

Regular Meeting of the  
Downtown Development Authority  
Thursday, February 14, 2008  
Broward Center for the Performing Arts  
Au-Rene Theater Upper Lobby

## **ROLL CALL**

**BOARD PRESENT:** Jack T. Loos, Chair  
Gale Butler, Vice Chair  
Charles B. Ladd, Secretary  
Alan Hooper, Treasurer  
William R. Scherer, Board Member  
D. Fredrico Fazio, Board Member  
Peter Feldman, Board Member

## **ALSO PRESENT:**

John M. Milledge, DDA Legal Counsel	Hans Huseby
Chris Wren, DDA Executive Director	Renee Quinn
Elizabeth Veliky, Planning & Design Manager	Brett Porak
Marti Brown, Administrative Coordinator	Karen Reese
Chadwick Blue, Urban Planner	Patsy Mennuti
Neil Sterling	Brittany Wallman
Steven Wasserman	Anthony Williams
Phil Smelley	Alexandria Brown
John Lafferty	Andrea Scarborough
Ron Centamore	Jonathan Roberson
Megan Purdue	Steven Wherry
Richard Mancuso	

**PRESIDING:** Jack T. Loos, Chair

Chairman Loos called the meeting to order at 8:38 a.m. Roll call was taken by Marti Brown. All Board members were present.

## **CONSENT AGENDA**

Chairman Loos asked if there were any items anyone wanted to pull. There were none. Chairman Loos said that this was the first time the Mercedes-Benz Corporate Run was in the downtown and he welcomed the event. The Board recognized Hans Huseby who was present today for this event. Chairman Loos asked if there was a motion approving the items on the Consent Agenda. ***A motion was moved by Mr. Feldman and seconded by Mr. Hooper. All board members were in favor.*** The following items were unanimously approved:

- C-1) Approval of the minutes and follow-ups from the January 10, 2008 DDA Regular Board Meeting. Approval of the minutes from the 1/3/08, 1/22/08 & 1/31/08 Finance Committee Meetings and the 1/7/08, 1/14/08 & and 1/28/08 Marketing Committee Meetings.

## C-2) Approval of Outdoor Event Application-Mercedes-Benz Corporate Run, 4/2/08-4/4/08

**REGULAR AGENDA****R-1 Police Report**

Major Williams mentioned that an action plan is in place for the downtown and that it was in existence previously. He said that for the past two months, dayshift officers have come in early. He talked about arrests that have been made since the middle of January. He talked about the homeless issue and said that homeless campsites have been moved from Esplanade. Major Williams said that two officers are assigned to the downtown at 5:00 a.m. to make sweeps in the DDA area and that overtime has been authorized to work Riverfront.

Mr. Hooper said they've met with community leaders, Riverwalk representatives, Stiles and others. He said they met with the City Manager and a police representative and the City Manager made it clear he was going to work on resolving the issues in the downtown. He said they talked about the skateboarding and graffiti issues and that an ordinance may be created to try and curve the activity. Mr. Hooper said the City is working diligently to cover the downtown and the Board appreciates it.

Mr. Feldman asked about the parking signs in the right of way and whether anyone can just put signs out. Major Williams said it's probably some type of violation and he will check into it.

Mr. Scherer asked if there have been any directives from the City on the illegal parking lots. **He said he would like Mr. Wren to assist him to find out where the City is on this issue. Mr. Wren said he will set up a meeting.**

Mr. Hooper mentioned that the City Manager also talked about the homeless situation. The City Manager asked Mr. Hooper if anyone from the DDA would be interested in riding around in a car with him to check out this issue. Mr. Hooper said he was interested and relayed that to the City Manager. He asked the Board if anyone else was interested. Mrs. Butler said she has done it. Mr. Hooper added that during their ride, they will actually get out of the car and will be accompanied by either a police representative or City representative to talk with homeless individuals to find out if they can help them and if they will take help. Mr. Scherer said it would be better to have them come to the Board to update them on the issue since Mr. Hooper has already agreed to go. Mr. Scherer brought up the homeless concern in parks and asked about park hours. Major Williams said parks close at 4:00 a.m. and reopen at 6:00 a.m. so there is only two hours they can't be in the parks. Mr. Scherer expressed concern about the hours. Mr. Hooper said that the City Manager brought up the possibility of reducing park hours. Chairman Loos thanked Major Williams.

**R-2 City Noise Ordinance**

Chairman Loos said this item was pulled and will be heard at a later date.

**R-3 Transit**

Mr. Wren said that John Lafferty was present from Parsons Brinckerhoff. He recognized Phil Smelley from Parsons Brinckerhoff as well and said that he came down to make sure they were on track with the project. He said Mr. Smelley's role has changed to be more involved in project oversight.

a) Strategy on project completion (Technical, financial and process)

Mr. Wren said it's important to step back and look at the important steps to get the project to completion. He said they have been dealing with the local issues and will deal with federal issues later. He said Parsons Brinckerhoff will talk about the next steps with reference to the technical, financial and process elements of the project.

