

**COMMISSION CONFERENCE MEETING AGENDA
MAY 3, 2005**

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COMMISSION CONFERENCE MEETING 1:00 P.M. MAY 3, 2005

Present: Mayor Naugle
 Commissioners Hutchinson, Moore and Trantalis, and Vice Mayor Teel

Absent: None

Also Present: City Manager – George Gretsas
 City Attorney - Harry A. Stewart
 City Clerk - Jonda K. Joseph
 Sergeant At Arms – Sergeant Jan Jordan

Presentation – Broward Performing Arts Center Authority

Mark Nerenhausen, President, introduced the Board members of the Broward Performing Arts Center Authority, as follows: Barbara Jones, Board Chair; Charlie Palmer; Bernie Peck; Nancy Weintraub; David Rush; Carl Mayhue; Kelly Shamley, Executive Vice President; Bill Turnbull, Jr., Chief Financial Officer; and Catherine Carter, Vice President Decision Support and Analysis.

Mr. Nerenhausen said that the Center is 15 years old and has been very successful, but they need to look forward towards the next 15 years. The Center is unique. There are only about 30 such centers in North America that are of the scale and scope of the Broward Center. The Center was formed through an act of legislation. They are partners with the City, County, School Board, DDA, and the private sector. The partnership has real substance. The Center is not just a home for the arts; it was created to advance the community. The purpose of today's meeting is to begin the process so the Commission would know what has been done, and how the future will be approached.

Mr. Nerenhausen said that today they want to discuss their mission, business objectives, and how they are going to realign their mission. Their mission statement is "to be a leader in promoting artistic offerings to our increasingly diverse community with an emphasis on fostering a cooperative spirit to positively impact the local economy and the community." They are striving for results that will have a positive impact on the economy and the community.

Catherine Carter said they serve the community through the performances that are held at the center. She said that rental activity has been constant over the last 10 years. They do about 600 performances a year in two theatres.

Mr. Nerenhausen said the growth at the Center is not from increasing the high-end shows from Broadway and the Opera, but from their engagement with the community. The Center is sometimes tagged as an elitist place, but it is a center for and of the community.

Ms. Carter said that they are maxed out at about 600,000 to 650,000 people per year. She said other activities take place at the Center which are not ticketed. About 100,000 individuals per year are served through the student enrichment programs, which no

other Center provides free of charge. In the first quarter they were rated #3 in terms of ticket sales for theatres. The venue in Las Vegas featuring Celine Dion was rated as #1.

Mr. Nerenhausen said that the places which are in the lead are solely commercial venues and exist to make a profit. The Center also works with community-based groups, and the money made goes back into those groups.

Ms. Carter proceeded to show a map of their market area. The area includes Palm Beach County, Broward County, and the northeast section of Dade County. She also showed a map of the underlying population of the area served. She said further they are well represented throughout all the districts of the County and City Commissioners.

Mr. Nerenhausen said further they perceive themselves as being part of the community in achieving their goals.

Ms. Carter further said they look to tourism also. About 5% to 10% of the patrons come from outside the tri-county area. Regarding economic impact, Mr. Nerenhausen said this percentage is huge.

Ms. Carter continued to state that another key objective is to enhance the community. Each year they conduct a survey within the communities regarding the Center, and it showed there is a positive impact. In looking at what has been accomplished during the last 10 years, they discovered they had a very focused Board, a staff that was committed and experienced, good partnerships, and tremendous community support. They respond to the changing environment. Since the Center opened, Broward County has grown 30% over the years, and the number of school age children increased and are important for the future.

Mr. Nerenhausen said the numbers shown regarding the success of the Center are tied to the community. A quality education system is important, along with a quality downtown. They want to leverage their expertise for the future, and to be aligned with the community and their needs. Their staff is involved with about 100 different community organizations. They want to learn about the community and what needs exist. Some of the issues which are high impact items, include cultural infrastructure, international trade and economic development and the bringing of economic and political leaders together, quality of life, and mass transit. They need feedback regarding what they might have forgotten in their planning process, and how they could better understand all the issues so the outcome created would be supportive of the City's goals and objectives.

