

Regular Meeting of the
Downtown Development Authority
Thursday, February 10, 2005
AutoNation Tower, 110 SE 6th Street
30th Floor, Conference Room

ROLL CALL

PRESENT: Charles B. Ladd, Chair
Alan C. Hooper, Vice Chair
Peter Feldman, Secretary
Jack T. Loos, Treasurer
Gale Butler, Board Member
William R. Scherer, Board Member
John M. Milledge, General Counsel
Chris Wren, Executive Director
Sadie Williams-Panton, Temporary Administrative Aide

ABSENT: Douglas P. Eagon, Board Member

ALSO PRESENT: Neil Sterling
Paul Carpenter
Elizabeth Hude
Patsy Mennuti
Cathy Sweetapple
Cindi Hutchinson
Dave Marshall
Paul Kiley
Tim Petrillo
Mark Schwartz
Richard Mancusso
James Carras
Linda Connors
Jean-Paul Renard
Brittany Wallman
Earl Prizlee
Jeff Suiter

PRESIDING: Charles Ladd, Chair

Chair Ladd called the meeting to order at 8:38a.m. followed by Roll Call. Mr. Wren reported that Mr. Eagon would be absent due to appointment conflicts.

The Consent Agenda items were motioned for approval. Mr. Scherer, seconded by Mr. Hooper, motioned and all unanimously approved.

REGULAR AGENDA

Chair Ladd announced that the **HIMMARSHEE DISTRICT** presentation by City Manager, George Gretsas would be deferred to next month's Board meeting as discussions are still going on with merchant.

2nd STREET CONSTRUCTION UPDATE

Jeff Suiter, from EDSA, as well as Earl Prizlee, from the City of Fort Lauderdale presented an update on the 2nd Street update. Mr. Suiter informed that the Himmarshee area is almost 100% complete pending FP&L energizing of the lights next week. Phase II of the construction has started and progress is approximately 2/3 through completion of the phase. Demolition has started on the Broward County Governmental Center, with concrete pours scheduled for next week after which they will move on to the Broward County Parking Garage. The Las Olas intersection and sidewalks are also included in this phase and MOT plans are ongoing with the assistance of Steve Hessler. Overall, Phase II construction should be completed within 1 to 1½ months. After which, the final phase, Phase III will commence with the intent to finalize by end of July to beginning of August. A month for 'punchout' items should be allowed after that.

Mr. Suiter also mentioned that in addition to this project, there are a few other side projects that might come about such as the Stiles building on Las Olas Blvd and Broward County Center's sidewalks.

Mr. Prizlee added that the Las Olas Intersection would be at the end of the job and pricing is currently being considered. The figures would be brought back to the Board.

Mr. Prizlee answered Mr. Hooper's question by confirming that the City was equipped and prepared to maintain the brick pavers although the exposed aggregate would be a little difficult to maintain based on variables. Mr. Feldman inquired whether or not anyone was aware of several chipped pavers and missing pieces in the crosswalk on 2nd Street (a block west of Tarpon Bend). Mr. Prizlee informed that the contractor was made aware of these and Mr. Suiter added that the area was not yet formally accepted into the plan. However, Mr. Prizlee assured that these issues will be 'punched out'.

Chair Ladd pointed out that he saw some issues with the electrical supplies for lights on the east-end but Mr. Suiter reminded that FPL's scheduled had to be adjusted based on the recent hurricanes. Discussion continued regarding electricity, and the scope to bury lines to be completed in Phase III. Mrs. Butler queried the start of Las Olas & Andrews Avenue project to which confirmation was made that within three weeks, work would commence.

At this point Mr. Wren thanked both gentlemen for their update on the project and their input while

working with him on the project. He also requested assistance of any Board member(s) to work alongside him on the project by the Library in order to reduce time in getting approval and go-aheads. Mr. Hooper and Mr. Ladd both volunteered. Mr. Wren also mentioned the project regarding lights out at the Summit and around City Center. Mr. Suiter and Mr. Prizlee were reportedly taking the lead to analyze requirements to replace the bulbs needed. Discussion on procedures to replace the light bulbs continued.

