

**MINUTES OF THE SPECIAL  
BEACH REDEVELOPMENT ADVISORY BOARD MEETING  
TUESDAY, SEPTEMBER 14, 2004 – 1:30 P.M.  
CITY COUNTY CREDIT UNION – SECOND FLOOR  
634 NORTHEAST 3<sup>RD</sup> AVENUE  
FORT LAUDERDALE, FLORIDA**

**BOARD MEMBERS**

	<b>Absent/ Present</b>
Pamela Adams	P
Brad Fitzgerald	A
Steve Glassman	P
Eileen Helfer	P
Ina Lee	P
Al Miniaci	P
Judy Scher	A
Linda Gill	P
Henry Sniezek	P
Mel Rubinstein	P

**STAFF**

Chuck Adams, Beach CRA Director  
Paul Costanzo, Beach Projects Manager/Principal Planner

Margaret A. D'Alessio, Recording Secretary

**GUESTS**

None

**CALL TO ORDER**

Chair Ina Lee called the meeting to order at approximately 1:35 p.m. and roll call was taken.

**F.Y. 2004 – 05 Proposed CRA Budget and Five-Year Plan**

Chuck Adams stated that in concept nothing had changed from the July presentation. He explained they were able to fund the engineering position, and monies had been placed in the streetscape project. He referred the Board to page 3 of the budget and five-year plan and stated that it was basically a cash flow analysis.

Mel Rubinstein proceeded to read from the memorandum which had been distributed, and asked for some further clarification regarding the approval of the budget. Chuck Adams explained that on the first page of the memorandum it stated that this information had been a draft for the Board to review.

Chuck Adams continued stating that the cash flow analysis showed the flow of funds coming in

and being spent in any given year, along with the funds being carried forward to future years. He further stated that the current annual budget in terms of what was available for project funding was predicated on the assumption that they would use all the monies to fund the first phase of the streetscape program which was just under \$1.8 million. He stated the combination of what they had and what was needed to be budgeted this year was \$1.8 million. He stated in order to fund the second phase of the project, they continually needed to get the money in from the A1A/Seabreeze realignment project (3+2 project from the State so they could spend it outside the boundary area.

Mel Rubinstein stated that this was the first time he had to deal with the budget. He felt it was difficult to vote on a budget unless they fully understood all facets of it.

Chuck Adams stated that he felt everyone was aware of the key funding strategies. He explained they could not spend the CRA tax increment dollars for the project outside of the CRA boundaries. He stated that the area outside of the CRA boundaries but within the Central Beach area would cost about \$7.5 million. He stated that amount had to be gotten through other sources of funds in order to accomplish the project. He explained the strategy had been that since the A1A Project (3+2) had the State grant, referred to as the JPA (Joint Project Agreement), that they would use the tax increment dollars to fund a portion of those improvements, and then return the monies to spend outside the boundaries. He explained they were actually swapping money around.

Chuck Adams further stated that the numbers for the budget for the A1A project were somewhat old, and therefore, he was trying to make sure that they brought in more money in case the project ran into any problems from the standpoint of cost. He continued stating that in regard to how he presented it in the cash flow was that he assumed the cost would equal the budget, and more money would be brought into the tax increment program.

Linda Gill entered the meeting at approximately 1:42 p.m.

Chuck Adams continued stating that in regard to this year's budget for the tax increment dollars, \$1.8 million was being budgeted to complete the first phase of the streetscape program within the CRA boundaries. He further stated that they had assumed for next year that sometime in the third quarter, they would take out a loan which would generate \$11,875,000 in net proceeds, and estimating about \$150,000 for the loan origination costs, which would be used to pay for the acquisition costs necessary for the widening of Seabreeze.

Chuck Adams stated that they would have to concentrate on the 3+2 project, and get through the acquisition process in order to pay down the estimated \$11 million to \$12 million to generate the funds back so that in the following year, they would have at least \$7.5 million which could be programmed for Phase II of the streetscape project.

Chair Ina Lee clarified that everything outside of the CRA boundary was predicated on the 3+2 project. Chuck Adams confirmed. Chair Ina Lee stated it would behoove this Board to do whatever they could to make sure that the City Commission approves the 3+2 project, otherwise there would not be a streetscape program.

Steve Glassman asked if the 3+2 project was still centered south of Las Olas. Chuck Adams confirmed and stated that there was a small portion of improvements for Birch Road in the intersections which would cost about \$700,000, but that was the only thing north.

Linda Gill clarified that those improvements would proceed anyway and were not predicated on the 3+2 plan. Chuck Adams confirmed and stated that was a small piece of the program. He continued stating that when they began attempting to deal with the issue of illegal parking in the North Beach residential area, they questioned why they were not dealing more with side-street parking. He stated that it was his opinion that the traffic people would say that it would slow down traffic, and that they were still looking at this as a by-pass area.

Chuck Adams further stated that another critical page of the budget to look at was page 5 which showed the current, historic, and future projections for tax increment revenue. He stated they had generated some growth rates from historical figures, and looked at the value added from the new projects which were under construction, such as the St. Regis, the Las Olas Beach Club which was in the final plan approval process, and the International Beach Club which had received their final plan approval and were in final design at this point in time. He advised that he had spoken with representatives from each of those projects in order to get a current update regarding construction completion.

