

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS REGULAR MEETING
Monday, October 20, 2008**

Board Chair John Ruffin called the meeting to order at 6:40 p.m.
Mr. Ruffin requested that Mr. Richardson call the roll of Board Members.

Board Members in attendance were: Elissa Harvey, Board Member
Bernie Moyle, Vice Chair
John Walsh, Board Member

Board Members Deborah Brake, Bruce Davis and Brian Walsh were unable to attend the meeting.

Also in attendance were:

Erdal Donmez, Assistant City Manager
Sue Delegal, CRA Legal Counsel
Susan Hess, Director of Community Development
Paul Cawley, Coral Springs Economic
Development Foundation
Tom Powers, City Commissioner-Elect
George Rahael
Rhon Ernest-Jones
Peter Richardson, City Clerk

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

1. Minutes of September 9, 2008 CRA Board Meeting

Mr. Moyle moved, seconded by Ms. Harvey, to approve the minutes of the September 9th Board meeting as presented. The motion was approved unanimously (4-0).

2. Citizen's Comments

There were no citizen's comments.

3. Acceptance of Board Member's Letter of Resignation

Mr. Ruffin noted that Ms. Brake had unexpectedly submitted her letter of resignation due to a new professional opportunity outside of south Florida. On behalf of the entire board, Mr. Ruffin expressed appreciation to Ms. Brake for her dedicated and diligent efforts as a board member.

Mr. John Walsh moved, seconded by Ms. Harvey, to accept Ms. Brake's letter of resignation with regrets. The motion was approved unanimously (4-0). Mr. Donmez noted Ms. Brake had served as the Board's Real Estate representative, with the term expiring in February 2009.

4. Supreme Court Decision on Strand v. Escambia County

Ms. Delegal provided the CRA Board with a brief overview of the Florida Supreme Court's recent ruling and noted that the motion for rehearing was still pending. Ms. Delegal also said it was likely that the composition of the State Supreme Court could change next year. Ms. Delegal said she would keep the CRA Board apprised about any developments relative to the motion for rehearing.

5. Proposed CRA Financial Auditing Services

Mr. Donmez noted that the present agreement for auditing services had been for a two year period, with an option to renew for one additional year. He stated that the auditor selected had provided the requested services for \$5,500 for the first year and \$6,500 for the second year. Mr. Donmez said staff did not recommend exercising the option to renew the contract for auditing services for one additional year.

Mr. Donmez stated that the City had utilized the services of its present auditing firm for three years and was very pleased with the firm's performance to date. Mr. Donmez noted that the firm, McGladrey and Pullen, had provided City staff with a proposal to complete the CRA audit within the City's audit at a cost of \$7,000, with a separate report costing \$2,500 for a total outlay of \$9,500.00. Mr. Donmez said the Coral Springs Community Redevelopment Agency (CRA) would be responsible for making the city whole relative to the audit related expenses. Mr. Donmez requested the CRA Board's authorization to proceed with engaging the services of McGladrey and Pullen to undertake the CRA's annual audit.

Mr. Moyle moved, seconded by Ms. Harvey, to authorize Mr. Donmez to prepare a letter to arrange for the Coral Springs CRA audit to be included within the scope of the City of Coral Springs audit by McGladrey and Pullen. The motion was adopted unanimously (4-0).

6. Interlocal Agreement with Coral Springs Economic Development Foundation

Mr. Donmez briefly reviewed a proposal for the Coral Springs Economic Development Foundation to coordinate the economic development activities of the Coral Springs Community Redevelopment Agency, through a one-year Interlocal agreement through September 30, 2009. Mr. Donmez said the total amount of the contract was \$20,000, with payments due on a quarterly basis. Paul Cawley, Executive Director of the Coral Springs Economic Development Foundation (EDF), said that the EDF had already initiated efforts on behalf of the Coral Springs CRA Board of Directors. George Rahael stated that the Broward Alliance was putting together packages for developers possibly interested in locating in Broward County or Coral Springs. Mr. Moyle inquired whether there was a draft timeframe for the proposal. Mr. Cawley said the general timeframe was early 2009.

