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CRA Highlights

Vision

“To interdict decline and to facilitate the adaptive and productive reinvention of land uses resulting in a vibrant urban center with pedestrian-friendly mixed-use developments and public amenities through public and private partnerships.”

Introduction

The 12-month period ending March 31, 2011, saw some progress despite the persistent economic recession. The national economy continues to show signs of a slow recovery; the gross domestic product rose 2.8 percent in the final quarter of 2010 and unemployment is staying around 8.9 percent as of February 2011. The Coral Springs real estate market has made some progress and vacancy rates are improving; commercial office is around 17 percent while retail market vacancy rates are around 9 percent and improving. The taxable property value in the CRA district dropped 8.6 percent, which is substantially less than the overall drop elsewhere in Broward County.

Despite the continued economic recession, the CRA advanced important projects this past year. The City and CRA worked with Broward County to ensure that the Sample Road and University Drive Infrastructure Master Plan was approved. The City closed on $5.9 million in Recovery Zone Bonds in December 2010, approximately $4.2 million of which will be used to implement the Infrastructure Master Plan. The City Plaza Plat was recorded by the County. Broward College signed a lease for approximately 19,000 square feet of space in the Trinity Building located in the northwest corner of Downtown. The space planning process has begun for the tenant improvements needed to retrofit at least 11 classrooms as well as administrative offices.

Many indicators point to the worst being behind us; however diligent effort must be made to utilize the funds available in productive and meaningful ways in order to bolster vacancy absorption. It could be a while before new private investment can gain enough momentum to push a large scale redevelopment project through in the Downtown. In the meantime, the CRA continues to work with its existing partners to move the present initiatives forward, including the Broward College satellite campus and implementation of the Infrastructure Master Plan. As such, we do not anticipate a new ground breaking for a major commercial or residential project in Downtown Coral Springs for at least another year.
Nonetheless, we will continue to focus our efforts on the following activities for the purpose of positioning the CRA for future redevelopment opportunities: 1) implementation of the Infrastructure Master Plan; 2) the opening of the Broward College satellite campus in the northwest corner, projected for Fall 2011; 3) continue to explore the feasibility and preliminary design of a large mixed-use development in conjunction with a new City Hall; and 4) exploring transportation improvements through partnerships with the Broward Metropolitan Planning Organization and the cities east of Downtown along Sample Road. In addition, we will continue to seek grant and alternative funding sources as well as foster new public-private partnerships, including our relationship with the Economic Development Foundation.

Completed Projects

Master Planning of Infrastructure Improvements
In July 2010, Broward County deemed the Sample Road and University Drive Infrastructure Master Plan approvable. Implementation of this plan will include the construction of right turn lanes, power and cable line burial, the installation of new traffic light mast arms, an enhanced pedestrian environment, improved landscaping, the installation of new bus shelters and the construction of public art fountains at the Four Corners. Currently, the design of the power and cable line burial is being drafted; necessary easements and right-of-way are being identified for acquisition.

It is important to note that the CRA’s initiative to collaborate with Broward County has resulted in a successful partnership agreement whereby the County has committed to installing new mast arms and a signal at the University Drive and Sample Road intersection. The partnership requires the CRA to provide engineering design and limited foundation work, and Broward County to complete the balance of the installation work.

Agreement with Economic Development Foundation
On February 23rd, 2011, the CRA, in partnership with the Economic Development Foundation (EDF) and the City of Coral Springs, organized a “Broker’s Breakfast” to showcase the City’s positive attributes and highlight key commercial office and industrial properties in Coral Springs and specifically Downtown. The conference was attended by over seventy-five top brokers from Broward, Palm Beach and Miami-Dade including CCIM and NAIOP. The panel, led by Paul Cawley, the Executive Director of EDF, focused on Coral Springs: Vision, Trends and Obstacles. The breakfast was held at the Coral Springs Country Club.

