

APPROVED

**BEACH REDEVELOPMENT BOARD
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FL 33301
MONDAY JUNE 17, 2013 – 2:30 P.M.**

MEMBERS	FEB 2013/JAN 2014				
	REGULAR MTGS		SPECIAL MTGS		
		Present	Absent	Present	Absent
Bradley Deckelbaum, Chair	P	4	0	0	0
Mel Rubinstein, Vice Chair	P	3	1	0	0
Anthony Abbate	P	4	0	0	0
Jordana L. Jarjura (arr 2:42 p.m.)	P	4	0	0	0
Ina Lee	P	3	1	0	0
Dan Matchette	P	4	0	0	0
Melissa Milroy	P	4	0	0	0
Judith Scher	P	3	1	0	0
Tim Schiavone	P	1	3	0	0
Andy Mitchell, Jr.	P	1	1	0	0

Staff

Don Morris, Economic Reinvestment Administrator
Earl Prizlee, Engineering Design Manager
Eileen Furedi, Clerk II
Lisa Edmondson, Recording Secretary, Prototype, Inc.

Communications to the City Commission

None.

I. Call to Order/Roll Call – Bradley Deckelbaum, Chairperson

Chair Deckelbaum called the meeting to order at 2:32 p.m.

Chair Deckelbaum introduced new Board member Andy Mitchell, Jr.

• Quorum Requirement

As of this date there were 10 appointed members to the Board, which means 6 would constitute a quorum. It was noted there was a quorum at the commencement of the meeting.

II. Approval of Minutes May 29, 2013 - Bradley Deckelbaum, Chairperson

Motion by Mr. Abbate, seconded by Mr. Milroy, to approve the minutes of the May 29, 2013, meeting. In a voice vote, the motion passed unanimously.

III. Election of Chair and Vice Chair

Motion by Vice Chair Rubenstein, seconded by Mr. Abbate, to nominate Bradley Deckelbaum as Chair. In a voice vote, the motion passed unanimously.

Motion by Ms. Scher, seconded by Ms. Milroy, to nominate Mel Rubenstein as Vice Chair. In a voice vote, the motion passed unanimously.

IV. Beach Master Plan Project Costs - Earl Prizlee, Engineering Design Manager

Mr. Morris explained that the project summaries provide status updates on project numbers and also a range of projected revenues through 2019. The June estimated revenue reflected a 3.5% increase, but future amounts will probably be less than that.

Mr. Morris continued that the cost for the current year may vary somewhat, and the actual budget will be available at the July meeting. The numbers shown, however, will suffice for planning purposes. Mr. Morris added they were conservative in their projections and cautioned against planning projects with overly optimistic revenue projections.

Vice Chair Rubenstein sought clarification on the \$73 million amount. Mr. Morris explained the project costs are closer to \$71 million and the \$73 million reflects the revenue. Chair Deckelbaum clarified that the figure represents what goes into the Capital Improvement Fund and is not called CRA Revenue because there are ordinary expenses in it. Mr. Morris detailed that the \$72.98 million would be Capital dollars available for the projects, and the money set aside for operating is not factored into that number.

Ms. Lee wondered how the amounts would be affected in the event of a hurricane. Mr. Morris responded that there are no provisions in the CRA to do hurricane repairs. The City has plans City-wide for hurricanes, and the CRA has money for their projects based upon the CRA plan.

Fred Carlson, Central Beach Alliance, wondered about the overhead departmental cost. Mr. Morris said they would have more definite numbers at the next meeting - the numbers presented at this meeting are planning numbers. He said the total operating expenditures are probably \$1.3 million. Mr. Prizlee added that number includes special events.

[Ms. Jarjura arrived at 2:42 p.m.]

Mr. Prizlee presented a list of projects and demonstrated with a physical sample how the wave wall lights will work.

Referring to the Las Olas project, Mr. Prizlee said they used program level cost estimates for five projects to arrive at \$22 million, and a parking bond for the two garages that flank the bridge to make the garage break even. He stressed that the numbers are very preliminary. Once the consultants are on board, the first thing they will do is go into concept development, devise a schedule, and look at the planning numbers. He noted that the estimates came from Sasaki.

Ms. Lee wanted to see the projects broken down so she could determine the cost of changing the roadway. Mr. Prizlee said it was possible to break them out, but since they are so close to getting the consultants, he wanted to keep them as is.

Mr. Prizlee mentioned that the dollar amount under the Intracoastal Promenade and Marina is mainly for the Promenade, regardless of whether the Marina is done or not. The \$8.5 million is a placeholder based on a Sasaki estimate.

Regarding the Marina expansion, Mr. Prizlee pointed out that there are no CRA dollars involved - the Marina had its own bonding and FIND grant money. There will be a shortfall on the Marina due to the cutback in FIND grant money. Mr. Morris said that the \$4.8 million of the FIND grant money is not now anticipated.

