was important to generate a positive activity center in the downtown while providing for sustainability. Mr. Ruffin inquired whether it was the CRA Board's pleasure to have a second workshop session. Mr. Donmez suggested that Charlie Siemon could provide general guidance and visioning at the next workshop session. Mr. Ruffin expressed appreciation to Mr. Moyle, Mr. Donmez, Mr. Rahael, Mr. Ladd and all who had contributed to today's workshop session. The workshop adjourned at 6:24 p.m.

Date Approved

John W. Ruffin, Jr.
CRA Board Chairperson

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Peter M. J. Richardson, CRM
City Clerk