Board Chair John Walsh called the meeting to order at 6 p.m. The meeting was held in the Sawgrass Room, City Hall, 9500 West Sample Road, Coral Springs, Florida. Kristi Bartlett called the roll of the Board Members.

| John Walsh, Chair | Present |
| Germain Bebe | Present |
| Lorna Brown-Burton (Arrived at 6:16) | Present |
| David Harper | Present |
| Andrew Kasten, Vice Chair | Present |
| Allan Koch | Absent |
| William Vasquez | Present |

Also in attendance:
- Kristi Bartlett, Director, Econ. Development
- Yuu Soubra, Econ. Dev. Coordinator
- Vanessa Steinerts, CRA Counsel
- Rod Sheldon, Cornerstone Developer
- Scott Backman, Cornerstone Attorney
- Michael Kenney, Cornerstone Developer
- Matt Scott, Cornerstone Attorney
- Diane Simpson

Chair Walsh requested to hold a moment of silence.

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

1. **Citizens’ Comments:** No comments.

2. **Special Announcements/Comments:** Chair Walsh announced that Diana M. Scarpetta, ED Coordinator had a baby and asked if the Board would like to send her flowers or something alike.

**Action:** Board member Kasten moved, seconded by Board member Vasquez, to approve to send Ms. Scarpetta flowers or something alike due to the birth of her child. The motion was approved unanimously (5-0).

3. **Approval of meeting summary:** October 21, 2019

**Action:** Board member Vasquez moved, seconded by Board member Bebe, to accept the meeting minutes. The motion was approved unanimously (5-0).

4. **Cornerstone Presentation**

   Mr. Rod Sheldon, Developer for the Cornerstone Project presented the schematic package and layout of project. He went over the details of the project. The project will have office space and commercial spaces. Developer ambitions to attract service-oriented businesses and restaurants. Developer is in negotiations with groups for a movie theater and other entertainment like users for the top floor of the garage. The project will also have a Hotel component and a gym. The residential component will have from one to three bedrooms. Also, the Developer explained the parking features for the project. The project will be very active, family oriented and will have entertainment for people of all ages. Developer’s team is working with the waste management company to service the project and will provide compacting and waste disposal that will take place in the back of the buildings.

5. **Cornerstone Developer Agreement:** Request to Approve
CRA Counsel provided a summary of the highlights of the Agreement:

- Board needs to be advised of any major changes to the project.
- Scope of the development provides for a commercial and residential component. The commercial component includes restaurants, bars, retail and office space.
- Any changes to the proposed use of less than 5% will be submitted to the Contract Administrator. Any change in the proposed use above 5% will have to be presented to the CRA Board for consideration.
- Project schedule is included as an Exhibit of the Agreement.
- Any changes in the schedule or issues will have to come back to the Board. Any extension requests may be granted by the Board.
- The goal of the agreement is to keep the project moving and on track. The Developer will be on default of the agreement if the Board is not informed of any existing delays in the progress of the project.
- The Agreement cannot be assigned to another Developer without CRA Board approval.

CRA Counsel explained the Agreement terms for the CRA TIF rebate.

**Action:** Board member Kasten moved, seconded by Board member Bebe, to approve the increase in the TIF rebate from 60% to 75%. The motion was approved unanimously (6-0).

**Action:** Board member Kasten moved, seconded by Board member Harper, to approve the funding agreement. The motion was approved unanimously (6-0).

6. **Adjournment**
   - There being no additional business, the meeting adjourned at 6:58 PM. The next CRA Board Meeting will be Tuesday, December 3rd at 6PM.
CRA Counsel provided a summary of the highlights of the Agreement:

- Board needs to be advised of any major changes to the project.
- Scope of the development provides for a commercial and residential component. The commercial component includes restaurants, bars, retail and office space.
- Any changes to the proposed use of less than 5% will be submitted to the Contract Administrator. Any change in the proposed use above 5% will have to be presented to the CRA Board for consideration.
- Project schedule is included as an Exhibit of the Agreement.
- Any changes in the schedule or issues will have to come back to the Board. Any extension requests may be granted by the Board.
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**Action:** Board member Kasten moved, seconded by Board member Bebe, to approve the increase in the TIF rebate from 60% to 75%. The motion was approved unanimously (6-0).

**Action:** Board member Kasten moved, seconded by Board member Harper, to approve the funding agreement. The motion was approved unanimously (6-0).

6. Adjournment
- There being no additional business, the meeting adjourned at 6:58 PM. The next CRA Board Meeting will be Tuesday, December 3rd at 6PM.

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1-29-2020
DATE APPROVED/ACCEPTED

JOHN M. WALSH, J.D., BOARD CHAIRPERSON
CRA BOARD OF DIRECTORS

KRISTI BARTLETT, CEcD
DIRECTOR, ECONOMIC DEVELOPMENT
CITY OF CORAL SPRINGS