Mayor Naugle said everyone appreciates the hard work and effort put into the Center. From the origination paperwork, he asked what was the statutory requirement to accept the legislative funds regarding the students. He asked if they entered into a contractual agreement, and if so, what was the term.

Mr. Nerenhausen said that there is a formal 40-year agreement with the schools. He said the technical requirement is that the schools have use of the Center, but the greater impact is far beyond a renter's relationship, and instead it is a true strategic alliance. They develop programs to support the schools' agendas, and are considered an arm of the schools. This is not about the building, but about the institution that has been

created for the community. As such, it can have much greater benefits to the community in the future.

Commissioner Hutchinson said that Mr. Nerenhausen and his staff have brought an expertise to the Center since its beginning. She said this is a nice way to bring the City into the fold. She will look forward to discussions of how the Center can be a part of the City on a daily basis.

Mr. Nerenhausen said they need the guidance of the Commission so all visions can be aligned. The Center needs the City's guidance as to the City's vision. He wanted to schedule additional meetings in order for such discussions to take place.

Commissioner Moore said this is the opportunity to address some needs, such as mentoring individuals in the profession of the administration of a performing arts theatre and he asked efforts be made to increase diversity of the work force.

Vice Mayor Teel said that she enjoyed her tour of the Center.

Mayor Naugle said that this is the time to secure the site for any future growth contemplated. He was aware that there are parcels around the Center.

Commissioner Trantalis said they are establishing a relationship with the management at Parker Playhouse. He asked if they considered establishing a relationship with the War Memorial Auditorium. He further asked how they could better utilize the facility and offer input. Mr. Nerenhausen said they would put that on their agenda for future discussion.

Barbara Jones of the Board thanked everyone for their time in regard to the Center. She said they want to reach out to churches in the community seeking volunteers at the Center and for mentoring as suggested.

II-A – March, 2005 Monthly Financial Report

Action: None taken.

II-B – Repair of Plant Drain Pump Station Valve – G.T. Lohmeyer Wastewater Treatment Plant

Action: None taken.

III-B – Advisory Board and Committee Vacancies

Audit Advisory Board

Action: Deferred.

Aviation Advisory Board

Action: Deferred.

Board of Adjustment

Action: Deferred.

Community Appearance Board

Action: Deferred.

Community Services Board

Action: Deferred.

Education Advisory Board

Action: Deferred.

Historic Preservation Advisory Board

Commissioner Hutchinson appointed Nolan Haan to the Historic Preservation Advisory Board. She reappointed Daryl Jolly to the Historic Preservation Advisory Board.

Action: Formal Action to be Taken at Regular Meeting.

Housing Authority

Mayor Naugle reappointed Tam A. English to the Housing Authority.

Action: Formal Action to be Taken at Regular Meeting.

Insurance Advisory Board

Action: Deferred.

Marine Advisory Board

Action: Deferred.

Northwest-Progresso-Flagler Heights Redevelopment Board

Commissioner Hutchinson reappointed Stan Brown to the Northwest-Progresso-Flagler Heights Redevelopment Board.

Vice Mayor Teel reappointed Marcia Barry-Smith to the Northwest-Progresso-Flagler Heights Redevelopment Board.

Mayor Naugle reappointed William Cone, Sr. to the Northwest-Progresso-Flagler Heights Redevelopment Board.

Action: Formal Action to be Taken at Regular Meeting.

Nuisance Abatement Advisory Board

Action: Deferred.

Unsafe Structures Board

Action: Deferred.

Utility Advisory Committee

Action: Deferred.

IV – City Commission Reports

Lift Station Renovation; Victoria Park

Commissioner Trantalis said that as part of the WaterWorks project, the City is establishing various lift stations throughout the City. He showed pictures of an existing and new facility in Victoria Park, along with a typical swale area. The neighborhood was not told trailers would be parked in their front yards. This is not the appropriate way to address the City's future plumbing and sewer needs.

