

1. Minutes of November 23, 2009 Board Meeting

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

Board Chair John Ruffin called the meeting to order at 6:30 p.m. in the West Wing Conference Room of City Hall, 9551 West Sample Road, Coral Springs, Florida 33065. Mr. Ruffin requested that Ms. Chavez call the roll of Board Members.

In addition to Mr. Ruffin, the Board Members in attendance were:

Ginger Eisenrod, Board Member
Elissa Harvey, Board Member
Bernie Moyle, Vice Chair
Brian Walsh, Board Member
John Walsh, Board Member

Board member Bruce Davis was absent.

Also in attendance were:

Vice Mayor Claudette Bruck
Commissioner Roy Gold (Arrived at 7:39 p.m.)
Erdal Donmez, Deputy City Manager
Susan Hess, Director of Community Development
Sue Delegal, CRA Legal Counsel
George Rahael, Amara Urban Developer
Rhon Ernest-Jones, IBI Consulting Engineers
Josephine Chavez Recording Secretary, Office of
the City Clerk.

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

1. Minutes of September 9, 2009 CRA Board Meeting

Mr. Moyle moved, seconded by Mr. John Walsh, to approve the minutes of the September 9, 2009 Board meeting as presented. The motion was approved unanimously (6-0).

2. Citizen's Comments

Vice Mayor Claudette Bruck commented briefly about a recent article in a local publication, making reference to a "crisis" of teenage violence in Coral Springs. Vice Mayor Bruck said that she disagreed, noting that the use of the word "crisis" is inappropriate since the incident at hand, while regrettable, was an isolated incident and would be more appropriately described as a domestic situation. In further discussion, individual CRA Board members commented that there was no statistical basis for declaring a "crisis" in the City relative to this matter.

3. Master Planning Update

Rhon-Ernest Jones presented the master planning update. He noted that the plans were submitted to the City and to the master developer, the State of Florida and Broward County. Mr. Ernest-Jones said that comments have now been returned from all entities except Broward County. He also noted that meetings have already been held with the City on Friday with Erdal and his staff, and the State has also signed off on the proposed plan. Mr. Ernest-Jones said he hoped to receive sign-off from Broward County in the near future.

In reviewing the plan, Mr. Ernest-Jones noted that it included turn lanes for the three corners that have not yet been improved. He also stated that areas were included for public art and sidewalks throughout the entire area. Mr. Ernest-Jones said that there would be a 10-foot sidewalk and a 10-foot wide landscape strip between the edges of the sidewalk that is very similar to the configuration now in existence. He noted that this would permit planning in an orderly manner for how the property should look like in the future. Mr. Ernest-Jones stated that there was some overlap on some of the parking, as the provision was made for a turn lane and a bike lane, as well as 10' of landscaping and sidewalk. He also said that there had been extensive coordination with Broward County Transit. Mr. Ernest-Jones noted that there would be bus stops and provisions for shelters and handicap accessibility to the bus stops, as close as possible to the intersection.

Mr. Ernest-Jones provided details on the mast arm installation and turn lane improvements at NW 31st Street and University Drive. He said that once the turn lanes are designed and installed, it would not be desirable to extend it for any reason due to the cost involved. Mr. Ernest-Jones also said that there would be documentation in the file as to how the length of the turn lanes were determined when the plan reaches 100% finalization. He also said that it would be very important to achieve widespread consensus on the design decisions being made today.

Mr. Ernest-Jones said that the plan was to try to retain the maximum of all the existing driveways and preserve all existing rights. He stated that the intersection would look much better with the new mast arms. Mr. Ernest-Jones noted that there would only be very minor changes to the central median, and no changes to existing through lanes or medians. He also stated that there was ongoing coordination with FPL to bury the power lines, and the City has some initiatives in process in terms of water main extensions and sewer main extensions to make sure that all are fully coordinated. Mr. Ernest-Jones also confirmed that the City would provide Broward County with the basis and the design, while the County performed the actual installation of the mast arms.

In further discussion regarding the bus stops, Mr. Ernest-Jones noted that the Broward County Transit Authority no longer approves any bus stops in turn lanes. He stated that while some have been approved in the past, it is no longer considered a preferred alternative. Mr. Ernest-Jones said these types of "pull-in" lanes present a difficulty in the ability to pull back into traffic.

Mr. Rahael asked if there was a timeline by which this has to be done under the terms of the federal economic recovery program. Mr. Donmez replied that once the previews are at 90% completion, the cost analysis could be performed. Following this step, the bonds could potentially be issued. Mr. Donmez said the anticipated issue date for the bonds was the spring of 2010. He noted that it could be earlier, but it's not required to be done until the end of 2010. Mr. Donmez also noted that construction could begin sometime by the end of September, perhaps even earlier. Mr. Ernest-Jones said that he hoped to have the design plans finished by year-end of 2009. He also said that there will probably be separate contracts, one for turn lanes, another for traffic signals, and yet another for any specialty items such as public arts related infrastructure.

