

Transit Real Estate Committee Workshop of the  
Downtown Development Authority  
Wednesday, November 28, 2007  
1815 Cordova Road, Suite 210 @ 10:30 a.m.

## **ROLL CALL**

**BOARD PRESENT:** Peter Feldman, Chair  
Jack T. Loos, Vice-Chair (Chair of Committee)

**ALSO PRESENT:**  
Chris Wren, DDA Executive Director  
Elizabeth Veliky, DDA Planning & Design Manager  
Phil Smelley, Parsons Brinkerhoff  
John Lafferty, Parsons Brinkerhoff  
Howard Steinholz, The Urban Group  
Robert Miller, ASA

The meeting started at 10:40 a.m.

Mr. Smelley led the discussion about the procedures of site acquisition through the federal process. He placed emphasis on early acquisition and the timeframes of negotiating with a willing seller versus the condemnation process.

Mr. Steinholz said we have to send out formal letters to property owners letting them know of our general interest in their property as part of the early planning of site acquisition. He proceeded to say that we should send a letter that follows asking property owners if they are willing to sell.

Discussion was held about making a board policy stating that only properties with willing sellers would be approached and considered in the site acquisition process.

Brief discussion was held about Transit Oriented Development opportunities. Mr. Feldman requested to get a copy of the TOD package that Parsons Brinckerhoff created.

The group reviewed the analysis on the potential sites. The City of Fort Lauderdale's J Lot site was dismissed because of preliminary discussions with the City that did not appear to favor the idea of the site being used as a maintenance and storage facility (M&SF). Mr. Feldman thought not enough dialog had been made with the City to not advance the site through further analysis. The group concurred to advance the City's J Lot site into further analysis. Mr. Loos, however, cautioned staff and the consultants to work closely with City management and to not go around them.

Mr. Steinholz said we're looking to spend up to \$70/sq ft for properties to stay within are projected budget.

The question was asked if we can purchase property and then get reimbursed from the federal government. Mr. Smelley said that we can get reimbursed relatively easily as long as the amount does not exceed the prescribed threshold. If it went over the threshold, FTA would analyze it and it can be

a difficult process. If this is the route we'd like to go, he said we'd need to enter into a federal letter of no prejudice just like we did for our 2<sup>nd</sup> Street streetscape project.

Discussion was continued about the potential site analysis. The group agreed that looking south of Davie seems more economical and appropriate in terms of use.

Discussion was held about bringing a lobbyist/lawyer to help with hospital partnering efforts. In the interim, Mr. Steinholz was giving the authority to contact FEC's new owners about their plans for their property.

The group talked about construction staging areas. Mr. Smelley said that having sites north and south of the river would be ideal.

Mr. Loos asked staff and the consultants to move efficiently with the follow ups from this meeting. He said we are in a market right now that may be favorable for us to buy and should explore the possibilities. He commended Parsons Brinckerhoff and staff for all the information presented.

As there was no further discussion the workshop ended at 12:15 p.m.

*The following are follow-ups which resulted from this workshop:*

- 1) Discuss at the next board meeting, a potential board policy stating that only properties with willing sellers be considered during the site acquisition process
- 2) Send Mr. Feldman an electronic version of the TOD package created by PB
- 3) Mr. Loos to coordinate discussion with his contacts about hospital management and then have Mr. Steinholz contact the appropriate hospital executives
- 4) PB to find out what the purchasing threshold is without having to be reviewed by FTA for reimbursement
- 5) Discuss at the next board meeting, the possibility of bringing a lawyer/lobbyist to help with hospital partnering efforts
- 6) Staff and PB to look at grant opportunities/funding available for advanced acquisition
- 7) Staff and PB to have dialog with the City and County about donating land for sub stations