

**CITY OF CORAL SPRINGS
DOWNTOWN CORAL SPRINGS COMMUNITY
REDEVELOPMENT AGENCY**

BOARD OF DIRECTORS MEETING

February 23, 2009, 6:30 PM
City Hall - West Wing Conference Room
9551 West Sample Road
Coral Springs, Florida 33065

AGENDA

- I. Roll Call
- II. New Board Member Swearing-In
- III. Pledge of Allegiance
- IV. Minutes of December 15, 2008 Board Meeting
- V. Citizens' Comments
- VI. Update: Fiscal Year 2008 Audit
- VII. Update on Economic Development by EDF Executive Director Paul Cawley
- VIII. Meeting with Broward County Mayor
- IX. Infrastructure Master Plan
- X. CRA Updates:
 - Financial Update
 - Federal Stimulus Funding Program
- XI. Upcoming CRA Board Meetings:
 - March 23, 2009
 - April 27, 2009
 - May 25, 2009 (Memorial Day)
- XII. Other Business

**1. Advisory Board and Committee Application form
for Ginger Eisenrod**



02-11-09 11:40 AM

**CITY OF CORAL SPRINGS
ADVISORY BOARD AND COMMITTEE APPLICATION FORM**

Please return signed and completed application form and resume or vita to:
City Clerk's Office, 9551 West Sample Road, Coral Springs, Florida 33065

Please type or use dark ink to complete this form.

Applicant Name GINGER EISENROD

Occupation REALTOR

Street Address 11420 NW 30th ST, CORAL SPRINGS 33065

Home Telephone 954-575-2435 Business Telephone 561-210-0506

E-Mail Address GINGER @ EISENROD.COM

Length of Residence in Coral Springs (if applicable) 3 Years 3 Months

Length of Time as Business Person in Coral Springs (if applicable) _____ Years _____ Months

Which boards or committees are of interest to you? Please indicate up to three preferences by ranking. Please denote your first choice with a "1," etc.

- Affordable Housing Committee 2 Architectural Review
- Board of Adjustment Charter School Advisory Board
- 1 Community Redevelopment Agency 3 Construction Review
- Customer Involved Government Financial Advisory
- Fire Pension Board Historical Advisory
- Martin Luther King Jr. Advisory Multi-Cultural Advisory
- Neighborhood / Environment Planning & Zoning Board
- Police Pension Public Art Committee
- Senior Advisory Sports Commission
- Unsafe Structure Board Youth & Family

Attachment: Applicants (1273 : Appointments, CIGC, CRA, P&Z, Y&F)

Please provide a brief statement outlining why you wish to serve on the board(s) you have indicated above.

I've been selling both residential + commercial real estate in Coral Springs for over 10 years. We moved here three years ago because we found it such an attractive, friendly place. Now, I'd like to give back to the city I've grown to love by helping in any way I can to see that it continues to grow and thrive.

I can bring extensive knowledge of real estate and construction to any board - As a business owner and a person active in many community organizations, I also bring leadership + organizational skills. As an artist + photographer + master gardener, I also bring a sense of what is artistically + aesthetically pleasing -

Hingen Eisenred 2/10/09
Applicant's Signature Date

Applications for board and committee vacancies are accepted throughout the year. For additional information, please call the City Clerk's Office at (954) 344-1065 or visit the City's website at www.coral Springs.org.

Attachment: Applicants (1273 : Appointments, CIGC, CRA, P&Z, Y&F)

Ginger Eisenrod
11420 NW 30th St., Coral Springs, FL 33065
954-575-2435
Ginger@Eisenrod.com

OBJECTIVE A position on the Community Redevelopment Agency Board

EDUCATION

- BS Northwestern State University
- MS Northwestern State University
- Numerous Real Estate Courses

EMPLOYMENT HISTORY

Owner/Realtor,	Southeast Realty Equities <i>Boca Raton, FL serving North Broward and South Palm Beach Counties</i>	1997 - Present
VP, Consultant,	Achieve Global <i>Tampa, FL</i>	1988 - 1997
Dir. Training, Dir. Right-of-Way,	Gas Company <i>Albuquerque, NM</i>	1980 - 1988
Realtor/Broker,	Realty Executives <i>Tucson, AZ</i>	1972 - 1778

