

Regular Meeting of the  
Downtown Development Authority  
Thursday, January 11, 2007  
Broward Center for the Performing Arts  
New River Room, West Side

**ROLL CALL**

**BOARD PRESENT:** Alan Hooper, Chair  
Peter Feldman, Vice Chair  
Charles B. Ladd, Board Member  
D. Fredrico Fazio, Board Member

**NOT PRESENT:** Jack T. Loos, Secretary  
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  
Chadwick Blue, Urban Planner  
Erin Emmons, Planning Assistant  
Kate Sheffield, Planning Intern  
Neil Sterling  
Major Frank Adderley  
Phil Smelley  
Irv Minney  
Roger Desjarlais  
Stephen Botek  
Steven Wasserman  
Kevin Burke  
Brittany Wallman  
Richard Mancuso  
Mike Ferber  
Pamela Adams  
Andrea Scarborough

**PRESIDING:** Alan Hooper, Chair

Chairman Hooper called the meeting to order at 8:45 a.m. Roll call was taken by Marti Brown. All Board members were present with the exception of Mr. Loos, Mrs. Butler and Mr. Scherer.

**CONSENT AGENDA**

*Chairman Hooper asked if there was a motion approving the Consent Agenda. A motion was*

*moved by Mr. Ladd and seconded by Mr. Fazio.* The following item was unanimously approved:

- C-1) Approval of the minutes and follow-ups from the December 14, 2006 Board Meeting and the Transit Workshops on December 4 and December 7, 2006.

## **REGULAR AGENDA**

### **R-1 Police Report**

Major Adderley introduced Captain Anthony Williams as the new executive officer assigned to the district replacing Captain Ralph Nelson. He said that Captain Williams was born and raised in Fort Lauderdale.

Major Adderley said that in reviewing 2006, the downtown area's monthly average of part one crimes was 50. He said the two other districts averaged 105 and 95 and that the downtown had the least amount in 2006. He said that in December, there were 44 part one crimes in the downtown. He mentioned there were seven strong armed robberies, the last one occurred on December 26. He said they have initiated an action plan for the area and since December 26, there have been none.

Mr. Feldman asked where the incidents took place and Major Adderley went through brief details and the locations. He said the incidents took place in the evening and that some arrests were made.

Chairman Hooper said that recently, while coming out of his house, he noticed a ticket on his car. He said it was a courtesy ticket from the City of Fort Lauderdale Police Department telling him his doors were unlocked. He said it was great and asked if it was done citywide to which Major Adderley responded yes. Chairman Hooper then said that the Police Department did a great job at the New Year's Party managing all the people. He asked if there were any crimes that night. Major Adderley said there were 4 arrests made and that the Broward Sheriff's Office made 4 arrests in the County Parking Garage. He said that his estimate of attendance was 15,000 people.

Major Adderley told the Board that they are looking at the City's Noise Ordinance and that they are conducting various exercises with businesses and residents to establish a comfort noise level for all.

Mr. Fazio asked if any of the strong armed robberies occurred on the Riverwalk and Major Adderley said yes and went into more detail.

Chairman Hooper said that the downtown has activities which have noise associated. He said that private developers need to be clear on the noise issues and he cautioned the consultant in regard to the noise ordinance. He suggested the consultant come to the DDA Board to do a presentation so they can hear more details to which Mr. Ladd agreed. Major Adderley said they are trying to find a comfort zone for the businesses and residents on the noise issues.

Chairman Hooper discussed the importance of people understanding where they are moving to and the noises associated in those areas. He then thanked Major Adderley.

Chairman Hooper recognized Mr. Fred Fazio as a new Board Member and welcomed him.

**R-2 Preliminary Streetscape Feasibility Report**

Chairman Hooper indicated that Steve Botek was present to discuss this item and that Mr. Wren would provide an update.

Mr. Wren said that during the last three months, discussion was held on what capital projects the DDA wanted to undertake. He said Steve Botek was hired to perform due diligence to determine costs for consultant work, construction costs, etc. He said due diligence was done on 4<sup>th</sup>, 5<sup>th</sup> and 7<sup>th</sup> Streets and a final report is anticipated in February. He said the report before the Board is an interim one.

