

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, JANUARY 26, 2009
*1:30 P.M.

*The Regular Meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Arts at approximately 2:43 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Chairman M.J. Mike Arts
Vice Chairman Bill Hager
Commissioner Susan Haynie
Commissioner Michael Mullaugh
Commissioner Susan Whelchel (Absent – excused)

Also attending the meeting were:

Boca Raton City Manager Leif J. Ahnell, Agency Director
Boca Raton City Attorney Diana Grub Frieser, Attorney to the Agency

AMENDMENTS TO THE AGENDA:

Motion was made by Vice Chairman Hager, seconded by Commissioner Haynie, to approve the agenda. Motion carried 4-0 on a voice vote; Chairman Arts, Vice Chairman Hager, Commissioners Haynie, and Mullaugh voting yes.

MINUTES:

Minutes of the Regular Meeting of January 12, 2009

Motion was made by Commissioner Haynie, seconded by Vice Chairman Hager, to approve the minutes as presented. Motion carried 4-0 on a voice vote; Chairman Arts, Vice Chairman Hager, Commissioners Haynie, and Mullaugh voting yes.

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

There were no items for consideration.

PUBLIC REQUESTS:

Arlene Owens and Linda Watson, both with the Boca Raton Pioneers Club, expressed objections to the Letter of Intent from Crocker Partners. Ms. Owens voiced concern over the size and scope of the projected amount of density, stating that, due to the substantial increase in density, medical calls for Fire Station 1 would greatly increase. Ms. Watson referred to the 1955 deed to Sanborn Square, advising that it states the land shall be used for park, recreational and civic purposes only. She questioned how this issue would be addressed in light of the Letter of Intent, which states that Crocker Partners would be given a license to redevelop, non-exclusively use, manage, and maintain the existing Sanborn Square Park; in addition, the Letter of Intent requires the City and Crocker Partners to agree to move the public display area to another location reasonably acceptable to the City. Chairman Arts indicated that Ms. Watson's questions would be answered shortly.

Patricia Dervishi, Vice President of the Golden Triangle Homeowners Association, voiced concern about parking and noise at Mizner Park. She also explained that she understood Mizner Park was originally to have been a cultural center but stated that it became a tax-subsidized effort by City residents. Referring to a tax issue in the Letter of Intent (Tax Increment Financing –TIF), Ms. Dervishi voiced concern that

residents would again be paying for redevelopment. She advised that there was already plenty of parking and noise at Mizner Park and opined that the proposed redevelopment of Sanborn Square Park would bring in more of the same. She concluded her comments by stating that residents did not want more density, parking, or noise.

Lenore Wachtel advised that she was here on behalf of the Golden Harbor Homeowners Association and stated that traffic is already bad on Palmetto Park Road and 20th Street and Federal Highway. Referring to the 200 East Palmetto project (300,000 square feet), which is not yet at capacity, and the RAM project (500,000 square feet), which has not yet been built, Ms. Wachtel indicated that it would be impossible for City engineers to control traffic if another 1.4 million square feet of redevelopment was added to the mix. She stated that City employees work for the citizens and they could help make that area what everyone wants it to be. Ms. Wachtel praised City staff and stated that they should be utilized in the redevelopment of this area; she urged the CRA to ignore the pleas of large developers who "are cooperating to see what they can get from the citizens of Boca Raton."

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:

1. Sanborn Square District Update

Mr. Ahnell provided an update on Sanborn Square and stated that the issues raised here today are being addressed. He noted that some issues were not immediately known but have come to light as both City staff and Crocker Partners worked on a proposal; language is being created to address same.

Regarding Sanborn Square Park, Mr. Ahnell stated that it would stay City property and remain a park; however, language still exists allowing the public display area to be relocated, if a similar location could be found, at the expense of Crocker Partners to acquire land and make necessary improvements as required for the relocation. If the display area was moved, Sanborn Square would then function like the center plaza of Mizner Park, the Plaza Real; additional language requires Crocker Partners to take over maintenance costs in perpetuity.

Commissioner Haynie advised that a reverter clause exists in the deed, should Sanborn Square no longer be used as a park. She noted that only the southern half of Sanborn Square is the original Sanborn Square, since Boca Raton Road used to go through the middle. Referring to Crocker Partners' proposal for underground parking, Ms. Haynie questioned whether the land underneath the park was considered a park. Mr. Ahnell explained that if underground parking was necessary, it would be constructed underneath everything (in the proposed 3-block area); parking would be built underneath Sanborn Square and then Crocker Partners would rebuild the park plaza area. On the topic of taxes and TIF, Mr. Ahnell advised that Crocker Partners would only receive a portion of taxes, and for a defined time, resulting from the development they put in place; details were provided. Attention then turned to traffic. Mr. Ahnell explained that the downtown is vested for 8 million square feet of traffic and office equivalent development rights; Crocker Partners would be building under what is already permitted by law. Mr. Ahnell then stated that staff planned to present a draft proposal to the CRA at the next meeting. Noting that members had requested a number of analyses, he stated that this information would also be presented, possibly in the form of a chart or charts outlining pros and cons.

Commissioner Haynie advised members of the public that each Agency member provided staff with a long list of concerns related to the Letter of Intent and explained that staff was working on same. Commissioner Mullaugh added that the negotiation process was in the hands of professional staff; the Agency was not just hearing proposals from someone who had an idea as to how to develop the area.

ATTORNEY'S REPORT:

The City Attorney had nothing to report at this time.

COMMISSIONERS' REPORTS:

Chairman Arts advised that he attended the inauguration celebration last Tuesday at Sanborn Square and stated that, although cold, it was a nice turnout and very festive; staff was to be commended.

Responding to Chairman Arts, Mr. Ahnell provided an update on the cartoon museum building. He explained that the MPCA (Mizner Park Cultural Arts Association) and City staff have been working with GGP (General Growth Properties) to finalize an agreement. Verbally, GGP has agreed to provide \$250,000 to help finish the black box theater and second-floor renovations. In addition, Palm Beach County has given verbal authorization to reallocate \$350,000 from the television studio to the black box theater; documents reflecting same will be finalized as quickly as possible. The contractors, Kaufman Lynn, are ready to do the renovations; the goal is to finish in time for the Festival of the Arts.

ADJOURNMENT:

Motion was made by Vice Chairman Hager, seconded by Chairman Arts, to adjourn the meeting. Motion carried 4-0 on a voice vote; Chairman Arts, Vice Chairman Hager, Commissioners Haynie and Mullaugh voting yes.

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 3:05 p.m., Monday, January 26, 2009.

M.J. Mike Arts, Chairman

ATTEST:

Sharma Hagerty, City Clerk