BROWARD COUNTY PARKING GARAGE UPDATE

Mr. Milledge reported on his successes in negotiating with the County Administrative staff to remove the westbound right turn lane into the garage. His memo was distributed to all as confirmation, which after acceptance by the Board, Mr. Milledge would pursue a formal agreement with the County. Discussion continued regarding prior efforts and a recent County study which included the use of cameras. It was determined however, that people were not fully using the turn lane and there were no queues in the mornings to create a traffic jam. Conclusion on the issue was that Ms. Sweetapple would follow up on the lane being straightened. Chair Ladd moved for a vote on Mr. Milledge's presentation. Motion to approve was led by Mr. Loos and seconded by Mr. Feldman. All voted unanimously in favor of motion.

Mr. Feldman then brought back up the lights out in the Downtown issue and requested Mr. Suiter or someone identify all lights out. Mr. Prizlee suggested using Mr. Tom Tirella from the City by submitting a letter requesting his assistance in this task. Discussion ensued regarding safety, cost and consistency in material used for the project. Chair Ladd reminded that this issue has been going on for the past two years and needs to be dealt with. Mr. Prizlee offered to prepare a proposal to hire someone (possibly an intern) to perform this task. Chair Ladd suggested Mr. Wren prepare a proposal to hire someone and submit to the Board at the next meeting.

Chair Ladd then brought up the Mercedes Building that is now empty and has a huge drop off zone. He pointed out that the lot has no trees and thinks the Board should revisit this topic. Discussion ensued on possibilities of reducing lane and shrinking corner to put up trees. The hindrance of utilities being in the way was also brought up. Mr. Loos inquired as to whether the City had the authority to take away loading zone to which Mr. Milledge responded yes. Mrs. Butler added that an area of the lot is currently being used for short-term parking and could be also used as a loading zone. This would result in a great connection to the garage from both sides of the street as the City garage would be in use more and more. Motion to relocate dock was entered by Mr. Loos and seconded by Mr. Hooper with all in favor. Mr. Suiter volunteered to prepare a cost analysis within the next week and a half.

POLICE REPORT

Officer Kiley reported that crime in the Downtown had increased although by only one incident – a car burglary. He encouraged residents not to leave cell phones, laptops, etc, visible in their car to avoid being victimized. He also reported that the homeless issues brought up last time during the morning shifts were being monitored but there is concern that these activities were occurring in the nights also which has led to two bicycle officers assigned in the p.m. shift in the Downtown. Officer Kiley also reported that with this new assignment, there have been a couple of arrests for car burglary as well. Mr. Hooper mentioned that his partner witnessed 27 homeless sleeping in the DDA plaza during the day and inquired if the Police or homeless shelter were the best people to contact in this situation. Officer Kiley informed that the Police can assist in both ways and encouraged members to

call him immediately to address the issue instead of later on. (Phone number: 954.828.5481)

TRANSIT UPDATE

Mr. Wren and Ms. Sweetapple gave an update on the Transit Project. **Request for Qualifications** (RFQ) will be advertised by Friday after which a meeting to make a selection would occur by the 2nd to 3rd week in March. The goal is to select the best engineering consultant or team that demonstrates excellent abilities in a number of areas, including but not limited to: rail design, both industry – track as well as vehicle; geometrics so that in the end, streetscapes design from right-of-way to right-of-way will be included; Federal Transportation Administration expertise, State of Florida/Department of Transportation expertise and a proven track record. In April, the Board would then have the opportunity to make a final selection during a Special Meeting. Discussion regarding using lobbyists vs. experts ensued. Clarification was made that the DDA is only interested in experts in the industry and who know how to get us through the project. The cost for this project is projected at \$600,000 and the initial project name is the Downtown Rail Project. After a lengthy discussion, Mr. Loos entered the motion to create a committee that would include Ms. Sweetapple and Mr. Wren. This committee would make recommendations to the Board by selecting three of the plans submitted and the Board would then select the best of those three plans. All voted in agreement.

