

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY  
BOARD OF DIRECTORS REGULAR MEETING AND WORKSHOP  
Monday, June 29, 2009**

Board Chair John Ruffin called the meeting to order at 5:07 p.m.

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

Board Members in attendance were: Bruce Davis, Board Member (Arrived at 5:10 p.m.)  
Ginger Eisenrod, Board Member  
Elissa Harvey, Board Member  
Bernie Moyle, Vice Chair  
Brian Walsh, Board Member  
John Walsh, Board Member

Also in attendance were: Commissioner Claudette Bruck  
Erdal Donmez, Assistant City Manager  
Gerry Knight, Acting CRA Legal Counsel  
Jim Hickey, Chief Planner  
Paul Cawley, Coral Springs Economic  
Development Foundation  
George Rahael, Amera Urban Developers  
Peter Richardson, City Clerk

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

**1. Minutes of April 27, 2009 CRA Board Meeting**

Ms. Eisenrod moved, seconded by Ms. Harvey, to approve the minutes of the April 27, 2009 Board meeting as presented. The motion was approved unanimously (6-0).

**2. Citizen's Comments**

Mr. Paul Brite, 10197 Ramblewood Drive, inquired about the progress and status of the Community Redevelopment Agency Board's recent revitalization efforts. Mr. Moyle and Mr. Donmez provided detailed summaries of the CRA's recent initiatives and efforts.

**3. Proposed City Plaza Plat**

Chief Planner Jim Hickey briefly reviewed the need for the re-platting of the City Hall South and former Falcone properties. He also noted that City staff was working with County Transit staff to possibly combine two existing bus stops on the south side of Sample Road contiguous to these properties. Mr. Hickey said that the proposed re-platting would ultimately need to receive approval from the Broward County Board of Commissioners.

Mr. John Walsh moved, seconded by Mr. Bernie Moyle, to approve the proposed City Plaza plat and authorize submittals to the City and Broward County Commissioners for further processing. The motion was approved unanimously (7-0).

**4. Update on CRA Board of Directors Financials**

Mr. Donmez noted that the CRA Board had received revenues due in almost every applicable category and had remained on target relative to year-to-date expenditures. Mr. Donmez said he would continue to keep the CRA Board apprised about budgetary matters on a periodic basis. Mr. Davis inquired whether the CRA Board had any unanticipated expenses. Mr. Donmez said that the CRA Board's budget was always extremely conservative. Consequently, he anticipated that there might be a surplus in some of the CRA Board's 2008-2009 budget.

**5. Update on June 1, 2009 Preliminary Tax Roll Information**

Mr. Donmez said that the preliminary Broward County Tax Roll for Coral Springs CRA District taxable properties reflected an estimated taxable value totaling \$128,224,000.00. He noted that Citywide the value of commercial property was down by an estimated six percent. Mr. Donmez said that updated information would be forthcoming from the Broward County Property Appraiser's Office on July 1<sup>st</sup>.

**6. Invoice for Additional Auditing Services (2008 Audit)**

Mr. Donmez noted that the CRA Board was being asked to approve an additional bill of \$1,800.00 from McGladrey and Pullen, to cover the costs of a restatement of the financial statements for the Coral Springs CRA tied to the audit of September 30, 2008 financial statements. Mr. Ruffin thanked Mr. Davis for his role in securing a lower fee for these services from the auditing firm on behalf of the CRA Board of Directors.

Mr. Moyle moved, seconded by Mr. Davis, to authorize payment of \$1,800.00 to McGladrey and Pullen (Invoice # M-3109321-108) for additional audit work. The motion was approved unanimously (7-0).

**7. Master Planning Update**

Mr. Donmez briefly reviewed the status of mast-arms installation at Sample Road and University Drive, noting that Broward County had offered to design and installation the mast-arms foundation at this vital intersection. He stated that the Coral Springs Community Redevelopment Agency anticipated exposure for this project would be between \$45,000 and \$60,000.00, while the County's anticipated outlay for the project would be approximately \$500,000.00. Mr. Davis suggested that the CRA Board direct staff to move forward with this matter as soon as possible. Mr. Moyle expressed his concurrence.

Ms. Harvey moved, seconded by Mr. Davis, to authorize staff to move forward with coordination with Broward County staff and other applicable parties to accomplish the installation of traffic signal mast arms at the intersection of University Drive and Sample Road as soon as practical. The motion was approved unanimously (7-0).

**8. Payment of \$22,182.00 to the City of Coral Springs**

Mr. Donmez noted that back in 2003, the City of Coral Springs had advanced approximately \$42,000 in funding to the Coral Springs CRA Board of Directors. Mr. Donmez said City staff was recommending that the CRA Board of Directors authorize the repayment of \$22,182.00 to the City of Coral Springs. Mr. Moyle moved, seconded by Mr. Davis, to authorize the re-payment of \$22,182.00 to the City of Coral Springs from the Coral Springs 2008-2009 CRA budget. The motion was approved unanimously (7-0).

