

Meeting of the Downtown Development Authority  
and the City Manager's Office of the City of Fort Lauderdale  
Wednesday, January 9, 2008  
City Hall, 100 North Andrews Ave, 7<sup>th</sup> Floor

**MEETING TO DISCUSS TRANSIT**

**DDA ATTENDEES:** Peter Feldman, Chair  
Charles B. Ladd, Board Member  
John M. Milledge, DDA Legal Counsel  
Chris Wren, DDA Executive Director

**CITY ATTENDEES:** George Gretsas, City Manager  
Kathleen Gunn, Assistant City Manager  
Greg Brewton, Planning & Zoning Director  
Wayne Jessup, Assistant Planning & Zoning Director  
Renee Cross, Planner II  
Peter Partington, City Engineer

The meeting began at 5:27 p.m.

Mr. Feldman gave a financial background of the project. He introduced Charlie Ladd as the Financial Committee Chair.

Mr. Ladd gave an overview and introduced Chris Wren. Mr. Wren discussed the benefit analysis. Mr. Ladd said the benefits are probably not the whole picture and in fact, it would be greater. He said the project is being funded by the Federal Government, the State and the County.

The group asked about the County agenda item approving their owning and operating the rail system.

The group brought up advertisements and no fare zones. Mr. Wren said that \$250-\$300 thousand dollars per year is collected in Portland to offset the costs and they had a no fare zone.

Mr. Ladd said the City would lead the assessment with the DDA's support. He went over the funding strategy. Mr. Ladd talked about the government gap. He said the CRA and the City both will benefit. Mr. Wren was asked to provide the benefit to the property sheets and all financial backup. The financials on a garage were discussed. Mr. Ladd said they are trying to figure out what the property owners will be able to afford as an assessment. Mr. Ladd said they should get concurrency funds, monies from the hospital, school district and FAU/BCC.

Mr. Ladd requested the City help with the remaining \$600,000 funding gap.

The group indicated they need to clarify the financial strategy and Mr. Ladd agreed. Mr. Ladd talked about the possibility of streetscape. The group talked about the streets and a discussion was held.

Mr. Milledge said the assessment does not need voter approval.

The possibility of folding all the costs into residential and commercial was discussed and the group would like options.

Mr. Ladd said the city amount of \$600,000 is on target. The City expressed concern about the amount. It was mentioned that the CRA is only at 1/3 of the overall project scope.

The group discussed the CRA budget and CRA objectives.

The group brought up that the CRA funds depend on Commission support and asked when the votes will be needed. Mr. Feldman said now, this Commission.

The group talked about monies coming from an assessment, the CRA and maybe a little from the general fund. Timing and presentation was discussed.

The City said they have done assessments. The group talked about concern over community support for costs/taxes in a no tax environment.

Mr. Milledge said the numbers can be adjusted. Mr. Feldman said parking built can be used to support streetscape. Group discussion was held on concurrency funds.

The City indicated that \$600,000 is too much and that \$10 million is already needed to implement other aspects of the master plan.

Mr. Feldman said the investment will bring in big returns. The group said there is no new money for five years. The City mentioned that the Commission wants other capital projects and the City's budget is limited.

Concern brought up about ensuring the County operates the rail as expects and support of an urban environment. Concern was mentioned about the County raising fares without the City's input.

Mr. Milledge said Parsons Brinckerhoff can research fare limitations and we will pass the report to the City once complete.

The group said this can revolutionize the downtown and they should try to make this happen. They said the contribution cannot hurt the CRA financial plan. They said they need guarantees and commitments. They said that regarding the route, the City wants changes on the alignment which could be deal breakers.

The group said that transit is needed to support the redevelopment of Las Olas and the Riverfront.

It was decided that Mr. Wren and the City meet to work out the route, commercial properties base and other issues so they get on the same page. It was agreed that this is a creative approach. The City requested to get the benefit analysis backup.