

Regular Meeting of the
Downtown Development Authority
Thursday, June 8, 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
Charles B. Ladd, Board Member
Doug Eagon, Board Member

NOT PRESENT: Gale Butler, Treasurer
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
Eric Zahn, Planning Intern
Chuck Adams
Richard Mancuso
Neil Sterling
Andrea Scarborough
John Lafferty
Phil Smelley
Paul Carpenter
Susan Lesser
Rebecca Horwitz
Mike Ferber
Ron Hicks
Bob Huebner
Errol Taylor

PRESIDING: Alan Hooper, Chair

Mr. Hooper called the meeting to order at 8:30 a.m. Roll call was taken by Mr. Wren. All Board members were present with the exception of Mr. Scherer and Mrs. Butler.

CONSENT AGENDA

Chairman Hooper asked for a motion approving the items on the Consent Agenda. A motion was moved by Mr. Eagon and seconded by Mr. Loos. None opposed. The following items were

unanimously approved:

- C-1) Approval of the minutes and follow-ups from the May 11, 2006 DDA Board Meeting.
- C-2) Approval of the Financial Statements Prepared by the DDA's Accountant's – Compiled December 31, 2005 and March 31, 2006.
- C-3) Approval of Huizenga Event Application – Taste of Little Italy, 03/02/07-03/04/07

REGULAR AGENDA

R-1 Police Report

A representative from the City of Fort Lauderdale Police Department was not in attendance.

R-2 Transit Update

Phil Smelley of Parsons Brinckerhoff (PB) was in attendance and began his presentation and spoke about planning a trip to Atlanta. Mr. Wren stated this meeting would be a follow up meeting to show the Federal Transit Administration (FTA) where we are and where we are going with our transit project. Mr. Smelley stated that Elizabeth Martin is no longer with FTA and we will now have a PB staff person there, which is good for our project.

He then spoke about the scheduling of the project and stated that PB is 5 days behind due to scoping meetings. He outlined the Alternative Analysis (AA) process we are currently in and noted we are moving towards the conceptual planning, public outreach, and alternatives. He stated that by the end of this year, we'd have our Locally Preferred Alternative Report (LPAR), which will carry us into the design phases. Mr. Wren mentioned that the alignment will be based on FTA standards and alternatives will arise from that.

Mr. Smelley mentioned PB would use existing models for the East/West (E/W), Tri-Rail, and tourism modeling to attain data for the project. Other mechanisms will include an on board survey on Broward County Transit (BCT) buses, Sun Trolleys, and the Water Taxis.

He noted that FTA approval includes showing alternatives between various technologies, including rubber wheel operations.

Scoping/workshops were then discussed by Mr. Smelley. He explained why we're going through an Environmental Assessment (EA) rather than an Environmental Impact Statement (EIS). With the EA, we are not required to do a scoping meeting, which will save us 60 days. In the event we are challenged, we will have to go through the EIS.

He then covered information related to the funding of our project. He stated we're moving forward through the New Starts process, but are interested in seeking funding through the new Small Starts Program. Mr. Smelley recognized the Florida Department of Transportation (FDOT) for their efficiency in processing the funding to our project. Mr. Wren answered Mr. Hooper's concerns about not having other funding resources beyond FDOT and the DDA in the combined amount of \$1.2 million and stated that the DDA is working towards developing funding partners with BCT and others. Mr. Smelley stated that through the Letter of No Prejudice (from our 2nd Street Streetscape

Project), we are eligible to receive reimbursement from the 2006 Streetscape Grant. He said that PB has given Jeff Weidner from FDOT the appropriate documentation (Purpose & Need) to move forward. He then stated that PB needs authorization on Work Order #3 from the Board to move forward with the PB contract.

Mr. Smelley then went over the next steps looking in the future and stated that the scoping information booklet will be ready shortly and the initial workshop will be scheduled in which technologies and alignments will be discussed. Mr. Smelley explained the components of the workshop after Mr. Hooper asked what was all involved and mentioned that the agency meetings will involve the elected officials, department heads of coordinated organizations (Coast Guard, etc) and the community meetings will involve the general public at large. Mr. Smelley then gave examples of how we will communicate these meetings to the public and mentioned posting it on water bills, organization websites, newspaper, through newsletters. He mentioned that it is always good to have as much input as possible from a large range of people after Mr. Hooper asked if putting the announcement on water bills is reaching too far. Mr. Smelley mentioned that 3 charettes are in the planning stages. The first of which will be held in Portland (or wherever the Board decides to take the transit demonstration field trip to) and will involve the CRA and Planning Staff regarding elements like land use, zoning, best station locations, and specifics.

