

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, SEPTEMBER 13, 2004
3:30 P.M.

The regular meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Susan Whelchel at approximately 3:30 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

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

Also attending the meeting were:

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

AMENDMENTS TO THE AGENDA:

There were no amendments to the agenda.

MINUTES:

Minutes of the Regular Meeting of August 23, 2004

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

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

1. Resolution No. CRP-00-11R1

A resolution of the Boca Raton Community Redevelopment Agency providing for an extension to the Individual Development Approval for the J. Herman Dance Office Building project, located at 75 Southeast 3rd Street; providing for severability; providing for repealer; providing an effective date

The City Clerk administered the oath to those who indicated they wished to speak on this petition. There were no ex-parte disclosures.

Development Services Senior Planner Alejandro Zurita gave the PowerPoint presentation. He explained that the petitioner was requesting a 12-month extension to the previously-approved Individual Development Approval (IDA). Acreage, location, zoning, and land use designation were provided. The approved IDA allows for demolition of an existing one-story, 3,133 square foot office building and construction of a six-story, 16,219 square foot office building. According to the rules of the CRA, members may grant up to a 12-month extension, provided that the applicant presented an explanation of

the progress made and a justification for granting said extension. Mr. Zurita referred to a letter from the applicant, dated June 11, 2004, which stated the applicant's explanation and justification. He then concluded his presentation by advising that staff recommended approval. Additional information was provided in response to Agency members' questions.

The architect for the project spoke in support of the extension and made himself available for questions. Seeing no one else come forward to speak, the public hearing was then closed.

Motion was made by Vice Chairman Haynie, seconded by Commissioner Hager, to adopt Resolution No. CRP-00-11R1. Motion carried unanimously; Chairman Whelchel, Vice Chairman Haynie, Commissioners Abrams, Freudenberg and Hager voting yes.

PUBLIC REQUESTS:

No one came forward to speak.

REGULAR BUSINESS - PART II - RESOLUTIONS:

There were no items for consideration.

QUASI-JUDICIAL PUBLIC HEARING – APPEAL OF BOARD DECISION:

There were no items for consideration.

OTHER BUSINESS:

There were no items for consideration.

DIRECTOR'S REPORT:

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

CRA Executive Director Jorge Camejo referred to a letter, dated July 15, 2004, from Michael Kotler, the attorney for Mort and Catherine Walker, who currently own the defunct International Museum of Cartoon Art. He explained that since the agreement regarding the temporary cessation of operations will expire October 1, 2004, Mr. Kotler was requesting to extend same again on behalf of his clients.

Motion was made by Commissioner Hager, seconded by Chairman Whelchel, to provide an extension related to the waiver of obligation of the lease to December 1, 2004. Motion carried unanimously; Chairman Whelchel, Vice Chairman Haynie, Commissioners Abrams, Freudenberg and Hager voting yes.

The City Attorney advised that she would prepare a letter documenting the above action.

CRA 2005 Budget

Mr. Camejo gave a brief PowerPoint presentation in regard to the budget; copies of same were distributed to members at this time. He advised that, between today and the next CRA meeting, staff would answer any questions that members might have. Adoption of the CRA budget was scheduled for September 27, 2004. Mr. Camejo noted that the only significant aspect of this budget related to the DRI amendment, which created an increase of 28%. He concluded his presentation and answered questions from Agency members.

Responding to CRA members, additional information was provided regarding CRA personnel services; maintenance and financial responsibilities, as they relate to Mizner Park; restrictions regarding Mizner Park bonds; and restoration of Mizner Park, itself.

ATTORNEY'S REPORT:

The City Attorney had nothing to report at this time.

COMMISSIONERS' REPORTS:

Vice Chairman Haynie questioned what impact the sale of the Rouse Company would have on the Cartoon Museum. The City Attorney advised that, in theory, there would be no impact and provided additional details. She then explained that the Rouse Company had no obligation to the CRA at this point, as they only made a proposal. The new entity was no more, or less, bound; however there was no reason to believe that there would be a change in plans.

Commissioner Abrams stated that Mizner Park was open for business and would look better soon. The City Manager explained that cleanup and restoration efforts were being made, such as getting trees and stumps out of the way and repairing irrigation. He noted that all the ficus trees in the median were lost, as well as six royal palms. Mr. Ahnell also advised that discussion had taken place, sometime prior to the storm, regarding replacement of the ficus trees; the City is working with the Rouse Company on how best to proceed.

ADJOURNMENT:

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

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 4:55 p.m., Monday, September 13, 2004.

Susan Whelchel, Chairman

ATTEST:

Sharma Carannante, City Clerk