

Regular Meeting of the  
Downtown Development Authority  
Thursday, January 8, 2009  
Broward Center for the Performing Arts  
Einstein Room

**ROLL CALL**

**BOARD PRESENT:** Charles B. Ladd, Chair  
Alan Hooper, Vice Chair  
D. Fredrico Fazio, Secretary  
Peter Feldman, Treasurer  
William R. Scherer, Board Member  
Dennis F. O’Shea, Board Member  
Gregory Durden, Board Member

**NOT PRESENT:**

**ALSO PRESENT:**

John M. Milledge, DDA Legal Counsel	Greg Salters
Chris Wren, DDA Executive Director	Ron Centamore
Elizabeth Van Zandt, Planning & Design Manager	Peter Apito
Marti Brown, Administrative Coordinator	Megan Purdue
Chadwick Blue, Urban Planner	Linda Lewis
Neil Sterling	Karen Reese
Jack T. Loos, Former Board Member	Alexandria Brown
Richard Mancuso	Laurie Watkins
Patsy Mennuti	Jesse Manzano-Plaza
Victor London	

**PRESIDING:** Charles B. Ladd, Chair

Secretary Ladd called the meeting to order at 8:40 a.m. Roll call was taken by Marti Brown. All Board members were present. Secretary Ladd said he would be conducting today’s meeting as the highest remaining ranking officer until the elections are conducted and a Chairman was appointed. He welcomed the Board’s two newest members Mr. O’Shea and Mr. Durden to the meeting.

**CONSENT AGENDA**

Secretary Ladd asked if there were any items anyone wanted to pull and hearing none, he asked if there was a motion approving the items on the Consent Agenda. *A motion was moved by Mr. Feldman and seconded by Mr. Scherer. All board members were in favor.* The following items were unanimously approved:

- C-1) Approval of the minutes and follow-ups from the December 11, 2008 DDA Regular Board Meeting and Approval of the December 5, 2008 Finance Meeting.
- C-2) Approval of Outdoor Event Application – Relay for Life, 5/8/09-5/9/09, Danielle Toms.

- C-3) Approval of Outdoor Event Application – Making Strides Against Breast Cancer, 10/9/09-10/10/09, Phyllis Pittman.

## **REGULAR AGENDA**

### **R-1 2009 Board Elections**

Secretary Ladd asked if there was a nomination for Chairman. *Mr. Fazio nominated Mr. Ladd. The motion was seconded. No other nominations were made. The nominations were closed.*

Chairman Ladd asked if there was a nomination for Vice Chair. *Mr. Fazio nominated Mr. Hooper. The motion was seconded. No other nominations were made. The nominations were closed.*

Chairman Ladd asked if there was a nomination for Secretary. *Mr. Hooper nominated Mr. Fazio. The motion was seconded. No other nominations were made. The nominations were closed.*

Chairman Ladd asked if there was a nomination for Treasurer. *Mr. Hooper nominated Mr. Feldman. The motion was seconded. No other nominations were made. The nominations were closed.*

### **R-2 Police Report**

Captain Salters and Captain London were present today. Captain Salters said the New Year's event was fun and they had very few incidents. He said there was no damage to the buildings. Captain Salters said there have been automobile burglaries around Riverhouse and two individuals were arrested. He said one car was stolen but they recovered the car. He said they are monitoring a group of kids hanging out at Huizenga Plaza and said it's nothing major but they are trying to address issues.

Mr. Wren said he and Elizabeth Van Zandt were walking by the park the other day and they observed individuals rolling marijuana and yelling at people. He said whatever the Police Department can do to help would be appreciative. Captain Salters said the issue they are encountering is that the occurrences happen at different times but that they've been working with Parks and Recreation and the Park Rangers. He added that Officer Sierra has started taking pictures.

He mentioned that at around 5:00 p.m. today on Broward Blvd. and 3<sup>rd</sup> Avenue there will be a protest dealing with Israel and Palestine. He said the department has a plan and he talked about this further and went into detail on how they are handling this issue.

Captain London introduced himself and said he is the District Executive Officer on the South Side. He said he coordinates the police responses to this area. He said there are no significant trends at this time but said they are dealing with some issues at Smoker Park. Mr. Scherer asked what the issues were and Captain London said they are enforcing the 2 a.m.-6 a.m. park closure. Mr. Scherer said he previously mentioned that the park is an easement daylight to dark and that after dark any individuals in the park are trespassing. He said he is trying to get the City to post it. Captain London said he would follow up on this.