Mr. Prizlee reported that the environmental sea grass mitigation is being concluded - at this time there is no sea grass, but it is seasonal. Costs associated with the mitigation will likely be known in about a month, although a placeholder amount of \$700,000 has been estimated.

Regarding Almond Avenue, Mr. Prizlee reviewed it was bundled with an RFQ for Streetscape projects, and oral presentations are scheduled for June 24, 2013. The numbers presented on the document are rough amounts.

Mr. Prizlee said that the task order is almost complete for the Sebastian Lot expansion (expanding the surface lot) and hoped design will be done this year with construction next year. Vice Chair Rubenstein confirmed that the Sebastian Lot amount does not include the green roof and the two-story garage.

Mr. Prizlee continued his report, saying that the A1A is wrapped up in the Streetscape RFQ. He said the median and restrooms were removed from Sebastian, making that a purely parking lot project. Those items were put into the Westside improvements.

Mr. Matchette wondered what the \$2 million was for in the Sebastian lot. Mr. Prizlee replied it was \$1.9 million plus consultant and engineering fees. He added that about 75% of the lot is now vacant or grassy areas. There are drainage and lighting issues involved.

Vice Chair Rubenstein asked about the location of the restrooms, and Mr. Prizlee responded they are in the median of Sebastian, in between the parking lot and the beach. Vice Chair Rubenstein wondered if that would affect the handicap parking. Mr. Prizlee showed him where the parking would be accommodated.

Mr. Prizlee said that the Westside project has a DOT grant for lighting - they will try to replace the lighting on the Westside all the way to Sunrise.

They will work with DOT on the milling resurfacing project for A1A and see if they will restripe the lanes, widen the bike lane and perhaps paint it green.

Mr. Prizlee commented they have taken the money out of the Channel Square project, and it will be lumped into the overall project with something small, perhaps a kiosk.

Regarding Wayfinding signage, Mr. Prizlee said that the Transportation and Mobility Department is in charge of that. He noted that the CRA would pay for what is within the district, and Parking Services would pay the rest.

Mr. Prizlee continued that the Parks and Recreation Department is going to add another playground at South Beach. The CRA money has already been budgeted, and a new bid is going out for better equipment.

Mr. Prizlee said the CRA had funded the Aquatics Center in cash for \$24 million. The project is underway with RDC. He explained that the \$.5 million noted is to pay staff for administrative time to capitalize costs. Mr. Prizlee said the project started in January, and the verification phase is done. When they finalize that with ISHOF, they will begin the design phase, which will be quicker.

Ms. Lee wondered if the City would add charges to all the other projects for staff time. Mr. Prizlee responded that the Aquatics Center was unique in that it did not originally have the engineering and staff time included. Mr. Morris said the memo regarding the staff time would come from Engineering, and the Board would have an opportunity to make a recommendation to the CRA Board. Mr. Prizlee added that the engineering fees will be split with Parking.

Vice Chair Rubenstein had a question about the location of the dredging, and Chair Deckelbaum said it was the dredging of the canal, but not the actual digging out of the Marina. Mr. Prizlee explained they are referring to the little canal on the corner by the Quarter Deck - they want to move it slightly and build a better sea wall. Mr. Morris added it is more of a Channel Square project than a Marina project.

Mr. Prizlee said that the dredging is not only for the access from the Intracoastal to the Las Olas Marina, but also for the dredging in front of the Aquatics Center (which the

Boat Show uses) and in front of the Bahia Mar. He said they are looking into having the Bahia Mar participate in funding that dredging. Grant money is still pending.

Mr. Prizlee pointed out that they have to do a cash flow projection as soon as they get the consultants on board and make the schedules. Short-term borrowing will be necessary to fund the projects, and there is some cost associated with that.

Chair Deckelbaum wondered how much contingency they had built into the individual items, and Mr. Prizlee said most have 15 - 25% built in.

Ms. Lee asked if staff was taking into consideration the likelihood that ISHOF will be a small satellite office. Mr. Prizlee responded that negotiations are occurring at the City Manager level.

Mr. Abbate wondered why the administrative costs for the Aquatics Center were not listed separately as overhead. Mr. Prizlee answered it is an accounting function to capitalize the total expense, and Mr. Morris said this is the one project that was accounted for differently than the others.

Mr. Carlson asked about the parcel across the street from ISHOF. Mr. Prizlee commented that nothing is included across the street in the agreement with RDC.

Ms. Lee confirmed that, except for the cost of borrowing money, the budget would come out with an estimated \$2 million as a remaining balance. She commented that since there will be money left over, they should try to get everything done that they can in the area (such as across the street from ISHOF). Mr. Prizlee advised waiting until they have more accurate numbers before making additional plans.