**9. Additional Funding Allocation: FY 2009 Engineering Line Item**

Mr. Donmez noted that Mr. Davis and he had recently met with engineers and developers to review budgetary issues relative to design and associated utility work at the intersection of University Drive and Sample Road. He noted that the cost estimate for design of this work was not to exceed \$68,000.00. Mr. Donmez said that approximately \$75,000.00 for all engineering design work in the downtown area, with \$15,000 expended to date. Mr. Donmez said he recommended that the CRA Board act on this matter at their July 27<sup>th</sup> meeting. Mr. Moyle inquired when the fiscal year ended. Mr. Donmez said that the City's fiscal year concluded on September 30<sup>th</sup>. Mr. Donmez said it appeared at present that approximately \$41,000 in additional funding would be required for additional design and engineering work.

Noting that the Board's next meeting dates were scheduled as July 27<sup>th</sup> and August 24<sup>th</sup>, Mr. Ruffin inquired about the Board's pleasure about future meetings. Mr. Donmez suggested that the Board hold its regular meeting on July 27<sup>th</sup> and possibly consider combining their August and September meeting dates into a single meeting. The CRA Board's regular meeting concluded at 6:09.m.

Mr. Ruffin called the workshop session to order at 6:17 p.m., with all CRA Board Members in attendance.

Paul Cawley, Executive Director of the Coral Springs Economic Development Foundation, presented a brief update on vacancies rates, noting that current vacancy rate in the Coral Springs Financial Plaza was approximately 54%. Mr. Cawley said Coral Springs EDF staff was optimistic about establishing a potential partnership with Broward College to offer nursing certification and degree programs in collaboration with Coral Springs Medical Center to interested persons. He also stated that programs would be offered in information technology and supervision and management programs.

Mr. Cawley stated that the Coral Springs Economic Development Foundation's strategy would focus on targeting industries in the medical, health care, information technology and educational realms. He noted that a total of approximately \$150 million in federal grant funds were available to address vacancy and job loss issues. John Walsh said it was fairly beneficial to have personal contacts to receive such grants. Mr. Cawley stated that EDF staff was collaborating with the City's Grant Writer to prepare and submit excellent grant applications. He also stated that the EDF was proposed targeted marketing to develop separate pieces for specific properties. Paul Brite inquired whether or not any City officials were lobbying the federal government relative to available grant funds. Mr. Donmez said although no one on the City's payroll was engaged in this activity, City staff was working in concert with U.S. Representative Klein and Wexler's offices to maximize the City's opportunities to receive available stimulus and other grant funding.

Mr. Cawley said that EDF staff was focusing its energies on recruiting and retaining smaller and middle-sized companies, through its preferred client program. He suggested the possible establishment of a similar program for the Coral Springs Community Redevelopment Agency. Mr. John Walsh stated that the primary concern of potential new businesses was the availability of expedited processing and permitting to get their operations up and running as soon as practical. Mr. Davis suggested the possible use of additional incentives to attract new businesses to the City of Coral Springs. Mr. Moyle suggested that the CRA Board explore the possibility of incentives on a case-by-case basis. Mr. Brite expressed concern that some major businesses had elected to leave the community after receiving economic incentives.

Mr. Cawley noted that EDF staff was examining who would pay for targeted mailings, whether it be owners or developers. Mr. Moyle said that a principal goal was to fill as many presently vacant spaces as soon as practical. Mr. Moyle also said he was very pleased about the work done by the CRA Board, staff and the project developer to get infrastructure ready during the present economic downturn. Mr. Brite said a very good selling point for Coral Springs is that the City is less than forty-five minutes driving time from every major airport in south Florida.

Mr. Cawley noted that the City's Public Relations Advisory Committee would be holding its inaugural meeting on July 8<sup>th</sup>. Mr. Moyle inquired what was the next step to moving forward with the proposed marketing strategy. Mr. Cawley said the main components were moving forward with: (1) a formalized partnership with Broward College and (2) filling vacant office and retail space to the greatest possible extent. Mr. Moyle suggested the possibility of engaging a professional marketing group to assist with the latter endeavor. Mr. Ruffin suggested the possibility of having interested CRA Board members collaborate with Mr. Cawley on these initiatives. Ms. Eisenrod, Ms. Harvey, Mr. Davis and Mr. John Walsh expressed interest in assisting with this proposal. Mr. Rahael offered to send appropriate staff from Amera Urban Developers to aid with this effort.

The workshop meeting adjourned at 7:05 p.m.

DATE APPROVED/ACCEPTED

JOHN RUFFIN, JR.  
BOARD CHAIRPERSON  
CRA BOARD OF DIRECTORS

PETER RICHARDSON, CRM  
CITY CLERK  
CITY OF CORAL SPRINGS

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