Mr. Wren reminded there were four years of congressional activity under the FTA:

- '03 - This represents a \$1.5M grant to the City and both Ms. Kathleen Dunn and City Manager Gretsas have verified willingness to partner with the DDA. Partnership would require hiring a consultant to administer the grant, possibly Mr. Goodman. An amount of about \$60,000 to \$80,000 is included in the grant for this cost and carries a qualifier in the grant that stipulates anything not covered by the grant would be split between the City and the DDA. Mr. Wren noted that \$375,000 would come from the Bond and the State processes FTA grants with a soft match, which means the State is allowed to wave off local matches which may result in the Board not having to come up with any out-of-pocket funding. The City needs to qualify by June 1, 2005 or the money would no longer be available. Based on not knowing when monies would be received, and the intent to keep moving on, it was possible the DDA would have to advance the \$80,000 to administer the grant in addition to additional funds that would have to be split between the City and the DDA. Mr. Loos moved for the motion to authorize this expense knowing monies would be paid back, seconded by Mr. Hooper with all voting in favor.
- '04 – Mr. Wren reminded this is a re-authorization year/Tea21 in which no money is attached for a new start light rail. Reapplication is complete and a copy is included in each member's package. Bottom line is that a new start needs to be designated again in order to ask for rail money in '06.
- '05 - This is a \$2.5M funding of which \$1.5M represents a payback to the DDA Board for 2nd Street work already completed and could spend this money however it pleases. Action taken on the '03 money paves the way for the '05 money to come to the DDA through the City.
- '06 - New project in which monies for Phase I of the Rail Project and Streetscape will be requested. Design of the rest of rail system would begin next year. Technical information on this project was submitted to Congress with copies handed out to all. Also required is a trip to Congress around April 20, 2005. Mr. Wren requested the company of Mr. Scherer, Chair Ladd and Commissioner Rodstrom along with himself and General Counsel Milledge. Discussions on this topic need to commence and can also be addressed in the March meeting. Mr. Milledge

noted the support from Congress in the form of Wasserman-Schultz, Shaw and Hastings. He also noted there is additional support from the Democratic Ranking member of the Appropriations Committee. With this overwhelming support, Mr. Sterling urged that the Board invite Congresswoman Wasserman to a Board meeting and it was pointed out that she is a featured speaker at the TMA annual meeting in April. Board members were encouraged to attend the meeting and begin to get to know her. Motion to vote on the travel plans was entered by Mr. Feldman and Mr. Loos. All were in favor.

Mr. Wren quickly mentioned the efforts and successes of the RTA seeking support for Federal funds this year for two rail projects, one of them being our Phase I project. Mr. Loos congratulated Mr. Sterling, Mr. Black and Mr. Goodman on their accomplishments and excellent job on behalf of the DDA.

ONGOING DDA ITEMS

Chair Ladd announced his plan to have Board members get the opportunity to give an update on projects they are working on in this section of the agenda.

1. Downtown Capital Improvement Plan

Although Mr. Eagon heads this project, members present participated in a discussion referencing the overlap of the Units meetings and an explanation of the plan as building the basis for infrastructure. Mr. Feldman pointed out that this project is at the preliminary stages and although things are happening naturally, we need to move more aggressively forward. There will be more discussion on this project next month as it is expected to go on for another six or more months.

2. Downtown Economic Study

Mr. Feldman noted that this project was completed and a draft was distributed to members for comments. To date, no one has responded. Mr. Wren offered to resend to members.