Mr. Lafferty said that the three committees, Marketing, Real Estate and Finance have been making progress. He said the committees are essential because they will develop information that is critically important. He said the Finance Committee is working on implementing information into the technical information. He said the Marketing Committee has been well coordinated and the Real Estate Committee has been working on identifying viable maintenance storage facility sites. He said that the ridership estimation is critical. Mr. Wren asked if there were comments. Chairman Loos said it would be useful for them to hit on the major high points.

Mr. Wren said the next big step is that all the committees are coming to conclusion in preparation of presenting information to the City Commission on 3/4/08 at a joint workshop. He said this will be the first time this item has come before the City Commission in a long time. After that, he said they will do community outreach, then go back to the City Commission and then to the County Commission by the end of March or sometime in April. He said they will come back to the Board for direction as needed.

b) 30 day forecast

Mr. Wren said the 30 day forecast acts as a "checks and balances" on the project. He said that he and Mr. Smelley have been working on a funding strategy and they are preparing a document for the Board. He said that overall, they are on track. He said there are no additional carrying costs.

Mr. Scherer asked how much they've spent to date. Ms. Veliky responded that the original contract was \$1.2 million of the DDA's share and then the Board authorized the expenditure of an additional \$695,000. She said it's close to \$2 million for the DDA's share including all phases and the current phase. Mr. Scherer asked who else has assisted. Mr. Wren said monies have come from FDOT and MPO. **Mr. Wren said he would email the Board the exact amounts spent to date.**

Mr. Feldman asked about the backup where it indicates that Parsons Brinckerhoff will need additional funding after February. Mr. Wren said there is a \$150,000 gap due to MPO monies they thought they were getting. However there are monies they didn't spend which will help cover the gap. He said he would talk about this further in March. Mr. Wren said they have partnered with the Streetcar Coalition and they feel the approach in dealing with the federal government and FTA on this project should be from a national level, consulting with other cities and done as a national approach. He said they will bring this issue back in March.

c)FTA Meeting Update

Mr. Lafferty said they went to Washington last month and met with the FTA. He said they met with senior technical staff and regional four staff. He said the meeting was positive and the outcome was encouraging. He said they gave the overall project overview to them. He told them they are in the process of refining the alternatives and are getting prepared to select an LPA. He said forecast models were discussed. He talked about the market surveys that were collected. He said they accepted the methodology and results to date and they want them to come back after the LPA. He said they

provided suggestions on how to enhance the model. He said they want them to look at gathering local data. He said there is congressional commitment for streetcars. Further discussion held.

d) FTA Small Starts Strategy

Mr. Smelley said Small Starts was created for smaller projects like our streetcar, but FTA has applied the evaluation criteria of the New Starts program, which favors longer haul systems. He said that was not Congress' intent and they will have to solve the problem on how they evaluate projects. Further discussion was held.

Mr. Scherer asked if they have to pass legislation and Mr. Wren said yes. The Board talked about rulemaking and timeframes. Mr. Smelley talked about other alternatives through the process. Mr. Milledge said he thinks they should advance this issue now and meet with the local delegation and give them the changes necessary and put this item on the table now. Mr. Loos asked Mr. Milledge to take the lead. Mr. Milledge said he and Neil Sterling will orchestrate it.

Mr. Smelley said streetcars are relatively new and the project is new as opposed to Tri-rail which is entirely different. He said you can't evaluate it with the same criteria. Mr. Wren said the federal government is looking into changing the rules.

Mr. Ladd asked about the FTA process and whether it's difficult to qualify now. Mr. Ladd questioned the possibility of qualifying under the current evaluation criteria. Mr. Smelley said it boils down to one issue which is cost effectiveness and elaborated further. Mr. Ladd asked if they should spend the money now to go through the LPA or are they better off not spending the money until the issue is resolved, delaying the process. Mr. Smelley said that within the next 30 days, he will tell the Board what the cost effectiveness is for the 4 build alternatives and if they are close, they should move forward. Discussion held about this further.