City Plaza Plat
On September 22, 2009, the Broward County Commission approved the CRA’s petition to plat the 5.8 acres of land comprised of the City Hall South property, a CRA-owned parcel and a canal right-of-way owned by Sunshine Water Control District. The plat was recorded on February 3, 2011 following the placement of the exact location of a bus easement at the intersection of Sample Road and University Drive.
Broward College Initiative
The University and College Partnership was established six years ago and has shown tremendous growth. Enrollment has climbed from approximately 1,700 last year to nearly 2,000 during Fiscal Year 2010. Due to this impressive performance, the City, in conjunction with the CRA and the EDF, has established an alliance dedicated to increasing the presence of Broward College in Downtown Coral Springs. Broward College has been offering non-degree evening classes at the Coral Springs Charter School for six years and is in need of additional classroom space to keep up with the growing enrollment demand.

In June 2010, the CRA, City and Broward College entered into an Interlocal Agreement (ILA) establishing the scope of the project and outlining the terms and conditions of the CRA and the City’s financial assistance for the purpose of defraying the build-out cost for the proposed expansion. The ILA is a binding agreement and became effective upon execution of the lease in January 2011. The ILA describes the parties’ financial contributions to fund the interior improvements. The CRA agrees to provide up to Four Hundred Thousand Dollars ($400,000) toward tenant improvements for the classroom space. The City will provide, as approved on June 1, 2010, a forgivable interest-free loan to Broward College of up to Two Hundred Thousand Dollars ($200,000) for additional improvements to the administrative space. The loan will be forgiven if Broward College extends or renews the term of its lease for an additional five (5) years for a total of ten (10) years or constructs alternative facilities within the CRA area. In the event that Broward College terminates their lease within the first five (5) years for any reason, or Broward College does not operate or maintain the space for the additional five (5) year, for a total ten (10)-year period, then Broward College must repay the City Loan. Broward College will cover any additional costs. The landlord (Amera) will lease the space at the below market rate of approximately $5.65 plus CAM (common area maintenance) – to be paid by Broward College. Space planning is currently underway including build-out plans for 11 classrooms, administrative offices and related uses for a projected Fall 2011 opening.
Recovery Zone Economic Development Bonds
Under the American Recovery and Reinvestment Act (ARRA) of 2009, the City of Coral Springs was allocated $5,913,000 for qualified economic development purposes. The Recovery Zone Economic Development Bonds (RZEDB) must be expensed over the next three years. It is the City’s plan to use the proceeds of the bonds to implement the Sample Road and University Drive Infrastructure Master Plan as well as fund other governmental projects determined by the City. Approximately $4.2 million will be used for implementation of the Infrastructure Master Plan (see above).

County Incentive Grant Program
In June 2010, the City of Coral Springs and the CRA submitted an application under the County Incentive Grant Program (CIGP) for the funding of sections of the Sample Road and University Drive Infrastructure Master Plan. The City applied for and will be awarded $752,813. These funds will become available in 2015 and require a 1:1 match. The goal of the CIGP funds, allocated through the Florida Department of Transportation, is to relieve state highway congestion. Downtown Coral Springs includes two sections of state highway- Sample Road east of University Drive and University Drive south of Sample Road. The grant funds will be used to complete any of the Infrastructure Master Plan that remain unfinished by 2015; potential uses of the funds include the installation of six bus shelters to boost transit ridership and enhancement of the landscaping, streetscape and sidewalks to encourage bicycle and pedestrian activity.

Coral Springs Festival of the Arts
The seventh annual Coral Springs Festival of the Arts took place March 19 and 20, 2011, at The Walk along University Drive. The two-day event continues to attract over 220 artists and craft vendors, as well as performance art, literary readings and musical entertainment. Tens of thousands of people attended this signature community event, a cornerstone of the programming designed to promote a pedestrian-friendly, vibrant urban lifestyle in Downtown.