Vice Chair Rubenstein confirmed that moving Las Olas was included in the plans. Discussion ensued about what the Board had decided on that matter. Chair Deckelbaum mentioned that later in the summer there will be a joint meeting with the City Commission (meeting as the CRA Board) to discuss priorities. Mr. Prizlee added they are trying to meet the goals and objectives before making a decision about moving the roadway. Mr. Morris said it is "more than the view" - the project would include traffic improvements and widening sidewalks from the bridge to the beach, like a promenade.

Ms. Jarjura sought to clarify what the proposals will be soliciting. Mr. Prizlee answered it is an RFQ to engage the consultants, award a contract for the best qualified consultant, and enter into a task order with them (develop scope of process). Mr. Morris added that whatever decisions are made at the joint meeting will be incorporated into the discussions with the consultants.

Ms. Jarjura wondered if they would be cleaning up sidewalk obstructions on the A1A Beach Promenade. Mr. Morris recalled they discussed it, but decided the money could

be better used in other projects. The CRA is only a part of that A1A stretch, and the City does not have enough funding to take on the other sections.

Ms. Lee was curious if DOT had been approached about bringing the Greenway project south of Sunrise. Mr. Morris recalled the Board had discussed this in detail and did not want to spend money there because they wanted the money for other projects.

Ms. Jarjura thought they had abandoned Options 2 and 3 in favor of Option 1. Mr. Prizlee recounted that in order to facilitate all the other projects, they were going to do the green bike lane with the DOT. Mr. Morris elaborated that if there is money left over, there could be other uses for it.

Ms. Lee observed the confusion and suggested the Board take the trolley around to see the area before the joint meeting. Mr. Morris said the budget has to be finalized at the July meeting, and the joint meeting probably will not occur until September.

Mr. Morris commented the meetings in the field (such as on the trolley) are good, but there are no minutes; no discourse is allowed about what is seen until the next meeting. Chair Deckelbaum requested that if they do that, that it is in the morning.

Mr. Mitchell suggested following the discussions of certain areas on an enlarged map to avoid confusion.

Chair Deckelbaum requested a date for the trolley/bus tour before the August meeting.

Chair Deckelbaum reviewed that they want to be clear about the projects before the joint meeting so that there are no roadblocks. The most confusion seems to be with what was included with the A1A project. He wondered if the numbers could be run before their meeting. Mr. Prizlee said that was done in the Feasibility Study, but part of it was not funded in the north. Vice Chair Rubenstein suggested researching other funding to complete the northern part of the project.

Mr. Morris thought that if there will be extra funds, the Board could brainstorm about the next priorities and attach numbers to them. They could then make recommendations to the City Commission.

Mr. Schiavone confirmed that leftover funds can only be spent in the CRA. There was a brief discussion on where they might get funding. Mr. Morris said he would get someone from Transportation and Mobility to attend a meeting and address the source of funding for the renovation project north of Sunrise Boulevard.

Mr. Morris said the planning area for the CRA was originally from Bahia Mar on the south side to Sunrise Boulevard. However, some property owners did not want their area declared "slum and blight," so the boundaries were constricted to their current locations.

Mr. Carlson remarked there had been a suggestion to create a CRA for the North Beach area, and wondered what the chances would be for that. Mr. Morris replied the chances were not very good due to income levels.

V. Communications to the City Commission

None.

VI. Old/New Business

Ms. Lee reported she attended Saturday Night Alive and said the “stench of garbage on the beach was disgusting.” The beach was filled with trash, and garbage cans were overflowing. She said she also drove on the beach Sunday morning and there will still many full garbage cans. Ms. Jarjura concurred, noting that on Monday mornings, the cans are overflowing.

Mr. Morris said there used to be cleaning on the beach from an outside (non-City) source, and now they do not do it. The BID has agreed during busy times of the year (about 30 days) to help supplement the City’s cleaning services. Mr. Morris continued that the BID used to be responsible for the cleaning on the west side (sidewalks, gutters, etc. but not trash cans), the median, and the beach side (trash on the beach, trash cans in the sand). Mr. Morris will look into budgeting for cleanup on the beach for such events as Saturday Night Alive.

Ms. Lee offered to bring that to the next BID meeting and mentioned several reasons they have not been budgeting for it.

Mr. Schiavone asked about the hurricane restoration funding, and Chair Deckelbaum said it is on the agenda for the June 18, 2013, City Commission meeting.

Hearing no further business, Chair Deckelbaum adjourned the meeting at 3:37 p.m.

[Minutes prepared by J. Rubin, Prototype, Inc.]

Attachments:

Project Documents (List and Summaries) - Earl Prizlee