Mr. Hooper expressed concern about the timeline and asked if undertaking the streetcar coalition efforts will be costly. Mr. Wren said he's spoken with Mr. Smelley and they feel most of this can be done by phone and perhaps one central meeting where everyone is invited to go. The investment he may need to get from the Board is whether he would need to fly around to other cities and do it face to face. He said he's talked to Jeff Boothe, the Chair of the Streetcar Coalition already. He said the last need they already have on board are the Washington lobbyists and the local lobbyists and they have connections to Senators and Congresspersons and they are already planning on meeting with them so he doesn't anticipate any additional costs from those arenas.

e) \$150 M capital/\$1.8 M operating

Mr. Wren said the capital cost on the project is \$150 million which is what is affordable locally. He said all the alternatives can be balanced within the \$150 million figure. He said the operating costs are between \$1.8-\$2.2 million which is on the high end. He said the actual operating time will be decided by the County and the number will be lower. **Mr. Wren asked Mr. Smelley to provide him with the operational report.**

f) Marketing, Real Estate & Finance Committee Meeting Updates

Marketing: Mr. Hooper said they are targeting the 3/4/08 City Commission date. He said in January they took marketing by the horn. He said they didn't have much time when they thought they were going to the City in February so they rushed and scraped a few initiatives. He said his dilemma is that

the message they are trying to deliver has to be reviewed by the consultants. He said they need to decide what the message is. He believes questions that will be asked include: how much did it cost, who's paying for it and the benefit. He said they should talk about economic development and revenue growth.

Chairman Loos said that Mr. Hooper is doing a great job. He said it is important to have the general counsel and governmental liaison at these meetings to help define the message. Mr. Milledge said they have been involved. Mr. Hooper said he needs direction on the approach. He said they have a comprehensive PowerPoint presentation. Mr. Hooper said they sent an email blast out this week and they've done outreach meetings with residential leaders. He talked about the messages that will be relayed and said they want people to show up at the City and County meetings. He asked if legal counsel or the government lobbyist could be present at the meetings to talk about how they should deliver the message. He said they will do editorials. He said they need to show how it benefits the tax revenue and how it could be a solution to the budget problems. He said they've come up with questions to bring up at the March workshop and they've done a residential white paper designed to be completed in the near future. He said the website is focusing on The Wave and he just needs input. Chairman Loos said he's done a terrific job. He asked Mr. Wren to make sure Mr. Hooper gets the information he needs.

Finance: Mr. Ladd said that to bond out the local share of the capital cost, approximately \$2.7 million is needed annually to cover debt, cost of issuance, and administration. They have been discussing the means to get the money and they feel the answer is through a special assessment district which would be set up and administered by the City of Fort Lauderdale. He said this would not be subject to voter approval. He said it would be funded through six main sources: residential owners, commercial property owners and four types of government (impact fees paid through mass transit, City/CRA, hospital district and the school board). He said for a residential unit, the maximum they'd have to pay is \$100/year. He spoke about commercial square footage and vacant property rates. Mr. Ladd said they are currently meeting with partnering agencies to understand what each will contribute. He said the County is getting \$1 million per year in mass transit impact fees that could be used for a mass transit project like this one. Mr. Fazio said this is a fair approach and do-able. Chairman Loos said Mr. Ladd and Mr. Hooper have done an excellent job.

Real Estate: Chairman Loos said they have narrowed down the most feasible sites but are open to options that will save money. He said they can put the maintenance facility in several locations. He said the Committee made the decision that they do need to buy a maintenance facility and lease the staging area which will result in a savings. He said several sites were discussed including some that were recommended by Board members. He said they are open to a variety of ways they can do it. He said the budget will be reduced. He said recently 2 sites were suggested and added. He said Mr. Hooper said to take a look at the north side of Sistrunk on NE/NW 6th Street near Andrews and 3<sup>rd</sup> Avenue and property at an old CVS store on Andrews. Chairman Loos said money is so critical and they want to get the best site for the money. Mr. Feldman suggested another parcel to look at located on 4<sup>th</sup> Street between Andrews and 3<sup>rd</sup> Avenue (it's the old lawyer's title building) on the south side. Chairman Loos said that money will be the main drive of where they put the facility. Discussion held about the possibility of using City garages.

**Mr. Ladd said Parsons Brinckerhoff should give the basis of just the storage piece-what the square footage should be and the height, etc. Mr. Wren said they have that information and will get it to the Board.** When asked what the fleet will consist of on opening day, Mr. Smelley said

6 plus 2 spares.

Mr. Milledge asked if they've looked into the incremental cost of a remote garage where the garage gets funded from another program. Discussion held.

Mr. Scherer asked what the height requirement is for the streetcar vehicles and Mr. Wren said 22 feet high, floor to ceiling. Mr. Smelley elaborated by saying from the rail to the bar on the catenary. He said they need to make pits and walkways.

Chairman Loos said they sent out letters of interest and are looking for willing sellers. He said they are trying to obtain this information and then come back to the Board.

#### **R-4 Downtown Issues (skateboarding, park trespassing, park hours, graffiti, police officers & coverage and park rangers)**

Chairman Loos asked if Mr. Hooper had anything additional to discuss since this subject was discussed during the police report. Mr. Hooper said the only other thing was that he wanted to ask the City Manager about the coverage for the downtown and the hours of coverage. He said the Major indicated there is extra coverage now on overtime so he hopes they are addressing it and they will get back to us.