This year, the CRA entered into a strategic partnership with the Festival of the Arts to further its goals of increased marketing and visibility. The Festival of the Arts, an annual event that raises awareness of the arts and culture in northwest Broward County, will eventually make its permanent home in the CRA’s Downtown area. Currently, the Festival is held in The Walk, adjacent to Downtown, and is one of the most well-attended events in Coral Springs. The CRA Board of Director’s holds a stakeholder seat on the Festival Board. This year, the CRA will begin an annual outreach program through representation at a Festival booth as well as visibility on promotional materials. This strategic partnership additionally enabled the City and CRA to apply for the National Endowment for the Arts Our Town grant. If awarded, the monies will be used for public outreach and the design of the Four Corners public art.
ILA Broward County
The Interlocal Cooperation Agreement (ILA) with Broward County was a tri-party agreement between Broward County, the City of Coral Springs and the CRA. The ILA dictated the parties’ responsibilities in connection with the redevelopment program in Downtown Coral Springs. On September 2, 2010, the CRA’s five-year pilot program expired. At that time, Broward County had two options: 1) to continue to fund the CRA as contemplated in the ILA on a performance basis; or 2) to revert to a traditional tax increment financing alternative with a new 20-year term and a new base year. After several months of negotiations, Broward County, the City of Coral Springs and the CRA could not come to a resolution. Therefore, the performance-based financing from the pilot program expired and the Coral Springs CRA reverted to traditional tax increment financing (TIF) in 2011 with 2010 as a base year. The newly established TIF only applies to the County’s contribution and will last 20-years or until 2031.

Ongoing Activities

Implementation of Infrastructure Master Plan
Upon approval of the Sample Road and University Drive Infrastructure Master Plan, the CRA began commissioning design work for the Florida Power & Light and Advanced Cable Communications utility undergrounding. Once the design is finalized, the CRA will begin obtaining and abandoning necessary easements and right-of-way for the remaining improvements.

In December 2010, the City of Coral Springs was issued $5.9 million in Recovery Zone Economic Development Bonds which were made available by the federal government under the American Recovery and Reinvestment Act (ARRA) of 2009. Approximately $4.2 million of these funds will be used to implement the Infrastructure Master Plan. Once the power and cable lines are buried, work on the right turn lanes and subsequent sidewalks can commence. The funds received through the bond allocation expire in December 2013 so execution of the Master Plan must be planned accordingly.

Broward College
The space planning process has begun for the tenant improvements needed to retrofit at least 11 classrooms as well as administrative offices. It is expected that classes will begin as early as Fall 2011, and enrollment is projected to reach 5,000 students over the next five years. The satellite campus will offer day and night classes for degree and non-degree programs, including courses in general education, business and information technology. This initiative is the result of over six years of strategic partnerships with area colleges and universities. The Broward College satellite campus will be the strong anchor the Northwest Corner needs to spark commercial retail vacancy absorption in the area.
Bus Shelters
Through a partnership with Broward County Transit, the CRA will be given four new bus shelters. The design of these shelters, also known as Kaleidoscope, was approved by the Board and agreed upon by the County. Following the obtainment of necessary easements, the shelters as well as the supplementary benches, trashcans and bicycle racks will be installed. The four locations that have been identified include one on the northeast corner in front of the former Publix site, one on the southeast corner north of One Charter Place, one on the southwest corner east of Financial Plaza and finally, one at the intersection of University Drive and 31st Court.

Interim Improvement of Northeast Corner
In 2005, Hurricane Wilma destroyed much of the Publix located in the northeast corner of Downtown. Since then, the property has fallen into great disrepair and created a safety hazard for residents. Publix agreed to a plan that will bring the property into compliance, including leveling the existing buildings, tearing out the large cement building pad and parking lot as well as sodding and landscaping the entire site. In February 2011, Publix pulled the permits needed for demolition. It is expected that in the coming months, the site will be sodded and landscaped, priming it for future private investment and redevelopment.

The other property located in the northeast corner was home to Walgreens. The owner of the Walgreens property has done some preliminary maintenance such as painting the roof, and some on-site cleanup measures have been taken. City staff has begun working with the Walgreens property owner in a similar manner to Publix. The Coral Springs Community Shuttle, which currently has a time stop in the Publix parking lot, has been in contact with the owner of the Walgreens property to shift to their parking lot.

City Hall Development

The City Commission has given direction to begin an assessment of placing a new City Hall in the Downtown area. Several meetings have taken place between City staff and the Amera Development team to ascertain project feasibility and design alternatives for a public-private partnership to include a large mixed-use project and a new City Hall. The proposed partnership provides a unique opportunity to leverage the City’s investments to build a new City Hall with a much larger redevelopment project in Downtown. Approaching leading urban design firms in the area to access a larger area of the City has also been considered. Throughout this next year the vision for a new City Hall should develop more clearly.
Marketing Strategy (public relations campaign)
This year the CRA launched parts of its public relations campaign. Beginning with a new CRA letterhead and business cards, CRA staff worked with the City’s Communications and Marketing Department to fashion a new image for the CRA. Work also began on a facelift for the CRA’s website, which should launch in the coming months. The new website will provide CRA staff with quick and easy update capabilities and will also integrate the colors and imagery highlighted on the collateral system.

