

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY  
BOARD OF DIRECTORS REGULAR MEETING  
Monday, March 23, 2009**

Board Chair John Ruffin called the meeting to order at 6:36 p.m.

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

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

Board Member John Walsh was unable to attend this evening's meeting.

Also in attendance were: Commissioner Claudette Bruck  
Commissioner Roy Gold (Arrived at 7:22 p.m.)  
Erdal Donmez, Assistant City Manager  
Sue Delegal, CRA Legal Counsel  
Susan Hess, Director of Community Development  
Paul Cawley, Coral Springs Economic  
Development Foundation  
George Rahael  
Tim Fish, IBI Group  
Peter Richardson, City Clerk

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

**1. Minutes of February 23, 2009 CRA Board Meeting and Special Meeting of February 12, 2009**

Ms. Harvey moved, seconded by Mr. Moyle, to approve the minutes of the February 23, 2009 Board meeting as presented. The motion was approved unanimously (6-0).

Ms. Delegal noted that she had provided the CRA Board Members with a meeting summary from a meeting held on February 12, 2009 between Broward County staff and Mr. Moyle, Mr. Donmez and herself, representing the Coral Springs CRA Board, and Mr. Rahael. Both Mr. Donmez and Mr. Moyle stated that the draft minutes were an accurate reflection of the February 12<sup>th</sup> meeting. Mr. Moyle moved, seconded by Mr. Davis, to approve the minutes of the February 12, 2009 special meeting as presented. The motion was approved unanimously (6-0).

**2. Citizen's Comments**

There were no citizen's comments.

### **3. Broward Economic and Population Trends**

Mr. Donmez presented a summary overview of recent economic and population trends in Broward County, from a recent presentation to the Broward Workshop. He noted that, generally speaking, Broward County was faring better than the State of Florida relative to population and economic indicators.

### **4. Update on Economic Development Activities**

Paul Cawley, Executive Director of the Coral Springs Economic Development Foundation, made his second quarter report to the CRA Board of Directors. Mr. Cawley noted that he would be meeting with Mr. Rahael on a monthly basis to discuss filling office vacancies.

Mr. Cawley stated that his primary efforts pertaining to venture capital activity would focus on health care and medical and information technology segments in concert with Broward Community College. He also noted that efforts were underway to identify existing or potential entrepreneurs for future programs. Finally, Mr. Cawley proposed the possibility of holding a joint planning session with representatives from the CRA Board, Economic Development Foundation Board, Chamber of Commerce Board, CEO Group and other applicable entities in the future.

Mr. Moyle moved, seconded by Ms. Harvey, to accept Mr. Cawley's report on economic development activities. The motion was approved unanimously (6-0). Mr. Donmez noted that the request for payment for professional services for the Coral Springs Economic Development Foundation, in the amount of \$5,000.00, had also been received. Ms. Delegal noted that as stipulated by the existing professional services agreement, such matters could be handled administratively by applicable City staff.

### **5. Fiscal Year 2008 Coral Springs CRA Audit**

Brett Friedman and Jackie Langois noted that the audit arrangement letter did not contain any unusual or significant transactions. Mr. Friedman noted that there were, however, some items reported in last year's audit that should not have been reported, specifically capital assets were listed which were improvements to roadways owned by the State of Florida or Broward County. Mr. Friedman stated that these were not permanent assets. Mr. Donmez said that there was no disagreement in concept about this matter.

Mr. Moyle said although the predecessor auditor did not handle this matter appropriately, the CRA Board or City staff could not have been feasibly expected to detect this discrepancy. He noted that the CRA Board would appreciate the auditing firm's assistance in employing less damaging language relative to the discrepancy, if proper. Mr. Friedman stated that someone in City management had to take full responsibility for the findings, possibly engaging a third party from outside of the organization. Mr. Davis said even if due diligence had been employed, the error would not have been caught without a detailed review of the overall process. Mr. Davis noted that the new audit firm

was brought on board by the Coral Springs CRA Board of Directors to make certain that the past audit was corrected as appropriate and future audits were handled properly. Ms. Langois noted that a lot of smaller companies were receiving comments in their audit letters due to changes in Generally Accepted Accounting Procedures (GAAP) standards. Mr. Donmez said City staff greatly appreciated the level of thoroughness provided by McGladrey and Pullen's staff. Noting that there was no disagreement with management on this matter, Mr. Friedman said his staff would work on softening the proposed language and work in concert with Mr. Donmez on this matter.

Mr. Donmez noted that the audit was in final form, awaiting a response from the national partner on some matters. Mr. Friedman stated that his firm had been unsuccessful in contacting the predecessor auditor for the Coral Springs Community Redevelopment Agency. Ms. Delegal said that the CRA Board, if they elected to do so, could accept the draft report and put the final report on a future agenda. Mr. Moyle moved to accept the report, subject to the modification of certain language, and further ratification at the next meeting of the CRA Board of Directors, and was seconded by Mr. Davis. The motion was approved unanimously (6-0).