Mr. Botek said they looked at 4<sup>th</sup> and 5<sup>th</sup> streets between Andrews and Federal Highway and SE/SW 7<sup>th</sup> Street between SW 4<sup>th</sup> Avenue and Federal Highway. He said they were identifying fatal flaws on the routes as well as the project outline of activities and costs. Mr. Botek talked to the Board about the powerline locations. He said he is in the process of scheduling a meeting with FPL's downtown representative to discuss costs and timelines and that he intends on having that meeting before the next board meeting. He estimates the cost to be \$500 per linear foot. Mr. Botek discussed drainage on the three streets. He mentioned that the City will require improvements to the drainage. Parking was then discussed including back out parking.

Mr. Ladd said he enjoyed the report and said he thought FPL was doing a duct bank on 4<sup>th</sup> street. Mr. Botek said that was his understanding. Further discussion was held and then Mr. Ladd indicated that in the report, it says there is no street profile. Mr. Ladd said it's in the Master Plan. He suggested Mr. Botek speak to either Wayne Jessup or Marc Laferrier of the City. Mr. Wren added that he gave Mr. Botek the City's cross sections.

The Board further discussed parking and the necessity for real numbers – estimates of the costs and installation. Mr. Ladd said he is not opposed to adding another street to do the analysis.

The Board talked about the expense and timeframe of doing the survey of all three streets. Mr. Botek said the survey would cost around \$38,000 and the title work would cost around \$10,000 for all three streets. He said he had already called a survey company.

Mr. Feldman asked if he is prepared to move forward with it and Mr. Botek said yes. **Mr. Feldman suggested they obtain three bids for the survey work of the three streets.**

Further discussion held.

**Mr. Feldman said that Mr. Wren was going to check with the County's group on the courthouse relative to where they were. Mr. Wren said he would have information in February. Mr. Wren asked for clarification on whether the board wanted to add 6<sup>th</sup> Street from 3<sup>rd</sup> to Federal. Chairman Hooper said they should get bids for all four streets.**

Mr. Wren said he would speak to the County about any streetscape projects they will have out of the courthouse project. The Board discussed the report further, going through the costs. Chairman Hooper stated it would be approximately \$18 million dollars worth of streetscape improvements and \$3 million more if they included 6<sup>th</sup> Street. Mr. Ladd said that once there is a plan and costs involved, there are a number of different funding strategies out there. Mr. Wren added that the CRA made a

past commitment to do 4<sup>th</sup> and 5<sup>th</sup>. After a brief discussion, Chairman Hooper thanked Mr. Botek for his work.

**Mr. Wren said he would update and get the information to Mr. Ladd.**

### **R-3 Courthouse Bond Referendum Update**

Roger Desjarlais was present and said that he provided the Board with an Operations and Communication Plan in their packet. He said it was prepared as a result of conversations with Mr. Wren and Neil Sterling. He said it is a two phase project. He said the Board's leadership is important and that this is long-term in nature. He said it is a 13-month campaign. He talked about a traffic study and said he would come to the board first.

Mr. Feldman asked what the status was and Mr. Desjarlais said it's about six month's out. He said in his last conversation with Pete Corwin, the contract let in July.

The Board discussed the timeline. Mr. Sterling said they are looking at the Presidential Primary a year from this March. He said he's been involved in these previously and it usually takes a year in duration. The key elements are: 1) that the DDA are leaders, establishing the importance of a judicial center in downtown Fort Lauderdale and 2) that the DDA support a year's campaign.

The timeline was brought up again and Mr. Sterling said there is a countywide election in March 2007. He said his recommendation is taking the year to allow enough time. He said it will be a successful campaign. Chairman Hooper said he agrees with a longer term approach.

Mr. Feldman asked if they've collected any monies of the \$300,000-\$500,000 goal and Mr. Desjarlais said there has not been a fund raising effort.

***Mr. Feldman made a motion to support the courthouse expansion efforts and Mr. Fazio seconded.***

Mr. Desjarlais said that after the DDA contributed \$25,000 they wanted a plan within 60 days and that's why he was discussing the effort today.

Chairman Hooper asked if they wanted to include something in the motion about the \$25,000 contribution made previously. Mr. Feldman said he wanted to express that the Board is still supportive of the effort and for Mr. Desjarlais to stay in touch and to keep the Board informed of the fund raising efforts. Mr. Ladd asked what the plan was for that money. Mr. Sterling talked about the spending needs and said that Mr. Desjarlais will use the DDA money for communication purposes. He added that the motion is important because this is a critical need for the community. Mr. Wren said that once the committee is formed, they will show where and how the money is spent.

