

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, JUNE 11, 2007
*1:30 P.M.

*The Regular Meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Baronoff at approximately 2:27 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:

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 May 21, 2007

Motion was made by Commissioner Whelchel, seconded by Commissioner 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.

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

There were no items for consideration.

PUBLIC REQUESTS:

Lenore Wachtel referred to Crocker Partners' plan for redeveloping the two downtown blocks south of Palmetto Park Road, advising that she would love to see Tom Crocker complete the project. However, she cautioned the CRA to be strict on height, density and parking. She voiced concern about providing City funds for this endeavor, stating that this is a commercial venture and Mr. Crocker is a capitalist. Ms. Wachtel also noted that the CRA still owes the City approximately \$43 million and concluded her remarks by cautioning the CRA to be careful in what is promised to Mr. Crocker.

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

1. Resolution No. 2007-02-CRA

A resolution of the Boca Raton Community Redevelopment Agency granting the Florida Department of Transportation (FDOT) a perpetual nonexclusive sidewalk easement adjacent to U.S. 1 on the South Civic Site in Mizner Park; providing for severability; providing for repealer; providing an effective date

Development Services Director Jorge Camejo gave the presentation, explaining that the existing sidewalk would be repositioned in order to provide landscaping along the edge of the road, which would act as a

buffer for pedestrians walking along the western sidewalk between the extension of 3rd Street and NE 2nd Street, adjacent to Mizner Park. He then concluded his remarks; there were no questions from Agency members.

The public hearing was opened and, seeing no one come forward to speak, closed.

Motion was made by Commissioner Whelchel, seconded by Commissioner Hager, to approve Resolution No. 2007-02-CRA. Motion carried unanimously; Chairman Baronoff, Vice Chairman Arts, Commissioners Abrams, Hager and Whelchel voting yes.

2. Resolution No. 2007-03-CRA

A resolution of the Boca Raton Community Redevelopment Agency finding and determining there will not be a deficiency in the amounts on deposit in the Sinking Fund for the Mizner Park Bonds for the Fiscal Year 2007-2008 as provided for in the interlocal agreement with the City of Boca Raton; providing for severability; providing for repealer; providing an effective date

The City Manager gave the presentation, stating that the preliminary analysis from the Palm Beach County Property Appraiser revealed that property values are increasing by approximately 2.5% in the downtown from the previous year. Therefore, it has been determined that there will be no deficiency in the Mizner Park Bonds for Fiscal Year 2007-2008. Responding to Commissioner Hager, Mr. Ahnell advised that two proceeds come in to the bond funds: 1) the tax increment money, which is based on property values, and 2) lease revenues. The tax revenues and lease revenues combined are sufficient to pay the debt service, both principal and interest, for the next year.

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 approve Resolution No. 2007-03-CRA. Motion carried unanimously; Chairman Baronoff, Vice Chairman Arts, Commissioners Abrams, Hager and Whelchel voting yes.

OTHER BUSINESS:

There were no items for consideration.

ATTORNEY'S REPORT:

The City Attorney had nothing to report at this time.

COMMISSIONERS' REPORTS:

The Commissioners had nothing to report at this time.

DIRECTOR'S REPORT:

3. Boca Raton Museum of Art – Update

Joseph Borrow, President of the Boca Raton Museum of Art, gave a PowerPoint presentation, beginning with the history of the Museum over the last 57 years. He noted that the present location opened in 2001 in Mizner Park. Additional information related to the Museum's school and its most recent season, which drew thousands of people to Mizner Park, was provided. Mr. Borrow advised that the Museum wished to be known as a major cultural organization and, to that end, planned to sponsor a major show this winter, highlighting the work of Degas and Louis Comfort Tiffany. He then reviewed media and outdoor advertising efforts, which included regional magazines, newspapers, and radio and television, before stating that the Museum needed \$150,000 from the City for this event. He added that the Museum would prefer annual budgeted support from the City in the amount of \$250,000 per year, at the same time acknowledging the current property tax situation and impending legislation from Tallahassee.

Chairman Baronoff stated that the City was in a difficult situation with regard to property taxes and the months ahead would be very tough. He added that an answer could not be forthcoming today and extended appreciation to the Museum for the cultural contributions provided to the City.

ADJOURNMENT:

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 2:56 p.m., Monday, June 11, 2007.

Peter R. Baronoff, Chairman

ATTEST:

Sharma Carannante, City Clerk