CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING
Monday, April 24, 2017

Board Chair John Walsh called the meeting to order at 7:02 p.m. The meeting was held in the West Wing Conference Room, City Hall, 9551 West Sample Road, Coral Springs, Florida.

<table>
<thead>
<tr>
<th>Name</th>
<th>Attendance</th>
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<tr>
<td>John Walsh, Chair</td>
<td>Present</td>
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<td>Elissa Harvey, Vice Chair</td>
<td>Present</td>
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<td>Board Member Lorna Brown-Burton</td>
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<td>Board Member Andrew Kasten</td>
<td>Present</td>
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<td>Board Member Allan Koch</td>
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<td>Board Member William Vasquez</td>
<td>Present</td>
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Also in attendance were:
Susan Delegal, CRA Counsel
Erdal Dönmez, City Manager
Jennifer Bramley, Deputy City Manager
Danielle Lima, CRA Coordinator
Alyson Morales, Assistant City Clerk
Ron Stein, Construction Project Manager
Commissioner Lou Cimaglia
Susan Krisman, Director Development Services
James Hickey, Assistant Director Dev. Svcs.
Yuu Soubra, Economic Development Coordinator

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

1. **Citizens' Comments** – There were no comments; however, everyone introduced themselves.

2. **Special Announcements and Comments** – Danielle Lima announced that she and her and her husband Fabio were expecting their first child; a boy due on October 8, 2017.

Ms. Delegal, who has been with this board since its inception, informed the board that as of July 1, 2017, she will no longer be continuing to work at her legal practice full-time. She plans to attend the May and June CRA Board meetings, but will spend the summer up in New Hampshire. After that, she will cut back her hours to part-time.

Chair Walsh requested that Ms. Delegal review the bylaws and statutes concerning applicant requirements because the board is preparing to appoint/reappoint two seats. Deputy City Manager Bramley noted that they will present information regarding the above, as well as options regarding Ms. Delegal's news at the next meeting. Additionally, Chair Walsh congratulated Deputy City Manager Bramley on being a finalist for the City Manager position.

The Board recognized Mr. Dönmez for his service to the Board. They presented him with a plaque from Downtown Coral Springs, while taking a group picture. Mr. Dönmez thanked the Board and spoke about the history of the CRA.

3. **Approval of Meeting Minutes** – March 27, 2017 Board Meeting

**ACTION:** Vice Chair Harvey moved, seconded by Board Member Kasten, to accept the meeting minutes. The motion was approved unanimously (6-0).

4. **Downtown Mixed-Use Redevelopment RFP** – D. Lima, CRA Coordinator

Ms. Lima discussed the marketing component of the RFP. She noted that Purchasing Manager Angelo Salomone is working on the standard RFP process and he will most likely make a presentation at an
upcoming meeting. She spoke about proposals for the three sites: the current City Hall at 4.387 acres, the Municipal Complex at 1.065 acres and the Grand Lawn at 0.66 acres, noting that the Grand Lawn parcel would be optional for redevelopment. The Grand Lawn is currently planned to host City events. She explained that they are looking for mixed-use zoning throughout the RFP, which would fit in with the overall planned surroundings. They are open to a lease or purchase from developers, with an emphasis on a pedestrian-friendly environment.

Several points discussed were location, quality of life and demographics. The downtown focus encompasses public and privately owned properties, all of which are located within the CRA district. The CRA is working with the City and offering incentives. Also discussed were the parking garage, infrastructure improvements and a storm water study which was done and would benefit developers.

She mentioned that the owners of Village Square met with them two weeks ago and that they will be reconvening tomorrow. Depending upon the outcome of the meeting, this parcel may be added to the RFP. She added that Publix is now willing to sell their property.

Ms. Lima explained the land use and zoning, along with site condition, which described the platting process. The former City Hall is set to be demolished, allowing for new development. A cell tower is on this site, which would require a six month cancellation with the cellular company currently leasing space on it, if the new developer wishes to end the agreement. She then summarized the market data in the CRA Master Plan.