CURRENT ORGANIZATIONS

Premier Networking Alliance, Communications Chair
Broward Republican Women's Club, Federated, Vice President
Republican Business Network, Events Chair
Broward Republican Executive Committee, Precinct Committee Woman
Central Aids Project of Palm Beach County, Past board member
Florida Association of Realtors
National Association of Realtors
CyberSpace Society
Republican's for Environmental Protection
Palm Beach County Master Gardener
Boca Raton Chamber of Commerce
Coral Springs Chamber of Commerce
South Florida Galloping Gardeners
Coral Springs Garden Club

2. Minutes of December 15, 2008 Board Meeting

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS REGULAR MEETING
Monday, December 15, 2008**

Board Chair John Ruffin called the meeting to order at 6:37 p.m. at the Coral Springs Economic Foundation Conference Room.

Mr. Ruffin requested that Mr. Richardson call the roll of Board Members.

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

Board Member Brian Walsh was 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 Carpenter, Transportation Planner
Paul Cawley, Coral Springs Economic
Development Foundation
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 October 20, 2008 CRA Board Meeting

Mr. John Walsh moved, seconded by Ms. Harvey, to approve the minutes of the October 20, 2008 Board meeting as presented. The motion was approved unanimously (5-0).

2. Citizen's Comments

There were no citizen's comments.

3. Resolution for FY 2008 Year-End Funding Appropriation

Mr. Donmez requested that the CRA Board approve Resolution 2008-001M, relative to the FY 2008 Year-End funding appropriation, in accordance with State required mandates for fund balances. Ms. Harvey moved, seconded by Mr. John Walsh, to approve Resolution 2008-001M. The motion was approved unanimously (5-0).

4. Presentation of Coral Springs Downtown Roadway Study

Mr. Donmez introduced representatives of the R.J. Behar Engineering Design Firm to present an overview of the results of the downtown roadway study. Bob Behar introduced Sean O'Keefe, Project Engineer, to make the presentation. Mr. Behar also noted that Traffic Engineer Claudia Lamos was in attendance this evening and was available to answer questions.

Mr. O'Keefe stated that the majority of his remarks this evening would be focused on the southwest quadrant of the CRA, bounded by University Drive, Sample Road, Coral Hills Drive and NW 31st Court. He also noted that potential future plans for the northeast and northwest quadrants were still in the preliminary planning stages. Mr. O'Keefe also presented an overview of potential trip counts and related potential roadway improvements. Mr. Moyle inquired about the status of federal funding for the proposed neighborhood transit center. Ms. Hess stated that although the funding window had lapsed, other potential funding sources could be evaluated in the future. Mr. Moyle noted the importance of the CRA Board assertively seeking potential federal funding for transit projects, including funds available through economic stimulus packages.

Mr. O'Keefe stated that the present alignment of Coral Hills Drive was not presently that strong, and could benefit from more continuity and turn lanes. Mr. O'Keefe reviewed potential options relative to the neighborhood transit center, including pedestrian friendly landscaping, bicycle storage facilities and a parking garage. He also said that his firm was proposing that future buses circulate clockwise around the southwest quadrant in order to appeal to potential bus riders and bicycle riders. Mr. John Walsh said it was important for the turn lanes and related infrastructure improvements to be made as soon as practical. Rhon Ernest-Jones noted that his firm was coordinating with Amera Urban Design to identify anticipated costs for canal culverting, roadway and other improvements. Mr. Moyle inquired about the next step relative to the downtown roadway study. Mr. Donmez stated that the roadway study needed to be finalized. Mr. Moyle inquired whether modifications could be made at a later date. Mr. Donmez said this was correct. Mr. Moyle inquired whether the best location for the transit center was on or off a main roadway. Mr. O'Keefe said that Northwest 33rd Court was a very desirable location near the Coral Springs Medical Center, although other locations could possibly be considered in the future.

