

Regular Meeting of the  
Downtown Development Authority  
Thursday, August 13, 2009  
Broward Center for the Performing Arts  
Einstein Room

## **COMMUNICATIONS TO CITY COMMISSION**

### **ROLL CALL**

**BOARD PRESENT:** Charles B. Ladd, Chair  
Alan Hooper, Vice Chair  
D. Fredrico Fazio, Secretary (via conference phone)  
Dennis F. O'Shea, Board Member  
Gregory Durden, Board Member

**NOT PRESENT:** William R. Scherer, Board Member

### **ALSO PRESENT:**

John M. Milledge, DDA Legal Counsel	Cindi de Vosjoli
Chris Wren, DDA Executive Director	Rob Cline
Elizabeth Van Zandt, Planning & Design Manager	Stephen Botek
Marti Brown, Administrative Coordinator	Leas Saraceno
Chadwick Blue, Urban Planner	David Damerau
Kate Sheffield, Planning Assistant	Brice Lambrix
Jim Singer, Intern	Alan Tinter
Heather Parnass	Ron Centamore
Brian Lawrence	Gregory Salters
Linda Lewis	Victor London
Pete Corwin	Mike Ferber
Commissioner Ilene Lieberman	Doug Sterner
Vanessa Santiago-Mejia	Jack Loos
Kiarra Roper	Karen Reese
Doug Eagon	Jules Morgan
David Brown	Renee Cross
Chuck Adams	Brittany Wallman
Ed Marquez	

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

Chairman Ladd called the meeting to order at 8:34 a.m. Roll call was taken by Marti Brown. All Board members were present with the exception of Mr. Scherer.

## **CONSENT AGENDA**

Chairman Ladd asked whether there was a motion approving the items on the Consent Agenda. *A motion was moved by Mr. Hooper 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 July 9, 2009 DDA Regular Board Meeting and Approval of the Real Estate Committee Meeting on 7/22/09.
- C-2) Approval of Outdoor Event Application –Junior League 10<sup>th</sup> Annual Riverwalk Run, 3/19/2010-3/20/2010, Kathryn Foreman
- C-3) Approval of Outdoor Event Application – Relay for Life, 5/21/2010-5/22/2010, Erin Brown

### **Recognition of Buddy Lochrie & Peter Feldman**

Chairman Ladd said the community lost two individuals this past week. He said Buddy Lochrie was a former DDA Board Member and that Peter Feldman was sitting in his seat at this table just a few months ago. Chairman Ladd said that Mr. Lochrie was 76 years old and lived a full life. He said that his son Robert is active in the City of Fort Lauderdale. Chairman Ladd said that staff put together a list of initiatives that occurred during the time Mr. Lochrie served on the DDA Board. He said Mr. Lochrie was on the DDA Board from 1974-1981 and was Chair from January 1979 to January 1980. He said some of the initiatives were: the PACA, the County Administrative Building, the Art Museum, the County Library and the Federal Courthouse. Chairman Ladd then read a list of Mr. Lochrie's civic and community involvement. Chairman Ladd said he was the heart and soul of the City and he will miss him. He said he had a wonderful life and a wonderful career. Mr. Hooper said that Robert Lochrie sent him an email yesterday and he read it. He said he will miss him and that his heart goes out to the family.

Chairman Ladd then said that Peter Feldman was not only a DDA board member, but also a personal friend to many of those sitting on the Board. He said Mr. Feldman had a big impact on the community and that everyone will miss him. He said he wanted to share some pictures of Peter and proceeded to show them to the audience. Chairman Ladd said that Peter achieved a lot in his 54 years. He said the CRA is there because of Mr. Feldman, the DDA expanded its boundaries to include the area north of Broward Boulevard because of him also. He said zoning and monies for the Flagler Village area were in place because of Peter and that he was a force in the downtown and he will really miss him. Chairman Ladd said he was seeking **a motion today that the DDA prepare a Resolution requesting the City Commission rename Flagler Pocket Park on 6<sup>th</sup> Street and 3<sup>rd</sup> Avenue as Peter Feldman Park. Mr. Hooper made the motion with Mr. Durden seconding. All were in favor.** Chairman Ladd added that in the coming months he would like to do a naming plaque and memorial in his honor. **Mr. Hooper said he's already spoken with Phil Thornburg from the City and he told him they need a letter indicating why it should be named after Mr. Feldman.** He said they talked about putting oak trees on the site and they will work with City staff to place them accordingly. He said he spoke with the Mayor as well.

