



**Deerfield Beach Community Redevelopment Agency
Workshop Meeting Minutes**

Tuesday, March 31, 2009
6:45 P.M.

City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order by Chair Noland at 6:45 p.m. on the above date in the City Commission Chambers, City Hall.

Roll Call:

Present: Mr. Joe Miller
Mr. Bill Ganz
Mr. Martin Popelsky
Vice Chair Sylvia Poitier
Chair Peggy Noland

Also Present:

Michael Mahaney, City Manager
Andrew Maurodis, City Attorney
Ada Graham-Johnson, CMC, City Clerk

APPROVAL OF THE AGENDA

TAPE 1, COUNT 0109

March 31, 2009

The agenda was not acknowledged nor approved.

GENERAL ITEMS

Chair Noland stated that there would be a presentation by Keith and Associates. She said that this meeting is to update the newly elected Commission on the status of the Cove Shopping Center.

- **Update on the status of the Cove Shopping Center Project.**

Jerry Ferguson, Director of Planning and Growth Management/ Building, gave a brief history of the project. He said that one of the driving forces in establishing the City's CRA was the obvious need to revitalize the Cove Shopping Center; which is the closest

GENERAL ITEMS - CONTINUED

thing that the City has to a downtown. Recognizing that a revitalization plan was needed, the CRA Board determined that they wanted that plan to be stakeholder and community driven, rather than developer driven. Therefore, the CRA contracted with the Iler Planning Group, who in August 2007, held a four (4) day charrette to develop the Master Plan for the Cove Shopping Center.

Continuing, Mr. Ferguson said while the charrette was open to the general public, those specifically invited were the shopping center property owners, businesses and all resident property owners within approximately 1,000 feet of the shopping center. Altogether, there were approximately 1,260 letters mailed out. Over the four (4) day period, a total of 78 different people participated in the charrette. He said that the result of the charrette is the Cove Master Plan which called for addressing the appearance of the shopping center and the parking lot. He said that it was decided that there should be a set of architectural standards for all the buildings and there should be landscaping in the parking lot with an attractive statement making feature at the entrance to draw people in. It was the consensus of the charrette group to utilize Key West architecture style.

Moreover, Mr. Ferguson said that the parking problems were somewhat difficult to address as there were mixed opinions as to whether a parking structure should be built. However, it was finally agreed that there could not be a significant increase in parking without some type of structured parking. The consensus was to work on the appearance aspects first and then the increase in parking second. Thus, the Cove Master Plan is in two (2) phases. He said that the CRA Board adopted Phase 1 and advised staff to proceed with implementation. Upon completion of Phase 1, the Board noted that they would determine if they wished to proceed to Phase 2.

Additionally, Mr. Ferguson stated that they have begun to incorporate Phase 1 architectural standards into the City's Land Development Code. Therefore, any new construction or exterior remodeling of the shopping center would have to comply with the established Key West theme. He said that the ordinance was adopted and codified into the Code. He further stated that staff would like to develop a pattern book, which would show the acceptable styles and examples. The next phase towards implementing phase one was to begin work on the parking lot, itself. In December 2008, the CRA Board hired Keith and Associates, Inc. to develop the construction plan and bid documents to redo the parking lot with the scope including the landscaping for the parking lot and the design of the entry feature.

Dodie Keith-Lazowick, President, introduced the design team for the Cove Shopping Center Project: Traci Scheppske, Senior Project Manager, Mark Castano, Project Engineer, Joe Peterson, Landscape Architect for the Project. Along with Diane Barry, from Pasquale Codrescu Architectural, and Joe Pasquale; they are handling the entry feature and hard scape element. Also, present was Tom Hall, McMahon and

GENERAL ITEMS - CONTINUED

Associate, Traffic Consultant and Engineer; should any traffic analysis be needed on the project.