Mr. Moyle inquired about potential future roadway improvements for traffic attempting to proceed south on Riverside Drive at the intersection with West Sample Road. Mr. Donmez said this was an important intersection relative to the downtown area and that potential options for widening the existing bridge near Sample and Riverside needed to be considered. Mr. Moyle noted the importance of pursuing federal funding for general transit and public transit projects, including contacting County Commissioners and other elected officials to seek assistance in securing such funding. He also requested that staff put together a presentation and specific requests for funding of roadway and transit improvements. Mr. Ernest-Jones said he would be pleased to present cost estimates for the proposed infrastructure improvements at the CRA Board's January 2009 meeting.

Mr. Moyle suggested that the CRA Board give a proxy to Board Chair Ruffin to act on the Board's behalf if any expedited action was needed on this matter prior to the CRA Board's next meeting on January 26, 2009. Mr. Moyle also noted the importance of lobbying U.S. Congressional representatives relative to the need for transit related improvements in downtown Coral Springs.

5. Update on Economic Development Related Activities

Paul Cawley, Executive Director of the Coral Springs Economic Development Foundation (EDF), noted that he was respectfully submitting the EDF's invoice for professional services to the Coral Springs Community Redevelopment Agency Board of Directors. Mr. Cawley noted that he had recently met with George Rahael and Charlie Ladd to review strategies for being the most effective in the present very challenging commercial real estate environment. Mr. Cawley also briefly reported on efforts to make Broward County more visible to potential corporate clients. Mr. Rahael stated that Broward County needed to be either re-branded or potentially renamed in the future. Mr. Cawley noted that he was very strongly committed to partnering with the Broward Alliance relative to corporate recruitment efforts in Coral Springs. He also noted that appropriate steps would be taken to protect the CRA Board's best interests relative to future corporate recruitments and potential alliances. Mr. John Walsh moved, seconded by Mr. Davis, to approve the payment of the invoice for professional services to the Coral Springs Economic Development Foundation. The motion was approved unanimously (5-0).

6. CRA Updates

Mr. Donmez reported that the CRA Board's Fiscal Year 2008 audit was in process and board members would be receiving "conflict of interest" disclosure forms for completion. Mr. Donmez said he would provide the Board with an update on the audit at the January 2009 meeting.

Mr. Donmez noted that the board seat formerly occupied by Real Estate Representative Deborah Brake was presently vacant. Mr. Donmez said that City staff would initiate recruitment efforts, with an eye towards filling the vacancy prior to the Board's February 23rd meeting.

Mr. Donmez also provided a brief update on the recent Urban Land Institute (ULI) conference in Miami Beach. He commended the City's Community Development and Marketing and Communications staff for their efforts in staffing the information booth at the conference venue.

Ms. Delegal presented an update on the matter of Strand v. Escambia County, noting that the court's recent ruling was favorable toward community redevelopment agencies. Ms. Delegal said that staff would continue to keep an eye on future developments and would keep the CRA Board apprised on such matters.

Mr. Donmez commended Vice Chair Bernie Moyle for making a great presentation about the CRA Board's activities at the recent Chamber of Commerce "Power Lunch" program. Mr. John Walsh briefly reported that one of his clients had recently contacted him about the possibility of Baptist Health of South Florida locating an outpatient facility in the Coral Springs area, possibly partnering with a local hospital facility.

Mr. John Walsh moved, seconded by Mr. Davis, to adjourn the meeting. The motion was approved unanimously (5-0). The meeting stood adjourned at 8:14 p.m.

