

Regular Meeting of the
Downtown Development Authority
Thursday, February 09, 2006
Broward Center for the Performing Arts
ABDO New River Room

ROLL CALL

BOARD PRESENT: Alan Hooper, Chair
Peter Feldman, Vice Chair
Jack T. Loos, Secretary
Gale Butler, Treasurer
Charles B. Ladd, Board Member
Doug Eagon, Board Member

ABSENT: William R. Scherer, Board Member

ALSO PRESENT: John M. Milledge, DDA Legal Counsel
Chris Wren, DDA Executive Director
Elizabeth Veliky, DDA Planning & Design Manager
Marti Brown, Administrative Coordinator
Erin Emmons, DDA Planning Assistant
Eric Zahn, DDA Planning Intern
Neil Sterling, DDA Governmental Liaison
Richard Mancuso
Mark Schwartz
Beth Goodman
Sheri Markus
Patti Hitchcock
Leena Basnyet
Susan Lesser
Jim Duncan
Andrea Scarborough
Paul Kiley
Elaine Vasquez
Phil Thornburg
Mike Ferber
Paul Carpenter
Ron Hicks
Roger Desjarlais
Patsy Mennuti
Bill Keith
Vice Mayor Christine Teele
Commissioner Carlton Moore
Commissioner Cindi Hutchinson

PRESIDING: Alan Hooper, Chair

Mr. Hooper called the meeting to order at 8:33 a.m. Roll call was taken by Mr. Wren. Mrs. Butler had not yet arrived.

CONSENT AGENDA

Mr. Hooper asked if anyone had any items they wanted to pull. Hearing none, there was a motion to approve. It was seconded. All were in favor. None opposed. The following items were unanimously approved:

- 1) Approval of the minutes from the January 12, 2006 Board Meeting
- 2) Approval of Huizenga Plaza event application for Bank of America FIESTA!
- 3) Approval of Huizenga Plaza event application for The Light the Night Walk

Mr. Hooper then recognized Commissioner Teele and Commissioner Hutchinson who were present at the meeting and invited them to join the Board at the table.

REGULAR AGENDA

Police Report

A representative from the City of Fort Lauderdale Police Department stated that crime statistics had been basically the same. There was one incident of a purse snatching over by the Water Garden Condo but it was an isolated incident. There have not been any other similar instances and they went back as far as six months researching their records. Further discussion was held. He mentioned there would be a presence of horses this week, including some new riders.

Capital Improvement Plan

Mr. Hooper stated that this item was originally the second item on the agenda and that the Board was hoping that could be part of what the Commissioners were present for. But because of the shortage of time with Commissioner Teele, they would go on to Item 3 and then back to Item 2.

Reinvesting in the Downtown-City's Park Impact Fees

Mr. Hooper stated that Elizabeth, Phil and Jim Duncan would be presenting this item. Chris Wren stated the Workforce Housing item was also related and he then introduced Elizabeth Veliky for opening remarks. Ms. Veliky stated that the City is considering a citywide Park Impact Fee for all new development. She presented the information contained in the Board package. She stated it was very exciting to be partnering with the City and that they hoped the City would analyze all the issues before they make a recommendation. Jim Duncan then began his presentation.

Commissioner Moore arrived at the meeting.

Mr. Duncan said that the per service unit cost is higher than average but not high for a community like this. He discussed the fee options: unit type, single fee and unit size option. He said the potential revenue could be \$10 million dollars a year but said the fee should be phased in. He went through the policy issues and continued discussion on this item.

Upon conclusion of Mr. Duncan's presentation, Mr. Hooper asked the Board if they had any questions. Mr. Ladd wanted further clarification of the methodology used – that it was to take the value of all the park land and improvements in the City and divide that by the number of residential units. Mr. Duncan confirmed. Mr. Ladd went on to say that the more park land you have and the better your park system per person, the higher the value is per unit and then you'd use that as the maximum fee going forward. Mr. Duncan indicated that was correct. Mr. Ladd said that if we were under parked, the maximum fee would be lower. Further discussion was held. Mr. Ladd also wanted to know how other cities addressed the issues and discussion was held.

