

Regular Meeting of the
Downtown Development Authority
Thursday, May 11, 2006
Broward Center for the Performing Arts
Mayhue Conference 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
William R. Scherer, Board Member

ALSO PRESENT: John M. Milledge, DDA Legal Counsel
Chris Wren, DDA Executive Director
Elizabeth Veliky, Planning & Design Manager
Marti Brown, Administrative Coordinator
Erin Emmons, Planning Assistant
Eric Zahn, Planning Intern
Neil Sterling
Dick Brossard
Steven Wasserman
Rebecca Horwitz
Peter Partington
Brittany Wallman
Peter Haliburton
Angela Chin
Greg Stuart
Marc Laferrier
Mike Ferber
Patsy Mennuti
Jim Ellis
Phil Thornburg
Paul Kiley
Patti Hitchcock
Richard Mancuso
Irvin Lippman
Kyle Jones
Quinn Goodchild
Bob Huebner
Ted Harris
Robert Lochrie
Mike Garretson

PRESIDING: Alan Hooper, Chair

Mr. Hooper called the meeting to order at 8:35 a.m. Roll call was taken by Mr. Wren. All Board members were present. Mr. Wren announced that Mrs. Butler would be arriving later.

CONSENT AGENDA

Chairman Hooper asked if any items were to be pulled. Hearing none, *he called for a motion approving the items on the Consent Agenda. A motion was moved by Mr. Eagon and seconded by Mr. Loos.* The following items were unanimously approved:

- C-1) Approval of the minutes and follow-ups from the April 13, 2006 Board meeting.
- C-2) Renewal of FIESTA! Fort Lauderdale Event Application from May-July 2006
- C-3) Renewal of Maroone Movies from May-June 2006
- C-4) Policy Changes to Huizenga Plaza Event Process

Chairman Hooper then went onto the items on the Regular Agenda.

REGULAR AGENDA

R-1 Police Report

Major Kiley stated that crime was five less from March through April. He stated there have been incidences in the downtown involving purses, cell phones and laptops being stolen from cars. He said there are a few new horses out and about. He mentioned that Tim Petrillo had a concern regarding homeless coming out between 3-4 p.m. and that an outreach officer has been assigned to assist in getting the homeless to shelters or other sources. He said Mr. Petrillo sees a reduction. He mentioned there was a burglary in the parking garage. An enforcement specialist has been assigned and there is a camera which has created a reduction.

Mr. Wren complimented Major Kiley on his actions involving the garage. **Mr. Wren stated that he and Mark would like to meet with him within the next couple of weeks to see if any other actions can be taken.**

Chairman Hooper brought up funding and Mr. Wren said no Board action was needed at this time. Mr. Wren said that if funds are needed, he would bring the item back to the Board.

Mr. Loos suggested that the Chair be the liaison and Mr. Wren said he would continue to communicate. Chairman Hooper thanked Major Kiley for his efforts.

R-2 Resolution for Outstanding Cultural Event in Downtown Presented to the Museum of Art, Irvin Lippman

Chairman Hooper stated he was happy to present an award to Mr. Lippman. He stated the Board is proud of what he's done. Chairman Hooper read the Resolution and thanked Mr. Eagon for his work as the Chair.

Mr. Eagon stated that since he's been the Chair for the past three years, he's had the sheer joy of working with such a professional who has built the credibility of the museum. He said that the exhibit brought over 700,000 people going through the museum and that Fort Lauderdale was one of four cities in the entire United States to get the exhibit. He stated that he looks forward to working with him in the future.

R-3 Resolution for Outstanding Citizen Participation on Downtown Issues Presented to Richard Mancuso

Chairman Hooper said he was proud to present an award to Richard Mancuso. He stated that Mr. Mancuso spent a lot of time as a citizen and volunteer in the downtown and that the Board appreciates his participation and support that he gives to the DDA. Chairman Hooper read the Resolution.

A motion was made to adopt both Resolutions. Mr. Eagon moved the motion and Mr. Loos seconded. All were in favor; none opposed.

R-4 City of Fort Lauderdale Downtown Beach Trolley-Approval of Routes

Mr. Wren stated that Peter Partington from the City of Fort Lauderdale was in attendance and that he was seeking the approval of routes from the Board. Mr. Wren stated that the routes were outlined in the backup the Board received. He said trolleys were purchased by the TMA and that they should go into operation at the end of the month. He went on to say the route is from the Performing Arts Center down Las Olas to the beach on A1A, then down to Sunrise.