Mr. Loos suggested that we coordinate our project with the Downtown Master Plan proposed changes and work closely with the City of Fort Lauderdale. Mr. Smelley said that many other agencies, including BCT and FDOT are looking at our project as the starting catalyst to determine their own location and alignment for their projects. Mr. Ladd then asked if talks have occurred with the FEC on their system and Mr. Smelley responded that they have and that a representative from FEC is included in the planning stages. He also noted that our system is compatible with the FEC and the Airport/Seaport connection. Mr. Ladd then asked if the demand analysis being done through Tri-Rail if it accounts for our circulator and Mr. Smelley assumed it was included. Mr. Loos felt strongly that the alignment considerations should be brought to the Board before the different meetings will occur to discuss this item.

Mr. Smelley then touched upon an area of possible concern. He stated the bridge could impede maintaining the desired headways and Mr. Wren noted that going through the tunnel is an option PB is exploring during the analysis phase. Mr. Hooper then raised concern over Andrews Avenue. Mr. Smelley addressed his concern by suggesting circulating on the other phase while the Andrews Bridge is up. Mr. Loos suggested creating a schedule for the bridge and Mr. Smelley discussed that through the preemption process, the train will determine when the bridge goes up. He also addressed that permits will not be required because no changes are proposing to be made to the function of the bridge.

Finally, the transit demonstration field trip was discussed and Mr. Smelley noted that a comparison sheet for other cities similar to Fort Lauderdale is being drafted and he complimented Houston's system for its recent increase in ridership over the past 6 months. The Board members went over what they thought was a realistic timeframe for the field trip and panned out that a 3-day affair would be best with flight between two of the locations and driving to the other. No motion was made.

Mr. Smelley did note that having a representative from the media to help promote our project could be wise. Mr. Hooper urged the DDA staff to communicate to the public the positive changes the

development community is making for the future our downtown. He recommended publicizing our projects and how we're helping to create a livable downtown.

R-3 DDA 2006/2007 Budget Schedule

Mr. Wren stated that Chuck Adams was in attendance to answer any questions on this item as well.

Mr. Wren said that the budget season started today and he will answer any questions regarding the backup provided to the Board and that he was seeking the Board's approval to set the budget hearings for September 14, 2006 from 8:30 a.m. to 4:00 p.m. and 5:01 p.m. and to set another meeting for September 28, 2006 at 5:01 p.m. Mr. Wren asked for discussion.

Chairman Hooper said he would like to focus on marketing and outreach. He said the Board needs to get the word out to the business community when items are presented to the Commission and government agencies. He stressed the importance of doing newsletters and that they are effective and he wants to make it a standard procedure beginning soon.

The Board went through various line items contained in their packages with Mr. Wren.

Chairman Hooper said the Board should pick a street and start a streetscape.

Mr. Eagon said as part of the budget process, the Board should look into this. He talked about monies allocated for Streetscape and the Flagler Height area.

Chairman Hooper said that if the Board waits until September in the 06/07 Budget cycle, it's too long and that the Board could look preliminarily at this item and perhaps hire a consultant to start preparing a map.

Mr. Eagon suggested that Mr. Wren and DDA staff remind the Board where they are at the next meeting.

Mr. Loos said the item is on such a scale and of such a need that it's moving forward and will get addressed and that the Board should look at what they can do that's complimentary.

Mr. Ladd proposed looking at the monies allocated for 6th Street and Flagler Heights and the monies coming back from the grant and to prepare a memo on the agenda next month discussing how to allocate the money.

Mr. Hooper suggested that Mr. Loos head up the South of the River program and told the Board that they should identify what should happen with the Bond Funds at the July Board Meeting.

Mr. Wren said he will get with Phil, John and Neil on what they have in grants, bonds, etc. and put a position paper together.

Mr. Sterling said that staff has been working hard on the Capital Improvement Program and that streetscape will be a large part of that. He said they've had preliminary discussion with the County discussing whether streetscapes can fit into their plan. Elizabeth is working hard to finalize a draft by tomorrow.

Mr. Ladd mentioned that we should get more updated per linear price for streetscape improvements from EDSA and suggested making our streets linear parks (combining streetscapes with parks).

Further discussion held. **Chairman Hooper asked that notices be sent out for the next Downtown Master Plan Meeting.**

Mr. Wren talked about a \$45,000 one time deficit this year and a \$45,000 target for coming years and he wanted the Board to be aware that further discussion would be needed on this and any other budgetary items.

Mr. Wren said he was seeking a motion to set the public hearings for 9/14/06 at 5:01 p.m. and 9/28/06 at 5:01 p.m. and to change the 9/14/06 Regular Meeting from 8:30 a.m. to 4:00 p.m. Mr. Eagon made the motion and Mr. Loos seconded. None opposed.

R-4 Approval of the Expenditure for the PACA Elevator Repair and Modification

Mr. Wren gave an overview. He indicated the money would come from revenue collected from the garage and he was seeking a motion to approve \$27,720 for the DDA's portion to repair the PACA Elevator. He indicated the money would come out of the capital projects fund.