Chairman Ladd moved up the Courthouse item due to time sensitivity for Commissioner Lieberman.

### **REGULAR AGENDA**

#### **R-2 Update on Courthouse Project**

Commissioner Lieberman said she worked with Buddy and Peter and that she share's everyone's sense of loss. Commissioner Lieberman said that Mayor Ritter appointed a task force in 2006 and that they asked the public to approve a general obligation bond, which was much larger than what is being proposed today on the project. She said the DDA participated and that Greg Durden was a valuable

member. She said that Mr. Durden suggested that the DDA partner with the County. She said that members of the task force represent a wide range of community stakeholders and they looked at a lot of issues. She said the current building was built in phases and suffers from major elevator problems. She said the task force looked into renovating rather than rebuilding, but it was more expensive. Commissioner Lieberman said maintenance costs will go down with new equipment. She began the presentation by showing the 2006 master plan, which outlined bond issue projects and estimated costs. She said they considered options. She said the 110 Tower would not work for courtrooms. She said they then reprioritized the projects in the master plan. Commissioner Lieberman said e-filing has reduced space needs and they were given information by the Chief Judge who said that every judge does not need a chamber and a room of their own. Commissioner Lieberman said remodeling was not cost effective and currently construction costs are down. She said they decided to postpone projects in the master plan to be phased in at a later date. She said they reduced the size of the new courthouse and added that if anyone wants further information they can go onto the County's website.

Commissioner Lieberman said they looked at two locations that the County owns and decided that demolishing the current 4 story garage was the best option. She said parking has been a challenge. She added they need 600 spaces and currently have 400 spaces with 120 secured ones under the courthouse. Commissioner Lieberman showed Phase 1 of the new courthouse and showed a typical floor plan. She said it would take 16 months for design and approvals. She added that there is an RLI on the street now for turnkey parking. Commissioner Lieberman said they did a master plan of planning future phases: 2020-2025, 2025-2030 and 2030 and beyond. She said the new project cost is \$200 million less than what they asked the voters for back in 2006. She talked about the financing plan and how the money would be used and where it would come from. She briefly talked about the Federal Stimulus Build America Bonds. She said they will have a workshop about financing scenarios and that financial details will be addressed next year. She said in asking the question why they need to do it now, she explained that 1) they should take advantage of the soft construction market and federal stimulus loans and 2) there are risks of building systems failures. Commissioner Lieberman said there was an Request for Letters of Interest (RLI) issued for a 1,000 car garage and they entered into an agreement to design the new courthouse. She said they also issued an RLI for a construction project manager. She said the courthouse task force final report was approved. Commissioner Lieberman said they've extended the term of the task force to continue monitoring the progress.

Mr. Hooper said they've done a great job at reducing the costs and asked what the DDA could do to support the efforts and that he was looking forward to a new courthouse. Commissioner Lieberman suggested a letter be written to the editor or that they pass a resolution and forward it to the County. She said the DDA could have a role with reference to the parking garage so that more parking is available in the downtown. She suggested maybe financial participation. Chairman Ladd made mention of recent newspaper articles focusing on negative rather than positive material.

Mr. Sterling said that the DDA should support the project. He said most capital improvements in Broward County have not been through referendum. Chairman Ladd said the DDA through outreach on the transit project has created strong connections and Ms. Sheffield said they've met with 150 organizations so far. Chairman Ladd said he'd like to have the DDA staff help to get involved and tie it in with transit outreach message. Mr. Durden thanked Commissioner Lieberman for her kind words and said she did a heck of a job and that he was proud of her. **Mr. Hooper asked if they wanted to do a Resolution and Mr. Sterling suggested staff prepare one and present it at the next board**

**meeting.** Mr. Hooper mentioned that the DDA has \$1.4 million in the budget for streetscape and courthouse related expense to be used in the judicial complex area, which could be a possibility for financial participation. Chairman Ladd said the monies will be spent in the area, contributed to the overall plan. The Board thanked her for the presentation.