Continuing their initiative to seek private and public agencies with which to partner, the CRA aided the Economic Development Foundation (EDF) in holding a Broker’s Conference to bring real estate brokers from Broward, Miami-Dade and the Palm Beaches to see property potential in Coral Springs and Downtown. The CRA also solidified its relationship with the Coral Springs Festival of the Arts by entering into a strategic partnership. This year, the CRA began an annual outreach program through representation at a Festival booth, reaching citizens of not just Coral Springs and Broward County, but the entire South Florida region who attended the Festival. The CRA is always on the lookout for new and innovative partnership opportunities that will benefit the Downtown area and the citizens of Coral Springs.

Broward Metropolitan Planning Organization
This year the CRA began a cooperative partnership with the Broward Metropolitan Planning Organization (MPO) on their Northwest Broward Livability Study focusing on transportation. The study, which was produced in conjunction with Florida Atlantic University (FAU), focused on the various transportation nodes, identifying a hierarchy including Neighborhood, Community and Gateway Hubs. The intersection of Sample Road and University Drive was identified as a potential Gateway Hub, the largest of the node types. The MPO believes Gateways Hubs are prime areas for preferred transportation networks such as premium bus lines in conjunction with a transportation center. The MPO predicts that by 2015 they will be able to secure the necessary federal funds to construct a Gateway Hub in this area totaling approximately $8 million. The CRA and the City continue to work with the MPO to refine the Study and prime Downtown Coral Springs for future transportation improvements.

Sample Road Corridor Coalition
The CRA began exploring the need for a stronger east-west transportation network, specifically focusing on connecting Downtown Coral Springs with the major transportation routes, vital businesses and population centers east along Sample Road. It was proposed that the City Manager begin approaching the identified municipalities including Coconut Creek, Margate, Pompano Beach and Deerfield Beach to begin a coalition to bring investment capital to Sample Road improvements. Sample Road business owners and distinguished community leaders will also be invited to join the coalition. It is the CRA’s goal to enhance the linkage between Downtown Coral Springs, US 441/State Road 7, I-95 and the Pompano Beach Tri-rail station. Preliminary talks have begun between the City Managers from Coral Springs, Coconut Creek and Margate, and a CRA Board Member has been appointed to the committee for when it is officially formed. This will be an important imitative moving forward.
Project Phasing

<table>
<thead>
<tr>
<th>Next Phase Development</th>
<th>Location</th>
<th>Construction Period</th>
<th>Estimated Project Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gateway Hub</td>
<td>TBA</td>
<td>TBA</td>
<td>$8 million*</td>
</tr>
<tr>
<td>Phase II</td>
<td>NE, NW, SW</td>
<td>TBA**</td>
<td>$75 million to $100 million</td>
</tr>
</tbody>
</table>

*It is projected that the MPO will secure these funds in 2015
** In light of the anemic economic growth projected for the balance of 2011 and glut of vacant office and retail space, the next phase of Downtown Coral Springs development is unlikely to happen at least for another year. Similarly, a mixed-use downtown project with residential components will not be planned until the local housing market shows signs of stability.

Redevelopment Trust Fund FY2011

On November 19, 2002, in accordance with Chapter 163.356 of the Florida Statutes, the City established a Redevelopment Trust Fund for the purpose of utilizing and expending future tax increment revenue and other qualified funds in connection with the implementation of the CRA Plan. The CRA Trust Fund witnessed impressive growth during the 2002-2008 period by more than doubling its base value. Nevertheless, the prolonged recession has caused taxable valued to drop by 8.6 percent in 2010. It is expected that decline in property values will continue to be reflected in the 2011 tax roll, which will be released by the Broward County Property Appraisers Office in July 2011. The Trust Fund may see an increase in revenue however, due to the traditional TIF ruling under our ILA with Broward County (please see above).

