

Regular Meeting of the
Downtown Development Authority
Thursday, May 14, 2009
Broward Center for the Performing Arts
New River Room West Side

COMMUNICATIONS TO CITY COMMISSION

**Illegal Lots on 2nd Street: DDA would like to meet with legal two months from now on a status.
The DDA Board would like to meet with the CRA Board in the near future on various issues.**

ROLL CALL

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

NOT PRESENT: Peter Feldman, Treasurer

ALSO PRESENT:

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| John M. Milledge, DDA Legal Counsel | Mike Ferber |
| Chris Wren, DDA Executive Director | Captain Gregory Salters |
| Elizabeth Van Zandt, Planning & Design Manager | Captain Victor London |
| Marti Brown, Administrative Coordinator | Patsy Mennuti |
| Chadwick Blue, Urban Planner | Ron Centamore |
| Kate Sheffield, Planning Assistant | Doug Sterner |
| George Mihaiu | Richard Mancuso |
| Jeff Suiter | Major Anthony Williams |
| Patty Riddle | Alex Brown |
| Mark Bode | Laurie Watkins |
| Brittany Wallman | |

PRESIDING: Charles B. Ladd, Chair

Chairman Ladd called the meeting to order at 8:40 a.m. Roll call was taken by Marti Brown. All Board members were present with the exception of Mr. Feldman.

CONSENT AGENDA

Chairman Ladd asked whether anyone wanted to pull an item and hearing none, he asked if there was a motion approving the items on the Consent Agenda. *A motion was moved by Mr. Fazio and seconded by Mr. O'Shea. All Board members were in favor.* The following items were unanimously approved:

- C-1) Approval of the minutes and follow-ups from the April 9, 2009 DDA Regular Board Meeting and Approval of the Finance Committee Meeting on 4/24/09.
- C-2) Approval of Outdoor Event Application – Museum of Art National Art Festival, 1/29/2010-1/31/2010, Anthony Lauro.
- C-3) Approval of Outdoor Event Application – Florida AIDS Walk, 3/28/2010.
- C-4) Approval of Outdoor Event Application – Relay for Life, 6/12/09-6/13/09 (Originally 5/8/09-5/9/09), Patty Riddle.

REGULAR AGENDA

R-1 Police Report

Chairman Ladd announced that Major Williams, Captain Salters & Captain London were present today. Captain Salters asked the Board if they had any specific issues and hearing none, he said that in the last week, there were 42 arrests made in the downtown area alone. He said they have been dealing with identity theft issues. Mr. Hooper asked if he could elaborate. Captain Salters said there have been vehicle burglaries where ID's are being stolen from purses and wallets. Major Williams said that a lot of people leave their wallets and purses very visible. Chairman Ladd asked about a status on the Riverwalk and Huizenga Plaza. Captain Salters said the areas have cleaned up a bit. He said they have made undercover arrests and a private detail headed up by the DDA, Ron Centemore, and Patsy Mennuti is helping the area. He said officers are also driving down Riverwalk as well. Chairman Ladd asked about the homeless activity on Brickell between Broward and 2nd Street. Captain Salters said they've noticed this movement too and explained that if you displace the homeless, they will go somewhere else. He said there has not been a spike in crime due to the homeless activity.

Captain London said he handles District 3, south of the river. He said since the beginning of the month, there were a few vehicle burglaries, but no other issues to report. Chairman Ladd thanked the officers for their reports.

R-2 Downtown Residential Unit Report

Mr. Wren said he and Mr. Hooper have been discussing this issue. He said this issue looks positive with the new City leadership now in place. He said there are growth indicators. He recognized Stephen Scott, the Economic Development Director from the City. Mr. Wren said that as the economy breaks, they hope units will be in place for growth to happen. Chairman Ladd asked about the units. Mr. Wren said there are over 3,000 available through DRC and the development process, which will soon be real units. He said he has confirmed this information. Mr. Hooper said he went to the Urban Core Meeting where Mayor Seiler spoke and said he was positive about development. He said that Mayor Seiler said he wants economic growth in the right places with higher density in the downtown area. Mr. Hooper said they should come up with a step by step process in working with the City and then the County. **Chairman Ladd asked if staff could draft a document outlining what they think the process should be. Mr. Wren said he would present this at the next meeting.** The Board talked about the total number of units again, how many have been built and how many have been approved but not built. They also discussed extensions on already approved projects. Chairman Ladd said 5700 units have been built in the past 10 years and there are 195 unsold new units in the market, a great indicator of our area's residential health.