Albert Carbon, Director of Public Works, said the specific dimensions of the control panel are not included in the specifications and plans. It is something that the contractor submitted to the electrical control manufacturer, who designed the panel. He said they contacted the contractor and the consultant regarding this matter. He said it will not remain. The City is requiring a resolution to the problem by June 1, 2005. He further said the City has 130 pump stations. These are not typical, they are larger ones. Most do not require such elaborate setups.

Commissioner Trantalis said they have wasted time and money. He asked who is paying for the mistake. This is unacceptable and now additional monies would have to be spent to correct the situation.

Commissioner Moore said there are about four of these in his district. Some indication should have been provided to the Commission regarding their size. There are such structures in the vicinity of a school and the YMCA, where they could obstruct visibility and something could potentially happen to a child. He said the City needs to find out who is at fault and how much it is going to cost to correct the problem.

Mayor Naugle said that possibly it is time to change consultants if this is the kind of work they are providing.

Mr. Carbon indicated that he has advised Camp Dresser & McKee, the consultant, that this is not how business should be conducted with the City. Five of these have been installed; a hold has been put on others that were in the works.

Mayor Naugle said if the consultant does not resolve the problem satisfactorily, he is willing to write a letter to all utility companies throughout the state regarding this poor work.

Mr. Carbon said that an update will be provided to the Commission at the June 7th conference meeting.

Streetscape Guidelines

Commissioner Hutchinson asked if an update could be provided regarding the streetscape guidelines.

Sistrunk Blvd Streetscape Improvements

Commissioner Moore said that the CRA on May 19, 2005 at the Mizell Center, 7 p.m., is going to be dealing with Sistrunk Boulevard and holding an informational meeting. Tests have been done by Broward County which was a knee jerk reaction and caused unnecessary controversy. They want to get the County to turn over the roadway jurisdiction to the City. After the May 19 meeting, an invitation will be extended to the District County Commissioner for further discussion on the issue.

Mayor Naugle suggested the County Administrator also be invited. Commissioner Moore agreed that invitation would also be extended.

Proposed CRA Legislation

Commissioner Moore said that support is needed regarding the situation of CRAs throughout the State. CRA Director Alfred Battle has been requested to contact the legislators for further information, which he has done. They are attempting to erode the authority of CRAs, which would be a step backwards in the process. He requested the CRA Director to have further dialogue with the City lobbyist and the League of Cities so there would be early lobbying for the next session.

In response to Mayor Naugle, Commissioner Moore indicated that Fort Lauderdale appears to be out of jeopardy for this particular legislative session, but he did not think that it would last.

Commissioner Hutchinson said the next League of Cities' Board of Directors meeting will be this Thursday and it could be an opportunity to introduce Mr. Battle and provide a heads-up on the situation.

Broward County Land Use Plan amendment for City's Downtown Regional Activity Center – 13,000 units – transportation component & affordable housing

Commissioner Moore said there was discussion at the South Florida Regional Planning Council meeting yesterday regarding the City's RAC and the 13,000 units, along with the transportation component. He said a consensus was reached to support the City's position; that the proposal is consistent with the redevelopment plan. The County's issue had to be amended from the floor, and it was recommended by staff to find them inconsistent since the 13,000 units have not yet been awarded. Therefore, there should be no need to produce a transportation impact because the number of units was so diminished. They were attempting to state that the County should have offered the units so there could be an appropriate evaluation of transportation.

Commissioner Moore said the issue of affordability was also discussed. There was great discussion about the affordability of units with every proposal presented yesterday. The City of Parkland is doing a development of about 240 units that did not have an

affordability component, and therefore, was not found consistent. The developer offered 6 acres of land for the building of an elementary school as well as a fire station, and felt that consequently they could not also offer attainable units. The developer felt the location did not warrant affordable housing. The Council did not agree. The Council felt that 15% of attainable units should have been provided in that instance and most developments.

Commission Retreat

Commissioner Moore reminded that he would like a Commission retreat to occur. He felt the Commission is working better, but that they need to continue to build on their relationship. He asked if a date has been set for such a meeting.

The City Manager said they are working on finding satisfactory dates.

Mayor Naugle asked if they could discuss priorities. Commissioner Moore agreed and urged the Commission to hold such a meeting. Mayor Naugle felt if it is a goal setting session in nature an agreeable date could be reached.

