

MINUTES OF THE REGULAR MEETING  
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY  
MONDAY, AUGUST 25, 2003  
4:30 P.M.

The regular meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Dave Freudenberg at approximately 4:35 p.m. The meeting was immediately recessed until 5:00 p.m.

**PLEDGE OF ALLEGIANCE TO THE FLAG:**

**ROLL CALL:**

Chairman Dave Freudenberg  
Vice Chairman Susan Haynie  
Commissioner Steven L. Abrams  
Commissioner Bill Hager  
Commissioner Susan Whelchel

Also attending the meeting were:

City Manager Leif J. Ahnell  
City Attorney Diana Grub Frieser  
Executive Director Jorge Camejo

**AMENDMENTS TO THE AGENDA:**

There were no amendments to the agenda.

**MINUTES:**

Minutes of the Regular Meeting of July 21, 2003

*Motion was made by Vice Chairman Haynie, seconded by Commissioner Hager, to adopt the minutes as presented. Motion carried unanimously on a voice vote; Chairman Freudenberg, Vice Chairman Haynie, Commissioners Abrams, Hager, and Whelchel voting yes.*

**REGULAR BUSINESS - PART I - QUASI-JUDICIAL PUBLIC HEARINGS:**

There were no items for consideration.

**PUBLIC REQUESTS:**

Carl Jacobs spoke positively regarding the possibility of the Liberties bookstore returning to Mizner Park. Regarding the fountain in Mizner Park, Mr. Jacobs asked that it be repaired. He then commented unfavorably on the rising debt owed to the City by the CRA.

Executive Director Jorge Camejo explained that the fountain has experienced various problems, as it has been settling over the years; some of the pipes have been severed. Staff has recently outlined a comprehensive solution to these problems. However, cost figures have yet to be determined. Mr. Camejo suggested those numbers should be available in approximately one month. The City Manager confirmed Mr. Camejo's assessment of the situation and provided additional commentary.

## **REGULAR BUSINESS - PART II - RESOLUTIONS:**

There were no items for consideration.

### **OTHER BUSINESS:**

1. Workshop Presentation regarding the 2003/04 Budget

Mr. Camejo provided a PowerPoint presentation and highlighted those projects completed in the last year, which include the residential development called Palmetto Place and extension of the pedestrian spine south of Palmetto Park Road. A high level of construction activity at Royal Palm Plaza has begun in regard to the residential portion of the project; this is the first major construction to take place at that site in the last 25 years. On the issue of leasing, Mr. Camejo explained that Robb & Stuckey took over the space formerly occupied by Jacobson's in Mizner Park. Culturally, the Centre for the Arts has been completed and many performances have taken place there. In addition, major exhibits have been shown at the Boca Raton Museum of Art.

The CRA's organizational structure was outlined and costs to the CRA's operating fund, related to staff and technical support and services, were delineated. It was explained that the operating fund also covers daily agency operations including issuance of permits for the downtown, project review, general paperwork, and expenditures authorized by the executive director. Mr. Camejo then stated that the operating fund for next year is expected to be 13% less than last year, due to only a portion of the DRI consulting fee being paid; part of that balance will be carried forward into the next budget year. In addition, the downtown parking alliance has lost money over the years; consequently, it has been determined that this program is not worth continuing. Discussion ensued between the CRA and Mr. Camejo regarding the difficulty in persuading downtown business owners to share parking in order to make it easier for customers to spend more dollars in the downtown area. Mr. Camejo was directed to research various incentives, which might motivate business owners to share parking.

The final consideration of the CRA's proposed budget, which will be an advertised public hearing, is scheduled for September 22, 2003 at 4:30 p.m. Mr. Camejo concluded his presentation and thanked those staff members who assisted in completing this report.

At Chairman Freudenberg's request, Mr. Camejo provided clarification in regard to comments made by Mr. Jacobs in regard to the CRA's debt to the City. Mr. Camejo then answered additional questions from Agency members.

### **DIRECTOR'S REPORT:**

2. Request for Extension of Temporary Cessation of Operations -  
(International Museum of Cartoon Art)

Mr. Camejo referred to the letter dated July 15, 2003 from Michael Kotler, the attorney representing Mort and Catherine Walker. The letter requests a continuation of the temporary cessation of operations at the Cartoon Museum. The current agreement would expire on October 1, 2003. Mr. Kotler requested an extension through January 1, 2004.

Chairman Freudenberg gave a brief outline of the events leading up to this date and stated that the County had only just sold the first \$25 million of the \$50 million bonds.

*Motion was made by Commissioner Abrams, seconded by Commissioner Hager, to extend the period of the cessation of operations of the Cartoon Museum through January 1, 2004. Motion carried unanimously on a voice vote; Chairman Freudenberg, Vice Chairman Haynie, Commissioners Abrams, Hager, and Whelchel voting yes.*

Commissioner Abrams stated that County Commission McCarty contacted him, expressing interest in scheduling a meeting with all interested parties to discuss proposals related to the building formerly

occupied by the International Museum of Cartoon Art. Ms. McCarty requested that the Mayor and the City Manager attend this suggested meeting. Discussion followed between Agency members.

**ATTORNEY'S REPORT:**

The City Attorney had nothing to report at this time.

**COMMISSIONERS' REPORTS:**

Commissioner Whelchel commented positively on her experience in judging the Mr. Boca Legs contest. She then stated that she was approached by someone at the contest, in regard to access for the disabled at Mizner Park. Specifically, the curb-cut on the east side of Mizner Park, near the valet parking, is constantly blocked by the valets. In addition, on the first floor of the west garage, there's no way to get a wheelchair onto the street. Ms. Whelchel asked Mr. Camejo to address these problems. Mr. Ahnell advised that staff was following up on this issue.

Commissioner Haynie explained that the Florida Association of Counties is preparing legislation that would affect CRAs in Florida and requested that staff remain apprised of this issue to determine the possible impacts. Mr. Camejo responded that, since the CRA for Boca Raton has been in existence for some time, he did not believe that this agency would be affected. The legislation would most likely target new CRAs and/or those that have not issued bonds or committed their revenues. Mr. Camejo confirmed that he would keep abreast of any developments.

Chairman Freudenberg commented on the recent chili cook-off, which he won, and thanked those involved in coordinating the event.

**ADJOURNMENT:**

*Motion was made by Commissioner Abrams, seconded by Vice-Chairman Haynie, to adjourn the meeting. Motion carried unanimously; Chairman Freudenberg, Vice-Chairman Haynie, Commissioners Abrams, Hager and Whelchel voting yes.*

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 5:30 p.m., Monday, August 25, 2003.

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Dave Freudenberg, Chairman

ATTEST:

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Sharma Carannante, City Clerk