

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS REGULAR MEETING
Tuesday, September 9, 2008**

Board Member John Walsh called the meeting to order at 6:31 p.m.
Mr. Walsh requested that Mr. Richardson call the roll of Board Members.

Board Members in attendance were: Deborah Brake, Board Member
Bruce Davis, Board Member
Elissa Harvey, Board Member
Brian Walsh, Board Member

Board Chair John Ruffin and Board Vice Chair Bernie Moyle 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
James Miller, Coral Springs Chamber
of Commerce
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 July 16, 2008 CRA Board Meeting

Mr. Davis moved, seconded by Ms. Harvey, to approve the minutes of the July 16th Board meeting as presented. The motion was approved unanimously (5-0).

2. Citizen's Comments

There were no citizen's comments.

3. Proposed FY 2009 Community Redevelopment Agency Budget

Mr. Donmez briefly reviewed the proposed budget, noting that the estimated property tax base of approximately \$129 million reflected an increase of about \$12 million. Mr. Donmez also provided a brief revenues and expenditures line item summary of the CRA's proposed 2009 budget, noting that it totaled about \$347,000.00.

Ms. Harvey moved, seconded by Mr. Davis, to approve the 2009 CRA budget as proposed. Mr. Donmez noted that the City Commission would be asked to ratify the CRA's budget as an item on their September 16, 2008 consent agenda.

4. Implementation Plan/Infrastructure Master Plan

Mr. Donmez provided a summary of the process followed to interview a total of three firms who made proposals relative to the downtown implementation/infrastructure master plan. Mr. Donmez said presentations were made by: Keith and Associates, Rhon Ernest-Jones (IBI Group, Inc.) and Flynn Engineering. He noted that Mr. Bruce Davis had served as the CRA Board's representative in the selection process. Mr. Donmez stated that he had personally served as the City's representative for the process, while Charlie Ladd served as Amera's representative. Mr. Donmez noted that the committee had unanimously chosen IBI Group, Inc. as their top selection. Mr. Ernest-Jones made brief remarks, noting that he was very pleased that his firm had been selected as the one to work with Amera Urban Developers to develop an infrastructure master plan and implementation plan. Mr. Davis said he had been very pleased to participate in the process. He also expressed appreciation to Mr. Ladd and Mr. Donmez for their efforts.

5. Interlocal Agreement with Coral Springs Economic Development Foundation

Paul Cawley, Executive Director of the Coral Springs Economic Development Foundation, noted that he had met with Bernie Moyle, the CRA Board's Vice Chair and liaison on this matter, to discuss the development of a scope of services for an interlocal agreement (ILA). Mr. Cawley said the purpose of the ILA was for the CRA Board to use the services of the Coral Springs Economic Development Foundation (EDF) as a marketing facilitator. Mr. Cawley said that the Coral Springs EDF would work closely with City staff and the CRA Board to develop a vision of the desired mix of uses for the downtown area and then put together a game plan for attaining this objective. Mr. Donmez said City staff hoped that an agreement between the CRA Board and the Coral Springs EDF would be finalized and executed by the end of October 2008, with deliverables provided to the CRA Board on a quarterly basis. Mr. John Walsh, speaking in his capacity as Acting Board Chairperson this evening, directed that legal staff coordinate with applicable parties to develop the Interlocal agreement between the CRA Board and the Coral Springs Economic Development Foundation.

6. Overview of Proposed CRA Initiatives/Other Business

Mr. Donmez briefly reviewed the status of the Community Redevelopment Agency Board's proposed Business Plan initiatives for 2008-2009, including the update of the Coral Springs CRA Interlocal agreement (ILA) with Broward County. He stated that this project would necessitate several meetings with Broward County staff, legal representatives, and administration, and would likely take several months to complete. Mr. Donmez noted that although the development agreement for the four corners of

University Drive and Sample Road was currently on hold due to prevailing economic conditions, this could possibly change if market conditions improved.

Mr. John Walsh inquired about the status of insurance for the bank drive-through facility. Mr. Donmez said that in an abundance of caution, City staff had purchased an insurance policy for this facility in order to protect the CRA Board's interests.

Mr. Donmez noted that a number of businesses on the north side of Sample Road, near the intersection of Coral Hills Drive, were presently in the process of completing façade improvements. Mr. Donmez also reported that some stores in the Promenade development on the north side of Sample Road were scheduled to open later this month. He also noted that City staff was hoping that the CRA roadway designs study would be completed in time for presentation at the CRA's October Board meeting. Mr. Donmez said that staff was also hoping to update the CRA Board on the status of the Publix Greenwise Marketplace project at the October Board meeting.

Mr. Donmez said staff continued to investigate options regarding the engagement of an auditor for the CRA Board's annual audit. He also stated that Miller Legg was moving forward with the City Plaza plat project.

Mr. Donmez noted that the CRA Board's next meeting was presently scheduled to take place on Monday, October 27th at 6:30 p.m. Mr. Donmez said staff would contact CRA Board members regarding the Board member's preferences for the October, November and December meeting dates.

Ms. Harvey moved, seconded by Mr. Brian Walsh, to adjourn the meeting. The motion was approved unanimously (5-0). The meeting stood adjourned at 7:37 p.m.

DATE APPROVED/ACCEPTED

JOHN WALSH
ACTING BOARD CHAIRPERSON
CRA BOARD OF DIRECTORS

PETER RICHARDSON, CRM
CITY CLERK
CITY OF CORAL SPRINGS

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