Traci Scheppske, Senior Engineer Manager, said that in January 2009, they had a District 1 meeting and discussed the scope of the project and Phase 1. She provided an update status of the project to date. She said that their surveyors have provided a typographic survey of the entire Cove area. She outlined the scope of the project. There were 501 parking spaces to date. They have designed the site plan to maximize the amount of spaces which include the landscape and hard features. They also looked at the conductivity of pedestrians to the site to make sure that it was appealing and inviting for the people. She stated that they have met with City staff and have brought the site up to code as it relates to the landscaping, handicap access and spaces, storm water management systems and the drainage. She further stated that they met with the Fire Department regarding the infrastructure and discussed the circulation going through the site, and adding fire hydrants. She said that they have met with all the different agencies, as well as Broward County, regarding the surface water management system and how they will handle both the water quality and storm water quantity.

In addition, they have met with the individuals at the City and anticipate going before the Community Appearance Board next month.

Joe Peterson, Landscape Architect, outlined the site plan that showed the existing planting as well as the proposed planting for Phase 1 project. He said that they plan to use a combination of the plants that are being installed along Hillsboro Boulevard as well as additional plants that will give the interior parking area seasonal and year round color. He said that they are proposing seating areas and circulation pathways throughout the site. He outlined the types of plants that would be used and the seating areas.

Additionally, Mr. Peterson said that 95% of their plantings will be either natives or on the South Florida Water Management District, SFWMD, list of Xeriscape plants. They will install relatively maintenance free plants. He commented on the planting for the pedestrian walkways, bike paths and seating areas.

Diane Barry, Pasquale Codrescu Architectural, stated that when they looked at the overall site plan for the Cove, they discovered that there were over 350 feet between the buildings along Hillsboro Boulevard, and to do one major entry feature was not enough. Therefore, taking into consideration the interest of attracting the pedestrian from the nearby residential neighborhoods, it would be nice to have one major feature and spread it over to the share the identity modes along the entire frontage and more of the stores will be able to participate in that. The main entrance feature is open and behind that it will be anchored with a short wall. The short wall will have some small seating areas as well and those broken off to other seating areas along the way. They

GENERAL ITEMS - CONTINUED

are also looking at a lot of the traditional elements that work with the Key West architecture, the color palate; the soft color palate that was developed by the City with the Master Plan. The feature needs to be inviting and recognized; therefore, they are looking at a nautical theme with some of the lighting features and fencing. Using the base of the entry features, where people can sit and relax, and anchoring to include some of the City's logo and possible attractors with flags to identify stores. They will use the elements of landscaping to make this inviting, welcoming, and a warming place. This entrance feature needs to help people feel like they are arriving at a place where they want to be.

Mrs. Keith-Lazowick stated that a big part of the project has been addressing codes that are new and updated and bringing all of those outdated features and existing infrastructures up to code. The things that are shown are not completed plans; however, they are in the process. They will make a formal presentation to the Community Appearance Board which will have more completed drawings, detail in the landscaping and the additional hardscape features that would be brought into the project.

Continuing, Mrs. Keith-Lazowick spoke of the parking area, near the rear of the businesses, backing up to Hillsboro Bridge, the area is a dirt parking area, and dumpsters are currently there. In this phase, the parking area will be improved, with 21 parking spaces there and the dumpster area brought into compliance. She said that the 21 spaces would require a right-of-way agreement with FDOT in order for those to be constructed. Once they reach a conceptual design, staff can begin negotiations with FDOT to secure the necessary agreement in order for the City to move forward.

Additionally, Mrs. Keith-Lazowick stated that in the survey across the front of the building, the existing sidewalk that fronts the building, the green heavy line, represents the property line between public and private ownership; the existing sidewalks that front the storefront is partially within the City and partially with the store owner. She recommended that the City work towards getting construction easements from the property owners to assure the rights to replace the sidewalk. She said that this is important because of the ADA compliance, which is required by the State of Florida and the Federal government. Therefore, this project cannot move forward without meeting ADA compliance. The CRA Board will have to determine how to pay for the private sector sidewalk, possibly with the fascia improvement funds that are available in the CRA for this project. She said that the estimated cost for this is approximately \$150,000.00.

