

Regular Meeting of the
Downtown Development Authority
Thursday, December 10, 2009
Broward Center for the Performing Arts
Einstein Room

ROLL CALL

COMMUNICATIONS TO CITY COMMISSION

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

NOT PRESENT:

ALSO PRESENT:

John M. Milledge, DDA Legal Counsel	John Ropes
Chris Wren, DDA Executive Director	Alan Tinter
Elizabeth Van Zandt, Planning & Design Manager	Brice Lambrix
Marti Brown, Administrative Coordinator	Venessa Santiago-Mejia
Chadwick Blue, Urban Planner	Jennifer Lee
Kate Sheffield, Planning Assistant	Jim Ellis
Hugh Johnson	Rebecca Baer
Jennifer Sammons	Mike Ferber
Richard Mancuso	Daniel Grant
Stuart Sigel	Leas Saraceno
Karen Dietrich	Kevin DeNell
John Jones Jr.	Robert Lochrie
David Wheeler	Tim Petrillo
Leigh Kerr	

PRESIDING: Charles B. Ladd, Chair

Chairman Ladd called the meeting to order at 8:35 a.m. Roll call was taken by Marti Brown. All Board members were present. Chairman Ladd welcomed the Board's newest member Mr. Bodenhamer and said two new members, Tim Petrillo and John Ropes will replace him and Alan Hooper in January.

CONSENT AGENDA

Chairman Ladd asked whether anyone wanted to discuss or pull any items and hearing none, he asked

if there was a motion approving the items on the Consent Agenda. *A motion was moved by Mr. Hooper and seconded by Mr. Fazio. All Board members were in favor.* The following items were unanimously approved:

- C-1) Approval of the minutes and follow-ups from the November 12, 2009 DDA Regular Board Meeting and the Streetscape Workshop on 11/4/09
- C-2) Approval of Outdoor Event Application – Florida Turkish Festival, 2/19/10-2/21/10

REGULAR AGENDA

R-1 Police Report

Chairman Ladd introduced Captain Wheeler from District II and Captain Dietrich from District III. Captain Wheeler spoke first and said that vehicle and home burglaries have increased. He also mentioned that PETA will be performing a protest in the downtown at noon. He stated that the Police department was able to negotiate the protesters from wearing cellophane to nude bathing suits.

Captain Dietrich reported on District III. She emphasized the importance of the trespass affidavit program and urged businesses to fill out an affidavit. She brought up ways criminals are stealing from people. She gave an example of someone pumping their gas at a gas station and thieves reaching into the opposite side of the vehicle and stealing belongings. She urged people to lock their doors and secure valuables out of sight. She also said the department has provided, “don’t be a victim” stickers as a reminder to people. Captain Dietrich mentioned that the citizens on patrol program is available again and seeking applicants.

Vice-Chair Hooper brought up a resident being gunned down behind the new Eclipse property on his way from Himmarshee to the Foundry Lofts. Captain Dietrich emphasized the importance of being aware of your surroundings and suggested his residents go through the citizens on patrol program to learn what to do when confronted with such situations.

R-2 Wave Streetcar Local Assessment Outreach Report & Certificate of Appreciation to Vanessa Santiago-Mejia Who Assisted on Wave Testimonials

Mr. Wren summarized the overall testimonial surveying mission lead by Kate Sheffield. He indicated that Vanessa Santiago-Mejia has been a critical component to the surveying exercise and wanted to thank her for all her hard work. He then turned it over to Ms. Sheffield.

Ms. Sheffield said that Mrs. Santiago volunteered to help survey perspective Wave riders after hearing about the Wave through the Wave outreach efforts. Ms. Sheffield said Mrs. Santiago is a local architect and lives in the Sole building with her husband. She too thanked Mrs. Santiago for all her enthusiasm and assistance. Mr. Wren then presented a certificate of appreciation to Mrs. Santiago. Mrs. Santiago said she has really enjoyed being part of the Wave evolution and hopes to remain involved with the Wave and other exciting projects in the Downtown.

R-3 Tinter Study – Phase II

Mr. Wren introduced the Phase II Study item and said that Mr. Scherer requested this item be brought back to the Board since he was not able to discuss it at the last Board meeting. He said Alan Tinter is here to report on the intent of the study and address concerns brought forth at the last meeting.

Mr. Tinter went through the history of the first study and the intent for the second study. He mentioned inclusion into the Metropolitan Planning Organization's (MPO) Transportation Improvement Plan (TIP), analyzing the cost/benefit, and the right of way plans. He said that at the last Board meeting, members expressed concern regarding moving forward with Phase II without knowing the future of the judicial complex garage plans. He indicated that in either parking scenario being considered, the traffic patterns will be similar and either decision will not fatally flaw the analysis results.

