

**MINUTES OF THE
 BEACH REDEVELOPMENT ADVISORY BOARD MEETING
 MONDAY, DECEMBER 19, 2005 – 3:00 P.M.
 CITY HALL
 CITY COMMISSION CONFERENCE ROOM - EIGHTH FLOOR
 100 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA**

BOARD MEMBERS

	<u>Absent/ Present</u>	<u>Cumulative from 2/21/05</u>	
		<u>(P)</u>	<u>(A)</u>
Pamela Adams	P	3	3
Brad Fitzgerald	P	5	1
Shirley Smith	P	1	0
Eileen Helfer	P	5	1
Ina Lee	P	6	0
Al Miniaci	P	5	1
Judy Scher	A	3	3
Linda Gill	P	2	4
Henry Sniezek	P	6	0
Mel Rubinstein	P	5	1

STAFF

Bob LaMattina, Director Beach CRA
 Earl Prizlee, Engineering
 Patricia Smith, Secretary
 Margaret A. Muhl, Recording Secretary

GUESTS

None

APPROVAL OF MINUTES

November 21, 2005

INTRODUCTION OF NEW MEMBER

Shirley Smith

FY 2004-2005 PROPOSED CRA BUDGET

Bob LaMattina stated the upper portion of the budget sheet listed the previous capital improvement project programs, along with the amounts allocated for such projects and the balance remaining in those accounts. The total balance remaining is \$2.7 Million that would be transferred into the current budget year. The carried forwards were listed, along with the reserve for encumbrances. The tax increment revenues were shown, along with the other revenues. He explained that the other revenues totaled \$118,000 which included bench advertising, and this had been moved to Public Works. He stated that

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the amended amount for this year was \$6.2 Million, which included the transfer of the \$2.7 Million.

Bob LaMattina further stated that uses were also shown, including salary and benefits. He explained that they did not anticipate spending the \$349,000, but this amount was due to having two unfilled positions. He stated that he was not sure if such positions would ever be filled. Therefore, that number would probably be less at the end of the year. The operating expenditures were figured at \$173,726.00, but an

amendment would be presented to the City Commission so there would be additional funds for consulting fees, moving costs, and rent. He advised that the CRA had not paid rent for the last two years. The \$150,000 listed for debt service would be the final payment. Adding the total uses together equals \$1.2 Million, and the remaining balance for the end of this year would be \$4.9 Million. He explained that the \$2.7 Million had to be subtracted out which was already dedicated to various projects.

Earl Prizlee, Engineering, stated that the \$1.3 Million were monies that were not spent and carried forward. He further stated that the figures \$2.3 Million, \$777,000, and the \$377,000 were monies for various projects that had not yet been expended. Therefore, the rollover is actually \$1.3 Million.

Chair Ina Lee clarified that the \$1.3 Million was money that had not been expended and was still available. She stated that the Aquatics Center funds totaling \$777,000 could be available also, if the City did not expend those funds on that project. Earl Prizlee confirmed.

Chair Ina Lee further clarified that regarding the \$4.9 Million, \$243,000 has been allocated, the \$777,400 if not used could be re-allocated, and the \$377,000 (which was also tied-in with the Aquatic Center) could also be re-allocated. Earl Prizlee confirmed.

Chair Ina Lee asked if there were any monies included from projects in the CRA, such as the St. Regis. Earl Prizlee stated that those monies may have been anticipated in the five-year plan. He further explained that the income included all TIF monies. Chair Ina Lee stated that they did not show where the monies had come from per project. Earl Prizlee stated further that he did not believe it was per project, and was basically the assessment of taxes.

Pamela Adams stated that each project brought into a certain amount was accumulated. Earl Prizlee stated that this was as of the July assessment.

Chair Ina Lee suggested that the Board be given a map which would facilitate them in future discussions. Earl Prizlee stated that besides the St. Regis, there was the Lauderdale Beach Hotel project.

Bob LaMattina stated that he did not believe they ever received a breakdown because it all went through the County. Chair Ina Lee explained that such a breakdown had been distributed in the past.

Linda Gill asked if the perimeters of the area had been from Las Olas up to the St. Regis. Earl Prizlee stated that the northern limit had been at Sebastian, and the southern limit was Bahia Mar.

Chair Ina Lee asked for further explanation as to what was going to take place at the City Commission level.

