

Regular Meeting of the  
Downtown Development Authority  
Thursday, May 10, 2007  
Broward Center for the Performing Arts  
New River Room, West Side

**ROLL CALL**

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

**NOT PRESENT:** D. Fredrico Fazio, Treasurer  
William R. Scherer, Board Member (**participated via conference phone**)

**ALSO PRESENT:**

John M. Milledge, DDA Legal Counsel	Ron Hicks
Chris Wren, DDA Executive Director	Joe Abruzzino
Elizabeth Veliky, Planning & Design Manager	Pete Corwin
Marti Brown, Administrative Coordinator	Richard Allen
Chadwick Blue, Urban Planner	Alan Tinter
Phil Smelley	Kelley Shanley
Eric Liberman	Angela Chin
Karen Reese	Brittany Wallman
Richard Mancuso	Jonathan Roberson
Clay Wieland	Andrea Scarborough
Mike Ferber	Pamela Adams
Frank Adderley	Patsy Mennuti
John Labandera	Scott Strawbridge
Rhett Roy	

**PRESIDING:** Peter Feldman, Chair

Chairman Feldman 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. Fazio. Mr. Scherer was participating via conference call.

**CONSENT AGENDA**

Chairman Feldman asked if there was a motion approving the items on the Consent Agenda. ***A motion was moved by Mr. Ladd and seconded by Mr. Hooper. There was no discussion. All board members were in favor.*** The following items were unanimously approved:

- C-1) Approval of the minutes and follow-ups from the April 12, 2007 DDA Board Meeting
- C-2) Approval of Outdoor Event Application – Zumba Fitness Class, 5/30/07
- C-3) Approval of Outdoor Event Application – Intercultural Folkloric Dance Event, 6/16/07

## **REGULAR AGENDA**

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

Major Frank Adderley introduced John Labandera as the new dayshift captain. Major Adderley said there were 51 part one crimes in the downtown. He said vehicle burglaries are a concern. He said the incidents occurred south of Broward Boulevard near Andrews Avenue. He said there were 11 for the month, occurring in the first week in April. He said they initiated an action plan and the midnight shift made 38 arrests. He said there is a tactical impact unit which are plain clothes officers and they made 7 arrests in the downtown, 5 of which were individuals with past criminal felony convictions. He asked if the Board had any questions.

Mr. Ladd said that in the Flagler area, there seems to be a good amount of activity since the land has been cleared out south of 6<sup>th</sup> Street and he's seen guys on bikes. Mr. Hooper asked if he was speaking of East of 3<sup>rd</sup> Avenue and Mr. Ladd said yes. Chairman Feldman said there is still activity between 6<sup>th</sup> & 7<sup>th</sup> Street that seems constant. Major Adderley said he would follow-up on this issue. Mrs. Butler arrived.

Mr. Hooper discussed an incident at Mill Lofts which occurred on the construction site where someone stole copper, etc. and said the Police Department got the guy and he appreciated their help. John Labandera said there is a crime trend all over the Tri-county area. He said survey equipment is worth around \$6,000 and a lot of this type of equipment is being stolen off construction sites. He said to be sure your equipment is secure and to pass the word around as dozens are being stolen. He said this could become a problem statewide.

### **R-2 Recognizing Economic Development Director Ron Hicks**

Chairman Feldman said the Board would like to recognize Ron Hicks, the Economic Director for the City of Fort Lauderdale. Chairman Feldman said Mr. Hicks has been with the City for two years and he is leaving at the end of this month. He said the Board recognizes him for his fine work and help with the downtown and he presented him with a picture of the downtown. Mr. Hicks said the City of Fort Lauderdale is fabulous and that he's going home to his family in New York. He said he hopes their work together made a difference and said he'll be back for visits. He thanked everyone and said he enjoyed working with the Board and staff. Mr. Hooper thanked Mr. Hicks saying that even though he's leaving the City, he's still working hard. He said he's a good employee and a good citizen. Mr. Loos thanked him as well.

