

**1. Minutes of September 9, 2009 Board Meeting**

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY  
BOARD OF DIRECTORS REGULAR MEETING  
Wednesday, September 9, 2009**

Board Chair John Ruffin called the meeting to order at 5:11 p.m. in the fifth floor conference room ("Suite 99") of the Coral Springs Financial Plaza building.

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  
John Walsh, Board Member

Also in attendance were: Commissioner Claudette Bruck  
Erdal Donmez, Assistant City Manager  
Susan Hess, Director of Community Development  
Sue Delegal, CRA Legal Counsel  
George Rahael, Amera Urban Developers  
Paul Cawley, Coral Springs Economic  
Development Foundation  
Rhon Ernest-Jones, IBI Consulting Engineers  
Peter Richardson, City Clerk

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

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

Mr. Moyle moved, seconded by Ms. Harvey, to approve the minutes of the July 27, 2009 Board meeting as presented. The motion was approved unanimously (7-0).

**2. Citizen's Comments**

Commissioner Claudette Bruck said that it was a privilege to be attending this evening's CRA Board meeting. Commissioner Bruck noted that she would need to leave the meeting early this evening due to a prior commitment.

Mr. Ruffin requested that Mr. Moyle lead the CRA Board through this evening's agenda. Mr. Moyle said he would be pleased to lead this evening's meeting and welcomed the Board and all attendees to the fifth floor conference room of the Financial Plaza building. Mr. Moyle stated that interested parties were welcome to book the conference room when on an as available basis.

**3. Recovery Zone Economic Development Bonds Program**

Mr. Donmez stated that about five weeks ago the federal government had announced the recovery zone bond program, providing tax exempt financing for certain private development projects. Utilizing a presentation prepared by Bryant, Miller and Olive, Mr. Donmez provided an overview of the three available programs, including the economic development bonds, recovery zone facility bonds and Build America Bonds. He stated that the criteria for using recovery zone bonds was very flexible and could be used to pay for virtually any type of capital expenditure. Mr. Donmez said that the window of time to apply for the bonds was quite narrow and that the construction of projects needed to start within three years. Mr. Moyle suggested the possibility of constructing an income-producing facility such as a parking garage facility. Mr. Donmez continued his overview by noting that City repayment for bond indebtedness did not typically extend beyond fifteen years. Commissioner Bruck said she would be interested in finding out whether any of the programs could be extended to homeowners or homeowners associations. Mr. Donmez said staff could look into this matter in greater detail in the future.

Mr. Donmez stated that IBI engineering consulting staff were presently working on the design of turn lanes, foundations for mast arms and related infrastructure for downtown Coral Springs. He also said that applicable cost estimates were being updated at present. Mr. Moyle inquired whether any board action was required on this matter this evening. Mr. Donmez requested that the CRA Board designate a member to work with City staff on Development Bond related matters. Following a brief discussion, Board Member John Walsh and Vice Chair Bernie Moyle agreed to work with City staff on Development Bond matters. Mr. Ernest-Jones presented a brief update on infrastructure design for the downtown area, noting that the design phase was proceeding in a timely manner. Mr. Moyle said the availability of recovery zone bonds was exciting and he looked forward to working with City staff on these issues.

**4. Coral Springs CRA Board Financials as of September 1, 2009**

Mr. Donmez stated that the CRA Board was within budget for the 2008-2009 fiscal year. He noted that the next fiscal year would commence on October 1, 2009.

**5. Estimated 2010 Tax Increment Funds**

Mr. Donmez presented a brief review of anticipated tax increment revenues for 2009/2010, totaling approximately \$350,000.00.

There was a brief break in the meeting between 6:23 and 6:31 p.m.

## **6. Proposed 2009/2010 CRA Board Initiatives**

Mr. Donmez led the CRA Board of Directors through the proposed Board initiatives for 2009-2010, including assisting Broward College with proposed expansion into Coral Springs. Ms. Harvey said the present time was a good one to work with Broward College to establish a bricks and mortar presence in Coral Springs. Mr. Cawley presented a summary update on the marketing of presently vacant office space in downtown Coral Springs, noting that strategic partnerships would be formed to address this challenging situation. Mr. Davis stated that the recovery zone bonds were not necessarily a “magic pill” to address the current economic challenges facing the region and nation. Mr. Moyle said it was very important to move forward on infrastructure improvements in the downtown area as soon as practical. He also noted the vital nature of building and maintaining positive momentum for the Coral Springs Community Redevelopment Agency.

Mr. Ruffin concurred about the importance of maintaining a primary focus on infrastructure improvements and positive momentum for the Coral Springs CRA. Mr. Donmez suggested that more concrete plans for the downtown could be shared with the public in the future. Mr. Rahael briefly outlined his firm’s experience with the Riverbend project in Fort Lauderdale, including the utilization of a waterfall feature at the entryway. Mr. Donmez also noted that City staff would be contacting Publix officials to request a long-term plan to mitigate the existing site conditions for the former store at the northeast corner of University Drive and Sample Road.

Ms. Harvey moved, seconded by Mr. Davis, to approve the draft proposed initiatives for FY 2010 for the Coral Springs Community Redevelopment Agency (CRA) Board of Directors as presented. The motion was approved unanimously (7-0).

## **7. Coral Springs Festival of the Arts**

Mr. Moyle suggested that the CRA Board designate a representative to coordinate with the Festival of the Arts organizing committee. Ms. Eisenrod volunteered to serve in this capacity and there was Board concurrence to have Ms. Eisenrod serve as the Board’s representative. Mr. Moyle also noted that the Board’s proposed Assistant position could also assist in public relations efforts such as coordination with the Festival of the Arts. Mr. Ernest-Jones inquired whether the Festival of the Arts inured to the benefit of the Walk. Mr. Rahael noted that the Coral Springs Festival of the Arts presented a great opportunity to market businesses in the Walk. He also noted that three local publications had featured the Coral Springs Festival of the Arts on their covers immediately prior to the annual event.

**8. Proposed 2009/2010 CRA Board of Directors Budget**

Mr. Moyle inquired whether there were any questions relative to the proposed 2009/2010 budget for the CRA Board of Directors. Mr. Davis moved, seconded by Ms. Eisenrod, to approved the proposed 2009/2010 CRA Budget as presented. The motion was approved unanimously (7-0).

**9. Other Business**

Mr. Ruffin noted that the Board's next meeting was scheduled for Monday, October 26, 2009 at Coral Springs City Hall, West Wing Conference Room. He suggested that the Board possibly hold a combined meeting for November and December, on December 14<sup>th</sup>. Mr. Ruffin thanked Mr. Moyle for facilitating this evening's meeting and for hosting the meeting at the Financial Plaza. Mr. Ruffin noted that he would attend the City Commission meeting relative to ratification of the CRA's proposed budget.

The meeting adjourned at 7:54 p.m.

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DATE APPROVED/ACCEPTED

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JOHN RUFFIN  
BOARD CHAIRPERSON  
CRA BOARD OF DIRECTORS

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PETER RICHARDSON, CRM  
CITY CLERK  
CITY OF CORAL SPRINGS

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