Mr. Partington, City Engineer from the City of Fort Lauderdale discussed the proposed headways will be 15 minutes and gave a brief overview.

Mr. Loos suggested the City consider amending the route. He suggested taking the trolley down on Birch or A1A, or somewhere around Beach Place instead of going to Sunrise. He said it will save time on the route and that the headway is critical. *He suggested the Board approve the route but continue to work with City Staff to shorten the headway. Mr. Scherer seconded the motion.*

Chairman Hooper asked if there was discussion from the Board and then asked if approving the route will allow them to pick Bayshore or any other streets. Mr. Wren said they should look for an 8-10 minute headway.

Mr. Eagon said he agrees with the 8-10 minute headway and asked what is being done to promote this. He said that they need to be able to encourage people to take mass transit.

Chairman Hooper said there was a meeting last week with the Advisory Board regarding marketing. He urged everyone to come out today at noon at the library for the kickoff and said the trolleys are nice and will act as a moving billboard. He said the trolleys will be free at first.

Mr. Ladd asked about the fare.

Mr. Loos said that because the TMA receives funding from various governments, that they need to generate funding and that charging 25 or 50 cents will not discourage anyone from using it. He said if they have it for free that over time, they will lose support of funding sources.

Chairman Hooper said that 50 cents is the maximum they are allowed to charge. Mr. Loos said that 50 cents will not discourage anyone from using it and that they are restricted in the fare cost.

Mr. Feldman asked how many vehicles were involved.

Mr. Partington stated four vehicles were on the projected route in the plan with 15 minute headways. He stated he understands that the DDA is asking for a shorter route with less than 15 minute headways. Chairman Hooper said yes.

Mr. Feldman said the Board should urge members of the TMA and the Chair to push forward with the North/South routes. Chairman Hooper said they are working on it with a new route. ***Chairman Hooper then asked if there was any discussion and called for a vote on the motion. All were in favor; none opposed.***

R-5 Governmental Center

Chairman Hooper said Greg Stuart was present from the County to give an update on where they are on this item. Mr. Stuart went through the presentation contained in the backup.

Mr. Loos asked about the deed restrictions on the property and further discussion was held.

Mr. Loos said that the developers look into construction costs rather than land costs and to be careful not to restrict it too much.

Mr. Eagon thanked Mr. Stuart for his update. He asked if Broward County is committed to building a new governmental center no matter which way this goes. Mr. Stuart said that leveraging the land is complicated and that Commissioner Rodstrom has brought up going through a bond. Mr. Stuart said he doesn't have an answer on whether the public would agree but that the County is committed to doing it in the downtown. He further said that getting a consensus is a difficult thing.

Mr. Eagon asked where Broward County is suggested they are going to get the units.

Mr. Stuart said it is an artificial cap and that all municipalities and cities know what this is like.

Mr. Eagon said that there are no units and questioned how Broward County can get them.

Mr. Stuart said the county would be able to come up with 3000 more units and the city can decide what to do with the units.

Mr. Scherer asked about entitlements and further discussion was held.

Mr. Ladd said that parks are important to the downtown and that the DDA owns a park which is 1.8 acres.

Mr. Stuart said they have park space and they are looking into green roofs and that whoever builds this will still have to pay park fees.

Mr. Stuart said they are working on a small workshop.

Chairman Hooper said they should focus on how to make it more comfortable so businesses want to stay in the downtown.

Mr. Loos made a motion that the DDA thanks the County and endorses them to move forward. Mr. Scherer seconded and Mr. Eagon also seconded for discussion. He added that the Board should endorse the concept and their commitment to Broward County to build a new governmental center in the downtown and if the funding mechanisms don't work, to seek other funding. Chairman Hooper said the Board needs to participate in the workshop. Mr. Loos moved the motion and Mr. Ladd seconded.

Discussion was held about the exact motion again and Chairman Hooper asked for the motion to be restated. Mr. Loos said the motion was to endorse the county in keeping the center in the downtown and that all pertinent areas of government in the downtown campus and governmental campus stay in the downtown. All Board members were in favor; none opposed.

R-6 Judicial Complex

Dick Brossard gave a presentation on this item. He said that last week, Pete Corwin sent a letter to Mr. Wren regarding the parking garage. He said four years ago, they began looking for a place to build a new county courts building and that Mr. Loos was included in the discussions. He said they hired a firm for the first phase of the work and that a DRI will be necessary. He continued with his discussion.

