

**APPROVED
 BEACH REDEVELOPMENT BOARD
 100 NORTH ANDREWS AVENUE
 8th FLOOR CONFERENCE ROOM
 FORT LAUDERDALE, FL 33301
 MONDAY AUGUST 26, 2013 – 130 P.M.**

MEMBERS	FEB 2013/JAN 2014				
		REGULAR MTGS		SPECIAL MTGS	
			Present	Absent	Present
Bradley Deckelbaum, Chair	P	6	0	0	0
Anthony Abbate, Vice Chair	P	5	1	0	0
Jordana L. Jarjura (arr. 1:36 p.m.)	P	5	1	0	0
Ina Lee	P	5	1	0	0
Dan Matchette	P	5	0	0	0
Melissa Milroy	P	5	1	0	0
Judith Scher	P	5	1	0	0
Tim Schiavone	A	2	4	0	0
Andy Mitchell, Jr.	A	2	2	0	0
Shirley Smith	P	1	0	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

Motion by Vice Chair Abbate, seconded by Ms. Lee, that the Beach Redevelopment Board encourages the City Commission to consider meeting with the BRAB prior to any formal Commission discussion on the Master Plan projects for the beach. In a voice vote, the motion passed unanimously.

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

Chair Deckelbaum called the meeting to order at 1:35 p.m.

• **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 July 15, 2013 - Bradley Deckelbaum, Chairperson

Motion by Ms. Lee, seconded by Mr. Abbate, to approve the minutes of the July 15, 2013, minutes. In a voice vote, the motion passed unanimously.

[Ms. Jarjura arrived at 1:36 p.m.]

III. Election of Vice Chair - Bradley Deckelbaum

Nomination by Ms. Lee, seconded by Ms. Jarjura, to elect Mr. Abbate as Vice Chair. In a voice vote, the nomination passed unanimously.

IV. BRAB Representative to the BID - Bradley Deckelbaum

Nomination by Mr. Matchette, seconded by Vice Chair Abbate, to elect Ms. Lee as BRAB representative to the BID. In a voice vote, the motion passed unanimously.

V. Proposed Holiday Display - Pat Brandano, Brandano Displays

Mr. Morris provided the background of the holiday display last year. This year they are proposing a sailboat, and the sailboat theme may be tied into the boat parade.

Mr. Brandano showed the proposed abstract sailboat motif. He said they went to great lengths to decide how to display the Greetings part of the display, as they hope the design will show up in many places on the web.

Mr. Brandano described the animated choreographed lighting sequence and the audio component. People who are nearby will be able to see the light changes that are choreographed to the music. If there is a big event going on, they can increase the volume to create a "big sound." Mr. Brandano continued with his description, noting that there would be pin-light floods all over the sails, and different types of lights on the sails that will fade in and out with the audio. During the daylight hours, Mr. Brandano explained there would be white letters backlit and contrasted against the aqua sails.

Ms. Lee recalled that the BID had thought the design too busy, but changes have been made to make it look more sleek and sophisticated. She said that the "Fort Lauderdale Beach" name is now front and center, which is much better.

Mr. Matchette asked about the power source, and Mr. Brandano said the lights will be LEDs, and there is a 60-amp service at the location.

Mr. Matchette was curious how the display would be protected from the public. Mr. Brandano said it is important for people to be close to it, and the base is actually a barricade built into the display. It will be 48 inches from the ground level up to the waves to prevent people from climbing on it. Mr. Brandano said that it is important for

people to be able to get close to the display and touch it, and they will be doing a Monday morning maintenance every week.

Vice Chair Abbate asked if there was also a side view to the display, and Mr. Brandano replied affirmatively and relayed the specifications. He said it will be "3-D." Mr. Brandano remarked that they also want to incorporate the six trees that are nearby into the animation. Mr. Morris noted that staff had requested a 3-D display, so that no matter where a person stands, there would be a different view.

Ms. Jarjura asked if this would be used every year since it is custom made, and Mr. Morris replied that there would be something different every year. Mr. Brandano commented there will be a secondary market for the design when it is done. Mr. Morris stated it is a leased contract, not a purchase. Ms. Jarjura wondered if it cost more for them every year since it was a leased design. Mr. Morris commented they could purchase it, but the item was budgeted for \$132,000 (half from the CRA and half from the BID); he thought they wanted to do something unique every year to pique interest.

Vice Chair Abbate wondered if there would be a statement on the display itself that would say the design would be recycled. Mr. Brandano replied they can do that. Mr. Morris said last year they had to make a banner after the fact.

Motion by Ms. Lee, seconded by Vice Chair Abbate, to approve the design and the concept of the Sails as presented. In a voice vote, the motion passed unanimously.