Mr. Moyle emphasized the importance of the CRA Board having clear measures of success relative to economic development activity in the CRA. Mr. Moyle stated that the CRA Board needed to be relatively assured that the work being done under this proposed agreement was aligned with the CRA Board's overall initiatives. Mr. Cawley said that it was important for him to have a definitive understanding of the CRA Board's expectations of this project. Mr. Moyle said he expected that the agreement with the Coral Springs EDF would enhance the CRA Board's marketing, advertising and sales efforts relative to economic development outreach. Mr. Moyle also stated the importance of having the Coral Springs CRA represented at appropriate trade shows. Mr. John Walsh emphasized the importance of having the CRA Board be more proactive in economic development activities. He requested that the Coral Springs EDF keep the CRA Board apprised of any potential problems. Mr. Rahael suggested that if Brian Walsh could not accept the role as the CRA liaison for this project, Bruce Davis might be a good representative. Mr. Moyle moved, seconded by Mr. John Walsh, to approve the Interlocal agreement between the Coral Springs CRA Board of Directors and the Coral Springs Economic Development Foundation. The motion was approved unanimously (4-0).

7. Meeting with Broward County Vice Mayor Stacy Ritter

Mr. Donmez provided an update on a recent meeting with Broward County Vice Mayor Stacy Ritter regarding the Interlocal agreement between the Coral Springs CRA, City of Coral Springs and Broward County. Mr. Donmez said that Vice Mayor Ritter had been quite cordial and listened to concerns about extending the existing 20-year agreement, as well as clarifying the County's commitment to pay for tax increment revenues on a net present value basis. Mr. Donmez said that City staff was in process of preparing a follow-up meeting with the County Attorney, County Manager and Vice Mayor Ritter's office. He noted that another issue was the mast arm installations at the intersection of West Sample Road and University Drive. Mr. Donmez said that intersection improvements were in the State's jurisdiction, with the State hoping that the City of Coral Springs would pay for the mast arm apparatus and installation. Mr. Donmez said that Broward County would ask the State Department of Transportation to make a commitment about when the mast arms would be installed.

Mr. Donmez also reported that he was pleasantly surprised that State Department of Transportation officials had agreed to install smaller overhead directional signs along University Drive. Mr. Brian Walsh inquired whether there was any new information relative to mass transit matters. Mr. Donmez said that Broward County staff was still weighing potential alternatives such as new buses or light rail along the University Drive corridor. Mr. Moyle stated that the City's Transportation Planner was an invaluable City resource relative to transportation matters. Rhon Ernest-Jones noted that he was a regular attendee at Metropolitan Planning Organization meetings and that the materials were very complex and voluminous. He noted the importance of giving Mr. Carpenter the opportunity to remain fully apprised about regional transportation matters on the City's behalf.

8. ULI Conference in Miami Beach

Mr. Donmez noted that the conference would be held on Monday through Thursday, with Monday and Tuesday being the busiest days. Mr. Donmez said that there would be a booth at the conference for the City of Coral Springs, the Coral Springs Community Redevelopment Agency and the Coral Springs Economic Development Foundation. He noted that the City had a total of twenty-five passes to attend the exhibit element of the conference and two conference passes. Mr. Donmez said that a total of five hundred brochures had also been printed outlining information about the Coral Springs Community Redevelopment Agency and its mission and objectives. Mr. Rahael said that the conference was a very important and fruitful one that was well worth attending. Mr. Rahael stated that he would be in attendance at the conference on Monday and Tuesday. Mr. Donmez said that ULI was still expecting a large number of attendees in spite of adverse economic conditions on both sides of the Atlantic Ocean.

9. CRA Updates

Mr. Donmez said that City Manager's Office support staff was in the process of setting up the first meeting to discuss the infrastructure master plan for downtown Coral Springs. He also reported that City staff had concluded that it was best not to fence the former bank drive-through facility located near City Hall South. Mr. John Walsh noted the importance of the "Buy Coral Springs" campaign.

Mr. Ruffin noted that the CRA's next meeting would be held on Monday, December 15th at 6:30 p.m. at the Coral Springs Economic Development Foundation in Heron Bay.

Mr. Moyle moved, seconded by Mr. John Walsh, to adjourn the meeting. The motion was approved unanimously (4-0). The meeting stood adjourned at 7:38 p.m.

DATE APPROVED/ACCEPTED

JOHN RUFFIN, JR.
BOARD CHAIRPERSON
CRA BOARD OF DIRECTORS

PETER RICHARDSON, CRM
CITY CLERK
CITY OF CORAL SPRINGS