The board discussed marketing and demographics. Deputy City Manager Bramley updated the Board on the Sawgrass Expressway extension to I-95 and recent developments within the Corporate Park.

5. Springboard Contract between the CRA, City and Crowdly LLC – D. Lima, CRA Coordinator (Request to Approve)

Ms. Lima gave the Board an update on the Springboard contract for event management services and suggested that drafting a tangible contract will help show support and interest. A tri-party agreement was drawn this past February, and had been tweaked several times before its presentation this evening. A few minor changes may still be made after City Attorney John Hearn reviews it. Ms. Lima went over the financial aspects of the contract. Ms. Delegal covered the termination provision.

**ACTION:** Board Member Brown-Burton moved, seconded by Board Member Koch, to approve the agreement subject to any final, non-substantive revisions as a result of the City Commission’s approval or legal review by the City Attorney’s office and further directed by Ms. Delegal or Ms. Lima. The motion was approved unanimously (6-0).

6. Examples of other CRA Matching Grant Programs – D. Lima, CRA Coordinator (Request to Approve)

Ms. Lima commented that she spoke with many property owners but didn’t feel as if there was enough support. An allocation of $35,000.00 has been set aside toward possible matching grants. She explained several different grants and what they would fund. She would like to revisit this at the next meeting in more detail and discuss eligible expenses. Additionally, she noted that she would like to change the next meeting date to Thursday, June 25, 2017, the day after the City Commission workshop, in order to review the three shortlisted items for the Interactive Icon.
7. **CRA Update:**

- Municipal Complex – Mr. Stein reported that the roof is currently being installed, windows are going in, the interior is going well and the project is still on schedule, with move-in anticipated for the end of October.
- ArtWalk Tree Lighting – Mr. Stein said that the majority of the project is complete and that the sod and mulching is scheduled to be installed. He also gave a traffic update regarding the road work on Sample Road.
- Downtown Mixed-Use Zoning District and City Hall Plat – Mr. Hickey commented on the March 29 and 30 meetings, which had a good turnout. He said that the City Hall plat was approved at last Wednesday’s City Commission meeting.
- Interactive Art Piece – Mr. Hickey would like Tara Salmieri from PlanActive Studio LLC to come speak at a meeting after the Memorial Day holiday. He said that the Interactive Art piece, “Ascent”, was approved at the last City Commission meeting. Fabrication is expected to take six months and installation will coincide with the grand opening of the Municipal Complex.

Ms. Krisman mentioned the combined Economic Development Advisory Committee/CRA/Coral Springs Regional Chamber of Commerce meeting taking place on May 2, 2017.

Public Art pieces and their locations were discussed by the board.

Ms. Delegal explained that there is a lot of recent legislative action regarding CRAs. All CRA’s will expire on Oct.1, 2017 unless the governing board of the municipality passes a super majority vote; an action to keep them alive. She is watching a few bills and promised a more detailed report on their progress for the board’s next meeting.

8. **Other Business – J. Walsh, Chairman**

Chair Walsh mentioned that he would like it mentioned in the RFP that whoever replaces Ms. Delegal keeps the board up-to-date on legislative matters as much as she has.

Ms. Soubra reminded the board of the upcoming joint meeting and that the agenda will be sent out this week.

Ms. Lima noted that she would be on vacation this next week.

9. **Adjournment**

There being no additional business, the meeting adjourned at 8:47 p.m. The next CRA Board Meeting will be Thursday, May 25, 2017.

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**DATE APPROVED/ACCEPTED**

**JOHN M. WALSH, J.D.**

**BOARD CHAIRPERSON**

**CRA BOARD OF DIRECTORS**

**ALYSON MORALES**

**ASSISTANT CITY CLERK**

**CITY OF CORAL SPRINGS**