

Final Public Hearing on Budget
Downtown Development Authority
Thursday, September 28, 2006
Broward Center for the Performing Arts
New River Room, West Side

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

NOT PRESENT: William R. Scherer, Board Member

ALSO PRESENT: Andy Maurodis on behalf of John M. Milledge, DDA Legal Counsel
Chris Wren, DDA Executive Director
Marti Brown, Administrative Coordinator
George Rahael

PRESIDING: Alan Hooper, Chair

Mr. Hooper called the DDA Special Meeting on the Budget to order at 5:01 p.m. Roll call was taken by Marti Brown. Chairman Hooper opened the Public Hearing on the Final Millage Rate for 2006/2007.

Mr. Maurodis made the announcement of the TRIM Notice as required by Statute and he read the following to the Board: name of the taxing authority, rolled-back rate, percentage increase over the rolled-back rate, final operating millage rate, debt service millage rate and the total millage rate. Mr. Maurodis then read a Resolution Adopting the Final Millage Rate for the 2006/2007 Fiscal Year. Chairman Hooper opened the hearing to the public. Hearing no comments, Chairman Hooper then closed the Public Hearing on the Final Millage Rate for 2006/2007.

Mr. Loos asked for confirmation that the total millage for this year is the same as last year. Mr. Wren said that combined, it is. Mr. Loos asked if the revenue for operations that they receive from the tax payers will be less this year than last year and Mr. Wren responded yes. He said it's \$50,000 less this year than last year.

Mr. Feldman asked if the Board normally does the Executive Director's pay review at this time to which Mr. Wren responded yes. He then asked if it was appropriate for the Board to discuss the Executive Director's pay review. Mr. Eagon recommended that they finish up with the Public Hearing first and then he would offer information as he could. Mr. Ladd agreed. Mr. Maurodis told the Board they must finish their discussion on the millage and then proceed to the approval of the budget before discussing the pay review.

Chairman Hooper asked if there were any comments from the Board and there were none.

A motion was moved by Mr. Feldman to adopt a Resolution on the Final Millage Rate for the 2006/2007 Fiscal Year and Mr. Eagon seconded. Roll call was taken and all approved.

Chairman Hooper then opened the Public Hearing on the 2006/2007 Budget. Mr. Maurodis then read a Resolution to adopt the Final Budget for the 2006/2007 Fiscal Year. Chairman Hooper asked if there were comments from the public. Hearing none, he closed the Public Hearing. Chairman Hooper asked if there were comments from the Board and there were none.

Mr. Loos then made a Motion to adopt a Resolution on the Final Budget for the 2006/2007 Fiscal Year and Mr. Eagon seconded. Roll call was taken and all approved.

Chairman Hooper then closed the Public Hearing.

Discussion on Executive Director's Salary

Mr. Eagon said that over Mr. Wren's tenure, they've recognized his efforts by making sure he's adequately compensated. He said that Mr. Wren has expressed publicly and privately that he feels his salary is appropriately compensated. Mr. Eagon stated that any adjustments would be cost of living adjustments to his salary in the range of 3-5%.

Mr. Eagon made a motion to adjust Mr. Wren's salary by 4%. Mr. Loos seconded for discussion.

Mr. Loos said that Mr. Wren is working hard and doing a fine job. He asked what his current salary was and Mr. Wren indicated \$110,000. Mr. Loos asked Mr. Wren how he felt about a 4% increase to which Mr. Wren responded he felt it was adequate. Mr. Wren said he appreciates the Board's support.

Mr. Loos said that Mr. Wren has accomplished a lot and perhaps some sort of modest bonus to say thank you should be considered and he asked if \$2500 would be appropriate. Mr. Eagon said that within the employment agreement, there is a provision for bonuses.

Mr. Loos said that he appreciates all of Chris' hard work and efforts and that it's been a very productive year and Mr. Wren has been under a lot of pressure and the Board does need to recognize his efforts. Mr. Eagon mentioned that within the employment agreement, it states that bonuses can be up to \$5,000. Mrs. Butler said she thought it should be higher than \$2500.

Chairman Hooper asked if this was for the coming year or last year and Mr. Eagon said it was for the last 12 months and that Mr. Wren's anniversary is in October. Mrs. Butler then suggested \$3,000.

Mr. Feldman said that Mr. Wren has done an exceptional job for the Board. He stated that the incentive for him to keep working as hard as he has with even more pressure, that he feels he's earned the maximum benefit of \$5,000.

Chairman Hooper said he agrees that Mr. Wren has been doing a good job. He said that Mr. Wren has been juggling a lot of projects at one time. He said he would like the Board to consider in the future, that as they take on additional projects such as Streetscapes, that in addition to Mr. Wren's salary

and bonus, the Board considers more staffing and subcontracted work to take the burden off his shoulders and staff's to help get the projects accomplished in a timely fashion. He said it's been a productive year.