R-3 Inside Downtown 2009 First Annual DDA Event Update

Mr. Blue said this event is being held on May 27th from 5:00 - 7:00 p.m. at the Broward Center for the Performing Arts. He said they will have four guest speakers: City Mayor Jack Seiler, Broward County Mayor Stacy Ritter, U.S. Representative Ron Klein and U.S. Representative Debbie Wasserman-Schultz. He said everything is going well and that so far, they've received 250 RSVP's. He said the target is 300 people, but there may be more. He said Linda Lewis has been working with him and that it should be successful. He said they've received \$7,000 in sponsorship money to date, with more calls still to make. Mr. Fazio gave kudos to Mr. Hooper on coming up with this idea. Mr. Hooper said they are shy approximately \$8,000 and that AutoNation contributed \$2500 and he recognized Gale Butler for her involvement. He asked that everyone continue spreading the word so they could possibly get more money raised. He said that Mr. Blue has done an excellent job. Chairman Ladd said this event will allow them to show the big picture of the downtown, where they've been and where they are going. He said it's a great idea.

R-4 Board Committee Assignments

Chairman Ladd said he brought up this issue at the beginning of the year, but a detailed dialogue has not occurred. He said he would like to go through the list and update the names on the committees.

They made the following modifications to the committee list:

- Added Mr. Fazio in place of Mr. Feldman (in the interim) on the TMA Advisory & Board of Directors.
- Added Mr. Durden and Mr. Fazio to the Courthouse Committee and changed the name to Courthouse & Conversion of 6th Street to Pedestrian Committee.
- Removed Ms. Butler & Mr. Feldman from the Huizenga Plaza Events & Maintenance Committee. Changed the name to Huizenga Plaza Maintenance and Emergency Events and added Mr. O'Shea and Mr. Durden.
- Added Mr. Fazio and Mr. O'Shea to the Real Estate Committee.
- Illegal Lots on 2nd Street-Mr. Wren said by August of this year, everything should be cited and will go through the Code Enforcement Board according to the City Manager. Stephen Scott said they are ready for full enforcement. **Mr. Wren said he would set up a meeting with City legal two months from now. Chairman Ladd asked that he come back within the next few months with an update.**
- Changed Smoker Park to be Smoker Park/Tunnel Park. Mr. Wren said he met with Romney Rogers on Tunnel Park and was told they received bids. He said with reference to parking, they've directed the designers to look at the issues again. Brief discussion was held.
- Added Mr. Durden to the RAC Downtown Units Committee.
- Added Mr. Hooper to the Streetscape Improvement Bond Funds Committee.
- Added Mr. O'Shea to the Workforce Housing Committee.
- Mr. Wren added the St. Patrick's Day Parade for next year to the list, which they should participate in. He said Mayor Seiler requested that they be involved and added that it is a good partnership with the City. Mr. O'Shea was added to this committee.
- Mr. Hooper added the Inside Downtown Event to the list.
- Mr. Durden was added to the Marketing Committee.
- Mr. O'Shea was added to the Finance Committee.

The following items were removed off the list:

Removal of the PACA Recapitalization Assistance item.

Removal of the Noise Ordinance item.

Removal of the Potential Ordinance Regarding Security Cameras item.

Removal of the Entertainment District Item.

Removal of the Governmental Campus item.

Removal of the Police Coverage in the Downtown/Skateboarding item.

Chairman Ladd asked Mr. Durden if he could do a presentation on the Courthouse in June or July. He also asked the Board to review the staff workload list attached to the Committee List.

Chairman Ladd asked about the Broward Workshop & Urban Core Meetings. Mr. Scherer said the DDA Board should be involved to help energize the meetings and have connectivity. Mr. Hooper said he attends both and how it's important. Chairman Ladd suggested the Board make more of an effort to attend and Mr. Hooper said it would be helpful to get another board member there. **Mr. Scherer asked that the staff that attends the Urban Core Meetings prepare a brief executive summary on what happens at each meeting and report back to the Board. Mr. Blue responded that he attends and would do that.**

Chairman Ladd was suggesting that he'd like to see other Board members on the Wave Committees and Mrs. Van Zandt also mentioned there will be new initiatives they could also participate in as well, such as the Urban Oasis and Treescaping.

A motion to amend the Committee List was moved by Mr. Scherer and seconded by Mr. Durden. All were in favor.

R-5 Transit

a) Update on Federal Submittals

Mr. Wren said they've received over \$700,000 in Streetscape Funds from Congressman Klein's office. He acknowledged Laurie Watkins from Congressman Klein's office who was present today. Mr. Wren said they've been working with FDOT and the County on the grant. He said they received \$475,000 from Congresswoman Debbie Wasserman Shultz for transit consultant work. He added that they applied for this year's appropriations and reauthorization bill. He said they have a good team with the County, City, and DDA. He said he hopes to see future funds come for Streetscape and the Wave. He said they have completed the Environmental & FTA Application. Mr. Wren said there is a joint meeting next Tuesday at noon between the City and County Commission where the Wave will be discussed. **Mr. Wren said he would email the Board with the details on the joint meeting.**

b) Tri-Party Agreement Term Sheet

Mr. Wren said this document outlines the responsibilities and duties of the City, County, and DDA for the planning, implementation, funding, and operation of the Wave.

c) Real Estate Committee Update

Mr. Wren said Mr. Fazio is on this Committee, leading the initiative. He said that given the favorable real estate market, we should explore securing a real estate site to build the maintenance and storage facility. He said they will be setting up a meeting to discuss these efforts. Mr. O'Shea expressed interest in sitting on the committee with Mr. Fazio.