Mr. Scherer urged the members to move forward with the study. He said the area will be improved and that they need to get on the MPO's list for funding to be able to implement the improvements in years to come.

Chairman Ladd raised concerns regarding the procedure to make sure this is not another study that sits on a shelf. Mr. Tinter indicated this was the first step to get on the MPO's list for funding. **Chairman Ladd requested a memo from Mr. Tinter and the City Engineer on procedure, schedule, and total cost.**

Mr. Wren said the study will cost \$28,000 plus \$7,000 for MPO and agency related meetings. He then went through the typical timeframe of MPO/other agencies. Chairman Ladd asked if the DDA is partnering with the City on a 50/50 basis. Mr. Wren indicated that he is reaching out to the City and the County for funding partnerships, but none have been committed at this time.

The Board continued dialog on northern and southern infrastructure improvements. Chairman Ladd kept emphasizing the need for procedures to ensure planning dollars help to get projects implemented.

Mr. Durden asked for clarification on what the \$35,000 total fee covers and Mr. Tinter responded that it includes everything unless a unique situation occurs. Mr. O'Shea asked if the DDA will have to pay for an amendment to the plan upon a decision of the judicial complex parking. Mr. Tinter stated that it will be covered as part of the \$35,000 scope of work.

Mr. Scherer made a motion to execute the contract for Phase 2, authorizing up to \$35,000 from Bond Funds (south streetscapes) and directed the Executive Director to try and get the City to be a financial partner. Mr. Durden seconded the motion. By roll call vote, all members were in favor.

R-4 Boards & Committee List

Chairman Ladd introduced the boards and committees item. He reminded members that he and Mr. Hooper will no longer be on the Board after December. He continued on about repopulating positions.

Mr. Wren brought up the possibility of keeping Mr. Ladd and Mr. Hooper on some of their current committees. He specifically mentioned Mr. Ladd staying on the finance committee and Mr. Hooper remaining on the TMA Board.

Mr. Fazio and Mr. Scherer praised both members for their continued dedication in both capacities.

Mr. O'Shea asked what the procedure was for having non-members sit on DDA committees. Mr. Milledge said there has been precedent for having past members sit on committees where no formal votes are needed and that it is not a requirement to have only current members.

Mr. Hooper said he has enjoyed his time serving as the TMA Chair, but he is tired and would hope that he could transition out of the role in the future.

Chairman Ladd said he is happy to remain involved in transit and streetscape, to the extent the Board would like him to. He then said out of respect for the new Board members coming on in January, he recommended not making any decisions at this meeting.

R-5 Land Use Amendment Update

Mr. Wren summarized the land use amendment efforts to date. He said since bringing this to the Board, a meeting was held with the City of Fort Lauderdale Planning staff and the South Florida Regional Planning Council staff on process and timeframes for a land use amendment for additional units. During the meeting with the Council, the option of collapsing flex units as a first step was introduced by the Director. Mr. Milledge said staff would be exploring that option further.

Mr. Hooper emphasized the need for additional residential units. He mentioned the Wave and brought up the Hometown Democracy legislation (Amendment 4). He said the Broward Workshop has organized a group against Amendment 4 and said Robert Lochrie has offered free services for land use amendment assistance.

R-6 Transit: One Way Pair Loop and One Stop Shop M&SF Concepts

Chairman Ladd provided background on the item and then brought up the City Commission's recent interest in the land donation as all or part of their capital contribution. He then went through the maintenance and storage facility (M&SF) concept and welcomed Hugh Johnson to present further.

Mr. Johnson went through each of the conceptual drawings.

Mr. Bodenhamer questioned putting in parallel parking with a 1,000 car garage nearby. Mr. Hooper addressed Mr. Bodenhamer's question by saying the parallel parking will support the ground retail and called it "accessory parking". He said parallel parking makes streets safer and with the one way pairing allows to keep current traffic capacity.

Discussion continued regarding the need to use parallel parking. Tim Petrillo spoke from the audience in his capacity as a restaurant owner/operating manager and said retail needs parallel parking.

Discussion was held regarding potential impacts to the implementation of the Wave by changing the roadway configuration.

Mr. Wren said staff needs direction on the M&SF concepts. Mr. Scherer said he supports the M&SF concepts, but not the one way loop. Chairman Ladd said the one way pair will be studied further in the next phase of design and a decision does not need to occur right now.

Mr. Hooper advocated the benefits of a way one pair scenario and cited Portland for their success.