#### **6. 2008 Coral Springs CRA Annual Report**

Mr. Donmez noted that there was a statutory requirement for the Coral Springs CRA and all CRAs in Florida to issue an annual report by no later than March 31<sup>st</sup> annually. Mr. Donmez noted that the City Hall plat project was approximately two to three months away from completion. Mr. Donmez also noted that meetings had been initiated relative to potential revisions to the interlocal agreement with Broward County, with progress appearing to be headed in a positive direction. Noting the integral tie-in between the Broken Woods property and the Coral Springs CRA downtown development, Mr. Donmez noted that it would very likely be at least three years before any development commenced on this parcel. Mr. Donmez also noted that more information was available on a daily basis regarding the status of federal stimulus funds for local government infrastructure projects. Mr. Donmez noted that the most major change in this year's CRA Annual Report was the projected growth rate of zero percent for the next three years

Ms. Harvey moved, seconded by Ms. Eisenrod, to accept the draft 2008 Coral Springs CRA Annual Report as presented, subject to minor revisions, such as correcting typographical errors.

Mr. Moyle suggested taking the information contained in the CRA's annual report and converting it to a concise "rack card" for display at locations around Coral Springs such as the Coral Springs Charter School, civic organizations and other interested entities.

The motion to accept the 2008 CRA annual report was approved unanimously (6-0).

Mr. Moyle moved that staff put together some materials for dissemination on rack cards and through other channels such as the CRA's website, and other venues. Ms. Eisenrod seconded the motion. The motion was approved unanimously (6-0).

#### **7. Miller Legg Invoice**

Mr. Moyle noted that Miller Legg staff had provided the necessary professional services relative to City Plaza plat, and were subsequently an additional payment of \$3,600 for their assistance. Mr. Moyle said after discussing the matter with legal counsel and City Attorney Sam Goren, he was recommending that the CRA Board of Directors authorize a full and final additional payment of \$1,500.00 to Miller Legg for their services relative to the City Plaza plat project. Mr. Davis noted that Miller Legg had taken an entrepreneurial risk in undertaking this work and likely would not have share any potential gain if one had been realized. Mr. Moyle said that the work had been completed to City staff's full and final satisfaction, and he moved that the CRA Board of Directors authorize an additional payment of \$1,500.00 to Miller Legg for professional services relative to the City Plaza plat. Mr. Davis seconded the motion. The motion was approved unanimously (6-0).

#### **8. Other Business**

Mr. Donmez provided a brief overview of the infrastructure master plan, noting that City staff expected to receive an update from Broward County on this matter in the near future. He noted that work completed to date totaled \$13,600.00. Ms. Delegal noted that Broward County administrative and legal staff was in the process of reviewing the Coral Springs CRA's Interlocal agreement. Ms. Delegal said she hoped to receive follow-up information from the County Attorney's Office regarding the ILA in the near future.

Mr. Moyle said it gave him pause until there was final resolution with Broward County on the Interlocal agreement matter. He suggested that no additional work be approved or initiated until the ILA matter with Broward County was resolved. Mr. Moyle moved, seconded by Mr. Davis, that the invoice in the amount of \$13,600.00 be approved for work completed. The motion was approved unanimously (6-0).

Mr. Donmez also noted that there was still no firm information in hand relative to the federal stimulus program. He stated that there was a possibility that funding would be available in the future for transportation and transit-related projects.

Noting that the CRA Board's next regular meeting date was Monday, April 27<sup>th</sup>, Mr. Ruffin suggested that the CRA Board consider combining their May and June board meetings into a single meeting, possibly on June 15<sup>th</sup>.

Commissioner Gold inquired whether the annual report would include a photograph of CRA Board members. Mr. Donmez said this was correct. Commissioner Gold inquired whether it would be appropriate for the CRA Board to consider making a contribution to the Coral Springs Festival of the Arts for future annual events. Mr. Moyle said citizens

appeared to enjoy the event and the CRA Board might discuss potential funding for the event in the future. Ms. Delegal said that the Board before could consider any expenditure of funds needed to be tied to the Coral Springs CRA overall plan. Mr. Ruffin suggested discussing this matter at the CRA Board's next meeting.

Mr. Rahael noted that he had attended Ms. Eisenrod's orientation session wherein she had noted the concern of some Coral Springs Charter School parents regarding the proximity of One Charter Place to the Charter School. He suggested the possibility of putting together an informational piece regarding the creation of the Coral Springs Charter School and One Charter Place. Mr. Donmez said that City staff could work with the Charter School's Principal and staff on this matter. Ms. Eisenrod suggested the possibility of an article in area publications. Mr. Moyle suggested the possibility of Charter School students being involved in such an effort to highlight a real life lesson in economic development. Ms. Eisenrod also thanked Mr. Donmez and Ms. Delegal for a thorough and excellent orientation session.

The meeting adjourned at 8:13 p.m.

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DATE APPROVED/ACCEPTED

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JOHN RUFFIN, JR.  
BOARD CHAIRPERSON  
CRA BOARD OF DIRECTORS

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PETER RICHARDSON, CRM  
CITY CLERK  
CITY OF CORAL SPRINGS

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