

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, JANUARY 22, 2007
*1:30 P.M.

*The Regular Meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Baronoff at approximately 3:57 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Chairman Peter R. Baronoff
Vice Chairman M.J. Mike Arts
Commissioner Steven L. Abrams
Commissioner Bill Hager
Commissioner Susan Whelchel

Also attending the meeting were:

CRA Executive Director Jorge Camejo
Boca Raton City Manager Leif J. Ahnell
Boca Raton Deputy City Attorney Jeffrey Sheffel, Attorney to the Agency

AMENDMENTS TO THE AGENDA:

There were no amendments to the agenda.

MINUTES:

Minutes of the Regular Meeting of January 8, 2007

Motion was made by Deputy Mayor Whelchel, seconded by Council Member Hager, to approve the minutes as presented. Motion carried unanimously on a voice vote; Chairman Baronoff, Vice Chairman Arts, Commissioners Abrams, Hager and Whelchel voting yes.

Chairman Baronoff advised that Crocker Partners, LLC requested a postponement of their presentation (CRA Item No. 3), which would be given at a later date.

REGULAR BUSINESS - PART I - QUASI-JUDICIAL & RELATED PUBLIC HEARINGS:

1. Resolution No. CRP-05-03R1

A resolution of the Boca Raton Community Redevelopment Agency providing for an extension to Individual Development Approval No. CRP-05-03, to develop Phase 4 and Phase 5 of the Palmetto Park mixed use project, consisting of residential, office and retail uses with an internal parking garage located at 120 East Palmetto Park Road; providing for severability; providing for repealer; providing an effective date (CRP-05-03R1)

Chairman Baronoff advised that quasi-judicial procedure would be followed for this public hearing; the City Clerk administered the oath to those who indicated they wished to speak. There were no ex parte disclosures.

Development Services Senior Planner Jennifer Simon gave the PowerPoint presentation, explaining that this request related to the final two phases of construction; the first three phases are complete. Phase 4 was approved in January 2006 as a 100-foot-building, consisting of retail, restaurant, and residential uses with an internal parking structure; details were provided. Phase 5 was also approved at that time for primarily residential uses; again, details were provided. Ms. Simon noted that the CRA has the authority to grant a 12-month extension to the IDA, provided that the applicant demonstrates progress toward

obtaining a building permit and explains the justification for the extension. She advised that due to changing conditions in the real estate market, the developer was analyzing alternative uses for the site, and the extension was necessary in order to complete the analysis. In addition, the applicant wished to keep the current approval alive should the study determine that the approved use is the most viable. No other changes were proposed. In conclusion, staff recommended approval.

Wendy Larsen, with Siemon and Larsen and representing the applicant, advised that she was available for questions. The public hearing was opened and, seeing no one come forward to speak, closed.

Motion was made by Vice Chairman Arts, seconded by Commissioner Hager, to adopt Resolution No. CRP-05-03R1. Motion carried unanimously; Chairman Baronoff, Vice Chairman Arts, Commissioners Abrams, Hager and Whelchel voting yes.

PUBLIC REQUESTS:

No one came forward to speak.

REGULAR BUSINESS - PART II – RESOLUTIONS AND REGULAR PUBLIC HEARINGS:

There were no items for consideration.

OTHER BUSINESS:

There were no items for consideration.

DIRECTOR'S REPORT:

Former Cartoon Museum Building

CRA Executive Director Jorge Camejo referred to the CRA meeting of January 8, 2007, and reported that the issue related to the builders' risk insurance had been resolved; therefore, the City was ready to issue the permit this afternoon. He indicated that the deadline had been met for the commencement of construction obligation, pursuant to the agreements, and thanked those involved with this effort. He then introduced the next speaker, Charles Siemon.

2. Festival of the Arts Boca

Charles Siemon, Chairman of Festival Of The Arts Boca, gave a status report on the March 2007 event. Using a PowerPoint presentation, he outlined the scheduled performances, which include four ensembles, four conductors, eight soloists, five classical concerts, two jazz concerts, a Latin concert, and four authors plus three films. A total of 193 artists will participate; details were provided. Mr. Siemon then outlined the schedule for the 11-day festival and provided information on many of the artists, including when each would be performing. He indicated that a clearspan tent would be erected in the amphitheater, as necessary, to provide protection from inclement weather and then spoke to fundraising and marketing efforts. It was noted that, including the \$150,000 in "seed money" provided by the City, approximately \$1.3 million in contributions had been made. At this time, a framed copy of a poster commemorating the event was presented to the CRA. Mr. Siemon advised that efforts were being made to have the artists work with schools and students on educational programs while they're in town. He concluded his comments by stating that volunteer opportunities are currently available and tickets are being sold. He then answered questions from Agency members; it was determined that approximately 15,000 people are expected to attend this event over the 11-day period.

ATTORNEY'S REPORT:

The Deputy City Attorney had nothing to report at this time.

COMMISSIONERS' REPORTS:

The Commissioners had nothing to report at this time.

Commissioners Abrams and Whelchel left the meeting prior to the vote for adjournment.

ADJOURNMENT:

Motion was made by Commissioner Arts, seconded by Commission Hager, to adjourn the meeting. Motion carried 3-0 on a voice vote; Chairman Baronoff, Vice Chairman Arts, and Commissioners Hager voting yes.

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 4:27 p.m., Monday, January 22, 2007.

Peter R. Baronoff, Chairman

ATTEST:

Sharma Carannante, City Clerk