DATE APPROVED/ACCEPTED

JOHN RUFFIN, JR.
BOARD CHAIRPERSON
CRA BOARD OF DIRECTORS

PETER RICHARDSON, CRM
CITY CLERK
CITY OF CORAL SPRINGS

Doc #92848v1

3. CRA Financials as of February 20, 2009

2009 FROM ACCOUNT: 150-0000-300.00-00 THRU ACCOUNT: 150-9999-599.99-99

ACCOUNT	DESCRIPTION	BUDGET	ACTUAL	BALANCE
150-0000-345.90-01	TIF-CITY OF CORAL SPRINGS	201,991.00	201,832.00	159.00
150-0000-345.90-02	TIF-NO BROW HOSPITAL DIST	102,397.00	102,316.00	81.00
150-0000-345.90-03	TIF-BROWARD COUNTY			
150-0000-345.90-04	TIF-CHILDREN'S SERVICES	22,534.00	22,516.00	18.00
150-0000-361.10-00	INTEREST/PROFIT ON INVEST	20,000.00	5,552.35	14,447.65
150-0000-362.40-01	RENT			
150-0000-381.51-00	CDBG			
150-0000-389.10-00	GENERAL FUND			
150-3200-552.12-01	REGULAR SALARIES	101,008.00		101,008.00
150-3200-552.31-01	LEGAL SERVICES	45,000.00		34,500.00
150-3200-552.31-10	ARCHITECTURE / PLANNING			
150-3200-552.31-13	OTHER PROFESSIONAL SVCS	18,000.00		18,000.00
150-3200-552.31-14	ENGINEERING	75,000.00		72,275.00
150-3200-552.31-15	PROPERTY MAINTENANCE	5,000.00		5,000.00
150-3200-552.31-16	APPRAISALS	20,000.00		15,000.00
150-3200-552.31-17	ECONOMIC DEVELOPMENT I/A	9,500.00		9,500.00
150-3200-552.32-00	ACCOUNTING AND AUDITING	2,000.00		2,000.00
150-3200-552.42-01	POSTAGE	5,001.00		1,935.00
150-3200-552.45-06	INSURANCE PREMIUMS	2,000.00		1,000.00
150-3200-552.47-02	PRINTING & BINDING	5,000.00		1,507.00
150-3200-552.48-05	PROMOTIONAL ACTIVITIES	5,000.00		5,000.00
150-3200-552.48-07	ADVERTISEMENTS	1,500.00		1,298.50
150-3200-552.48-08	SPECIAL EVENTS	7,500.00		7,372.93
150-3200-552.49-05	CHILDREN SERVICES BROWARD	22,534.00		18.00
150-3200-552.49-06	REPAYMENT TO CITY	22,182.00		22,182.00
150-3200-552.51-01	OFFICE SUPPLIES	1,847.00		1,847.00
150-3200-552.52-15	MEETING EXPENSES	2,500.00		1,639.74
150-3200-552.54-02	MEMBERSHIPS	2,600.00		1,186.70
150-3200-552.64-01	CAPITAL OUTLAY			
150-3200-552.64-03	CONTRIBUTION TO CAPITAL			
150-3200-552.72-01	LOAN			
150-3200-552.95-01	GAIN/LOSS ON SALE			

**4. Federal Stimulus Funding Program / Capital
Project Requests List**

Master List of Capital Project Requests By Dept.

Department	Project Description	Funding Required	Jobs Created	Favorable to
Aquatics	Construct a Dryland Play Area at Cypress Park to provide a structured, safe, ADA compliant play area that will provide an alternative to usage of the water park features.	\$50,000	2	Operating
Comm Dev	Provide matching grants to neighborhood partnerships in the area of Community Outreach, Crime Prevention Programs, neighborhood maintenance, etc	\$20,000	1	Operating
Comm Dev	Install traffic calming devices	\$50,000	1	Capital
Coral Springs	Replace Safety Town trailer with permanent hurricane-resistant building	\$800,000	15	Operating
Dev Services	Senior Recreation and Therapeutic Activities	150000	4	Capital
Dev Services	Install emergency fire protection sprinkler system in Public Safety Building	\$400,000	6	Capital
Dev Services	Replace heating/cooling equipment in Public Safety Building with energy efficient HVAC	\$750,000	14	Operating
Dev Services	Mullins Park access improvements	\$750,000	14	Capital
Dev Services	Make infrastructure improvements to support future development in downtown area in the vicinity of the Sample Road and University Drive intersection	\$4,000,000	73	Capital
Dev Services	Construct neighborhood public transit center and parking garage	\$6,000,000	109	Capital
Fire	Replace ambulance aka rescue transport vehicle	\$150,000	2	Operating
Fire	Life Pack Replacement	\$150,000	2	Capital
Fire	Replace firefighter's personal protective clothing (i.e., bunker gear)	\$250,000	4	Capital