Ms. Lee commented photos would be needed in advance so that publicity will be available the day the display goes up. Mr. Morris did not have the finalized launch date yet. Mr. Brandano said they could have the publicity shots available four or five days ahead of the launch date. Ms. Lee suggested that the PIO from the City work with the CVB to coordinate publicity.

VI. Communications to the City Commission (Under Item VII)

VII. Old/New Business

- **Upcoming Joint City Commission / BRAB Meeting - September 23, 2013**

Chair Deckelbaum thought they should begin preparing for the joint meeting and informing staff of what items they need.

Mr. Morris stated that Mr. Prizlee prepared two City Commission items for approval for CCNAs for the design and construction. Mr. Prizlee reported that Kimley-Horn had been selected for the A1A project, and they had subs for different disciplines. For the Las Olas project, a landscape architect (EDSA) was selected for the prime contractor, and he had subs from other disciplines. Mr. Morris said that the City Commission asked for both items to be brought back to their Conference Agenda on September 3, 2013;

due to the very close rankings of the bidders, their desire to “spread the work around,” and their hesitation to take on the realignment.

Chair Deckelbaum recommended that staff request that the item not be on the City Commission’s agenda until after their joint meeting. He felt an important part of their joint meeting would be prioritizing the projects including Las Olas and the Marina. By consensus, the Board agreed that the matter should be delayed until after the joint meeting. Mr. Morris recommended a Communication to the City Commission, and Chair Deckelbaum thought that someone from the Board should speak directly to the City Manager beforehand.

Motion by Vice Chair Abbate, seconded by Ms. Scher, to authorize Chair Deckelbaum to speak to the City Manager on behalf of the Board. In a voice vote, the motion passed unanimously.

Communication to the City Commission

Motion by Vice Chair Abbate, seconded by Ms. Lee, that the Beach Redevelopment Board encourages the City Commission to consider meeting with the BRAB prior to any formal Commission discussion on the Master Plan projects for the beach. In a voice vote, the motion passed unanimously.

Regarding preparation for the joint meeting, Ms. Jarjura thought it would be helpful to have the following:

- the timeline from when the Master Plan was first approved
- the first joint meeting and what projects were prioritized at that meeting between the BRAB and CRA
- direction provided from that joint meeting
- status of projects
- deviations from original direction from the joint meeting (such as Oceanside)

Chair Deckelbaum also requested a comprehensive parking status and count of what is now available, what is needed, and what the projects will provide.

Ms. Lee wished to see a visual showing all the projects and how they all tie together. Ms. Jarjura suggested an aerial view and a chart showing the parking allocations. Mr. Morris responded that they have all those items.

Chair Deckelbaum said the two big deviations from the Sasaki Plan were the realigning of Las Olas and the proposed Marina, and he predicted a large part of the conversation would dwell on that.

Ms. Jarjura wished to include what the Alhambra feasibility study looked at in terms of revenue stream, cost of project, permitting issues, and whether it will be cost effective in terms of revenues generated. Mr. Prizlee can provide a review of the history of the

project. Ms. Jarjura wanted everyone to be reminded of their progress and how much time is left.

Ms. Lee was unsure what the procedure is from now on as far as discussing the Aquatics Complex, due to the Inspector General's Report. Chair Deckelbaum clarified that the Inspector General's Report examined the procurement process for the ISHOF and the RDC contract. They issued a report over the summer and made some recommendations about handling procedures in the future. They did not recommend revisiting the project. Mr. Morris opined it was a procurement issue rather than a matter of the plan meeting the Community Redevelopment Plan's goals and objectives. He added that the CRA contracts with the City to provide legal and procurement services.

Vice Chair Abbate was curious about the history of the project, and Ms. Jarjura provided the background.

Chair Deckelbaum asked the Board if they had any suggestions on how to determine which projects go forward. He thought if the Marina goes forward, it will mean cutting something else.

Ms. Scher was concerned with how the Marina project will be presented now to the City Commission, recalling the issues with sea grass and open space. Chair Deckelbaum remarked the plans have incorporated a Promenade larger than originally contemplated by the Sasaki report. He said that the Marina takes away the parking lot portion, which gets moved into the two parking garages adjoining the Las Olas Bridge. Chair Deckelbaum continued that the new plans would provide more open space than the original plans, which left the surface parking lot intact.

Ms. Scher wondered about the status of the dredging. Mr. Prizlee responded that the consultant has been meeting with the County and working on the sea grass mitigation, and he will have cost estimates for the dredging prior to the September 23 meeting. The dredging for the Intracoastal area has been marked as CRA funding. Mr. Prizlee stated that other than the sea grass/dredging costs, all the other pieces of the finances are known.