Ms. Keith-Lazowick further stated that it has been questioned whether the City can proceed with the resurfacing of the parking lot without the sidewalks. She said that cannot be done because it will not meet with the State and Federal guidelines, so the project could not move forward without the sidewalks being addressed. Continuing, Ms. Keith-Lazowick said that the CRA Board will also have to address the entranceways

GENERAL ITEMS - CONTINUED

along Hillsboro Boulevard. There are currently two (2) entranceways into this project; the main entry way and the other is the existing right – in only entry that exist. It is located at the western end of the project. That entrance is rather short in site distances and is very close to the intersection of 15th Avenue and the traffic pattern for that does not work well and will not be allowed to be permitted today if this was a new facility. However, it is an existing entrance. The question has been asked, if we could close that entrance. That would be an item for the traffic consultant to review, which would require a traffic analysis of the current circulation, of the number of cars and how it would impact our one remaining entrance to the facility. She said that if it does not affect the traffic on 15th Avenue, this entrance could be closed which would make it safer and allow additional parking spaces in that area. If the analysis indicated that it was impacted, you could get into turn lanes and a redesign of the intersection of Hillsboro Boulevard. However, she said that they would not recommend that since Hillsboro Boulevard is under construction, mast arms have been ordered, switch boxes for FP&L are being placed so it would create a delay and a considerable cost if a turn lane was required, they can look at it if it is the desire of the Board.

In closing, Ms. Keith-Lazowick said that as it relates to scheduling costs for the project, they are about 40% designed. They are in the process of preparing their presentation to go before the Community Appearance Board next month. Once they receive approval from them, they would be looking at the site plan, entrance features and landscaping. Upon approval, they will move forward to final design plans. They expect final design drawings to be ready by the beginning of July, and then proceed to permitting, which requires the approval of Broward County, EPD and the Broward County Traffic Engineering as well as FDOT and all of the City's reviews will be brought through at that time. She said that the permitting process through all the agencies is approximately a 2 - 3 month process. Therefore, they anticipate putting the project out for bid at the beginning of September. At which time, they will report back to the CRA Board for direction, to determine whether to move the project forward, with the season moving forward and the Construction issue of whether we want construction to take place during this time. Once they receive their permits, they are good for 18 months. And they can also receive an additional 18 month extension if needed. If it is the Board's desire, the project can actually be delayed until spring 2010.

Vice Chair Poitier requested clarification if the project can be extended to 36 months (twice 18 months).

Ms. Keith-Lazowick replied yes.

Michael Mahaney, City Manager, recommended that any actions taken by the board be done at the CRA April meeting. He said that there are additional items pertaining to the FP&L change orders.

GENERAL ITEMS - CONTINUED

Mr. Miller thanked Ms. Keith-Lazowick for meeting with him this morning. He asked if an estimate cost is provided prior to permitting.

Ms. Keith-Lazowick replied that they will provide a cost estimate. She further stated that they did do a preliminary cost estimate based on the Iler Plan before they entered into the design phase. She said that the initial design estimate was \$2.8 million. However, with some of the additional items that have come through, the cost will still remain under \$3 million. Upon completion of the permitting process, and the final design plans, they will provide a final engineering estimate on the project. Additionally, they can also give the Commission a feel for what has been going on in the industry. There is an advantage to the municipalities due to the bad economy in that construction prices and bids have been coming in about 15% to 20% below what estimates have been running. She further stated that they are aware that there was a \$3 million budget for this project; therefore, their team will remain within that budget. They will not design anything that will create a \$5 million budget exposure for the City of Deerfield Beach.

Mr. Miller requested clarification of the Commission getting an estimated cost prior to bid. He further stated that he has heard different numbers quoted tonight than what he was told during the week by others.

Ms. Keith-Lazowick said that they provided an engineer estimate to the City and will make it available to the Commission. She further stated that every time they do a construction estimate they will provide it to the City in writing.

Chair Noland commented on the sidewalks, she asked how many businesses have signed up or have shown interest in bringing their business up to Key West style.