The Redevelopment Trust Fund is primarily funded by tax increments from the respecting taxing authorities pursuant to the following parameters:

**FY 2011 Incremental Value**

- FY 2010 Aggregate Taxable Value $115,437,820
- CRA Base Year Total Value (2002) $66,321,640
- Incremental Value $49,116,180

**FY 2011 Tax Increments**

- City of Coral Springs $203,248 Received
- Broward County $238,066 ILA*
- North Broward Hospital District $87,488 Received
- Children Services of Broward County $21,912 Received

*Pursuant to Broward County’s ruling, the Coral Springs CRA will be paid its share of tax increments beginning in FY2011 with FY2010 as a base year.
In accordance with Chapter 163.387, F.S., the CRA Fiscal Year 2010 Annual Financial Audit, dated September 30, 2010, was adopted by the CRA Board on March 28, 2011. The CRA audit report is prepared by the certified public accounting firm of McGladrey & Pullen LLP.
## Base Taxable Value and Projected Annual Growth

<table>
<thead>
<tr>
<th>Tax Roll As of July 1st</th>
<th>Taxable Value</th>
<th>Annual Growth ($)</th>
<th>Annual Change (%)</th>
<th>Incremental Growth ($)</th>
<th>Incremental Growth (%)</th>
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</thead>
<tbody>
<tr>
<td>2002</td>
<td>$66,321,640</td>
<td>n/a</td>
<td>-</td>
<td>n/a</td>
<td>-</td>
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<tr>
<td>2003</td>
<td>$70,008,890</td>
<td>$3,687,250</td>
<td>5.6%</td>
<td>$3,687,250</td>
<td>5.6%</td>
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<tr>
<td>2004</td>
<td>$72,397,460</td>
<td>$2,388,570</td>
<td>3.4%</td>
<td>$6,075,820</td>
<td>9.2%</td>
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<tr>
<td>2005</td>
<td>$84,731,530</td>
<td>$12,334,070</td>
<td>17.0%</td>
<td>$18,409,890</td>
<td>27.8%</td>
</tr>
<tr>
<td>2006</td>
<td>$96,982,070</td>
<td>$12,250,540</td>
<td>14.5%</td>
<td>$30,660,430</td>
<td>46.2%</td>
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<tr>
<td>2007</td>
<td>$117,591,000</td>
<td>$20,608,930</td>
<td>21.3%</td>
<td>$51,269,360</td>
<td>77.3%</td>
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<tr>
<td>2008</td>
<td>$129,506,298</td>
<td>$11,915,298</td>
<td>10.1%</td>
<td>$63,184,658</td>
<td>95.3%</td>
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<tr>
<td>2009</td>
<td>$126,348,610</td>
<td>$(3,157,688)</td>
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<td>$60,026,970</td>
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<td>2010</td>
<td>$115,437,820</td>
<td>$(10,910,790)</td>
<td>-8.6%</td>
<td>$49,116,180</td>
<td>74.1%</td>
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<tr>
<td>2011</td>
<td>$115,437,820</td>
<td>-</td>
<td>0.0%</td>
<td>$49,116,180</td>
<td>74.1%</td>
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<tr>
<td>2012</td>
<td>$213,900,955</td>
<td>$98,463,135</td>
<td>85.3%</td>
<td>$147,579,315</td>
<td>222.5%</td>
</tr>
<tr>
<td>2013</td>
<td>$220,317,983</td>
<td>$6,417,029</td>
<td>3.0%</td>
<td>$153,996,343</td>
<td>232.2%</td>
</tr>
<tr>
<td>2014</td>
<td>$321,927,523</td>
<td>$101,609,539</td>
<td>46.1%</td>
<td>$255,605,883</td>
<td>385.4%</td>
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<tr>
<td>2015</td>
<td>$331,585,348</td>
<td>$9,657,826</td>
<td>3.0%</td>
<td>$265,263,708</td>
<td>400.0%</td>
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<tr>
<td>2016</td>
<td>$436,532,909</td>
<td>$104,947,560</td>
<td>31.7%</td>
<td>$370,211,269</td>
<td>558.2%</td>
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<tr>
<td>2017</td>
<td>$449,628,896</td>
<td>$13,095,987</td>
<td>3.0%</td>
<td>$383,307,256</td>
<td>578.0%</td>
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<td>2018</td>
<td>$558,117,763</td>
<td>$108,488,867</td>
<td>24.1%</td>
<td>$491,796,123</td>
<td>741.5%</td>
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<tr>
<td>2019</td>
<td>$574,861,296</td>
<td>$16,743,533</td>
<td>3.0%</td>
<td>$508,539,656</td>
<td>766.8%</td>
</tr>
<tr>
<td>2020</td>
<td>$592,107,135</td>
<td>$17,245,839</td>
<td>3.0%</td>
<td>$525,785,495</td>
<td>792.8%</td>
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<tr>
<td>2021</td>
<td>$609,870,349</td>
<td>$17,763,214</td>
<td>3.0%</td>
<td>$543,548,709</td>
<td>819.6%</td>
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<tr>
<td>2022</td>
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<td>$18,296,110</td>
<td>3.0%</td>
<td>$561,844,819</td>
<td>847.2%</td>
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<tr>
<td>2023</td>
<td>$647,011,453</td>
<td>$18,844,994</td>
<td>3.0%</td>
<td>$580,689,813</td>
<td>875.6%</td>
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<td>2024</td>
<td>$666,421,797</td>
<td>$19,410,344</td>
<td>3.0%</td>
<td>$600,100,157</td>
<td>904.8%</td>
</tr>
</tbody>
</table>

