

AGENDA

COMMUNITY REDEVELOPMENT AGENCY

REGULAR MEETING

MONDAY, DECEMBER 8, 2003

3:30 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

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

AMENDMENTS TO THE AGENDA:

MINUTES:

Minutes of the Regular Meeting of November 24, 2003

(If you are planning to speak during any of the following public hearings, please state your name and address for the record and limit your remarks to five (5) minutes.) (Note: The conduct of any hearing under Part I will be governed by the "quasi-judicial procedures" attached to this agenda.)

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

PUBLIC REQUESTS:

(If you are planning to speak during public requests, please state your name and address for the record and limit your remarks to five (5) minutes.)

NOTICE

Pursuant to F.S. 286.0105, if any decision of the Community Redevelopment Agency affects you, and you decide to appeal any decision made at this meeting with respect to any matter considered, you will need a record of the proceedings and, for such purposes, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above NOTICE is required by State Law. If you desire a verbatim transcript, you shall have the responsibility, at your own cost, to arrange for the transcript.)

REGULAR BUSINESS - PART II - RESOLUTIONS:

1. Resolution No. 2003-11-CRA

A resolution of the Boca Raton Community Redevelopment Agency (“Agency”) consenting to the assignment of the partnership interests of the ground lessee of the Retail Lease, Phase II Lease, Office I Lease, and Office II Lease all for Mizner Park and to the assignment of the ground lessee’s interest in the Phase II Lease for Mizner Park; authorizing execution of an escrow agreement related to the assignment of the Phase II Lease; approving and accepting a Special Warranty Deed for a parcel of land consisting of approximately 0.09 acre and located in Mizner Park; authorizing the execution of documents as appropriate; providing for severability; providing for repealer; providing an effective date

QUASI-JUDICIAL PUBLIC HEARING – APPEAL OF BOARD DECISION:

(The conduct of this hearing will be governed by the “quasi-judicial procedures” attached to this agenda.)

OTHER BUSINESS:

DIRECTOR'S REPORT:

ATTORNEY'S REPORT:

COMMISSIONERS' REPORTS:

ADJOURNMENT:

Quasi-Judicial Public Hearing Procedures

1. Any hearing listed on the agenda, as a quasi-judicial public hearing will be conducted pursuant to these rules. This means that the Boca Raton Community Redevelopment Agency (“CRA”) is required by law to base its decision on the evidence contained in the record of this proceeding, which consists of the testimony at the hearing and on the materials, which are in the official CRA file on this application at the end of the hearing.
2. At the beginning of the hearing, the members of the CRA will announce for the record any “ex parte” contacts not previously disclosed in writing and included in the official CRA file. The name of the person with whom the contact occurred and the subject matter of the discussion will be disclosed.
3. The City Attorney will announce that each applicant requesting approval, relief or other action from the Community Redevelopment Agency, shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed directly, or on its behalf, for an agreement to support, or withhold objection to, the requested relief or action.
4. The City Clerk will administer an oath to all persons who intend to testify at this hearing. **Any person who intends to testify at this hearing is asked to fill out a card, which can be found in the rear of the Council Chamber.** The purpose of this card is to provide an accurate record of an appearance at this hearing. Please hand the card to one of the clerks in the front of the chamber.
5. The CRA staff will make an initial presentation. The petitioner will then make a presentation. During the staff and petitioner’s presentation, only the members of the CRA are permitted to ask questions.
6. After the petitioner’s presentation, all other parties who are present to testify and/or provide written or other evidence for inclusion in the record will be permitted to do so. During this time, only the members of the CRA are permitted to ask questions.
7. After the staff, the petitioner and other interested parties have made their presentations, persons will be permitted to cross-examine participants in the hearing, including the staff and the petitioner, **in order of their appearance at the hearing.** Anyone who testifies at the hearing should remain until the conclusion of the hearing in order to be able to respond to any questions.
8. After the questions have been asked and answered, the petitioner shall be provided with an opportunity for a brief rebuttal and summary.
9. The Chairman will then declare the public hearing closed, and a motion will be made regarding the matter. The CRA will then proceed to discuss the matter and vote on the matter.