

MINUTES OF THE REGULAR MEETING  
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY  
MONDAY, AUGUST 13, 2007  
\*1:30 P.M.

\*The Regular Meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Baronoff at approximately 2:00 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 June 11, 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:**

No one came forward to speak.

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

1. Resolution No. 2007-04-CRA

A resolution of the Boca Raton Community Redevelopment Agency recommending approval of the execution of an amended and restated lease agreement with the Children's Museum, Inc. for the City-owned property located at 498 Crawford Boulevard; providing for severability; providing for repealer; providing an effective date (SC-07-04)

Chairman Baronoff and Commissioner Hager disclosed that they had spoken with Mr. Andrews.

Property Specialist/Appraiser Lynn Bodor gave the PowerPoint presentation and provided background information on the current lease. She explained that the amended lease would facilitate expansion plans to include the historic Raulerson House, which would serve as space for administrative offices and traveling exhibits, in addition to a new interactive museum building to be known as the Voyager. The term of the new lease will be 20 years with three automatic 10-year extensions for a total term of 50

years. The lease payment will be \$1 per year and the Lessee shall assume responsibility for all costs related to maintaining and operating the buildings; the City will assume maintenance of the parking lot and landscaping. The Lessee shall furnish all insurance; sub-leasing is possible with the approval of the City.

Ms. Bodor advised that long-term leases constitute a sale of City-owned property and reviewed the laws regulating same. She noted that the property is located within the CRA and appropriate notices were published. Additional details were provided in regard to City Code Section 13-72(1) and F.S. 163.380(2). Ms. Bodor then stated that staff endorsed the nominal lease amount of \$1 per year, as The Children's Museum, Inc. has provided and maintained a cultural site at Singing Pines and the Arvida House, which has been of tremendous benefit to the community, and plans to continue that tradition through an expanded campus.

All appropriate City departments were contacted and all support the proposal. In conclusion, based on the contributions outlined above, staff also endorsed the proposal. Ms. Bodor then answered questions from Agency members related to cost of the parking lot and landscaping, and parking space size. Commissioner Hager confirmed with the City Attorney that, should the property revert to the City, the improvements also become the property of the City.

William Andrews, spoke in support of the proposal. He noted that the cost of the parking lot would be taken care of, partially, by a County grant; there is no cost to the City. Mr. Andrews also mentioned that the South Florida Water Management District (SFWMD) would supply environmentally-sensitive, historic plantings in terms of the landscaping; he then provided additional information to Agency members as requested.

*Motion was made by Commissioner Abrams, seconded by Commissioner Hager, to approve Resolution No. 2007-04-CRA. Motion carried unanimously on a voice vote; Chairman Baronoff, Vice Chairman Arts, Commissioners Abrams, Hager, and Whelchel voting yes.*

#### **OTHER BUSINESS:**

There were no items for consideration.

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

##### 2. Downtown Master Plan Update

Development Services Director Jorge Camejo provided a brief update, stating that staff has been working closely with Urban Design Associates (UDA); their report is scheduled for presentation at the Workshop meeting of August 27, 2007. Mr. Gindroz of UDA is to meet with the Boca Raton Downtown Advisory Committee this Wednesday evening and review a summary of the report.

##### 3. MPCAA (Mizner Park Cultural Arts Assn.) Bonds Report

Mr. Camejo advised that staff met with County representatives last week and a series of agreements will be forthcoming related to the occupancy of the MPCAA facility, in terms of the television studio, the black box theater, and art exhibition space.

##### 4. Selection of Nominee - Palm Beach County Overall Economic Development Program Committee (elected official of CRA or staff member)

Mr. Camejo referred to material provided in the agenda packet and explained that Committee members would be appointed for a 4-year term. As Council members are elected to 3-year terms, a sequence issue may need to be addressed. Mr. Camejo explained that, through this Committee, the County is attempting to establish better communication between the various CRAs. He then stated that an elected official of the CRA or a staff member could be designated as a nominee.

*Motion was made by Commissioner Abrams, seconded by Vice Chairman Arts, to select the City Manager or his designee as the City's nominee to the Committee. Motion carried unanimously on a voice vote; Chairman Baronoff, Vice Chairman Arts, Commissioners Abrams, Hager, and Whelchel voting yes.*

**ATTORNEY'S REPORT:**

The City Attorney had nothing to report at this time.

**COMMISSIONERS' REPORTS:**

Chairman Baronoff reported that he met with Tom Crocker and his representatives in regard to the downtown and the north/south pedestrian walkway. He advised that Mr. Crocker wished to speak with the CRA at their next meeting to provide an update on negotiations with downtown property owners; there were no objections. In addition, Mr. Baronoff noted that some of the downtown merchants also wished to speak with the CRA to provide an update on economics and what's happening in the downtown area. Since the next CRA agenda would be rather full, it was decided that the merchants' update would be scheduled for a September meeting.

**ADJOURNMENT:**

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

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 2:20 p.m., Monday, August 13, 2007.

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Peter R. Baronoff, Chairman

ATTEST:

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Sharma Carannante, City Clerk