Mr. Hooper brought up concern over the problems with feeding the homeless. He said he is supportive of the Homeless Center but showed concern over some of the locations such as the One Stop Shop and the Woman's Club where they are feeding people and explained his concerns. He said

he has had issues with people sleeping on the steps of one of his properties. Captain Salters talked about the feeding programs and explained that the reason they can feed in public places is that the City does not have a designated spot. He said having the bus terminal close to one of the feeding areas creates issues also. He said they've been conducting sweeps of the One Stop Shop in the morning. Mr. Hooper discussed his general concerns. Captain Salters said he met with one of the feeding groups at Stranahan Park and Holiday Park called Love Bags. He said they are a good group and he talked to them about alternatives. Chairman Ladd said there is a long history with this. Mr. Loos talked about the history on this issue. Afterwards Mr. Loos said that perhaps the Board's recourse is to find a location, involve the public and build something. Mr. Fazio brought up concern about defecation and urinating issues that he's had problems with.

***Chairman Ladd asked that this item be on the next agenda and that in the interim, he would like Mr. Wren to speak with the City Manager and the City Attorney to see what they can do to solve and influence this problem from a legal standpoint.*** Chairman Ladd thanked both officers.

### **R-3 Service Award Presentation to John T. Loos and Gale M. Butler**

Chairman Ladd said that they are honoring one of the longest members on the DDA Board, Mr. Jack Loos. He said he served approximately 20 years. He added that when he looks back to when he first came on the Board and when he thinks about all they've accomplished that Mr. Loos has been the heart and soul and that he will miss him and miss the impact he has. He said that he hopes Mr. Loos stays involved. Chairman Ladd thanked him. Mr. Scherer added that the downtown has made a lot of progress and that Mr. Loos was right in the thick of it and he thinks he's terrific.

Mr. Loos said it was an honor to serve on the Board with this group and with the fine people over the years. He said they have accomplished a lot and he has pride in what they've done. He said it was a community wide effort. He said he's proud of the partnership the Board has shown with the downtown residential group and that he's glad they reached out to the neighborhoods. He said the DDA has performed great services and has been a leader on many projects. He mentioned the Performing Arts Center as an example. He brought up the Transit Project and said the project will help the community grow and that they showed vision. He said the Board has been very savvy putting the time in, solving problems and getting people to work together. He said they've provided a bridge and been the liaison between various governments and they've provided leadership with the business community. He encouraged the Board to always look at the big picture. He thanked everyone and said they are a good team. Chairman Ladd presented Mr. Loos with an award and a picture was taken including one of the entire Board together.

### **R-4 Tunnel Park Update**

Mr. Wren said this project has been ongoing for about 6 years. He said the DDA gave money to the City and plans were drawn. He said construction was supposed to begin this past December. He said they've been trying to get an interlocal agreement and the City has asked the DDA to expedite the construction bidding process and John Milledge is looking into this.

Mr. Scherer said he was distressed with a recent email that said if the DDA takes over the project they need to come up with more money. He added that it was the DDA's money to start with.

Mr. Wren said the email came from Al Carbon, the Public Works Director and as of yesterday the City Engineer assured him that they will not ask the DDA for money. ***Mr. Wren said he will contact***

***Commissioner Hutchinson today about the interlocal and look into moving construction quicker than the City is able to.***

Mr. Scherer said that if the DDA takes the project on and takes the money back and moves forward with the project, it would be great. He mentioned that Miller Construction is interested but he'd need legal to advise how to proceed. Mr. Milledge said they can't sole source it. Mr. Scherer asked how much they have as of this week and Mr. Wren said there is about \$480,000 and that the City has spent about \$18,000.

***Chairman Ladd said to put this item on the next agenda and that he wants a written response from the City on the status. Mr. Wren said he will have someone from the City attend on this and the homeless issue. Mr. Scherer suggested Sam Poole who was the architect that designed it for free also attend. Mr. Wren said Joe Abruzzino did it gratis and he will ask about the \$18,000 that was spent for the next meeting.***

### **R-5 Transit Update**

Mr. Wren said that he, Mr. Milledge, Mr. Sterling and the core team have been tracking the economic stimulus package. He said the other two initiatives being focused on are the Omnibus Bill and the Reauthorization of SAFETEA-LU. He said our schedule projects completion with FTA in Washington late summer and having the local assessment process underway as well. He said that he and Mr. Milledge met with the City yesterday to start discussions of implementing the local assessment.