Mr. Loos questioned the rationale and said he felt the fee should be assessed to people who move into Fort Lauderdale that were not already residents. Discussion was held on the impact fees that would be assessed by unit square footage for a single family home or multi family home.

Mr. Feldman said he had concerns about population and that the revenue was over projected. Mr. Duncan indicated the revenue came from the City's Planning Shop.

Phil Thornburg of the City's Parks and Recreation Department said that the fee and how it would be spent would be a Commission decision.

Mr. Hooper asked if maintenance was included and Mr. Duncan indicated it was not. Mr. Hooper said that the water impact fee is huge but they figured out the cost first, then the fee. He said it is arbitrary to just charge a fee. He said he wants good parks in the downtown and that we should figure out the cost and that the impact fee needs to fit the cost. When asked whether the DDA should come up with a recommendation, Commissioner Hutchinson said she encourages the Board to come up with a recommendation. Mr. Hooper thanked Mr. Duncan for his presentation and moved on to the Workforce Housing item.

In an attempt to receive more information on this topic, the Board deferred from making a formal decision and seeks furthered dialogue to make an informed decision.

Reinvesting in the Downtown-Workforce Housing

Ms. Veliky stated that the City hired the Strategic Planning Group who held a workshop on January 21st where they presented their study. Based on the study, this group has made recommendations for implementation. She stated the process/outcome could serve as a national model for others to follow, so it is crucial to do it right. She emphasized the importance of researching further questions that didn't seem to be addressed with the current study, but did note the City did an amendment to the scope of work for the Strategic Planning Group and many of the concerns should be taken care of through their continuation of service.

Mr. Hooper asked if there were any comments from the Board. Mr. Ladd asked what the next step was and hopes the DDA can work with the City Commission.

Commissioner Moore said he hopes the process will happen quickly, and expects an Ordinance within the next 30-45 days. He said there have been delays on this issue and it's been discussed over the past 24 months and that it is time to make a decision.

Mr. Eagon said he had a couple of issues and stated they have been talking about this for 24 months. He said it should be done in a rational way so it produces intended results, not unintended ones. Mr. Eagon said the focus should be on what we are going to do and where the money is coming from and how and when will the tax dollars come back into the downtown. He stated there has never been tax increment funding in the downtown.

Commissioner Moore stated that Mr. Eagon's interest is in the downtown and development in the downtown. Commissioner Moore said we need more dialogue on Workforce Housing. He said that nobody is advocating salaries that are paid in Broward County. He said that impact fees are a methodology. He came to the DDA personally and nothing happened.

Commissioner Hutchinson expressed concern about the Park Impact Fee. She said the City will begin to adopt an Ordinance and that on her salary, she wouldn't qualify for workforce housing, it would be affordable housing and that there is a definite difference.

Mr. Ladd stated that the City Manager made the decision to handle the issue himself in the interest of speed. He apologized for the slowness of the Capital Improvement Plan and asked what the Board could do to show they are engaged. Commissioner Moore said the DDA has shown their interest. He said to offer methods and to encourage the County to address the issue. Mr. Ladd said he didn't want to step on any toes. Commissioner Hutchinson it was okay to step on toes but to apologize afterwards.

Mr. Eagon said he wasn't suggesting a CRA. He's not interested in just an impact fee.

Mr. Loos thanked the Commissioners for coming and said he approached the County at least four different times. He said a workshop with the Commission will be important.

Commissioner Moore suggesting placing the item on the City Commission's Conference Agenda on the 21st and that he will request this from the City Manager today. Mr. Loos said that he had a concern about the new Commissioner being elected and feels it should wait until after the election. Commissioner Moore said he wants to have the dialogue now.

Ms. Butler asked where the banks are in this dialogue. She stated they have the money for this kind of thing and should come to the table, not just developers. Commissioner Moore indicated that the banks have been at the table.

Mr. Feldman said the menu needs to be defined.

Commissioner Moore said the contract will be ready for the 21st meeting. Mr. Hooper stated the DDA wants to work with the City to accomplish positive results including affordable housing/attainable housing. He asked what the cost of the gap was. He asked if the consultant could come to the workshop. He agrees with a holistic approach and that the DDA will work with City Staff and the City Manager's office.

