

MINUTES OF THE REGULAR MEETING
BOCA RATON COMMUNITY REDEVELOPMENT AGENCY
MONDAY, AUGUST 22, 2005
3:30 P.M.

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

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Chairman Bill Hager
Vice Chairman Susan Whelchel
Commissioner Steven L. Abrams
Commissioner Peter R. Baronoff
Commissioner Susan Haynie

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 8, 2005

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

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

1. Resolution No. CRP-03-06R1

A resolution of the Boca Raton Community Redevelopment Agency providing for an extension to the Individual Development Approval for Summit Boca Raton, located at 131 South Federal Highway; providing for severability; providing for repealer; providing an effective date (CRP-03-06R1)

Chairman Hager advised that this was a quasi-judicial matter; the City Clerk administered the oath to those who indicated they wished to speak on this petition.

Development Services Senior Planner Chris Kerr gave the PowerPoint presentation. He explained that this was a request for a 12-month extension and provided a brief history of the original Individual Development Approval (IDA). Approval of this resolution would extend the date to August 23, 2006. Mr. Kerr then reviewed location, acreage, zoning, and land use designation. The project includes a 9-story, 217-unit residential building and a separate 3-story commercial building; details were provided, as was an overview of the approved plan.

Mr. Kerr explained that an IDA extension could be granted, provided that the petitioner presented to the CRA an explanation of the progress made regarding the proposed project and justification for granting such an extension. He stated that the petitioner had submitted the following reasons, which necessitated

an extension: 1) Summit Properties had merged with another entity and was now under new management, 2) platting submittal had been postponed to investigate a parking easement issue, and 3) revisions to construction drawings were necessary, due to volatile construction pricing; this delayed the building permit submittal. Mr. Kerr added that engineering plans were submitted to the City for Public Works review; building plans and permits had been prepared, which would be submitted very shortly. He advised that staff recommended approval of the extension and concluded his presentation.

Seeing no one come forward to speak, the public hearing was closed.

Motion was made by Commissioner Baronoff, seconded by Vice Chairman Whelchel, to adopt Resolution No. CRP-03-06R1. Motion carried unanimously; Chairman Hager, Vice Chairman Whelchel, Commissioners Abrams, Baronoff and Haynie 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. Workshop Presentation Regarding 2005-2006 CRA Budget

Executive Director Jorge Camejo gave a brief presentation, explaining that the public hearing for the CRA budget was anticipated to take place on September 26, 2005 at 3:30 PM in the Council Chamber. He stated that the CRA budget was relatively simple and asked that Agency members review the material provided between now and September 26, advising that staff would be happy to address any questions.

ATTORNEY'S REPORT:

The City Attorney had nothing to report at this time.

COMMISSIONERS' REPORTS:

Commissioner Abrams reported that one of the towers in Mizner Park had suffered damage; he was unclear as to whether it was hurricane-related or not. However, he questioned whether repairs to the tower had been included in discussion with General Growth Partners (GGP) and whether a plan existed to restore same. Mr. Camejo advised that a plan is currently under way and then explained that the system used to put a shell on the tower was inconsistent with the requirements of the Building Code and must be addressed. Mr. Ahnell added that GGP was not participating in this project; the City is repairing the tower. It was originally thought that the City could use GGP's contractors but found that it could not. Due to the new hurricane codes and the structure of the tower, the City will use the new "CM at Risk" to complete this project.

ADJOURNMENT:

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

The regular meeting of the Boca Raton Community Redevelopment Agency adjourned at approximately 3:43 p.m., Monday, August 22, 2005.

Bill Hager, Chairman

ATTEST:

Sharma Carannante, City Clerk