Mr. Brossard said they will need 800,000 square feet of a new tower to replace the 400,000 square feet of the existing facility. He said there was some discussion of funding it through a bond. He said they are looking at as early as November to put this item on the ballot and in 2009/2010 for occupancy.

Mr. Loos complimented county staff and the consultant. He said they've created a pedestrian corridor all the way to the river. He said the structure will be large but that the county has been responsible and they are doing a good job in meeting the needs of the court system. Mr. Loos said this is an exciting project.

Mr. Scherer said it is a brilliant plan and a brief discussion was held. Mr. Scherer asked if the land acquisition efforts depend on the bond and Mr. Brossard said no. Mr. Brossard said the funds are in place to do that.

Chairman Hooper said that Mr. Loos and Mr. Scherer have worked on this and the Board appreciates their efforts.

Mr. Loos made a motion for the DDA to commit to support the project and endorse conceptually with the level of detail outlined in the presentation. Mr. Eagon seconded the motion.

Mr. Brossard said there is a need for a partnership agreement regarding the parking. He said the City or DDA could partner with the County. He said the School Board has had preliminary discussion, but they still need a partnership for the parking.

Mr. Feldman asked what the schedule is for the whole package - development of the project and the design of the streetscape.

Mr. Brossard said the new court tower will be ready for occupancy in 2009/2010 and they are looking to be on the ballot in November.

Further discussion was held about the urgency of getting this done on the federal cycle and the timeline of the process.

Chairman Hooper asked if there was any further discussion on the motion. Hearing none, all Board members were in favor; none opposed.

R-7 School Board's Downtown Facility

Mike Garretson was present from the School Board. He stated that the School Board is the largest employer in Broward County.

Mrs. Butler arrived at the meeting.

Mr. Garretson stated that 50% - 70% occupied by curriculum offices are spread all over. He stated that business functions need to come downtown. He gave his presentation.

Mr. Loos said he strongly encourages the School Board to sit on the property for a while.

Mr. Garretson said he wants a partnership not to sell the land.

Mr. Scherer said there is no reason to get rid of the land and agrees with Mr. Loos. He said that acre is the most valuable in town.

Chairman Hooper that the Board should support all governments in the downtown, work with what is suitable in the downtown and not to be rigid about everything staying in the downtown. He stated that he wants businesses of government to be in the downtown but that there are things that may not be appropriate in the downtown.

Mr. Ladd said it was very well said. He said that without talking about this, what happens is; if you don't stay in the downtown, go to another city. He said they should decide how to have a good downtown with government offices and thanked Mr. Garretson for coming.

Mr. Loos suggested the Board take the position on encouraging that all appropriate government functions are kept in the downtown and that they should work to keep functions they don't think are appropriate near the downtown. Mr. Scherer seconded the motion. Mr. Ladd asked for refinement and further discussion was held. Chairman Hooper then asked for a vote on the

motion. All were in favor; none opposed.

Mr. Loos departed from the meeting and apologized for not being able to stay.

R-8 Downtown Master Plan Code Changes

Marc Laferrier from the City of Fort Lauderdale said he introduced this item to the City Commission as a first draft last week. He went through the 10 items – Proposed Modifications, contained in the Board’s backup. He gave an overview of each item. He told the Board that there is a workshop on June 7th from 6-8 and that they would go back to the City Commission in conference and then hold a joint meeting with the DDA in June or July.

Chairman Hooper said that the process that was taken to create the original Masterplan, where the Board met with the City’s planning staff on an individual basis would be appreciated moving forward with the proposed refinements.

Mr. Eagon stated that the approach taken for this first draft versus the first Masterplan is very different. He said in that process done two years ago, everybody was part of producing the document. He said the City is now back with a new Masterplan and that the acknowledgements from a couple of years ago involved the City Commission, an Urban Design Steering Committee, various organizations, individuals, and a number of neighborhood people. In the current draft, it involved the City Commission, a couple of city planners and a New York City architect. Mr. Eagon said that the City has been working on this behind closed doors for months and that it is not an update but a rewrite of the Masterplan.

Mr. Scherer said he is appreciative of Mark’s presentation. He said he participated in the first Masterplan and saw them go through the effort but nothing has been built north or south of the river. Mr. Scherer asked Mark to show him where in the plan where it contains mass transit in the downtown.