Mr. Wren said he needed to walk on an item that he would like to discuss and if possible, have the Board make a motion. He explained that the current phase of work is coming to a close and will need additional support in the months ahead. He said he would like to utilize Parsons Brinckerhoff on an as needed basis at an up to \$20,000 per month for 6 months, reporting to the Board monthly on the expenditures. He said they are an important part of the team. He said if this is too quick, he can come back at the next meeting. Discussion was held about what the fee would cover. Mr. Hooper asked if there is a set per hour fee and Mr. Wren said it is the same hourly rate as in the existing contract.

Mr. Fazio said he just got back from Phoenix and talked about the rail system there.

***Chairman Ladd said he wants to see a description of the anticipated tasks and an hourly rate in writing and how the consultant's office space is being funded and he would like it on next month's agenda.*** The Board talked about the fees and said that the DDA committed \$5.1 million to Parsons Brinckerhoff on the project and that the DDA's portion is \$2.5 million which is close to where they started from.

Mr. Hooper wanted clarification of the timeline. Mr. Wren said they are looking to go to the City Commission as follows: first reading of an ordinance in February, second reading in March and third public hearing around June. He went into the process. He said the final public hearing where the tax levies are discussed is targeted for July but no later than September. Mrs. Van Zandt added that the first reading has to be submitted to the Property Appraiser's Office by March 9<sup>th</sup> to be on the property bill this November.

Mr. Scherer asked if there was a draft of the ordinance. Mr. Milledge said not yet. Mr. Scherer asked

if the City has made a decision on how the assessment will be calculated (gradated vs. one size fits all). Mr. Wren said that discussions are just starting with the City on the details.

***Chairman Ladd said the Finance Committee has been working on the verifying the tax rolls and developing the funding formulas for the past 9 months and said they are at a point where it works. He said this should be presented at the next meeting.*** He said they have talked to Doug Eagon about the commercial and they have identified the residential side. Mr. Milledge added that the method of calculation has not been blessed by the City, but the process has.

Mr. Hooper asked if the FTA requirements could change and whether it could change the Small Starts and Mr. Wren said it's possible. Chairman Ladd said they're anticipating it will change. Mr. Wren said that at a conference he recently attended with Mrs. Van Zandt, they heard about 75 cities trying to get in the position the DDA is in. During a meeting with the Streetcar Coalition, Portland and Fort Lauderdale were specifically mentioned as streetcar projects that are ready to go and should be advanced through the new rule making.

***Mr. Hooper requested that the Board be kept apprised by email about any scheduling for the City Commission as he is concerned about the timing. Chairman Ladd said they can have a timeline provided at the next meeting.***

#### **Other Business**

Chairman Ladd said the last item he would like to talk about is the subcommittees on transit and appointees to Boards such as PACA and the TMA. ***He said they have about 20 different things going on with Committees of One or other boards and that at next month's meeting, he would like a list of committees, both formal and informal with term information.*** He said he would like to try and formalize how they handle these. Discussion held.

***Mr. Fazio said because of who the DDA is and represents, we should have information that details the health of our downtown through demographics (how many are for sale or rent for example).*** Mr. Norm Adams was mentioned as a source of information. ***After discussion, Mr. O'Shea said he would handle the commercial side if Mr. Hooper would do the residential. Mr. Hooper said he would work on that with him.*** Discussion held about maybe using a realtor as well and providing the information in the monthly board packet. ***Mr. Hooper said they should formulate a report and he would like it to fall under the Marketing Committee and that it would get disseminated to the Board.*** In addition to this demographic information, Mr. Hooper said they need positive things for the downtown such as an Annual Meeting for the DDA, could be considered a State of the Downtown Event.

The Board talked about having speakers for the residential demographic information and Mr. O'Shea being the commercial speaker given his role at Stiles. ***Chairman Ladd said they will push to have regular updates in the monthly package and they will try to get speakers.***

As there was no other business to come before the Board, Chairman Ladd adjourned the meeting at 9:52 a.m.