3. City Master Plan/Units/Infrastructure

Mr. Feldman and Mr. Wren led discussion and reported on the overwhelming response and support of the Land Use Amendment. Mr. Wren also referenced very recent presentations and support received including from Commissioner Cindi Hutchinson whom he stated will be a strong advocate for the DDA from this point on. Chair Ladd also gave his views on the project and his involvement in the outreach presentation he participated in the day before. Mr. Feldman commented on the presentation by Chair Ladd and Mr. Wren. He reported that it was fascinating to see the support received and thinks the City is at a turning point. Mr. Loos added that Mr. Wren's presentation was excellent and encouraged him to present to as many if not all groups. With many positive comments voiced, Mr. Scherer requested a presentation specifically to the Rio Vista HOA and Mr. Wren was further encouraged of the need to reach out to the NW areas so neighbors can see what's happening.

4. Broward County Governmental Campus

Mr. Scherer talked about the move to involve the County in the Federal Court selection process. He mentioned the support letter distributed to the judicial conference to relocate the Fort Lauderdale Federal court to Palm Beach for one courthouse to service the entire area. He added the County Commission addressed the idea of securing land for a Federal Court and a task force was in place. Congressman Shaw is also introducing a bill in Congress to split the Southern District of Florida in two by having Fort Lauderdale/Broward, Palm Beach and Martin counties in the northern half and Miami Dade and Monroe counties in the southern half. He encouraged Board members to think about the advantages and stressed the importance to have our own Court. Mr. Scherer also mentioned the Family Court and the need for a new facility/Judicial Campus. There is a master plan in progress

to which the County Commissioners have signed on to and Mr. Scherer thinks the City Commissioners will follow.

Mr. Loos made a motion for the Board to support Congressman Shaw's plan to split Courts Districts, seconded by Mr. Scherer. All were in favor.

5. *Workforce Housing*

Mr. Feldman noted that at a workshop held about three weeks prior, recommendations were made to study city-wide issues and Commissioners may act on this within the next 30 to 60 days. Discussion followed that encouraged involvement of Joe Cusi, the City and the County. Mr. Loos asked Mr. Wren to revisit statements made and clarify to Commissioners as to commitment of dollars and involvement approved by the DDA. Mrs. Butler mentioned that Commissioner Moore spoke of a fund and Mr. Hooper recalled the Board's vote to provide monies to study all possibilities of Affordable Housing within our community. Mr. Wren offered to resend to all. Mr. Milledge passed on that there was inquiry as to whether or not the DDA should take a position to allocate some portions of the units. Mr. Hooper suggested that the Board do not wait for the study to come back to take a position. Mr. Wren suggested the DDA needs to be aware of the percentage of units subject to allocation as the topic will come up while attending public hearings and planning council meetings in the County. A possible strategy should be that the Board supports a percentage of the units subject to the study. Mr. Feldman stated that in the previous land use amendment, the County had set up an allocation of 10% of units sold in Downtown Fort Lauderdale are being used for Affordable Housing, however, he doesn't think a percent should be determined at this point as the information is not clear. Mr. Hooper agreed and added that our support is all that should be needed at this point.

6. *Marketing/Huizenga Plaza*

Mrs. Butler reported there is no presentation today but there will be a presentation at the next meeting.

7. *TMA*

Mr. Hooper informed of the efforts in acquiring RFP's for new trolleys in the Downtown and the Beach. He reported that appearance will be specific and there won't be the worry of them looking like buses again. He added the new Board is very careful and thoughtful and the Downtown and other spots in the City in mind for this project. Mr. Feldman added that the DDA's approach is to own these new trolleys with the TMA and there will be opportunities for these to be used in other areas including the public sector. Mr. Wren added that future activities that could come up include community links sponsored by community leaders with us.

8. *Downtown Rail Connection*

Chair Ladd reported on the efforts in getting the DDA involved to assist with the education and the politics of understanding our power of having the rail on Broward Boulevard. There is power in transit in terms of increase in value of residential locations along the rail.

As there were no other comments or businesses to come before the Board, the Chair Ladd adjourned the meeting at 10:35 A.M.

Respectfully submitted:
Sadie Williams-Panton
DDA Staff

A taped recording of the proceedings of the February 10, 2005, Regular Meeting of the Board is on file in the DDA offices, 101 NE 3rd Avenue, Fort Lauderdale, Florida.