Mr. Scherer asked if Mr. Hicks had anything to report on the illegal parking lots on Himmarshee. Mr. Hicks said that Code Enforcement sent people down to address the sandwich board signs on 2<sup>nd</sup> Street and within two weeks, this should be enforced. He said they did an inventory of the lots and he looks forward to input from the DDA. Mr. Scherer said he wants the City to come up with a plan of action on how they will address this issue and said he thought a report was forthcoming by the City Attorney. Mr. Hicks said the City will bring City lots not in compliance into compliance and all the other lots will be shut down.

### **R-3 Courthouse Update**

Chairman Feldman said Mr. Corwin from Broward County was present to provide an update on the County's Courthouse. Mr. Corwin said the Board was given maps today. He said they were not

successful with the referendum in November and that it's not a good time now to go to the voters with the cost of the project running between \$300-\$350 million. He talked about the area they wanted for the civil/family courthouse. He said they planned on acquiring land for 3000 parking spaces but they can scale the garage back to 1500 to save money. He said the criminal courts are in good shape. He said the old courthouse where 56 judges reside is not in good shape. He said the old courthouse will be demolished once the new one is built. He said it's overcrowded and there is no room for new judges. He said they went to their Board of Commissioners in March and they reduced the project cost by \$70 million. He said the Board approved the addition of 10 courtrooms and they have funds for that. He said it should be operational 2-3 years from now. Parking is still a concern. He said there are sufficient funds to construct an employee parking garage. He added they anticipate the item on the ballot around 2010. It will create a reduction in debt services that were funded and passed by voters years ago so it would be no new impact or minimal impact. He said in speaking with the DDA on the joint traffic study, they agreed to use the same traffic study consultant.

Mr. Wren said they are looking into the possibility of doing an express shuttle from the PACA garage to relieve some of the parking issues in the courthouse area. Mr. Scherer asked how much the traffic study will cost. Mr. Corwin said he's not sure and that it was part of the DRI process. He said he will find out. Mr. Scherer asked if the DDA were to pay for it and the County reimburse them, would it help to progress it along. Mr. Corwin said he doesn't think it's a money issue. They don't want to have to redo it. Mr. Scherer said he read the report and it was excellent; however there was no mention of the transit project in the report. He said they are looking to build a rail system to service the courthouse and this should be coordinated or planned for. Mr. Corwin agreed and said he hopes they have a site for the new courthouse soon. Chairman Feldman asked if there were comments and hearing none he thanked Mr. Corwin for his efforts.

Chairman Feldman said there are quite a few guests here on the open space items, R-6 and asked if anyone minded moving forward to R-6. However, the Board allowed a quick update from Angela Chin from Broward County on the Governmental Campus prior to moving ahead.

#### **County Governmental Campus Update**

Mr. Wren said Angela Chin was going to give a brief update on the County's Governmental Campus.

Ms. Chin said the County hired HDR Consultants and they provided an update to them which they are taking to their Board of Commissioners next month. She said their update came out of the results of a December 5<sup>th</sup> workshop pertaining to Phase 2. She went through the specifics.

She said they received 10 proposals with interest in developing the governmental campus project and discussed this further. The Board thanked her for the update.

#### **R-6 Downtown Open Space Updates (Tunnel Park Funding & South Side Riverwalk Status)**

Mr. Wren said he was going to provide an update on these two items.

#### **Tunnel Park**

He said Rio Vista contacted Vice Mayor Hutchinson to get this project started again. Mr. Wren said there was an agreement between the DDA and the City of Fort Lauderdale on this project years ago, prior to him coming to the DDA. He said Mr. Rhett Roy prepared an outline of what they are trying to do and this is in their package. He said the next step would be to meet with the City Manager to get

input and then after that, bidding and construction. Mr. Wren introduced the team and everyone stood.