Chair Deckelbaum asked Mr. Prizlee how much the Marina project would cost, and Mr. Prizlee replied the total project cost was \$37 million. There was a shortfall of \$4.8 million in FIND grant funding for the Marina. Mr. Prizlee said that the \$8.55 million figure included is specifically for the Promenade and would be constructed with or without the Marina project.

Chair Deckelbaum summarized that in order for the Marina project to go forward, there would need to be an additional \$4.8 million in CRA money. If that money is spent on the Marina, the money would have to come from other projects or excess reserves.

Mr. Prizlee reviewed that the dredging was \$298,252 of CRA funds for design and permitting, and \$2.8 million to do the actual dredging including access to the three marinas.

Ms. Milroy confirmed that the realigning of Las Olas Boulevard was in the budget, and she said that, if necessary, money could come out of that for the Marina.

Ms. Jarjura asked how much removing the impediments on A1A would cost; Mr. Prizlee commented that his numbers are "programming levels numbers," and they need to get the specific numbers from the consultants.

Ms. Jarjura wondered how they could decide whether to proceed with the realignment or the Marina expansion and/or the obstructions on A1A. Mr. Prizlee responded that the purpose of the joint meeting will be to set up the scope of the work for the consultants. Chair Deckelbaum interjected that the Board cannot decide what to do about the Marina until they have more specific figures. He asked if staff could provide an estimate of what the removal of trees, light poles, etc. would cost for the east side of A1A.

Mr. Prizlee remarked that the preliminary estimate for a fully shifted realignment would be approximately \$4.5 million; he clarified that there may be other options to achieve the same project goals and objectives by not completely realigning the road. The Marina total would be \$9 million. Chair Deckelbaum commented that there will be revenue loss during construction of the Marina because it will be closed at that time, and it is not certain what the Marina revenue will be after construction. Mr. Morris added that they would not replenish the revenues based on the design, and they would be about \$400,000 short.

Ms. Scher did not want to go into the joint meeting not knowing what the "real" numbers are. Mr. Morris commented that they have hired consultants to review the options, and when they come back with more realistic numbers, the Board can decide which projects are priorities.

Chair Deckelbaum asked Mr. Morris if he recommended going forward with all the projects. Mr. Morris replied that the professionals were hired to look at all the projects together, and suggested waiting until they have more accurate numbers to set priorities.

Ms. Jarjura wondered what happened with the design concepts that came up last year. Mr. Prizlee replied they did two RFPs: one for streetscape-type projects (which have not changed); and the one for Las Olas project, which is basically a "start-over."

Chair Deckelbaum thought that the purpose of the meeting in September was to pick their project priorities, while Mr. Morris understood the Board wanted to sit down with the City Commission and find out what the priorities were. Mr. Morris thought the Board wanted to do that so there would not be a repeat of the past misunderstandings.

Chair Deckelbaum wondered how they could prioritize with information on some projects and not on others. Ms. Jarjura thought they wanted direction on projects they were confused about such as the Marina, the realignment, parking garages on Las Olas, and the east side of A1A.

Chair Deckelbaum raised some questions about the potential for doing all the projects as designed. Mr. Morris reiterated that unless they find grant money, the CRA is going to have to come up with the \$4.8 million shortfall. Ms. Jarjura wanted to know the exact cost of the Marina, but Mr. Morris said it is unknown. Chair Deckelbaum added that all the presented numbers could be off. He thought that the audit of the Marina funding would show that the revenue loss will not be substantial.

Ms. Jarjura asked about a cost for the east side of A1A, and Mr. Morris stated they have an estimate in a previous plan rendition. Vice Chair Abbate reviewed the many changes that had taken place for the A1A. He said at some point they have to be clear about the projects because they are starting the procurement process.

Vice Chair Abbate specifically requested clarity as far as each project's status, how much has been spent so far on each project, and whether the project should be on the table or not. He felt they did not have enough information to make the monetary decisions, such as where to find money to make up for the shortfall. He feared that if the Board is not clear about the projects at the joint meeting, the City Commission could drop or radically change the projects.

Ms. Milroy wondered why the Board would wait for direction from the City Commission (on the projects) if the Board is supposed to be advising them. Chair Deckelbaum responded it is an opportunity for the Board to discuss the matter with the City Commission directly. Ms. Jarjura added they will need to remind the City Commission very specifically about the history up to this point, since there are new Commissioners.

Ms. Lee commented that the City Manager and the Mayor have opposing views on the Las Olas realignment project and said that needed to be resolved.

Vice Chair Abbate remarked that he thought the Las Olas project was about reinforcing a view corridor. He commented that could happen whether or not Las Olas Boulevard is realigned. He preferred they open up the view corridor without spending money to realign the street; that money could then go to the Marina project.