Mr. Ernest-Jones clarified that if any additional right of way was needed, it would encompass only about one foot behind the curb for the actual turn lane and that the balance would be reserved as a sidewalk and landscape easement. Mr. Ernest-Jones said that this provided flexibility for the future development of properties in the downtown area.

4. Broward College Update

Mr. Moyle updated the CRA Board on efforts to bring Broward College to Coral Springs. He noted that Broward College has a great need for space and is presently using the Coral Springs Charter School for night classes. Mr. Moyle said that there were a series of meetings that began about two months ago, which progressed to a property search for a location to place Broward College with about 18,000 square feet of space in the City of Coral Springs. Mr. Moyle stated that these conversations led to a meeting about a week ago and Broward College representatives looked at some high-rise space in Coral Springs, but the higher rent is a significant issue. He noted that the other building that Paul Cawley of the EDF searched out was the former Eckerd's Drugstore, located on the northwest corner of University Drive and Sample Road. Mr. Moyle said that he met with Broward College President David Armstrong, City Manager Mike Levinson, Erdal Donmez, EDF Director Paul Cawley and came to the conclusion that the second location was very much an "alignment of wants."

Mr. Moyle said that Dave Armstrong is going back to meet with his group and see how they can potentially work it into their master plan. He also said that Broward College has made it very clear that they will need 8,000 square feet at a minimum and realistically, they probably need 15,000 square feet to accommodate their needs in Coral Springs. Mr. Moyle also said it is believed that within three years they would expand to somewhere between 40,000 and 70,000 square feet of campus space in Coral Springs.

Ms. Eisenrod asked who would pay for building improvements. Mr. Moyle responded that it might be a situation where we look inward to see if that's something that we want to do as a part of redevelopment in order to make this project move forward.

5. CRA Financials

Mr. Donmez presented a brief review of the CRA financials as of September 30, 2009, the end of the fiscal year, noting that both revenues and expenditures were within the anticipated budget for 2008-2009.

6. Resolution for Fiscal Year 2009 Fund Balance

Ms. Delegal noted that adoption of this resolution, appropriating funds remaining in the Redevelopment Trust Fund, was required by State statute.

Mr. Moyle moved, seconded by Ms. Harvey, to adopt the Resolution 2009-001M. The motion was approved unanimously (6-0).

7. CRA Coordinator Update

Mr. Donmez reported that efforts were underway to initiate recruitment of the CRA Coordinator position. He stated that a number of applications had been received from a good cross section of potential applicants. Mr. Ruffin suggested that Mr. Davis coordinate with City staff to review the applications. There was board concurrence for Mr. Davis to serve as the CRA Board liaison's on this matter.

8. 2009 Financial Audit

Mr. Donmez noted that the audit process was underway and City staff would be meeting with the auditors tomorrow morning. Mr. Donmez noted that audit staff would be contacting individual board members regarding the completion of their business relationship disclosure forms. Mr. Donmez said he anticipated that the audit would proceed smoothly and would be completed later this year.

9. Interlocal Agreement with Broward County

Mr. Donmez noted that there was nothing new to report, except that the City's lobbyist was going to be providing future assistance on this matter relative to present value payments for the Coral Springs Community Redevelopment Agency.

10. Upcoming Board Appointments

Mr. Donmez noted that appointments to the CRA Board of Directors were for four year terms on a staggered basis. He stated that Mr. Ruffin's, Mr. Moyle's, Mr. Davis's and Mr. John Walsh's terms would be expiring in February 2010. Mr. Donmez said that recruitment advertisements would be initiated approximately four to six weeks prior to the expiration date of the terms of office.

11. Other Business

Following a brief discussion, the CRA Board suggested that City staff coordinate with individual board members to determine a suitable meeting date for the December 2009 CRA Board of Directors business meeting.

Mr. Donmez noted that over fifty local commercial business brokers had attended a recent forum outlining the benefits of the City of Coral Springs and the Community Redevelopment Agency. Vice Mayor Bruck suggested that the next forum of this type include a bus tour of Coral Springs. Vice Mayor Bruck commended Mr. Moyle for his excellent leadership of the recent broker's forum.

Commissioner Gold commended the CRA Board members for their efforts and extended best wishes for a Happy Thanksgiving to all.

Mr. Ruffin noted that Governor Crist had appointed Albert Jones to serve on an interim basis to fill a vacant seat on the Broward County Board of Commissioners.

Vice Mayor Bruck extended best wishes to all for a blessed Thanksgiving.

The meeting adjourned at 7:45 p.m.

DATE APPROVED/ACCEPTED

JOHN RUFFIN
BOARD CHAIRPERSON
CRA BOARD OF DIRECTORS

JOSEPHINE CHAVEZ, CRM
RECORDS MANAGER, CITY CLERK'S
OFFICE
CITY OF CORAL SPRINGS

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