Mr. Ferguson said that there was one that proceeded with the renovation following the style in the Master Plan; however, they did not apply for the funding, the new restaurant. He further stated that there were two other inquiries; one being the medical building. However, there are no active applications at this time.

Chair Noland commented on the sidewalk, shared ownership and asked if it would be a part of the facial money that the business owner will get, or would it be an addition to if they wanted to redo the facial.

Mr. Ferguson stated that there is budgeted \$300,000 for the Façade Improvement Program. If the Board's desire is to transfer its focus and apply the money to the sidewalk, it is there. However, it will take away from the \$300,000 line item; nonetheless, more money can be allocated into the line item.

Chair Noland asked what the total amount in the CRA fund is at this particular time.

Mr. Ferguson replied he is not certain.

GENERAL ITEMS - CONTINUED

Mr. Mahaney said that it is in various line items. There is an account for the construction on the Hillsboro project, which is \$6.5 million; \$3 million was allocated for the Cove Shopping Center Improvements; there is a contingency line item of approximately \$2 million; \$300,000 was set aside for the facade improvements. He further stated that there is an additional \$3.3 million each year for the incremental tax difference. He said that it is constantly replenishing itself.

Chair Noland said that some of the Cove owners were told that once the money is gone and the project is not done at this time, it is gone for good. She said that is not the case because \$3 million is generated every year from the taxes and replenished.

Mr. Mahaney further stated that when the new restaurant is completed and in operation, it will increase more revenue. He said that when the plan was prepared, they anticipated that in 2016 that the amount of money for that year was \$6.6 million. The fund constantly increases as developments take place in that area.

Mr. Miller said the fund could decrease if businesses cease existence.

Mr. Mahaney said that is correct, as it is based on the property values.

Mr. Ferguson said that the façade improvement program is a creation of this board and can be changed as long as it is financially feasible to do so.

Chair Noland asked if the amount is \$10,000 per façade improvement.

Mr. Ferguson explained the matching grant, a one for one match. A 50% match up to a maximum grant of \$10,000. However, the amount can be changed. He further stated that the amount was increased on a couple of the projects in other parts of the CRA, as approved by the board.

Mr. Miller said that with this potential amount of \$3 million, he asked who will oversee this project.

Mr. Mahaney replied Charlie DaBrusco, Public Works. He said that we do not need a CRA Director, but engineers to control costs and construction experts that know what they are doing; which is why we have engineers and other staff members. Although we have consultants and DOT, we need people looking out for the City's interest on this \$6 million project.

Chair Noland said that the meeting will be over at 8:00 p.m. due to other engagements. She opened the meeting for the Cove owners and then the tenants. She said that this was an informative meeting for the Commissioners/Mayor.

GENERAL ITEMS - CONTINUED

Morris Robinson, owner, 1619 1621 and 1560 -1566; stated that there is 501 parking spaces and asked if that is the number for the new parking lot or the existing lot.

Mr. Mahaney said that there will roughly be same amount of parking, 506.

Mr. Ferguson replied there are currently 501.

Mr. Robinson asked how many would be left behind the building.

Mr. Ferguson replied 26.

Mr. Mahaney stated that includes the DOT Agreement behind the Admiral Building.

Chair Noland replied we do not have that yet.

Mr. Robinson said that what we have now is inadequate. If we are going to spend \$2.8 million for this project, then why not build the parking structure at the same time. He said that this shopping center needs about 800 parking spaces now. As a developer and builder for the last 52 years, you can purchase a structure at \$10,000 a space maximum; whereas, four (4) years ago you paid \$15,000 a space. This is a waste, because you are going to beautify the shopping center and the façades of the stores and ultimately you will bring more people and not be able to park. Without building the parking and the parking structure it is a waste of money. He further stated that there is land at the east end of the Center on the north side, but if the City eminent domains that and bought it, it would be a good site for a parking structure.

Vice Chair Poitier asked if eminent domain can be used in the commercial spot.

Andrew Maurodis, City Attorney, said that eminent domain cannot be used for the purpose of acquiring property and turning it over to a private enterprise.