Bob LaMattina explained that the City Commission would approve the Capital Improvement Program as recommended by staff, and then they would know what projects had to be funded.

Linda Gill asked for an update regarding the Lauderdale Beach project. Bob LaMattina explained that they had a meeting recently. Earl Prizlee stated that they were probably looking at another year which would take them into 2007.

Chair Ina Lee stated that a motion would be needed to approve what was presently in existence, and then they could decide where and how to allocate the monies. She explained that this information indicated what monies were available.

Bob LaMattina stated that regarding the CIP, they wanted to bring forward staff's recommendation regarding the CRA monies to the BRAB for their recommendations. He further stated that they were

seeking a consultant for the Aquatic Center, and had previously met with Senator Campbell and gave him a request for \$25 Million. He explained they were attempting to have the City make a contribution into the beach.

Mel Rubinstein stated that he would like some updated information regarding the CIP projects.

Chair Ina Lee asked for some clarification regarding the Bond Issue Expenses listed on the budget. Earl Prizlee explained that was to bond out the \$7 Million for the Oceanside project. He added that this information included all the years that the CRA had been in existence. He stated the Beach Transportation Budget was to fund the cost of the construction and design of the project, and \$700,000 had been allocated. A contract was entered into for \$1 Million in connection with the design of the project, and there was \$243,000 remaining out of the original monies.

Earl Prizlee explained that if the \$243,183 was not spent in connection with the current project, then the City Commission could put it into another fund.

Earl Prizlee further stated that there was work regarding the Aquatic Center contained in the CRA Plan, and the funds totaled \$777,000. He continued stating that the D.C. Alexander Park was also included in the plan in connection with future improvements. Previous work had been done at the park. He explained there had been a contract for \$133,000, but only \$121,000 had been expended. He stated that further details and clarification would be provided to the Board.

Mel Rubinstein asked if further review could be done regarding the Aquatic Center, and asked if the park was now completed.

Ron Hicks, Director of Economic Development, stated that they had reviewed a list of consultants with the City Manager in connection with the Aquatic Center, and now there would be a scoping session scheduled where all departments would meet regarding the preparation of an RFP. Such RFP had to be crafted so the City could maintain control of the project, while having someone do a feasibility study regarding the concept to be incorporated. Then, an architectural design would be done from the Beach to the Intracoastal.

Mel Rubinstein stated that basically they were tearing something down and rebuilding it. Ron Hicks explained that the priority was to preserve the Fort Lauderdale Aquatic Center and the International Hall of Fame Museum. It presently loses about \$900,000 per year, and they wanted to make it a world-class facility. The secondary priority was to ensure that the entire area was redeveloped that would be welcoming to the Center and make a connection to the Beach. He explained that the disconnect also existed between A1A and Seabreeze and on both sides of the park.

Pamela Adams clarified that the scoping session would eliminate the issues and create the RFP to find an architect group that would determine the best use for the acreage. Ron Hicks confirmed.

Chair Ina Lee stated that this was being taken out of the CRA, and it would be a project that the City would do on its own. Ron Hicks stated that had not yet been determined. He explained they were now seeking sources of revenue because the original projection was for about \$25 Million.

Shirley Smith asked if the Hall of Fame was still running this. Ron Hicks explained that they were barely able to pay the bills at this time, and were borrowing money. He reiterated that the bottom line was that they wanted this to be a world-class facility, while still preserving its history.

Chair Ina Lee stated that if the City did an RFP for a mixed-use, then most likely the \$777,000 would be put back into the CRA's general fund for future allocation. Ron Hicks stated that the study could cost up to \$1 Million.

It was stated they had to research if it would be feasible to construct such a world-class facility.

Brad Fitzgerald stated that they needed to remove the bond issue expenses, the restrooms at south beach, and the wave wall because these items were completed. He asked what were the real numbers in connection with the two vacant positions. Earl Prizlee stated that for the period 2004/2005 they had spent \$371,226. Brad Fitzgerald asked if the \$827,000 was the final payment. Earl Prizlee stated that it was his impression that amount was the payment for 2004/2005, and they would pay \$150,000 for the period 2005/2006, and that would be the final payment.