Mr. Eagon then amended his motion to reflect a 4% increase in salary and a \$5,000 bonus. Mr. Loos seconded. Roll call was taken and all approved.

Mr. Wren thanked the Board again for their vote of confidence.

Mr. Eagon told the Board that they need to look at workloads and subcontracting. He said he would like the Board to consider what their highest priorities are, recognizing the limited tax base they have and the limited staff that they have and what the Board should concentrate on, whether they should deal with them, subcontract, or outsource completely. He said that at every Board meeting, staff is given several things that must be accomplished and it creates the potential of not getting to what the Board feels are the most important things.

Chairman Hooper agreed that if the approach was different, some items would get done more effectively and efficiently and it wouldn't be bogging staff down. He said that at the last Board meeting, they took action on moving forward on three streets trying to get the County involved with the redevelopment funds to start talking about doing preliminary plans in the downtown. Mr. Wren mentioned the streets were 7th on the south and 4th & 5th on the north. Chairman Hooper said the point is that with whatever funds they use to do that, they would be looking for some sort of a subcontractor or some sort of a different approach so that the Executive Director could manage it from an Executive Director's seat rather than a project manager's hat. Chairman Hooper then said it's been a pleasure working with the Executive Director and that his staff has done an exceptional job and said Elizabeth and Marti and the whole staff has done a wonderful job this year. Mr. Loos added that it's within Mr. Wren's prevue to handle raises and bonuses for his staff.

Mr. Feldman suggested the Board conduct a workshop within the next few days on Workforce Housing because the item is going before the City Commission on October 17th. He said the Board should participate and build some sort of consensus to be a part of the solution.

Mr. Loos said that as a Board, they went to the City previously in good faith with concrete proposals and the City ignored all the Board's proposals. He said they should do it again but they need more commitment from the City that they are going to respond if the Board is going to make the effort. Mr. Feldman said they need to take another shot at it. He said he's been meeting with Mark who is at the center of the issues and that he indicated they are awaiting for the Board to take another attempt and they will try to participate on a reasonable level with the idea of getting something done. Mr. Loos asked Mr. Feldman if he felt the elected officials are willing to participate. Mr. Feldman said that he's run into brick walls as others have over the course of time but they need to take another shot at it. Mr. Feldman said that it's irresponsible for the Board not to participate and take another shot at it in a public forum.

Mr. Ladd said that the Commission is looking for the right thing to do with this issue and unless they act as a Board to try and bridge that division, it's going to languish. He said the County Commission has indicated that this is a part of moving forward with changes to the Comp Plan and allocation of the units. He said they should do it in good faith even if they are not successful, they should try.

Mr. Loos said he is not against the workshop but said there won't be a push to get anymore units in the downtown any time soon. He said that the Board's ideas and proposals were not incorporated in what was finally proposed with the City.

Mr. Eagon said he shares Mr. Loos' frustration but says they should be a part of the process. He said the Board not only participated, they made proposals based on also what they heard from the City on what they felt were the important aspects and how the Board could help to solve those. What came out of that was the Commission decided they would revisit this issue later in the year which is what they are doing. He said it is not at all unimportant that if they are truly committed to Affordable Housing, they need to be talking about the functional constructability of Affordable Housing and he suggests that the Master Plan and Affordable Housing goals need to come together and he believes the Commission needs to understand this.

Chairman Hooper said that whatever issues come up with the City and County that the Board must participate as a group. He said the Board needs to show up at the October 17th meeting. He said that the point Mr. Eagon made will make a big impact if it's brought to the Commission. He said it will make a bigger impact coming from the Board. He said the Board needs to come up with a date to meet.

Mr. Loos said he does not know what the costs are to produce a high rise unit and that maybe Mr. Eagon could come up with a market land cost on how much it would cost to build a 1000 square foot unit in a 15 story building over parking. He said it's important to show what the dollars are in their presentation to the City with what the hard realities are. He said it's important to lay it out for the Commission. Chairman Hooper said that's why it's important to have a workshop for a couple of hours to talk about it. Further discussion was held.

Chairman Hooper asked if staff can get a consensus from the Board on when they can meet next week for 2 hours and Mr. Wren said he would do that. Mr. Wren asked if the Board wanted to invite any other participants and after discussion, the Board agreed it would just be them.

Mr. Ladd said that George Rahael, in attendance at today's meeting, probably orchestrated the fastest Affordable Housing Ordinance in Broward County's history and probably one of the most effective ones. Mr. Ladd asked Mr. Rahael if there was a memo in terms of the Ordinance and the highlights of it. Mr. Rahael discussed some of the details of the Coral Springs Affordable Ordinance with the Board.

After discussion on this issue, the meeting was adjourned at 5:52 p.m.

A taped recording of the full proceedings of the September 28, 2006 Final Hearing on Budget is on file in the DDA office – 305 South Andrews Avenue, Suite 301.