#### **R-5 School Board Concurrency Update**

Mr. Sterling said that this past Tuesday, the School Board put through final action on the impact fee issue regarding school concurrency. He said the final result was a good result. He said the high rise category affected the DDA. He said the impact fee was divided into two categories: mid rise and high rise. He said mid rise is 4-7 floors. Mr. Sterling said the numbers are based on generation rates and the cost of construction increases. The Board asked for specific numbers as follows:

High rise is \$68 per unit; mid rise is \$591 for the 1<sup>st</sup> year, \$680 for the 2<sup>nd</sup> year and \$771 for the 3<sup>rd</sup> year. Single family residential 3 bedrooms or less is \$3235 for the 1<sup>st</sup> year, \$4580 for the 2<sup>nd</sup> year and \$5966 for the 3<sup>rd</sup> year when previously it was under \$2000. A town home of 2 bedrooms or more was \$964 but now it is \$1312 for the 1<sup>st</sup> year, \$1661 for the 2<sup>nd</sup> year and \$2020 for the 3<sup>rd</sup> year. A four bedroom house is currently \$3623 but will now be \$5287 for the 1<sup>st</sup> year, \$6951 for the 2<sup>nd</sup> year and \$8666 for the 3<sup>rd</sup> year.

Mr. Sterling said the numbers are lower than the original plan. Chairman Loos said staff did an excellent job communicating the inequities in the mid rise and high rise categories and thanked them for their hard work. Mr. Fazio asked who pays these fees and Mr. Sterling said the builder. Mr. Scherer expressed concern about the timing. Mr. Sterling said this was required by State law and was subject to significant penalties. Mr. Scherer asked how the demographics for the number of school children was generated. Mr. Sterling said they are doing it countywide.

#### **County Courthouse**

Mr. Sterling said the County Commission has a workshop scheduled for February 19<sup>th</sup> on this item. He said both he and John Milledge have been working and communicating with staff. He said the two issues are site options for the future courthouse site and the parking issue. He said they have about \$50-\$60 million to spend to cover both items and they are hoping to get clear direction at the workshop. He said the DDA should consider assisting them in identifying a federal source for Phase

2 parking, perhaps in the form of a Resolution. Mr. Scherer had discussion about what the County previously voted on. Mr. Scherer asked if site plans were done. Mr. Sterling said they have a program and a map identifying sites for their needs. Further discussion was held. Mr. Milledge said helping them with their remote parking issue by integrating it into our transit project could be beneficial.

After discussion, *Mr. Ladd made a motion that a Resolution be prepared indicating that the DDA offers to be involved in the remote parking garage issue with the possibility of a portion of the remote parking garage being used as a maintenance storage facility containing streetcars. Mrs. Butler seconded. Chairman Loos and Mr. Fazio abstained from the vote. The remaining Board members were in favor.*

## **DIRECTOR'S REPORT**

### **D-1 Bond Support Services Monies Spent to Date**

Mr. Wren said the Board previously authorized the expenditure of \$90,000 for bond support services. He said the Craven Thompson work was more than one half completed. Discussion held about the work left to be completed and the streets involved. **Mr. Fazio showed concern about 7<sup>th</sup> Street. Mr. Ladd suggested Mr. Fazio sit in on those meetings and Mr. Fazio said he'd be happy to. Mr. Wren said he will set up that meeting.**

*Mr. Wren said he was asking the Board for approval to spend up to \$10,000 to develop streetscape concepts. Mr. Fazio made a motion in support of this request and Mr. Feldman seconded. Roll call was taken and all approved.*

### **D-2 Status of SBA Deposit Account-Recommendation**

Mr. Wren said the SBA account is in good standing and they have a Triple A rating but they are looking into different sources they can utilize. He said he will report back in March.

### **D-3 FTA Earmarks**

Mr. Wren said they were awarded two earmarks from 2008 appropriations: \$660,000 for consultant studies received to the State and to the County and \$240,000 for streetscapes. He said they have been working on this year's appropriations with the City Manager, City and County staff and the lobbyists. Mr. Feldman asked for clarification on whether they've received the monies and Mr. Wren said the County still has the money and needs to process the grants and they've had ongoing discussions. Mr. Wren said he would like Mr. Milledge to attend the meeting with Dick Brossard on Monday.

### **Other Business**

Chairman Loos introduced Patsy Mennuti. Ms. Mennuti mentioned that the Riverwalk Tribute is March 6<sup>th</sup> where they will be honoring the DDA. She thanked Marti Brown for her input on the fast facts on the DDA Board. Ms. Mennuti said they did a great press release and they have 20 tickets set aside for the Board and staff to attend. She said they are about \$10,000 shy of reaching their goal. Chairman Loos said he encourages Board members, past and present to make a donation.

As there was no other business to come before the Board, Chairman Loos adjourned the meeting at 10:25 a.m.