City of Oakland Park Commission Meeting; Uptown Development Group; joint project to improve area

Vice Mayor Teel said she will be attending the City of Oakland Park's Commission meeting to invite and encourage them to participate with the City of Fort Lauderdale in the Uptown Development Group's goal to work toward an improved business district.

Annexation of Twin Lakes North; Infrastructure Improvements

With regard to the Twin Lakes North annexation, Vice Mayor Teel said Broward County Administrator Roger Desjarlais has agreed to utilize the same contract form concerning infrastructure used in the past.

Port Everglades/Water Taxi – Water Bus

Vice Mayor Teel said she discussed with Mr. Desjarlais the possibility of using Port Everglades for the Water Taxi – Water Bus, and he was not interested in entertaining such a suggestion; he feels the security issue is the stumbling block.

Mixed Use Development in District I; Federal Highway Corridor

Vice Mayor Teel said there is pressure in District I regarding the Federal Highway Corridor and mixed-use development. A developer is proposing a 14-story development for the old Solid Gold site. She is concerned that a master plan is needed for that area. The same problems could arise for Commercial and Oakland Park Boulevards because of zoning. Residents are in a panic state of sorts. They want to encourage redevelopment where appropriate and it is needed in certain areas.

Commissioner Trantalis asked if the area is residentially zoned. Mayor Naugle said it would require flex unit assignment because it is zoned commercial and business. The City could say no if something was inappropriate, but if a building permit was requested for a 15-story building, it might not be reviewed. The residents prefer a residential use

for the area, yet the large office building is what it is zoned for. Vice Mayor Teel said how the developments are presented pressure the residents to accept residential development or they are told something like another strip club or a tall office building will be built. It demonstrates the need for a master plan. It does not have to be elaborate.

Flex Units

Vice Mayor Teel further said that today the County Commission approved releasing up to 5,000 flex units.

Commissioner Hutchinson felt the City should submit a plan. Vice Mayor Teel agreed. In response to Commissioner Moore, Vice Mayor Teel indicated it was an additional 5,000 for a total of 8,000.

Mayor Naugle said housing was discussed for the South Andrews Avenue and the same type of regulation could be done along all major thoroughfares to encourage development like the Avenue Lofts and avoid towering buildings. Vice Mayor Teel felt a plan could be done concisely and not elaborate. She mentioned the efforts of Coral Shores and the old Septembers site in visioning. It would be best to plan these areas with the residents rather than react when a proposal is presented.

Commissioner Hutchinson said Andrews Avenue is working for a local plan amendment to secure flex units and also working to get the zoning changed to accommodate the master plan they did.

Commissioner Moore asked if the City Attorney could provide information regarding developer rights for such areas. He mentioned a recent case of 38-stories. Clarification is needed so development interests understand their rights.

Action: By consensus, the City Manager was requested to develop a strategy so as to implement this on major thoroughfares including Federal highway.

Bond Rating Agencies

Vice Mayor Teel thanked the City Manager for a great trip to the bond rating agencies; that staff did an excellent job.

Commissioner Hutchinson said it was enlightening and impressive that elected officials could respond on the spot to their questions.

Discussion ensued as to utility substations and ways of handling the needs for electricity in an urban setting such as New York.

Osswald Park Update

Commissioner Moore asked if there is any update regarding Osswald Park. The City Manager said a meeting is being rescheduled due to a family emergency on the part of the County Administrator.

Mayor Naugle asked if the measurements have been obtained regarding parks in the County. The City Manager said they are working with the Legal Department on the matter.

NCIP Coordinator Vacancy

Commissioner Moore asked when the position of NCIP Project Coordinator would be filled.

Albert Carbon, Director of Public Works, said the vacancy is an administrative assistant. Recruitment is in progress and there should not be any significant slow-down of the project. Mr. Hal Barnes heads up this effort.

EXECUTIVE CLOSED DOOR SESSION AT 2:08 P.M.

MEETING RECONVENED AT 2:19 P.M.

V – City Manager Reports

None given.

There being no further business to come before the Commission, the meeting was adjourned at 2:20 p.m.