Mr. Loos again stated that he has a concern about having a meeting with a new commissioner being elected. Commissioner Hutchinson said there will only be one new Commissioner.

Chair Hooper recognized Jim Carras and invited him to speak before the board.

Jim Carras stated that he serves on the Broward Housing Partnership and discussed the gap analysis and further discussion was held. He offered his expertise in further dialogue on the subject and will assist the DDA in any way. Chair Hooper asked if the City Consultant could attend the workshop and opened the invitation to Jim Carras to attend as well.

Commissioner Moore had to leave the meeting due to other engagements.

Commissioner Hutchinson stated this item might not make the 21st agenda. She's been told by the consultant, that the information is 30-45 days away. She said the item would come back as a discussion item first and then a public hearing. She stated Affordable Housing is already being addressed through in-house City programs and this item would be creating a system for Workforce Housing.

Mr. Ladd made a motion directing staff to conduct a workshop with the City's consultant and the DDA Board and City Staff. The motion was seconded by Mr. Loos. The motion was unanimously approved.

Mr. Milledge suggested that Mr. Wren draft a letter indicating the DDA would provide monetary assistance to have the City's Consultant at the workshop. Commissioner Hutchinson suggested it to be directed to the City Manager because the Commission would need to review it.

Mr. Hooper suggested moving onto the Capital Improvement item on the agenda.

Capital Improvement Plan

Mr. Hooper stated the CIP started about a year ago and that the DDA has formulated a "wish list". He thanked Neil, Bill and Lena for attending.

Commissioner Hutchinson said that once the item is ready, the DDA should get it on the Commission Agenda so they can be partners. Mr. Hooper thanked her for the support. Mr. Hooper went through the backup in the Board package. When speaking about the Streetscape Map, Mr. Hooper said the total to do every street in the downtown would be around \$300 million more or less. He said we need to identify the costs to make a world class streetscape program. He discussed the other maps in great detail.

Mr. Loos commented that it was a great job.

Mr. Ladd said we should take the revenue study and match with what the County and Feds are doing. Mr. Hooper said we need to invite the entire Board and we need to advertise.

It was then established that having a subcommittee during this initial workshop would be more

beneficial than the entire Board. The subcommittee was established and will include Mr. Hooper, Mr. Feldman, and Mr. Ladd.

Mr. Sterling said the DDA needs to adopt a plan, have a workshop and determine potential sources of funding, and then the item should be taken to the City Commission and County staff to work through complex funding issues.

Mr. Eagon made a motion to adopt the Capital Improvement Plan by the DDA and the Consultant, Keith and Associates, subject to refinements. The motion was seconded by Mr. Ladd. The motion passed with no one opposed. Mr. Sterling said to invite Roger Desjarlais to the workshop.

Mr. Loos mentioned there was a kickoff meeting last Monday at the Judicial Center and there is a kickoff meeting for the Governmental Campus coming up on Monday at 3:00. He opened the floor to any Board member that would like to be the representative for the County's Governmental Campus, Peter volunteered. Mr. Loos will continue to be the DDA representative for the Judicial Center. He urged getting the City Staff to these meetings, since they are such an integral part of the planning process.

Mr. Milledge indicated a motion was not needed.

Mr. Hooper passed Item #4 to Mr. Feldman to fill in as Chair since he had an interest in it.

Application by New River Trading Post, LLC to Lease Spaces in PACA Garage

Mr. Milledge spoke on Tim Petrillo's behalf who could not attend today's meeting. He discussed the agreement. **There was a motion to approve the agreement by Mr. Loos and the motion was seconded by Mr. Eagon. The motion was passed unanimously with no one opposed and one abstention by Mr. Hooper.**

As there was no other business to come before the Board, the Chairman adjourned the meeting at 10:50 a.m.

A taped recording of the full proceedings of the February 9, 2006 Regular Meeting of the Board is on file in the DDA offices, 305 South Andrews Avenue, Suite 301, Fort Lauderdale, Florida.