***At this time, Mr. Feldman amended his motion in support of the effort and that the \$25,000 be held until the budget is adopted by the executive committee and the DDA has the opportunity to examine the budget and get a report every 90 days. Mr. Fazio seconded the motion. Roll call was taken and all approved.***

### **R-4 2007 Transit Update**

Chairman Hooper said the consultant was present and that Mr. Wren can provide an overview.

Mr. Wren said this is a three part item. He said 2007 will be a landmark year. The three items are: 1) a budget adjustment, 2) the public meeting schedule which covers the next five to six months and 3) the conceptual alignment report.

Mr. Wren said a budget adjustment is needed. He stated that the original contract amount was \$1.865 million dollars and there is a \$116,000 increase. He said the Board's approval is needed. He said the increase is due to extra public outreach meetings. In addition, he said the technical funding support and scope has increased 6% and the PE work done during WO 3 was anticipated to be fully funded through FDOT, when in actuality it is a 50/50 match between DDA and FDOT.

Mr. Wren said the alternative analysis phase is critical and he discussed the steps. Mr. Wren said the overall amount needed by the Board is \$116,000 and authorization to transfer \$346,000 of undesignated bond funds to this project.

Chairman Hooper asked what the \$288,000 was for and Mr. Wren said it is the amount they thought FDOT was paying.

Chairman Hooper asked how many extra meetings were held and Mr. Smelley said 10-12 more and they anticipate 50 more through June.

Mr. Smelley clarified that the additional \$116,000 would bring us through the completion of the AA (through July).

Mr. Ladd raised concern over fluctuating costs as we move forward through project development. He asked if the costs will increase a year from now.

Mr. Smelley said that PB is putting together a detail on costs for the Alternative A, which will give a true estimate of the costs.

Mr. Wren told the Board that the DDA's share should not be more than \$1,000,000 for project development.

Mr. Smelley said \$1 million or less is probably the right amount for the next step and that \$5 or \$6 million would be the total for the DDA over the completion of the entire project. The Board discussed the funding further, the next steps including meetings with the City and County Commission and the need for partners.

After discussion, Chairman Hooper asked the Board how they felt about bidding out. He expressed his concern in ensuring the numbers are correct. He asked whether the Board had committed to Phase 2 with Parsons Brinckerhoff.

Mr. Milledge said that the decision may be premature. He said they need to have discussions with the County to get the County's feedback with reference to funding. Mr. Ladd expressed concern about the numbers as well.

Chairman Hooper said that his approach is not to get rid of Parsons Brinckerhoff but that it doesn't hurt to bid things out especially with the type of monies involved.

Mr. Fazio asked what the timeframe was for the next phase and Mr. Smelley said June.

Mr. Wren indicated he's had similar conversations with General Counsel on this issue but that he needs to talk to the County and gather information. **He said it is no disrespect to Parsons and that he would try to bring this item back in February.**

Further conversation held about the contract after which the following motion was made:

*Mr. Wren said this is a 3 phase motion: Authorization for the increase of \$116 million, authorization to transfer \$346,000 from undesignated bond funds to this project and authorization of Work Order 3. Mr. Feldman moved the motion and Mr. Fazio seconded. Roll call was taken and all approved.*

Mr. Wren said they've prepared a schedule with all the public approval meetings and he is seeking concurrence from the Board to submit a separate package to the Federal Government. He said Mr. Smelley has had discussions but that a submittal is needed and this is the first report. **Hearing no objection, Mr. Wren said he would proceed.**

#### **R-5 Lighting Project Upgrade**

Mr. Wren said that the Board received a memo indicating a budget amendment is required. He said this project is a combination of the City, County and the DDA. He discussed the County and the DDA's responsibilities of the project. He said the total board authorization needed is \$236,500. He said to make this project A+, they need a 3<sup>rd</sup> light in the trees. He said he spoke with FPL this morning and they are contributing \$25,000 to the project. He said there would be no additional cost to the DDA and staff has a PowerPoint presentation to show the Board.

Mr. Ladd said that in looking at the material, Mr. Wren supplied him with individual bids. He said the last discussion they had on this was in September. He discussed the figures he was given back in September including the county and city's contribution. He said now the DDA is spending \$200,000 for a \$400,000 project. He said the Board approved \$176,000 and that he has not seen anything since. He stressed the importance of this not happening again without a board member's involvement and in reviewing the numbers. He said he understood that staff was under a tight schedule on this project and that he is hard to get in touch with, but it's important to get Board involvement. He went on to say it will be a nice project but the process needs to be handled differently in the future. He said that staff needs authorization now of \$70,000 and that they were getting \$50,000 from the City and wasn't that previously included.