Mr. Laferrier said it’s not in the update because it’s in the original Masterplan. Further discussion was held.

Mr. Ladd said that after a successful effort on the first plan, they’ve done another report going in the opposite direction. The Board further discussed the item including the parking issue.

Mrs. Butler said that 2nd Street was done as a model and she would like to meet with Mr. Laferrier sometime.

Mr. Eagon said he is not interested in a process where they hold a workshop. He said it is not a process where you conduct a couple of meetings and then go for adoption. He said the document needs to be cleaned up and that there are huge property right issues. He said the first document took a year and a half or more and that this document cannot get adopted within the next few months. He said he looks forward to working with Mr. Laferrier and that a steering committee should be established.

Chairman Hooper asked if this affects the 3000 units and Mr. Laferrier said yes.

Discussion was held on a needs assessment.

Mr. Scherer said five projects were submitted and none built.

Mr. Laferrier said there are permits on three, and that it's about 7-12 projects approved in a year and a half. Further discussion continued.

Mr. Laferrier said he appreciates the Board's comments. He said that in approving 3000 units in a year and a half that only one project didn't make it through the process; there were minor changes only. He said the Masterplan added certainty and provided direction. He said he was glad Mr. Eagon held up the acknowledgements and that it was with genuine sincerity they put the acknowledgements in there and that it is a better plan because of it.

Chairman Hooper said a steering committee was mentioned and asked if Mr. Eagon wanted to make a motion.

Mr. Eagon said he had no motion at this time.

Mr. Scherer said he wants this discussion transcribed for everyone.

Chairman Hooper suggested seeking community input. He stated that in order to create a better downtown, we all need to work together. He said that height seems to be an issue and that they have to work together. He said he appreciated Mr. Laferrier's work and that the Board wants to work with him.

R-9 Broward County's 30th Year Celebrating Art – Light Art Display in Huizenga Plaza

Mr. Wren stated they are seeking a motion to approve the County to place its 30th year Public Art & Design Project in the Huizenga Park. Mr. Feldman moved the motion and Mr. Eagon seconded. None opposed.

R-10 Agreement with FDOT for Transit Funding

Mr. Wren said they are seeking a motion to approve the agreement with FDOT to accept the transit funding. Mr. Eagon moved the motion and Mr. Feldman seconded. A vote of the Board was taken and all voted yes; none opposed.

R-11 Workforce Housing

Chairman Hooper said he's been participating on this issue on behalf of the Board and asked if everyone was familiar with the new Workforce Housing Ordinance. He said the City Manager's Office and/or the Planning Department is seeking the Board's position. He said he feels the fee is excessive. Chairman Hooper said that in the CRA, he added up the impact fees. He said that on 100 units, the fee on workforce housing would be \$500,000, Waterworks 2001 would be another \$300,000 and the park impact fee would be another \$300,000 making it an additional \$1.2-1.3 million in impact fees. He said he's concerned with the impact fees.

Mr. Scherer that the City gets affordable housing/workforce housing money now. Further discussion held.

Mr. Eagon said the Board has been supportive of the concept with a City who wanted to explore workforce housing, yet in the last two meetings, the Board has gotten insulted. He said the only way to make housing more affordable is to increase the supply.

The Board continued discussion.

Mr. Milledge said the Board has two approaches: voting on a maximum fee ordinance or not or offering some position.

Mr. Eagon asked what happened to the menu.

Chairman Hooper said it wasn't incorporated. Discussion continued. He said that 50% of the inventory is under workforce housing. He said that the Board either takes a position or not.

Mr. Scherer said that the Board should do nothing.

Chairman Hooper said he wants to see workforce housing but he wants the entire community to pay for it.

Mr. Eagon said they have an ordinance with no clear consensus. He said the Board has been supportive of the concept of workforce housing. He said they are not comfortable supporting impact fees if there are no other parts to the menu and that the maximum amount is excessive. He said he'd like to continue to be supportive but the number, if there is one, needs to be much less than it is today.

Further discussion held; after which Mr. Milledge asked for clarification on the Board's position.

Chairman Hooper said they will work more with City staff and that there is no position at this point. The meeting was adjourned at 11:30 a.m.

A taped recording of the full proceedings of the May 11, 2006 Regular Meeting of the Board is on file in the DDA office – 305 South Andrews Avenue, Suite 301.