Mr. Roy said he's been working with the DDA since 2001 and he's looking forward to this project moving forward. Mr. Loos asked about the timeframe and said he'd like to see some target dates. Mr. Wren said they need to meet with the City Manager first. After that, he said maybe it could go out to bid within the next 4-6 months. Mr. Ladd wanted clarification of the funding as far as what the DDA contributed and the City's contribution. Mr. Wren said this happened prior to him coming to the DDA and he's reviewed the files. He said the DDA contributed \$500,000 from bond funds to help build Tunnel Park under the assumption that the City was matching. Mrs. Butler said she thought Jerry Sternstein applied for a grant and received it. Mr. Scherer said the DDA used \$500,000 out of bond funds and gave that to the City. The City was going to match with FIND Grant money and then Charlie Palmer put \$300,000 in for trees. He said Sam Poole worked with DOT to allow them to put the park in. The Board discussed the FIND Grant monies further. Mr. Ladd asked if there are any more funds in the bond and Mr. Wren said there are no funds designated for this project in bond funds. The Board went into discussion on the grant, the DDA's contribution, the FIND Grant, the City's contribution, why the project has not been initiated and the current cost to do the project today. Mr. Roy said he looked at the original cost estimate and made adjustments. He said \$1.5 million is what they need for the project. The Board asked Mr. Hicks about the City's involvement. He said the \$500,000 is there. He said they are looking to get \$1 million from the CIP and that **he will set up a meeting with the City Manager.**

Mr. Scherer brought up the concern about property owners paying interest on this for six years and he wanted the general counsel's opinion on this issue. He also said he didn't feel they should have to wait until the next budget cycle. **Mr. Milledge said he is happy to pull the minutes and investigate.** He said he believes the bond monies were spent appropriately on Riverwalk which would allow the City to free up monies for Tunnel Park. He added that the DDA is not allowed to earn interest. Any earned interest must be turned back to the Federal Government.

Mr. Loos said that the current City staff is trying to correct this situation. He said he feels there is a moral obligation to get this park done. Mr. Hooper said that this should be done as a priority project. Mr. Ladd said he agrees with Mr. Loos. He said the idea is to get it done but he expressed concern about the DDA being involved in the construction of the park. Mr. Wren said they are looking at expediting this project. **Mr. Ladd said he wants more details on the administration of the park before they get involved.**

### **South Side Riverwalk Status**

The Board discussed the south side of Riverwalk and maintenance issues. Mr. Wren said Mr. Hicks is prepared to give an update. He talked about a legal dispute between with the Contractor and the City. Mr. Wren said he took photos with reference to maintenance concerns. Mr. Hicks said they had a meeting on Monday and within 90 days, the punch list will be taken care of. Mr. Wren went through the pictures with the Board.

Scott Strawbridge from Riverwalk Trust was present. He said they've been meeting with Rio Vista folks. He said \$100,000 was transferred to the City and the Parks Department indicated it's not enough to do something meaningful. He talked about combining projects and creating an active recreation area. He said they talked to Rio Vista about funding suggestions. **Chairman Feldman**

**said he'd like an update next month.**

#### **R-4 Transit**

Mr. Smelley went through an update on the workshops held on May 2 and May 8. He said they learned that the City has revised their Master Plan which is going for approval next week, that cost is a concern to the Board, that there is no preference for center or side platforms, that traffic impact is a concern, that no station sites were identified and there is no preference on street configurations or on street parking. He went through the major steps required to complete the AA/EA process. He said the approvals are the most difficult. He said they are setting up meetings with reference to the FTA approval of the baseline. Modeling was discussed.

**Mr. Liberman said he could provide a DVD of the 7-minute piece for Miami Beach if the Board likes.** Mr. Hooper said great.

Mr. Wren said they are going through the upcoming deliverables they need to complete for this phase of the project. Mr. Smelley said he is working on a more presentable, more understandable presentation to go through the remaining items on the contract for the next board meeting. He discussed the advanced AA general scope (request through FTA, local match-toll tax credits through the state/no additional DDA fund required, Board approval subject to FDOT committing toll credits).