Chairman Ladd indicated they are still pursuing a partnership with the Hospital and Mr. Wren said he would report back.

Other

Chairman Ladd asked for an update on the Federal Grants from the County and Mrs. Van Zandt said she has the first grant agreement that he needs to sign following the meeting. She said that once both parties have signed off there is a 30-45 day turnaround for receiving the \$495,000. Since they approved a blanket agreement, the next three submittals will not have to go back to the Commission for individual agreements, allowing for a much quicker turn around time. Mr. Fazio asked what the total amount is and Mrs. Van Zandt said including the 2009 appropriations, the net is \$4.9 million.

Chairman Ladd told the Board they had a meeting with FPL this week on the Wave initiative and the budget for burying the power lines on 4th & 5th Streets. He brought up a project FPL has for \$70,000 for concrete poles on 5th Street. They talked about this further. After discussion, Mr. Wren said there is a meeting with FPL tomorrow at 1:00 p.m. to discuss implementing undergrounding the utilities in lieu of constructing the new concrete poles. Mr. Hooper asked if Congressman Klein's office might be able to assist with some of these issues and Ms. Watkins indicated she was taking notes and would look forward to continued dialog on this issue.

Chairman Ladd said tomorrow's meeting with FPL is with regional staff and he requested Mr. Wren call the Board members with an update. Mr. Wren said he would keep Ms. Watkins advised as well.

The Board briefly talked about legality issues related to the pole project. Ms. Watkins asked if anyone considered the Public Service Commission. Mr. Mancuso, an audience member, talked about the Utility Advisory Committee and how it formed a partnership with the residents. He said FPL and the City have not been as responsive. Chairman Ladd said they are watching this.

Chairman Ladd said that staff created an outreach list of the major office buildings and major members of downtown. He would like the Board to go through the list and review it with Ms. Sheffield.

DIRECTOR'S REPORT

There were no issues brought up under Director's Report.

Other Issues

Mr. Hooper said the TMA is running into road blocks with funding and operations. He said administrative costs are high. He briefly talked about its connection into the Wave project. He said he would like to request that Mr. Wren spend 30 days looking into ways to help the administrative and budgetary problems of the TMA organization. He suggested that the DDA possibly take over the administration functions of the TMA. Mr. Wren said he could look at it for 30 days and then come back with a report. He said the TMA is looking to the City, County and the DDA for assistance. Mr. Hooper said the DDA is more equipped. He said the DDA would not be affected; this would be to help the TMA survive. Mr. Fazio asked how many staff they have and Mr. Hooper said they have two as well as a part-time bookkeeper. He said it is a \$700,000 a year business, with an administrative

cost of \$279,000. Discussion was held.

Mr. Scherer expressed concern about the DDA taking over and monies being cut back Mr. Wren said he agrees with Mr. Scherer's concern, but that his initial thoughts are to streamline the agency for one year then give it to one of the parent agencies. Mr. Hooper said that for the last three years, funding has been cut. He said the money was mostly capital improvement money and very little was for administration and operating. He talked about the routes and their relation to the downtown. He said these connections to the downtown are important to the DDA. Mr. Hooper said they can run for the next 3-5 years on minimum grants, but that administration is the issue. Chairman Ladd talked about providing administrative services if it can be done less expensively, not taking it over, in an effort to reduce annual costs. **Chairman Ladd asked that this item be put on the agenda for next month.**

Mr. Scherer asked for an update on the widening of 7th Street. Mr. Wren said that Alan Tinter was coordinating with Parsons Brinckerhoff regarding the traffic data, where modelers flew down. Mrs. Van Zandt gave a little more detail on the modeling efforts. Mr. Scherer asked about the timeframe. **Mr. Wren said Mr. Tinter should have a preliminary report at the next meeting and that this was only to be 90 day study and not be overly complicated. Mr. Wren said he'd meet with Mr. Scherer in advance.**

The Board talked about the recession and how it affects properties. They talked about vacant ones and those that are not maintained and when the DDA used to be involved during times of recession. They discussed the rising impact fees. Chairman Ladd said the CRA Advisory Board has been having preliminary discussion with the City regarding providing a grace period on fees when buildings are torn down. He talked about losing impact fee credits. Chairman Ladd asked that staff meet with the CRA staff to help them with this initiative. Mr. Scherer said it should be the whole RAC. Mr. Ferber, from the audience said that the units in the RAC call for a zoning change and discussed this further. He said whatever you tear down, goes back into the pool. Mr. Hooper departed. **Chairman Ladd asked staff to contact Mr. Ferber.** Mr. Ferber said they have identified issues.

Mr. Fazio asked about 6th Street and the pedestrian thoroughfare. Mr. Scherer said it is not ready at 6th Street due the 7th Street project and courthouse project. He said Alan Tinter is studying 6th Street. The Board talked about this further.

As there was no other business to come before the Board, Chairman Ladd adjourned the meeting at 10:02 a.m.