Mr. Eagon made a motion and Mr. Loos seconded for discussion.

Discussion held on what the DDA's share was. Mr. Wren indicated that the agreement previously was 50% and then was changed to 42%.

Mr. Milledge said that an understanding was made but that the elevators never came up.

Mr. Loos asked for the item to be deferred to the next meeting.

Mr. Wren said that the need is severe and that the process has begun.

Chairman Hooper asked if it was 1 or 2 elevators and if they are working.

Mr. Loos said that this shouldn't come before the Board without all the details of the agreement because it is a very controversial item.

Mr. Sterling said that he negotiated the details three years ago. He said that the County has been working a deal to lease spaces at the garage and if it proved successful, there will be a dramatic increase in revenue.

Mr. Eagon asked if the contract/agreement states that this is the DDA's obligation.

Mr. Loos asked if anyone looked at the agreement.

Chairman Hooper said that if it's in the agreement, the Board should approve paying their share.

Mr. Eagon said the Board could approve it subject to a review by the Executive Director and Legal Counsel.

Mr. Loos said he would like an email to all Board members confirming the information.

Mr. Eagon then moved the motion and Mr. Loos seconded. Roll call was taken and all approved.

Courthouse Update

Mr. Loos asked if he could give a status on the Courthouse. He indicated it was moving quickly and that there are a number of exciting plans. He said that Commissioner Eggelation is the Chair and Commissioner Rodstrom, Commission Scott, John and Neil are all involved and have been working hard. The target date is 2009 if all goes well. He said they are trying to get the City involved and have invited them but they haven't attended. He said that he's mentioned it to both the City Manager and the Planning Director.

Mr. Eagon said that Ron Hicks was present from the City who might be able to respond.

Mr. Hicks said they are focused on the Downtown Campus and requested that invitations be sent to him directly and he would be happy to report back because he thinks it's important.

Mr. Loos departed from the meeting for another engagement.

Chairman Hooper asked if there were any issues to be discussed under ongoing items and there were none.

DIRECTOR'S REPORT

D-1 DDA/City 2nd Street Streetscape Project

Mr. Wren said the City sent final documents on the streetscape project and that he's been communicating with the City to close this project out. Discussion was held.

Chairman Hooper said that Jack Seiler can get FPL involved.

Mr. Wren said he will coordinate with the Chair and report back at the next meeting to which further discussion was held.

Mr. Wren said he would look into doing a walk through with the City and Mr. Eagon said he would be happy to go.

Chairman Hooper said that when doing streetscape projects, more involved discussion is needed regarding maintenance.

Mr. Ladd said that they should get a letter from whomever is responsible prescribing how they will maintain the trees.

Chairman Hooper said that they should be concerned with the value they are adding, not the operating account.

D-2 City of Fort Lauderdale Downtown Beach Trolley-Updated Route

Mr. Wren told the Board that the shorter route with better headway is being implemented.

Mr. Eagon mentioned that people are still confused about the trolley. He said they have no reference on the trolley and that clearer advertising on the trolley would help and provide better marketing.

Chairman Hooper said that their attention was turned away from this because of the need to fill the TMA Director's position.

Mr. Wren offered the DDA's assistance in trying to get publicity out there during the process of filling the position.

Mr. Wren told the Board that the other items in the Director's Report were FYI's. He said that there was a Master Plan Workshop last night and that the comments will go back to the Commission.

D-6 Senator Bill Nelson Letter

Mr. Wren said he is optimistic about receiving funds this year.

Other Items

Park Impact Fee

Mr. Wren indicated the City discussed the Park Impact Fee this week which was approved. He wanted to know the Board's position on the number.

Mr. Eagon said that Mr. Wren should continue to work on the number.

Mr. Milledge said that staff should be authorized to recommend the appropriate Park Impact Fee and bring it back to the City.

Chairman Hooper said that it should be reasonable and that the Board does want to see parks improved. He said the Board is trying to promote redevelopment in a positive way.

Mr. Milledge indicated that Mr. Wren should move forward on that.

Vacation Request

Mr. Wren mentioned to the Board that he is requesting approval to take vacation in July for two weeks and that he was seeking approval to move the July DDA Board Meeting to the 3rd week in July.

Mr. Eagon said he was fine with changing it and the Board had discussion.

Mr. Wren thanked the Board for their consideration and then *a vote was taken on the date change from July 13th to July 20th. Mr. Eagon moved the motion and Mr. Ladd seconded. All were in favor; none opposed.*

Mr. Eagon said that the Board should explore with the County, a way to install pedestrian right of way signs and that crosswalks are a concern. He said that the governmental center intersection has it and people abide by it.

Mr. Wren said he would be glad to report at the July meeting.

The meeting was adjourned at 10:15 a.m.

A taped recording of the full proceedings of the June 8, 2006 Regular Meeting of the Board is on file in the DDA office – 305 South Andrews Avenue, Suite 301.