### **R-1 Police Report**

Captain Salters said that Chief Adderley sent condolences to the Board on their recent losses. He said that between last month and this month, crimes are down by two. He said they've added one more evening officer and they have been parking and leaving patrol cars and a decoy car. He said they continue to make arrests and during their sweeps. Mr. Hooper commended the Police Department and specifically mentioned Major Williams, who always checks in with him. Chairman Ladd asked if there has been any impact on calls in the area of NE 4<sup>th</sup> and 6<sup>th</sup> street and what their feel for the neighborhood was. Captain Salters said they haven't noticed anything significant. Captain London said there are no new developments south of the river. Mr. Fazio said he is happy with the job they are doing. The Board thanked them for their updates.

### **R-3 Downtown Residential Demographics**

Kate Sheffield said they wanted to give an update on the residential market since March. She said the total number of residential units in the Downtown is 5,746. She said there are no units in the site plan process. Ms. Sheffield said there are 3,000 units still available for development. She said that occupancy trends for homesteaded properties have not changed. She said the average rental occupancy rate is 68% and the number of rented units in condos is up for the 2<sup>nd</sup> quarter; those numbers are 46 new monthly average listings and 36 rented listings. Ms. Sheffield said the rental community is picking up. She added that the 1<sup>st</sup> generation units have declined. She said Las Olas by the River has 77 first generation units. Chairman Ladd confirmed that the number of first generation units in the downtown since March is 194 and that currently there are 173. Ms. Parnass said that the brokers are not entering their closings into the MLS in a timing manner so the numbers are being delayed. She said there are 59 pending sales. Ms. Parnass said that the price on sales that have closed is the same. She said the biggest obstacle now is financing. She said they need local programs. Mr. Hooper said that two buildings he has were recently approved as FHA buildings. He said the downtown is strong and it's just a matter of time when maintenance fees aren't paid and buildings start to get run down. He said it's a vicious cycle. Mr. Hooper said they need to get rid of the inventory. Chairman Ladd confirmed there were 355 2<sup>nd</sup> generation units for sale currently.

Ms. Parnass said there were 40 closed sales for the first quarter, 29 of them were short sales or foreclosures. Mr. O'Shea said that for pending sales, the average price per square foot is \$191. He said you can get in at a good price for living in a downtown. Chairman Ladd added that the buildings are built and there are people. He said they need to continue getting the complimentary things such as restaurants and service retail to make it more compelling to live in a downtown. He said he wished the newspaper would focus more on positive information that is constructive and wondered if there was anyone they could meet with to sit down and talk to. Brittany Wallman said there is a new business editor and she'd sit with Chairman Ladd after the meeting to talk further.

### **R-4 MPO 2035 Transit Vision**

Mr. Wren said that he and Pamela Adams met and that she could not make today's meeting. He said the backup was in their package. He said the MPO is updating their long range vision for transit. He said the backup outlines several meetings that are planned and that he'd like to help get the word out

to the downtown businesses and was looking for direction. He suggested the Board see the presentation and Chairman Ladd said that would be good. Mr. Hooper said the Urban Core is doing something in September and that they are part of the Broward Workshop. He said he invites the members of the DDA to attend the meeting and work together. **Mr. Wren said he'd circulate the meeting information so it gets on everyone's calendars. He said the meeting is September 17<sup>th</sup>.**

#### **R-5 Resolution Requesting the City Start the Land Use Amendment**

Mr. Wren said that Mr. Hooper was appointed as a Committee of One on this issue. Mr. Wren said his recommendation is to pass something today or in the future so they don't end up with limited units. He said members from the City are here today and the process can take up to two years. Mr. Wren said the sooner they start this process, they can get additional units. Mr. O'Shea said that hometown democracy (legislation that would require voter approval for any land use amendments) will be on the ballot and they need to move forward before this is in place. Chairman Ladd said the City Commission went to the County five years ago for units under the master plan and the County gave them some and have since made progress on the outstanding issues the County wanted resolved. Mr. Hooper said the boom will not happen again, but that the Wave will bring in people to the area. He said they need to go in with a 20-year projection and figure out the numbers. He said it was 13,000 units last time, but that number is not as dense as people think it is. Brief discussion was held, after which, ***Mr. Hooper made a motion respectfully requesting the City of Fort Lauderdale begin the application process for the land use amendment which allows the number of units that falls in line with the prescribed density and unit projections that follow the master plan. Mr. O'Shea seconded. All were in favor.***