1 CRA Base Year
Annual Appreciation Rate (2010 - 2011) 0%
Annual Appreciation Rate (2012 - 2024) 3%
CRA Board of Directors

The Community Redevelopment Agency (CRA) was established pursuant to Ordinance 2001-128, and adopted by the City Commission on November 6, 2001. The CRA is served by a seven-member Board of Directors that is appointed by the City Commission for four-year staggered terms. The CRA Board has a broad base of representation from the local community with individual expertise in real estate, retail, finance, law, hospitality, education and general management.

<table>
<thead>
<tr>
<th>Board Member</th>
<th>Position</th>
<th>Term Expires</th>
<th>Appointment Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Ruffin, Jr.</td>
<td>Chairman</td>
<td>2014</td>
<td>General</td>
</tr>
<tr>
<td>Bernie Moyle</td>
<td>Vice Chairman</td>
<td>2014</td>
<td>Urban Design</td>
</tr>
<tr>
<td>Ginger Eisenrod</td>
<td>Board Member</td>
<td>2013</td>
<td>Real Estate</td>
</tr>
<tr>
<td>Bruce Davis</td>
<td>Board Member</td>
<td>2014</td>
<td>General</td>
</tr>
<tr>
<td>Elissa Harvey</td>
<td>Board Member</td>
<td>2015</td>
<td>General</td>
</tr>
<tr>
<td>Brian Walsh</td>
<td>Board Member</td>
<td>2012</td>
<td>Retail</td>
</tr>
<tr>
<td>John Walsh, Esq.</td>
<td>Board Member</td>
<td>2014</td>
<td>Finance</td>
</tr>
</tbody>
</table>

Front left to right: John Walsh, Elissa Harvey, Bernie Moyle. Second row left to right: City Manager Erdal Dönmez, Brian Walsh, Ginger Eisenrod, CRA General Counsel Sue Delegal, Chairman John Ruffin, Jr. Not pictured: Bruce Davis.
CRA General Counsel
Susan F. Delegal, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 Las Olas Blvd.
6th Floor, Suntrust Center
Fort Lauderdale, Florida 33301
Tel: 954.764.7150 · Fax: 954.764.7279

CRA Auditor
McGladrey & Pullen LLP
100 N.E. Third Avenue Suite 300
Fort Lauderdale, FL 33301
Tel: 954.356.5730 · Fax: 954.462.4607

CRA Master Developer
The Community Redevelopment Agency (CRA) is partnering with Amera Urban Developers, Inc., Master Developer for the Downtown Coral Springs project.

For additional information, please contact:
Amera Urban Developers, Inc.
2900 University Drive
Coral Springs, FL 33065
Tel: 954.753.9500
www.ameracorporation.com

CRA Board Meetings and Further Information
The CRA Board of Directors conducts its monthly meetings on the fourth Monday of every month at 6:30 p.m. at Coral Springs City Hall, 9551 West Sample Road, Coral Springs, Florida, 33065.
Please call 954.344.1121 for further information or log onto www.CoralSpringsCRA.com.