Chair Deckelbaum displayed a spreadsheet of the total project costs and projected revenues, which showed an expected cushion of \$2 - \$4 million. He noted it does not include reworking the sidewalks on the east side of A1A nor the Marina \$4.8 million shortfall.

Mr. Morris noted that initially they were going to move all the impediments away from the sidewalk near the curb on the east side, but chose not to do that due to lack of

funding. Instead, they worked with FDOT (in conjunction with their milling and resurfacing project) to accommodate the wider bike lane and narrower traffic lanes.

Chair Deckelbaum requested an updated version of the spreadsheet by September 16 to include:

- Estimates of doing the east side of A1A
- Additional cost of the Marina both in terms of the \$4.8 million shortfall and the depicted revenue loss if there is one
- Breakdown of the \$22 million estimate for the Las Olas Corridor project

Ms. Jarjura asked if they would be addressing the covered surface lot with the green roof, and the consensus was negative. Mr. Morris, however, said they were committed to providing a rough estimate of the cost. Discussion ensued about the origin of the "green roof" parking garage idea.

Ms. Lee was curious if the CRA had been advised that they have to make up the Marina shortfall and the shortfall on the Aquatics Complex. Mr. Morris stated that staff has not recommended that the CRA fund the Marina at all, and he said it may change depending on the outcome of the upcoming meetings.

Chair Deckelbaum wondered how the Board felt about committing themselves to the project with a projected remaining balance of \$2 to \$4 million. Mr. Prizlee stated the project did have a contingency built in - the numbers are rounded up, and they have tried to be conservative. Mr. Morris elaborated that the \$2 to \$4 million is a projected number based upon a 1.7% annual increase for the remaining life of the CRA, and a 3% annual increase for the remaining life of the CRA. He said that has to be re-evaluated every year.

Ms. Jarjura requested that staff provide the history and budgets of the projects by September 16, 2013. Mr. Morris said the PowerPoint presentation for the City Commission will be completed by September 16, and he could send it out to the Board in draft form.

Mr. Matchette requested updated revenue figures for the Marina project, so he could see if it would be something that would have to be supported by tax dollars. Chair Deckelbaum advised that the City Auditor is working on that. Chair Deckelbaum pointed out that the Marina is projected to run at a deficit for the first several years.

Ms. Lee asked what would happen if the City Commission discussed the project on their agenda for September 3, 2013. Chair Deckelbaum thought the Commission would not get into the substance of the issue on that date, because they are aware of the joint meeting.

Motion by Vice Chair Abbate, seconded by Ms. Lee, that if any one representative of the Board is at the September 3, 2013, City Commission meeting, that they request, on

behalf of the Board, that the City Commission wait until the joint meeting for discussion of the projects. In a voice vote, the motion passed unanimously.

In other Old/New Business, Vice Chair Abbate showed an article, "Goodbye Miami," about sea level rise from *Rolling Stone*. He added that Florida Atlantic University is hosting a Sea Level Rise Summit October 16-17, 2013, at the First Baptist Church on Broward in Fort Lauderdale. He will email information for Mr. Morris to forward about the article and the Summit.

Ms. Jarjura asked for an update on the beach renourishment plan at some future date.

Regarding the Flavors of Fort Lauderdale, Mr. Morris stated that the City Commission approved funding of \$40,000 for that and tied it to payment of City Services (police, fire, etc.). Mr. Morris continued that they do not write a check to "Flavors," but instead the departments will bill the CRA directly. Because the event is after the fiscal year end, the funds have to come out of next year's budget. He continued that \$40,000 will be taken from the \$371,000 that was budgeted for events. Mr. Morris mentioned that the Board could ask for an exception, recommending that the money be in addition to the \$371,000.

Chair Deckelbaum thought it should come out of the event budget, and there seemed to be general consensus on that. Mr. Morris explained the \$40,000 will be rolled over into the blanket account for the next fiscal year.

Chair Deckelbaum opened the floor to public comment at 3:07 p.m.

Jack Newton distributed a handout about the parking decks on Las Olas Bridge. He spoke against the realignment, calling it a "disgrace" to move Las Olas. He also mentioned that by losing two lanes in the parking lot, the City would suffer a loss of revenue.

Chair Deckelbaum commented that the questions he presented on his handout were very good questions to ask of the consultant. Mr. Newton continued that they need to know the basic economics of parking decks. Ms. Jarjura pointed out that feasibility studies have been conducted on the parking decks as part of the original Master Plan. Vice Chair Abbate added that a key feature of the garages by the bridges should be landscaping on the top floor.

Chair Deckelbaum said the design process would take into account that the garages should not block the view.

Hearing no further business, Chair Deckelbaum adjourned the meeting at 3:11 p.m.

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Attachments:

Spreadsheet of costs and revenues - Chair Deckelbaum

Handout on parking decks - Jack Newton