Mr. Wren went through the choices the Board could make given the circumstances. He said he was looking for their direction. Mr. Ladd said he needs to see the vendor information, the costs and funding sources and he would like to see the 3<sup>rd</sup> light.

Chairman Hooper said it is important that the downtown has lighting and that through the deadlines that needed to be met on this project, some things were missed. He said the Board is setting the example of where monies should be spent in the public ROW to increase the value. Mr. Wren said they will improve the system.

Ms. Veliky said that MPS has a website of the project. Chairman Hooper added that where the project is now is much better than the initial concept. At this time, Mr. Wren went through the PowerPoint presentation. He explained the need for the 3<sup>rd</sup> light to the Board and the affect it would have.

Mr. Ladd asked how many bulbs were on each tree and Mr. Wren said two and that they are looking for something on top of the trees. Chairman Hooper asked if there was lighting now in the park and Mr. Wren said there is no security lighting now. Mr. Fazio asked what sets the lasers off and Mr. Wren said they will be interactive.

Mr. Wren said the County is responsible for maintenance of the laser portion and the DDA is responsible for the light bulbs in the trees which are estimated at \$5,000 a year.

Ms. Veliky added that the LED technology is so advanced that if the lights were run for 24 hours a day for 25 years, they could run at full strength.

***Mr. Feldman moved approval of the change in the scope amount and authorization of funds. Mr. Fazio seconded. Roll call was taken and all approved.***

**Mr. Ladd requested that staff call him about the amounts.** Chairman Hooper thanked Chris, Elizabeth, Erin and the entire DDA staff.

#### **R-6 CIP/Redevelopment Grant**

Mr. Wren said a meeting is scheduled with Kathleen Gunn at the City on this issue. Chairman Hooper asked if the new Chair would continue follow-ups on this issue.

#### **R-7 2007 Board Elections**

***Chairman Hooper asked if there was a nomination for the new Chairman. Mr. Fazio nominated Mr. Feldman and Mr. Ladd seconded.*** Hearing nothing further, the nominations were closed.

Chairman Hooper thanked the Board for the honor of being the Chairman and thanked staff. Mr. Wren thanked Mr. Hooper for all his work.

***Chairman Feldman asked if there was a nomination for the Vice Chair. Mr. Hooper nominated Jack Loos and Mr. Fazio seconded.*** Hearing nothing further, the nominations were closed.

***Chairman Feldman asked if there was a nomination for Secretary. Mr. Hooper nominated Mrs. Butler and Mr. Fazio seconded.*** Hearing nothing further, the nominations were closed.

***Chairman Feldman asked if there was a nomination for Treasurer. Mr. Hooper nominated Mr. Fazio and Mr. Ladd seconded.*** Hearing nothing further, the nominations were closed.

### **DIRECTOR'S REPORT**

#### **D-1 DTC Breakfast Meeting Presentation**

Mr. Wren said that there is a downtown counsel breakfast on 9/27/07 where he will be speaking.

**D-2 2008 Appropriations Request**

Mr. Wren said they will be doing a joint trip with Broward County to Washington this year.

**D-3 Huizenga Plaza Lighting Project Update**

Mr. Wren said the unveiling of the Light Project is January 25<sup>th</sup>. He said invites went out and approximately 300 people have already RSVP'd. He said they anticipate as many as 500 people.

**D-4 Third Avenue ArtWalk**

Mr. Wren said they've been sponsoring the trolley service for this event but this will be the last year. He will work with them to teach them funding strategies.

**D-5 Throwback at the Park-Amendment to Original Application**

Mr. Wren said that the original application approved by the Board was without fencing. However, fencing is required so an amendment to the original application was done.

Mr. Wren introduced Chadwick Blue as a new employee at the DDA. Mr. Blue introduced himself and said he is a recent graduate of George Washington University. He said he worked on Capitol Hill through a lobbyist group and gave the Board background information about himself.

Hearing no other business, the meeting was adjourned at 10:45 a.m.

A taped recording of the full proceedings of the January 11, 2007 Regular Meeting of the Board is on file in the DDA office – 305 South Andrews Avenue, Suite 301.