

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, MAY 13, 2002
4:30 P.M.

The regular meeting of the Boca Raton Community Redevelopment Agency was called to order by Chairman Dave Freudenberg at 4:36p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Chairman Dave Freudenberg
Vice-Chairman Susan Haynie
Commissioner Steven L. Abrams
Commissioner Bill Hager
Commissioner Carol Hanson

Also attending the meeting were:

City Manager Leif J. Ahnell
City Attorney Diana Grub Frieser
Executive Director Jorge Camejo
City Clerk Sharma Carannante

AMENDMENTS TO THE AGENDA:

There were no amendments to the agenda.

PRESENTATIONS:

There were no presentations.

MINUTES:

Minutes of the Regular Meeting of April 8, 2002.

Motion was made by Commissioner Abrams, seconded by Vice Chairman Haynie, to approve the minutes as presented. Motion carried unanimously, Chairman Freudenberg, Vice Chairman Haynie, Commissioners Abrams, Hager and Hanson voting yes.

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

There were no quasi-judicial public hearings.

PUBLIC REQUESTS:

No one came forward to speak.

REGULAR BUSINESS - PART II - RESOLUTIONS:

There were no resolutions for consideration.

REGULAR BUSINESS - PART III - CONSENT AGENDA:

There were no items for consideration.

OTHER BUSINESS:

There was no other business to consider.

DIRECTOR'S REPORT:

1. Draft Documents Inviting Letters of Interest relating to International Museum of Cartoon Art site at Mizner Park.

Executive Director Jorge Camejo gave the presentation, referring CRA members to the material previously distributed. He provided background information on the Cartoon Museum and Mizner Park. He stated that pursuant to Resolution No. 89-B-89, it was the Agency's intent to lease the land in question to a qualified civic, public or cultural user at a nominal rent, subject to legal and statutory requirements. The Agency, with the City's assistance, financed the acquisition of Mizner Park in 1989 through a tax-exempt bond issue. The tax-exempt status of the bonds restricts the ability of the Agency to receive revenues. However, in December 2018, the bonds will be paid off and other opportunities for the Agency may become available.

The Letters of Interest (e.g. draft public notice) are to assist the Agency in analyzing the opportunities presented for the future use and/or redevelopment of the Cartoon Museum and to provide all interested parties with an understanding of the facility and the benefits available by locating in Mizner Park. At this juncture, Mr. Camejo stated that the draft notice, in its current form, did not satisfy the disposition requirements and procedures under 163.380 of the Florida Statutes. If the Agency wished to satisfy 163.380, the documents must be revised.

Mr. Camejo explained that the draft notice is actually an advertisement, which would allow interested parties to determine whether they would like to receive more information. Extensive details on the property would be found in "Pertinent Information and Requirements." Mr. Camejo gave an overview of those details, which includes the site location; a description of the property; constraints on the property; information required by the City in the transmittal letter; back-up information required by the City, including description of use; and how the submittal should be made to the City.

Decisions now facing the Agency include: 1) whether to publish the public notice nationally, regionally, or locally, 2) determining the timetable for placing the public notice, 3) determining the deadline for submitting the Letters of Interest, 4) determining a time period for review of the Letters of Interest, and 5) determining the degree of involvement of the International Museum of Cartoon Art, Inc. in this process. Mr. Camejo concluded his presentation and answered questions from the Agency.

CRA members agreed that the Agency was required to satisfy 163.380 of the Florida Statutes. On the issue of advertising, the City Manager is to review various national publications to establish appropriateness; cost is also a factor to be reviewed. The CRA generally agreed that the International Museum of Cartoon Art would not be involved in the process until such time as a proposal is received.

Responding to concerns raised by the CRA, the City Attorney advised that a signed contract between the owners of the International Museum of Cartoon Art and another party does exist; it is not a verbal agreement. Further, the City is not a party to that document and has nothing to do with the provisions. Ms. Frieser also advised that compliance with 163.380 is not optional; it is mandatory. She then provided clarification of 163.380, as requested.

Motion was made by Commissioner Hager, seconded by Commissioner Abrams, directing the City Manager to: advertise the site nationally; develop a timeframe for completing the process; determine the involvement of the International Museum of Cartoon Art and when that involvement will occur; and ensure that the process meets the requirements of FS 163.380.

Mort and Catherine Walker, owners of the International Museum of Cartoon Art, provided a financial background and a history of events from the time they realized they would have to sell the building. On the subject of using the building for the new downtown library, Mrs. Walker explained that someone from the City looked at the structure approximately a year ago and determined that it could not support books on the second floor. Recently, Lynn University evinced interest in the site for use as a hotel in connection with its hotel management program. A contract with Lynn University has been signed; however, the agreement is contingent on receiving approval from the CRA. Mr. Walker added that he had received many calls from across the country when it became known that the museum was for sale and suggested that the advertising phase, in a sense, had already taken place. He advocated the current agreement with Lynn University, stating that it would be a good move for the City.

Upon further discussion, it was agreed that the City could submit a proposal to use the Museum building as the new downtown library, should it be determined that there is interest in doing so and the structure can be appropriately renovated. Finally, the City Manager was asked to provide the CRA with a copy of the finished product before it is sent out to solicit proposals.

The vote on the main motion carried unanimously; Chairman Freudenberg, Vice Chairman Haynie, Commissioners Abrams, Hager and Hanson voting yes.

2. Cancellation of first August 12, 2002, CRA meeting.

Motion was made by Commissioner Hanson, seconded by Vice Chairman Haynie, to cancel the August 12, 2002, CRA meeting. Motion carried 4-1; Chairman Freudenberg, Vice Chairman Haynie, Commissioners Hager and Hanson voting yes. Commissioner Abrams voting no.

ATTORNEY'S REPORT:

The City Attorney had nothing to report.

COMMISSIONERS' REPORTS:

Commissioner Hanson asked when the update on the Net Operating Income (NOI) report would be available. Mr. Camejo explained that it would be forthcoming at the next CRA meeting. Ms. Hanson then asked for a written summary of the Gold Coast Title project. Mr. Camejo is to follow up. Mr. Ahnell mentioned that the financial reports would be presented along with the NOI report.

Vice Chairman Haynie requested the status of the parking study for Mizner Park. Mr. Camejo explained that the consultants have prepared a draft document; however, it has not yet been submitted to the City for review. He expected to receive same within the next few weeks.

Vice Chairman Haynie asked for the status of the traffic study for the downtown. Mr. Camejo responded that Doug Hess, the City's Traffic Engineer, expects completion in June or July.

ADJOURNMENT:

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

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 5:30 p.m. Monday, May 13, 2002.

Dave Freudenberg, Chairman

ATTEST:

Sharma Carannante, City Clerk