A brief discussion continued regarding eminent domain and property for a parking space.

Vice Chair Poitier said that as it stands in the Cove now, the parking lot is owned by the City and all the other buildings are private owners; therefore, we will not be able to use eminent domain according to a new law. She further stated that she will be in favor of a public/private partnership with the land owner, to construct a parking garage.

Mr. Mahaney agreed that there is approximately 200 or 300 parking spaces short. However, one of the dilemmas is that the latest cost estimate for this facility would be approximately \$15 million total cost, and is a three year process. He expound on the cost of a parking garage and others in the business that he has spoken with.

GENERAL ITEMS - CONTINUED

Chair Noland said that we can improve the area, but if we do not relieve the parking spaces, it will not help the current businesses. She said that we need to help relieve the traffic problem and the parking situation, which will help draw new businesses in and get the owners to improve their facades in line with the Key West style.

Phyllis Robinson, Property Manager, stated that the land behind the building where the 21 parking spaces were proposed is already being used by the Cove for valet parking. She asked if the project will be done in phases.

Mr. Mahaney replied yes, it will be done in phases.

Mrs. Keith-Lazowick outlined how the project will be constructed in phases; the project will be accessible and open. They can put the restriction in the bid document; however, the contractors will not be able to come through and shut down the entire facility. It will most definitely come through as a phase process so that the project can be open and accessible. The sidewalks will be the sensitive issue, when they are coming in along the sidewalks, and we can include in the bid documents restrictions on how many hours they spend demolishing the sidewalk, before they can have back in a temporary access for those establishments to limit the amount of time that anyone will have no access. She further stated that the City's staff and inspectors are good about following up to make sure that all those means and methods are adhered to, and the maintenance of travel (MOT) plans are followed through, and if the Contractors are not adhering, they shut them down and pull them off the job.

Mr. Miller asked how long a store will be affected.

Ms. Keith-Lazowick said that the number of hours can be placed in the bid to require the contractor to comply within his means and methods. Before we accept a contractor and their bid, upon review, if not acceptable, the City can find them on non-compliance and not award the contract.

Mr. Miller asked if any of the work can be done in the evenings.

Ms. Keith-Lazowick replied yes. However, it will push the cost of the project.

Chair Noland asked if the percentage of the cost at night is known.

Ms. Keith-Lazowick replied no.

Ms. Robinson said that the problem is not being able to walk into the stores but being able to park. She said that the main parking problem is caused by the Cove. She said that the Cove takes up 90% of the parking, 50% of the time.

Mr. Ganz asked if Ms. Robinson or her father participated in the charrette process.

GENERAL ITEMS - CONTINUED

Ms. Robinson said that they were at the last meeting that was held at the Royal Fiesta.

Dr. Joseph Ortlieb, 313 SE 15th Terrace, stated that he attended the charrette. He expressed concern regarding the timeframe of the project being constructed while the road is under construction. He said that they are currently experiencing 20 and 25 minute traffic delays for some of his patients from Federal Highway to the Cove. He asked if the road was going to be closed down for any length of traffic. He reiterated the delay with employees and his patients. He said that he used the CRA to do the façade on his building and it is not Key West style. He further stated that he does not have any of the \$10,000 for his sidewalk. He asked if everyone in the Cove has agreed to do their sidewalk. What if a few people do not wish to do their sidewalk, will this cease the project.

Chair Noland said that the project will have to comply with the ADA laws.

Andrew Maurodis, City Attorney, said the City will need permission from the owners.

Mr. Mahaney said that for the City, to be ADA compliant, will attempt to do their portion, and then if and when you came in to improve your building it will trigger the owners' five feet. Additionally, there is always the possibility of individual lawsuits against you if it is not ADA compliant. He said that this is a design item based upon elevation.

Ms. Keith-Lazowick said that based upon the design, they have determined that over 60% of the existing sidewalks are not ADA complainant with the current Code. This is an opportunity to bring the entire facility up to code. If the Commission/Board decided to approve the façade funds with public dollars, if you got into an area where an individual business came in to upgrade the building, they would be required to bring the entire sidewalk into compliance. She said that both the City and the private owners can be held liable if the sidewalk is not compliance.

