

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS REGULAR MEETING
Monday, January 25, 2010**

Board Chair John Ruffin called the meeting to order at 6:33 p.m. in the West Wing Conference Room of Coral Springs City Hall.

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

Board Members in attendance were: Bruce Davis, Board Member (Arrived at 6:37 p.m.)
Ginger Eisenrod, Board Member
Elissa Harvey, Board Member
John Walsh, Board Member

Board Vice Chair Bernie Moyle and Board Member Brian Walsh were unable to attend the meeting.

Also in attendance were:

Vice Mayor Claudette Bruck
City Commissioner Tom Powers
(Left meeting at 7:10 p.m. due
to prior commitment)
Erdal Donmez, Deputy City Manager
Sue Delegal, CRA Legal Counsel
Paul Cawley, Coral Springs Economic
Development Foundation
Bruce Weinberg, Coral Springs Chamber of
Commerce
Alejandro Vasquez, IBI Consulting Engineers
Sarah Davis
Peter Richardson, City Clerk

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

1. Minutes of December 21, 2009 CRA Board Meeting

Ms. Harvey moved, seconded by Mr. John Walsh, to approve the minutes of the December 21, 2009 Board meeting as presented. The motion was approved unanimously (4-0).

2. Citizen's Comments

There were no citizen's comments.

3. Update on Economic Development Matters

Paul Cawley, Executive Director of the Coral Springs Economic Development Foundation, presented an update on efforts to address existing office and commercial vacancies and efforts to attract future development by the Coral Springs EDF Board of Directors and staff. He also stated that a focus group had been established to review targeted industries in depth, including firms manufacturing medical devices, engaged in electronic commerce or closely related endeavors. Mr. Davis inquired about the top three barriers to bringing potential new companies into a community. Mr. Cawley said the major obstacles included the current state of the economic, unrealistic incentive expectations and an overall reduction in hiring by many firms.

Mr. Cawley noted that the Broward College partnership project was proceeding ahead of schedule, thanks to the efforts of Erdal Donmez, Vice Mayor Bruck, Bernie Moyle, George Rahael, John Ruffin, Mike Levinson and Broward College officials. He noted that the objective of the program was to make a full-time day and evening schedule of classes available to residents at a location in Coral Springs. Mr. Cawley said that Broward College officials had expressed a desire to have between 10,000 and 20,000 square feet to accommodate the College's programming needs in Coral Springs. He stated that near term potential objectives included the initiation of a nursing program and the establishment of an economic development institute. Mr. Cawley said the program's goals would be to have 4,000 to 5,000 students enrolled at the Coral Springs campus of Broward College within three to four years. Mr. Donmez noted that one of the most challenging aspects of the proposal would be the provision of adequate parking.

Mr. Ruffin invited everyone to attend a fund raising event on March 11th in Fort Lauderdale to benefit the United Negro College Fund. Ms. Harvey noted that the Atlantic Technical Center in Coconut Creek had received a significant federal (ARRA) grant to fund the installation of solar panels, weatherization and LEEDs related training, commencing in early April 2010.

4. Update on Development Proposal for former Broken Woods Golf Course

Mr. Donmez noted that the former Broken Woods Golf Course had ceased operations in 2003. He said that the current owner of the property had submitted an application to redevelop the site. Mr. Donmez stated that the Planning and Zoning Board was holding a special meeting this evening to review the applicant's proposal for potential future development of the former Broken Woods golf course property, including a mix of garden style apartments, mid-rise town homes and 50,000 square feet of commercial development. He noted that the City Commission would review the matter at their second regular meeting in February. Mr. John Walsh expressed concern about the potential overall negative fiscal impact on the provision of City services. Ms. Eisenrod inquired about the proposed timeframe for development of this project. Mr. Donmez said it was most likely that the project would be developed in phases over a number of years. Ms. Harvey inquired about potential impacts on local schools. Mr. Donmez said the most likely potential impacts would be on elementary and middle school enrollments.

5. Interlocal Agreement between Coral Springs CRA and Broward County

Mr. John Walsh noted that the slower than anticipated development of the Coral Springs CRA was presenting some potential challenges relative to the existing interlocal agreement between Broward County and the Coral Springs Community Redevelopment Agency. Mr. Donmez noted that this matter had been in process for about a year and County Commissioner Stacy Ritter had offered to bring the matter before the Broward County Commission in a timely manner. He stated that the area of greatest concern was Broward County's interpretation of the proposed tax increment financing (TIF) formula. Ms. Delegal said that she had conferred with City staff about this matter and was proposing that the existing agreement possibly be extended through September 30, 2025, to expand the pilot period by an additional fifteen years. Ms. Delegal also stated that City staff hoped to clarify the terms of the existing formula, including adjustment of the minimum project valuation from \$10 million to \$5 million. Mr. Donmez said City staff could consult with Broward County Commissioner Ritter on this matter.

Mr. Davis moved, seconded by Mr. John Walsh, to authorize the CRA Board's legal counsel, staff and applicable parties to continue discussions with Broward County officials regarding the interlocal agreement, including the adjustment of the minimum project valuation to \$5,000,000.00. The motion was approved unanimously (5-0).

6. Florida Power and Light Update

Mr. Donmez said that he had recently attended a meeting with Florida Power and Light executives to discuss the formal process relative to the relocation of electrical lines underground in the downtown area. He stated that the overall process to locate the electrical lines would take between twelve and eighteen months. Mr. Donmez said applicable agreements with FPL would be drafted and brought back to the CRA Board for further discussion at a future meeting.

7. Update on Infrastructure Master Planning

Mr. Vasquez, IBI Consulting Engineers, said that the design process was approximately 90% complete for downtown infrastructure, with comments having been received from Broward County, the Florida Department of Transportation and the City of Coral Springs. He also stated that future utility coordination efforts would be fairly complex.

8. Other Business

Mr. Donmez noted that applications were still being accepted for the CRA Coordinator position, with a potential short list of six candidates in place for interviews in the near future. Mr. Donmez also stated that the City Commission would be considering appointments to four seats with expiring terms on the CRA Board of Directors, presently occupied by Mr. Ruffin, Mr. Moyle, Mr. Davis and Mr. John Walsh at their February 2nd

meeting. Mr. Ruffin noted that the CRA Board's next meeting would be held on Monday, February 22, 2010.

Vice Mayor Bruck inquired who would be responsible for interior building improvements to accommodate the proposed Broward College campus in Coral Springs. Mr. Donmez said this matter would be negotiated between Broward College and Amera Urban Developers staff.

The meeting adjourned at 8:12 p.m.

2/22/2010.

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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