Linda Gill asked if the International Beach Club was in the CRA. Chuck Adams confirmed and stated it was the old Ocean Dunes project. He continued stating that the St. Regis project was holding to the schedule established last year, but the Las Olas Beach Club had fallen behind a year. Chuck Adams further stated that last year they had not projected anything for Ocean Dunes because they did not think it was going to occur, but due to a switch in the concept and ownership, it was now becoming a reality. He explained those projects would come on line in 2007. He said there would be a year's lag where they would get enough tax increment dollars to pay for the Fort Lauderdale Aquatics Center. He stated the Aquatics Center had no progress to report because the project architect had been reassigned. He further stated there was still the issue as to whether the design included the Hall of Fame or not, and ultimately the City Commission would make that decision. He stated that even if they had the money to do the design next year, it would be another two years before monies were available to do the construction. He stated the project was slowing down. He advised they had about \$1,045,000 that had been accumulated, and would be available once the design process began. Otherwise, the monies would sit there until additional monies were accumulated to do the design work.

Chuck Adams said that when Engineering was down sized due to the budget problems, 11 people had been transferred out into other City departments. He explained the project architect was now in the Planning Department. He further reiterated that there was no technical staff assigned to that project at this time. He hoped that the engineering position being funded would be able to administer the CCNA process for an architect, or maybe they could do some trading for services among the departments.

Chuck Adams continued stating that one of the interesting things was on page 3 regarding the cash flow analysis, and that was that in 2007-2008 they would take out a \$15 million loan, but

they were beginning to accumulate some significant undesignated tax increment from the prior year that would roll back into fiscal 2007-08. With the new influx of funding and the loan, along with some community contributions being assumed, they would then have enough money to enter into a \$26.7 million contract. He further stated that in 2009-10, there was a significant amount of money coming is shown as undesignated. He explained that the reality was that this was based on projections and growth rates which appear realistic at this time, but might not be down the road, along with the assumed value of 3 new projects. Today, it appears that there will be a lot of money becoming available in the next several years.

Chuck Adams further stated that no updates had been given regarding the Aquatic Center in terms of the cost of the project, but meantime the cost of materials has risen greatly. He reiterated that the decision to be made as to whether the Hall of Fame was to be included or not would add \$5 million to \$6 million to the cost of the project. He pointed out that while it appears that they are building up some funds, they might still have to be used for the Aquatics Center.

Chuck Adams stated that in the memorandum he had used brief descriptions and attempted to capture what would be done in regards to the Central Beach Streetscape Project, and how it would relate to the A1A Seabreeze Re-widening Project. In regard again to the Aquatics Center project, the only action other than it being slowed down a bit, is that it is presently being funded under two different accounts. One had the monies that were designated for the Aquatics Center, and the other had monies designated for Alexander Park. He stated that last year they had established that park improvements would be done in conjunction with the Aquatic Center, and they were attempting to have those accounts consolidated.

Based on what was available in new monies for projects, there would be on paper about \$98,000, in the undesignated projects fund.

Mel Rubinstein asked if he could meet with someone and have the budget reviewed line-by-line so he could have a full grasp of it. Chuck Adams stated he could call him to arrange such a meeting. Chair Ina Lee stated that due to the City's depleted staff, Chuck Adams had to work on this budget pretty much alone, and she wanted to commend him on his great efforts and work.

Al Miniaci asked if this included the streetscape for Birch and Bayshore. Chuck Adams confirmed and stated that the estimate for completing the work outside of the CRA boundaries was \$7.5 million. He referred the Board to page 3 of the cash flow analysis and stated that under "Use of Funds," it was the last project listed. He explained that the assumption was that in 2005-06, they would complete the design costs and begin the bidding process. He explained further that the entire project is projected to be constructed in 2006-07.

Linda Gill asked if the monies designated for 2006-07 would cover all the beach renourishment projects. Chuck Adams replied that they had previously budgeted for this project, and he referred the Board to page 6 of the actual budget. He explained that they had about \$764,000, but he did not know if that would be the local match due to everything happening. He stated it was their contractual obligation, but then there was a requirement that they would have to "true up" if the amount was exceeded. He explained that was another reason why he had structured this so as to draw more than what was needed for the streetscape project so he would create

additional funds that could be used outside the CRA boundaries.

Linda Gill asked if the renourishment by the Hollywood Diplomat was going to begin this year. Chuck Adams stated that he had spoken with Steve Higgins previously, and he had been comfortable that they were going to move forward with that segment of the program. He stated that he did not remember the current time frames.

Linda Gill asked if this Board could do anything regarding the Hall of Fame. She added that Coach Nelson was going to retire this year, and she had not heard anything about Sam Fries recently. Chuck Adams suggested that they get through the fiscal year, and then discuss this issue in October or November.

**Motion** made by Pamela Adams and seconded by Eileen Helfer to accept the budget as presented by staff. Board unanimously approved. Motion unanimously adopted by the Board members present 8 – 0.

**Next Meeting – September 20, 2004**

Chair Ina Lee announced that due to the fact that the City Commission was meeting on CRA matters, this Board's meeting may begin at 3:30 p.m. on September 20, 2004, but the Board would be notified as to when and where the meeting would be held.

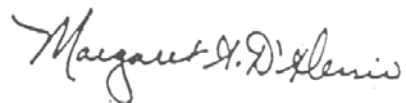
Chuck Adams stated that on that meeting's agenda, there would be an informational presentation from Marbella Place Condominiums located at 511 N. Birch. Steve Glassman stated that matter was going to be presented this evening to Planning and Zoning.

Chuck Adams also stated that a request had been made for an update on the Waterworks 2011 project. He added that several individuals had asked that the Alhambra/Sebastian property be placed on the agenda for discussion. He added that the Chair also wanted to discuss issues regarding hurricane preparedness. He stated that Bob Bekoff also wanted to discuss his concepts for office relocation, along with his fleet.

**Motion** made by Linda Gill and seconded by Eileen Helfer to adjourn the meeting. Motion unanimously adopted by the Board members present 8 – 0.

There being no further business to come before this Board, the meeting adjourned at approximately 2:05 p.m.

Respectfully submitted.



Margaret A. D'Alessio  
Recording Secretary