Mr. Mahaney said that the CRA Board can use CRA funds to fix the sidewalks all the way to the building. However, he explained that the owners would have to give the City at least a temporary construction easement if not a permanent one so that work can be done up to the door of the building(s).

Dr. Ortlieb said that ADA is not a requirement for people to do; otherwise all of the sidewalks in Deerfield Beach will be ripped up because there are a lot of them that do not meet any kind of requirement. He asked if the project can end due to a few not agreeing to have their sidewalks improved.

Vice Chair Poitier said that they are in the process of having them rip up the sidewalks because it is a federal law.

Discussion pursued regarding the sidewalk setbacks and ADA requirements.

GENERAL ITEMS - CONTINUED

Chair Noland explained if the project is continued, it would have to come into compliance.

Mr. Maurodis recommended that the City gets permission from the owners to go on private property although it has the authority to do the work.

Richard Maggiore, Tipperary Pub, 1540 SE 3rd Court, stated that the City and Cove property owners have spent considerable amount of time and money and hours on this. He suggested that we move forward although it may be painful due to the construction. He agreed that we do need a parking garage, and asked that the City consider approaching the owners of Charley's Crab and negotiate the air rights and installing a walking bridge. He said the problem is that the parking is being used by beach goers. He offered a plan to help with parking, to alleviate the parking problem.

Dwayne Dickerson, Ruden McClosky, 200 East Broward Boulevard, Fort Lauderdale, representing the Cove Restaurant, stated that the Cove has been a part of the City for 32 years. He commended staff and the CRA Board for their efforts towards the Master Plan. Although they do not object to the Master Plan, he expressed concern regarding the timing with the implementation of the Master Plan, specifically with the economy. If the project moves forward at this time, it will be catastrophic to the businesses from a disruption standpoint. Unlike many other shopping centers, these tenants and property owners are local. The major shopping centers have national tenants to whereby they can weather some of the storm. However, the local tenants will not be able to do so.

Additionally, Mr. Dickerson said that the disruption from the Hillsboro Boulevard Streetscape project and the economy will be detrimental to the businesses. He said that they are not opposing the Master Plan, but asked that the CRA Board consider implementing it in the future and reassess the project a year or two from now when the economy is in a better position and the businesses will have a better chance to succeed.

Chair Noland stated that several years ago, while she was sitting as a commissioner, the Cove expanded after the hurricane, and they put up a bond to use if a parking garage was ever built in the Cove Shopping Center. She asked Susan Agnew to expound on this matter.

Susan Agnew, owner of the Cove Restaurant, stated that they were forced to sign a letter of commitment to the City of Deerfield Beach for parking spaces at \$6,000 a parking space for any future building of a City garage in the Cove Shopping Center. Their commitment is to the tune of approximately \$350,000, if she is not mistaken. She said she does not understand why they were the only owners in the shopping center to have to commit to that. She said that she and the other dock condominium owners in the marina paid \$225,000 in property taxes for the past year.

GENERAL ITEMS - CONTINUED

Mr. Ganz said that the Board is not against the plan, but expressed concern regarding the timing of it. Mr. Ganz stated that this can be pushed to make sure that the Hillsboro Boulevard Streetscape project is complete prior to starting the Cove Shopping Center, and after the permitting, the Board may delay the project for 36 months if it desires. He asked if that would be sufficient time and asked if she participated in the charrette program.

Ms. Agnew replied yes, she did attend a couple of evenings, but she did have representation if she did not attend.

In response to Mr. Ganz's question, Mr. Dickerson said that he would like to recess this in the future. He said that he would hope that the economy improves so we can move forward.

Mr. Ganz asked if there may possibly be a problem if the project is delayed 36 months with the current plan.

Mr. Dickerson said that they do not perceive that. However, if the economy is in the same stage that it is now, then potentially yes.

Mr. Popelsky asked the opinion of the other owners and asked if this will affect them.