Pamela Adams asked how many positions were covered by the \$309,000 set aside for salaries. Bob LaMattina stated that he believed that covered three positions, including benefits. He further stated that covered he and the secretary, and when Earl Prizlee comes on board that would make three positions. Pamela Adams asked for further clarification as to what the \$9,000 covered. She stated that staff was saying they had five positions budgeted at \$349,000, and she felt the numbers did not add up. Bob LaMattina explained that presently there were two positions filled. He further stated that he believed the positions were funded from other departments, as well, and not only from CRA funds. He stated that the salary figure represented not only base pay, but also longevity, car allowance, cell allowance, pensions, social security, medicare, health insurance, and workers compensation. Pamela Adams reiterated that the numbers did not add up. Bob LaMattina explained that they did not want to remove a position or the funding for it. Chair Ina Lee stated that the monies would never be recovered if that was done.

Pamela Adams reiterated that she was not suggesting that any position be eliminated or the funds reallocated, but that it appeared the \$40,000 was not a correct figure.

Henry Sniezek suggested that possibly an organizational chart could be provided in the future to show all the breakdowns.

Mel Rubinstein asked for further clarification of the operating expenses. Bob LaMattina explained that those expenses included rent, which the CRA had not paid in the last three years. It was stated that each year Chuck Adams had included a possible consultant charge in the amount of \$95,000 to \$100,000, but each year such funds had not been used. Chair Ina Lee stated that Chuck Adams preferred to keep that reserve in case it was needed.

Bob LaMattina stated that further detail and breakdowns could be provided to the Board if necessary.

Chair Ina Lee stated that this was just information being provided to the Board, and no motion was necessary since the budget had been previously approved. She stated that at the January meeting, the five-year plan could be done.

Linda Gill asked if that would be possible since they did not yet know what the Hall of Fame would involve. It was explained that they had looked at a five-year plan as a caveat depending on what occurs in connection with the Aquatic Center.

Chair Ina Lee stated that she believed next month the Board needed to review the last five-year plan in

order to see where monies had been allocated and proceed forward from that point. She stated that the Las Olas Beach Club and St. Regis were the only new projects that would be coming on board that were part of the CRA.

OLD/NEW BUSINESS

Disaster/Recovery Plan

Chair Ina Lee stated that she wanted to update the Board regarding two initiatives she is working on regarding disaster planning. She explained that one plan is related to condominiums and the other is in regard to hotels. She stated that they had been working on this for the last two years and she no longer is going to wait on anyone and is going to push forward with this matter. She stated that she had met with Ron Hicks, the Police and Fire Departments, and Don Druid. She stated that their condominium had been battered badly during the storm, and she was asked to head up a committee regarding disaster planning. She agreed on the condition that whatever was developed would be a prototype for all condominiums on the Barrier Island. She further stated that they were putting together a prototype plan which would be presented to focus groups representing the condominiums, and sometime after the elections, the condominium owners would be invited to a meeting with City staff in connection with the prototype plan.

Chair Ina Lee stated that Linda Gill was going to talk with Nicki Grossman in connection with coming up with something for the hotels throughout the County, but then the hurricane hit. She explained that tomorrow at 10:30 a.m. there would be a conference call for the Managers of the major hotels on the Barrier Island to begin a preliminary process so that a comprehensive disaster plan could be created before the next hurricane season begins. She further stated that they needed to be prepared for a Category 5 Hurricane, especially one that could hit by surprise. She advised that she had spoken with the Beach Council for them to begin bringing in other businesses on the Beach to work on this plan.

Linda Gill remarked that everyone had to be aware of what the County has done or was doing also. It was stated that common sense and independent judgment had to be used regarding evacuations. It was further stated that possibly ordinances could be put in place regarding plans in connection with condominiums which would assist recovery teams in case of disaster. Mandatory plans should be put in place.

Chair Ina Lee reiterated that areas had to be able to control their own destiny in case of a disaster for at least the first 72 hours of such a situation. She further stated that they needed to be better prepared and that was learned in the recent situation that had occurred.

Shirley Smith stated that she believed many of the condominiums had put a disaster plan in place.

Chair Ina Lee further stated that even though some of the buildings might have plans in place, they were not aware of what each other was doing, and therefore, communication was lacking.

Eileen Helfer stated that she would like to participate in the planning activities regarding disaster planning.

Mel Rubinstein advised that Judy Scher was presently in Holy Cross Hospital with a very serious illness and was going through various tests. Chair Ina Lee asked for an update to be provided to the Board regarding Judy Scher's condition.

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There being no further business to come before this Board, the meeting adjourned at 4:05pm.