



## Property Task Force

### REGULAR MEETING AGENDA

May 9, 2008

9:00 a.m.

South Florida Regional Transportation Authority

Board Room

800 NW 33<sup>rd</sup> Street  
Pompano Beach, Florida 33064

*[www.sfrta.fl.gov](http://www.sfrta.fl.gov)*

FOR FURTHER INFORMATION CALL WILLIAM CROSS AT (954) 788-7916

#### **Members**

George Morgan, Jr., Chair

Bill T. Smith, Vice-Chair

James A. Cummings

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**Directions to SFRTA: I-95 to Copans Road. Go west on Copans to North Andrews Avenue Ext. and turn right. Go straight to Center Port Circle, which is NW 33rd Street, and turn right. SFRTA's offices are in the building to the right. The SFRTA offices are also accessible by taking the train to the Pompano Beach Station. The SFRTA building is South of the station. Parking is available across the street from SFRTA's offices, at the Pompano Beach Station.**

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**PROPERTY TASK FORCE MEETING**  
**OF MAY 9, 2008**

The meeting will convene at 9:00 a.m., and will be held in the Board Room of the South Florida Regional Transportation Authority, Administrative Offices, 800 NW 33<sup>rd</sup> Street, Pompano Beach, FL 33064.

**CALL TO ORDER**

**AGENDA APPROVAL** – Additions, Deletions, Revisions

**DISCUSSION ITEMS**

D1 – Update on workshop discussions with the City of Boca Raton regarding development at the Boca Raton Tri-Rail Station.

D2 – Update on Agreement with Cypress Creek Partners for the relocation of parking to SFRTA’s property at Cypress Creek.

**MATTERS BY THE PUBLIC** – Persons wishing to address the Committee are requested to complete an “Appearance Card” and will be limited to three (3) minutes. Please see the Minutes Clerk prior to the meeting.

<b>CONSENT AGENDA</b>
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Those matters included under the Consent Agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one motion in the form listed below. If discussion is desired by any Committee Member, however, that item may be removed from the Consent Agenda and considered separately.
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C1 – MOTION TO APPROVE: Minutes of Property Task Force Meeting of February 15, 2008

<b>REGULAR AGENDA</b>
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Those matters included under the Regular Agenda differ from the Consent Agenda in that items will be voted on individually. In addition, presentations will be made on each motion, if so desired.
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None

<b>INFORMATION / PRESENTATION ITEMS</b>
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Action not required, provided for information purposes only.
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None

**OTHER BUSINESS**

**SFRTA EXECUTIVE DIRECTOR REPORTS/COMMENTS**

## PROPERTY TASK FORCE MEMBER COMMENTS

### ADJOURNMENT

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, must at least 48 hours prior to the meeting, provide a written request directed to the Planning and Capital Development Department at 800 NW 33<sup>rd</sup> Street, Suite 100, Pompano Beach, Florida, or telephone (954) 942-RAIL (7245) for assistance; if hearing impaired, telephone (800) 273-7545 (TTY) for assistance.

Any person who decides to appeal any decision made by the South Florida Regional Transportation Authority Property Task Force with respect to any matter considered at this meeting or hearing, will need a record of the proceedings, and that, for such purpose, he/she 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.

Persons wishing to address the Committee are requested to complete an "Appearance Card" and will be limited to three (3) minutes. Please see the Minutes Clerk prior to the meeting.

**MINUTES**  
**PROPERTY TASK FORCE MEETING**  
**OF FEBRUARY 15, 2008**

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The Property Task Force meeting was held at 9:00 a.m. on Friday, February 15, 2008 in the Board Room of the South Florida Regional Transportation Authority (SFRTA), Administrative Offices, located at 800 NW 33<sup>rd</sup> Street, Suite 100, Pompano Beach, FL 33064.

**PROPERTY TASK FORCE MEMBERS PRESENT:**

Mr. James A. Cummings, SFRTA Board Member  
Mr. George Morgan, Jr., SFRTA Board Member and Property Task Force Chair  
Mr. Bill Smith, SFRTA Board Member and Property Task Force Vice-Chair

**PROPERTY TASK FORCE MEMBERS ABSENT:**

Mr. Neisen Kasdin, SFRTA Board Member

**ALSO PRESENT:**

Mr. Joseph Giuliatti, SFRTA Executive Director  
Mr. Jack Stephens, SFRTA Deputy Executive Director  
Ms. Bonnie Arnold, SFRTA  
Mr. Brad Barkman, SFRTA  
Mr. Christopher Brown, Yamato Road Joint Venture  
Mr. Chris Bross, SFRTA  
Ms. Loraine Cargill, SFRTA  
Mr. Bill Cross, SFRTA  
Mr. Phillip Hutchinson, Greenberg Traurig  
Ms. Mary Jane Lear, SFRTA  
Mr. Dan Mazza, SFRTA  
Ms. Renee Matthews, SFRTA  
Ms. Teresa Moore, Greenberg Traurig  
Ms. Flavia Silva, SFRTA  
Mr. Ed Woods, SFRTA

**CALL TO ORDER**

The Chair called the meeting to order at 9:10 a.m.