Fran Bruno, 1609 SE 3rd Court, stated that it is about the timeframe. She said that they own two buildings in the Cove and have been there for many years. She said that there is no better time than now to start this project because the economy is bad, business is bad, and when it starts booming it would be worse to rip up the parking lot. In addition, the cost would increase with each year as business starts booming again the prices of construction will increase. She said that so many businesses have not come forward to take advantage of the façade monies because no one is sure if anything is going to be done. She said that Cove Shopping Center looks terrible and it is a reflection of the City of Deerfield Beach. She said that they want to provide a service to the people, but they need the Board's help, they cannot do it all by themselves. She said that they would all be willing to improve if they saw something happening.

Michael Callahoune, property owner in the Cove, and a business owner for 32 years. If we do not do this now, we will put a nail in the coffin of the Cove Shopping Center. He said that he spoke with Mr. Ferguson about improving his building. He urged the Board to move forward with this project. If nothing is done soon we are losing people, he said that there are approximately 15 or 20 vacant stores that are empty and have been for months. He said that the City has to be the leader; nonetheless, the timing's not in the season, but certainly not 4 or 5 years down the road.

Philip Logrow, stated that he lives in the Cove area. He said that the federal government has recently passed a \$789 billion funding stimulus program and asked if

GENERAL ITEMS - CONTINUED

the City of Deerfield Beach applied or investigated whether municipalities will be able to accept some of that funding.

Mr. Mahaney explained that the City sends a list through the State for a variety of projects in a variety of areas using stimulus dollars. He explained the projects that may be used for said money, but has not received feedback on the status. However, the Dixie Highway project will be funded assuming the bill is passed. He said that the City submitted \$50 million of projects for roads, bridges, sewer lines and water lines. He said that he will make available the correspondence if desired.

Mark Humphries, business manager in the Cove Executive, on behalf of Fred Smith, attended all of the charrette meetings. He said that Mr. Smith would like to take advantage of the improvement funds for the Cove Executive building and does not understand why they are not being pursued more aggressively. He is also supportive of a parking garage in that end of the Cove Shopping Center.

Chair Noland asked if the Commission would like to extend the meeting 15 minutes to allow the tenants to speak.

It was the consensus of the Commission to extend the meeting.

Jennifer Macku, Place Hair Salon, spoke in favor of the improvements. She urged the Board to move forward with the project. She said that the landscaping needs improving, there are no garbage cans or park benches. She said her shop recently had a little facelift due to a car accident; and now with the new look it is more inviting and she has gotten more customers. She urged the Board to move forward with the project.

Linda Strinent, resident, mail lady, stated that she delivers mail to the Cove Shopping Center. She spoke in favor of the improvements to the project. She urged the Commission to assist the shop owners.

Shelia Pascas, President of Hillsboro Landings II, asked who will maintain the project after it is completed. She commented on the landscaping and the sprinkler systems in the Cove Shopping Center and said that maintenance must be a part of the plan. She spoke in favor of a parking garage. She also expressed concerns with closing one of the entrance ways, near the doctor's office. She said closing the entrance will not be beneficial.

Questions/Discussion by the CRA Board

Comments about the Meeting - Mr. Miller – Mr. Miller thanked everyone for coming. He said that it was valuable and he appreciates the feedback.

Questions/Discussion by the CRA Board - Continued

RFQ for Public/Private Partnership for Parking Garage - Vice Chair Poitier – Vice Chair Poitier suggested that at the next regular meeting, consideration be given to send out a request for qualification, RFQ, for a public/private partnership for a parking garage.

Correspondence received pertaining to Cove Shopping Center - Chair Noland – Chair Noland commented that she, as well as the City Clerk, received several letters from residents and owners of the businesses in the Cove Shopping Center. She provided her correspondence to the Clerk.

Adjournment

There being no further discussion, the meeting was adjourned at 8:15 PM.

PEGGY NOLAND, CRA CHAIR

ATTEST:

ADA GRAHAM-JOHNSON, CMC, CITY CLERK