Chairman Ladd asked what the status was with the South Regional Activity Center (S-RAC). Wayne Jessup from the City said that SABA did a master plan for a portion of the S-RAC, but they are uncertain where SABA sits on the issue of zoning regulations. Mr. Jessup said they made a presentation to them. **Mr. Hooper said they need to look at the zoning parking regulations in the RAC with relation to the future transit route. Chairman Ladd said he would like an informal workshop with Mr. Jessup and City staff to discuss everything.** Mr. O'Shea said it would be silly to not worry about bringing the S-RAC along and they need to urge the City. Chairman Ladd suggested they may want to consider expanding the DDA boundaries.

#### **R-6 Transit Update**

Chairman Ladd said this is the first meeting since they went before the City Commission and that it was a great meeting and staff did a great job with the presentation. He thanked staff for their help with all the outreach efforts with the downtown stakeholders. He mentioned Ron Centamore, Mike Ferber and Richard Mancuso for their assistance in the community. Chairman Ladd said that he is very proud of what has been accomplished in the last year and is appreciative of all the great supporters.

Mr. Wren said in their package is the number of meetings and the importance of each one. He said he will be traveling to Washington, D.C. on August 26<sup>th</sup> and that Barney McCoy from the County will be attending along with the consultant. He said it will be a technical meeting with the FTA staff. Mr. Wren said the outreach is going well and they have about 80-85% support on the assessment. **He said he will sit down and talk with each of the City Commissioners as a follow up from their meeting.** He said there will be public hearings on the assessment in December and January. He discussed upcoming meetings to be held in D.C. and the anticipated schedule to start Project

Development.

#### **R-7 TMA Update**

Mr. Wren said he didn't have anything formal to present today. He said he has a new intern, Jim Singer and he recognized him in the audience. Mr. Singer stood up and said he is a graduate of Florida Atlantic University with a major in Geography. He specializes in GIS and digital mapping and has a strong interest in the area of transportation.

Mr. Wren said that Mr. Durden brought Brian Lawrence today, who is an apprentice. Mr. Durden said that Mr. Lawrence is an honor student and that he wants to be an attorney. He said he wants him to experience what it is like to experience something bigger, by giving back to the community.

Chairman Ladd told Mr. Wren he really needs to see the TMA budget. Mr. Adams said they are meeting this afternoon on this. Mr. Wren said they've got good ideas and are close to a recommendation. **Mr. Wren said he'd talk with the Board one on one before the next meeting.**

#### **R-8 Budget Message**

Mr. Wren said today is another budget workshop. He said the proposed millage rates are as follows: operating is .4970 and voted debt is .4313. He talked about how the proposed millage rates affect the budget. He said they are trying to keep a reserve in the 5-year projection and that his recommendation is a no growth rate in 5 years. He thanked Mr. Adams for all his hard work.

Chairman Ladd said that he felt it was worthwhile to look at the history of millage rates which is in their package. He said that since 2004, the millage rate has dropped from .6279 to .4802. He said if there is no growth, there will be less staff and fewer initiatives or more taxes to sustain current levels. He said there are items in the budget he has comments on, but feels there is time next month before adoption of the budget. He said initiatives have grown. He cited examples: DDA Annual Event, St. Patty's Day Parade, Boat Parade, New Year's Ball Drop and the Ambassador Program. He said all of these are worthy expenditures, but that they have to find a way to pay for it all with limited budget. Mr. Hooper said with reference to the Annual Event they had a hard time raising the money. He said he thinks it has to be done and he agrees with all of the initiatives mentioned. **Mr. Wren said he would talk further about this at their next one on one's before the budget hearings.**

### **DIRECTOR'S REPORT**

#### **D-2 9<sup>th</sup> Annual Breakfast for Champions of the Homeless Benefit**

Mr. Wren said that this item is a new one. He said that Mr. Hooper will be a celebrity waiter. Mr. Wren said he is reaching out to the community for support. Mr. Durden said he would be happy to help out. Mr. Hooper said the DDA should participate.

As there was no other business to come before the Board, Chairman Ladd adjourned the meeting at 10:35 a.m.