**AGENDA APPROVAL** – Additions, Deletions, Revisions

**The Agenda was unanimously approved as presented.**

**The Chair moved the discussions to the next item on the Agenda.**

**DISCUSSION ITEMS**

None

**MATTERS BY THE PUBLIC** – Persons wishing to address the Committee are requested to complete an “Appearance Card” and will be limited to three (3) minutes. Please see the Minutes Clerk prior to the meeting.

None

<b>CONSENT AGENDA</b>
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Those matters included under the Consent Agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one motion in the form listed below. If discussion is desired by any Committee Member, however, that item may be removed from the Consent Agenda and considered separately.
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C1 – MOTION TO APPROVE: Minutes of Property Task Force Meeting of January 18, 2008

**Mr. Cummings moved for approval of the Consent Agenda. The motion was seconded by Mr. Smith.**

**The Chair called for further discussion and/or opposition to the motion. Upon hearing none, the Chair declared the Consent Agenda approved unanimously.**

**The Chair moved the discussions to the next item on the Agenda.**

<b>REGULAR AGENDA</b>
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Those matters included under the Regular Agenda differ from the Consent Agenda in that items will be voted on individually. In addition, presentations will be made on each motion, if so desired.
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R1 – MOTION TO RECOMMEND: Delegation to South Florida Regional Transportation Authority (SFRTA) legal counsel and staff to negotiate an agreement with the preferred proposer for development at the Boca Raton Tri-Rail Station.

**Mr. Cummings moved for approval Item R1. The motion was seconded by Mr. Smith.**

**The Chair called for further discussion and/or opposition to the motion.**

Mr. Cummings stated that the South Florida Regional Transportation Authority (SFRTA) is looking for a return on gross receipts as part of the negotiations. Mr. Cummings also added that the proposer should check the status of the property to the east of the Boca Raton Tri-Rail Station.

**Mr. Cummings moved to delegate SFRTA legal counsel, SFRTA staff and a Property Task Force member to negotiate an agreement with the preferred proposer for development of the Boca Raton Tri-Rail Station. The motion was seconded by Mr. Smith.**

**Mr. Cummings moved to appoint Mr. Smith to represent the Property Task Force during the negotiations. The motion was seconded by the Chair.**

**The Chair called for further discussion and/or opposition to the motions. Upon hearing none, the Chair declared the motions approved unanimously.**

**The Chair moved the discussions to the next item on the Agenda.**

<b>INFORMATION / PRESENTATION ITEMS</b>
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Action not required, provided for information purposes only.
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11 – INFORMATION:           Term Sheet between Cypress Creek Partners and South Florida Regional Transportation Authority

Mr. Morgan stated that the Term Sheet between Cypress Creek Partners (CCP) and SFRTA has been modified as per the suggestions of the PTF members and added that CCP is in agreement with the modifications.

Mr. Cummings pointed out that at the last PTF meeting, he suggested the SFRTA to proceed with contracting an engineering firm to perform the design of the parking lot facility and to search for funding sources to build the parking lot.

**The Chair moved the discussions to the next item on the Agenda.**

12 – INFORMATION:           Update on Negotiations with DK Arena for the Parking at Mangonia Park Tri-Rail Station

Mr. Hutchinson, Greenberg Traurig, provided an update on the negotiations with DK Arena Inc., and FRI Investors and informed the PTF members that an Agreement is being finalized to provide for the dedication of the land and the necessary Drainage and Access Easements.

**Mr. Cummings moved to recommend finalizing an Agreement for the dedication of the land and the necessary Drainage and Access Easements for presentation to the SFRTA Board of Directors at its next scheduled meeting. The motion was seconded by Mr. Smith.**

**The Chair called for further discussion and/or opposition to the motions. Upon hearing none, the Chair declared the motions approved unanimously.**

**The Chair moved the discussions to the next item on the Agenda.**

OTHER BUSINESS

None

SFRTA EXECUTIVE DIRECTOR REPORTS/COMMENTS

None

PROPERTY TASK FORCE MEMBER COMMENTS

None

ADJOURNMENT

**The meeting was adjourned at 9:45 a.m.**