CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING
Thursday, January 18, 2018

Board Chair John Walsh called the meeting to order at 6:30 p.m. The meeting was held in the West Wing Conference Room, City Hall, 9551 West Sample Road, Coral Springs, Florida. City Clerk Debra Thomas called the roll of Board Members.

<table>
<thead>
<tr>
<th>Name</th>
<th>Status</th>
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<tbody>
<tr>
<td>John Walsh, Chair</td>
<td>Present</td>
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<tr>
<td>Elissa Harvey, Vice Chair</td>
<td>Present</td>
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<tr>
<td>Board Member Lorna Brown-Burton</td>
<td>Absent</td>
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<tr>
<td>Board Member David Harper</td>
<td>Present</td>
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<tr>
<td>Board Member Andrew Kasten</td>
<td>Present</td>
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<tr>
<td>Board Member Allan Koch</td>
<td>Present</td>
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<tr>
<td>Board Member William Vasquez</td>
<td>Present</td>
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Also in attendance were:
Vanessa Steinerts, CRA Counsel
Michael Goodrum, City Manager
Interim Deputy City Manager Tony Pustizzi
Susan Krisman, Director Development Services
Debra Thomas, City Clerk
Danielle Lima, CRA Coordinator
Ana Barbosa, Chief Economic Development Officer
Vice Mayor Lou Cimaglia
Commissioner Joy Carter

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

1. Citizens' Comments – There were no comments.

2. Special Announcements and Comments – There were no special announcements.

3. Approval of Meeting Summary: December 11, 2017 – ACTION: Board Member Vasquez moved, seconded by Vice Chair Harvey, to accept the meeting minutes of December 11, 2017. The motion was approved unanimously (6-0).

4. GO Bond Presentation, Catherine Givens, Director of Budget and Strategy. The three bond questions on the March 13, 2018 Special Municipal Election ballot were explained during the educational presentation. Public Safety, Parks and Recreation, along with Streets and Drainage were broken down through a PowerPoint and a one-page informational handout. Additional information was available at www.CSInvestingInYou.org.

5. Letter of Intent to Provide Tax Increment Revenue Rebate Incentive for the Proposed Development of Coral Springs City Center, currently known as Financial Plaza – Ana Barbosa, Chief Economic Development Office and Danielle Lima, CRA Administrator. (REQUEST TO APPROVE)

Mr. Rod Sheldon of PreDevCo, LLC, introduced his company’s background and its plans for the proposed development of Coral Springs City Center. The newly adopted Downtown Mixed-Use (DT-MU) Zoning District and the new Municipal Complex were a catalyst to building in the CRA District. The Letter of Intent contained details on the development:

"The Developer proposes to invest approximately $168 million in total development (including land costs) to create a mixed use development that includes 450 multi-family residential rental units, 150 hotel rooms, a 45,000 square-foot grocery; 36,500 square feet of restaurants; 40,000 square feet of retail; and 1,400 garage parking spaces. The Developer estimates construction to be in one phase and commence in late 2018, with completion by 2021."
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A lengthy discussion took place between the Board and Mr. Sheldon. Ms. Barbosa explained the Letter of Intent. Page 2 of the document included a blank representing the expiration date if both parties did not execute the Letter of Intent.

**ACTION:** Board Member Kasten moved, seconded by Board Member Vasquez, to accept the Letter of Intent with an expiration date of January 19, 2018 at 5:00 p.m. The motion was approved unanimously (6-0).

A brief recess was taken for the parties to execute the Letter of Intent.

**6. 2018 CRA Board of Directors Meeting Calendar** (REQUEST TO APPROVE). The meeting calendar was approved through September 2018. The Board would set the last quarter meetings at a separate meeting.

**ACTION:** Vice Chair Harvey moved, seconded by Board Member Koch, to approve the CRA Board of Directors Calendar through September 2018. The motion was approved unanimously (6-0).

**7. CRA Updates:**

Municipal Complex: The temporary certificate of occupancy was issued for the building and parking garage. The contractor has finished one-third of the punch list items. A staggered move-in will begin at the end of January. The first City Commission meeting is planned for February 21.

Downtown Mixed-Use Zoning District: The City Commission approved the change last night.

Interactive Icon: The installation would occur at the end of the month and be ready for the opening of City Hall.

Springboard Crowdfunding Event: City staff continue to assist in finding sponsors for the event. The decision to continue with the event was planned for the end of the month. Commitment from the sponsors was expected within a few days.

**8. Other Business** – Four positions are scheduled for reappointment consideration by the City Commission.

**7. Adjournment**

There being no additional business, the meeting adjourned at 8:08 p.m. The next CRA Board Meeting will be Monday, February 26, 2018 at 6:30 p.m.

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**DATE APPROVED/ACCEPTED**

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

**BOARD CHAIRPERSON**

**CRA BOARD OF DIRECTORS**

**DEBRA THOMAS, CMC**

**CITY CLERK**