Mr. Wren discussed some of the financials. Mr. Milledge asked if he is looking for a motion and Mr. Wren said yes. The Board talked about financials further including monies for a modeling piece. Mr. Wren said it would be about \$100,000 for marketing. Mr. Loos asked if the video would be route specific or general. Mr. Smelley said route specific but they could look at other routes as well. Mr. Loos said he was opposed on targeting specific routes until the County is okay.

***Mr. Hooper made a motion that they have the consultant file a grant for \$800,000 with the federal government and move forward to AA subject to the County being concurrent because they are the sponsor. Mrs. Butler seconded.***

Mrs. Butler said that perhaps the mapping will help the County see the routes. Mr. Milledge suggested the consultants check with the Property Appraiser's Office about maps. Mr. Smelley said that's where they got it from. Mr. Milledge asked if Mr. Wren was looking for authorization for the scope of work. Mr. Wren said he would come back to the Board. Mr. Loos said that when it comes back, he would oppose using funds as this is premature.

Chairman Feldman said he wants to remind the Board that \$2 million of work has been authorized and will be spent soon and they reduced the 12 alternatives routes down to 3. He said this is the basis of the LPA. He said all the money and professional help received from the City, County and FDOT helped them get to this point and they need to consider marketing and mapping. He said they need a strong presentation relative to routes. Mr. Hooper said he agrees with the Chairman. He said they should put together advanced material. He said they've already invested \$2 million. He said they need to move forward. He said governmental agencies should be doing these types of projects. Mr. Loos said his only argument is about being route specific. He will support the grant. ***Roll call was taken with reference to the motion made above. All voted yes.***

Mr. Wren said they had a meeting with all the technical staff to talk about what they can afford

locally. He went through the calendar briefly with the Board. He said the final alignment should be determined later this year. He said the Board needs to continue providing direction and he will be meeting with them in more detail. He wants to talk with them about how they can fit into all the meetings projected.

#### **R-5 CIP/Redevelopment Grant Update**

Mr. Wren said he is continuing to work with the County with reference to streetscape enhancements, helping the judicial complex and transit. He said the County is considering leasing spaces in the PACA garage and they are trying to wrap the project together.

### **DIRECTOR'S REPORT**

#### **D-1 News Articles**

Mr. Wren said the Board had various news articles in their packages.

#### **D-2 Letter to Broward County Mayor & Commissioners-Fort Lauderdale/Hollywood International Airport Expansion**

Mr. Wren said they sent a letter to the Broward County Mayor and Commissioners regarding the Fort Lauderdale/Hollywood International Airport Expansion consistent with the Board's current thinking.

#### **D-3 Resolution for Cecil Farrington**

Mr. Wren said that a resolution for Mr. Farrington was prepared at the Board's direction.

#### **Other Business**

Mr. Milledge mentioned that during the regular legislative session a group of Palm Beach County property owners brought up getting a bill passed that says that any DDA property that overlaps within a CRA, gets stripped from the DDA. He said this could affect the DDA and he will continue to monitor it. Mr. Loos made the suggestion that the Board invest some money in Tallahassee to work with Mr. Milledge on this. **Mr. Milledge will lead the research and analysis of the DDA bill proposed in Tallahassee and report back in June.**

Chairman Feldman said the TMA daytime routes are moving forward. Mr. Hollingsworth of the TMA said they are announcing three routes that will hit next week. He read a quote made regarding what a benefit the lunchtime route will be. He said it's an important route. He said people will take transit to lunch spots and parks. He said they are extending the downtown courthouse loop north to cover the Flagler Village area and they are expanding coverage to 7 days. This will be the first 7-day route. **Chairman Feldman asked Mr. Hollingsworth if he would circulate route maps and he said yes.**

Mr. Loos said the TMA is having their annual luncheon on May 31st and that Congressman Klein will be there. He urged the Board to get tables if possible. Mr. Wren said it is sold out. Chairman Feldman thanked Mr. Hollingsworth.

It was announced that Mr. Hicks was successful in setting up a meeting with the City Manager for May 29<sup>th</sup> at 11:00 regarding Tunnel Park. As there was no other business to come before the Board, Chairman Feldman adjourned the meeting at 10:19 a.m.