Mr. Fazio made a motion to show the M&SF concepts (with existing roadway conditions) to the City Commissioners. Mr. O'Shea seconded the motion. All were in favor.

Further discussion was held regarding moving forward with the one way pair loop scenario. **Vice-Chair Hooper made a motion to have this option explored in the next phase of design. Mr. Fazio seconded the motion. All were in favor.**

Mr. Wren gave a general update on the federal funding activities and mentioned the recent announcement of a new funding opportunity for urban circulators. He indicated that the Wave should fair very well and that the project team is pursuing it. Mr. Scherer departed from the meeting.

R-7 Urban Oasis & Treescape Programs

Mr. Wren introduced Chadwick Blue to give a brief update of the 2 programs. Mr. Blue summarized efforts since the last Board meeting and directed the Board to concepts of the Simmons Vedder (SV) site, presented by Hugh Johnson.

Chairman Ladd asked who is covering the cost of the program. Mr. Wren said the majority of costs will be absorbed by the DDA and said it was a way to give back to the community during hard economic times. He indicated that utility costs are planned to come from the Riverhouse Condo Association, which is adjacent to the SV site.

Mr. Wren was asked whether the trees will be permanent. He indicated the trees will be in pots so they can be moved after a few years.

Vice-Chair Hooper raised concern over having the DDA pay the full cost of design and construction and suggested to move forward on a 50/50 partnership. Mr. Wren showed strong concern over placing such a cap and indicated given the current market, that private owners will not be able to support such a partnership.

After thorough discussion, **Vice-Chair Hooper made a motion to move forward with the Urban Oasis project on the Simmons Vedder site and to partner with the property owners at a not to exceed DDA contribution of \$25,000 (paid from the Capital Projects Fund), with a minimum donation of \$10,000 from all other sources. Mr. Bodenhamer seconded the motion. By roll call vote, all were in favor and the motion passed.**

R-8 NE 4th & 5th Streetcapes

Chairman Ladd went through the history of the northern streetscape program and indicated that FP&L is currently doing firm cost estimating to underground the overhead wires along both corridors. He also said the next steps include putting together a funding plan and meeting with potential funding partners to secure commitments. Discussion was held.

Chairman Ladd raised concern over the length of time it has taken for FP&L to do the 2nd St undergrounding of utilities, which was paid for by the DDA back in 2004. Mr. Wren echoed Chairman Ladd's concern and indicated that the City needs to get involved since they have the funds and were the project administrators. Discussion was held. **Vice-Chair Hooper made a motion to request to the City Mayor and Commissioners that this project be made a priority to City staff. Mr. Bodenhamer seconded the motion. All were in favor.**

R-9 Homeless Task Force Update

Mr. Wren called upon Kate Sheffield to give a brief report. Ms. Sheffield summarized the taskforce efforts to date and indicated the majority of DDA involvement is with the business committee, whose main goal is to find a location for a feeding center. Vice-Chair Hooper went through the current feeding facility issues and the need for a permanent location. He also said that long term, the goal is to help the Homeless Assistance Center.

WALK ON ITEM: Employee Compensation

Chairman Ladd indicated that at the last Board meeting, Mr. O'Shea was assigned as the committee of one to come up with a recommendation for this fiscal year's employee compensation. Mr. O'Shea directed the Board to the memo drafted by Mr. Wren.

Mr. Fazio made a motion to approve the recommendation of allocating \$4,280 to employee increases at the discretion of the Executive Director and to allocate half of the budgeted director bonus pay (\$2,500) to the Director. Vice-Chair Hooper seconded the motion. By roll call vote, all were in favor and the motion passed.

DIRECTOR'S REPORT**D-1 News Articles**

Nothing was reported.

D-2 Courthouse Committee

Mr. Wren brought up the new federal courthouse committee that is being established and said he hopes to add a DDA Board member to the committee (and specifically mentioned Mr. Durden given his County Courthouse experience).

D-3 Peter Feldman Park Event

Mr. Wren briefly explained the new park series the DDA is leading and said that further details will be provided at a future Board meeting.

D-4 Peter Feldman Park Construction

Nothing was reported.

D-5 City of Fort Lauderdale Exemption to Concurrence

Brief discussion was held.

WALK ON ITEM: FEC Bridge

Vice-Chair Hooper brought up a concept being explored, as part of the FEC project that would create an elevated train from Sistrunk to Davie, essentially separating downtown. He urged the DDA to have a Board member appointed to sit on the committee. Mr. Wren introduced the option of having the Wave service the area from the Broward Blvd to south of the river, eliminating the need for the FEC to cross the river (thus eliminating the need for an elevated train).

Chairman Ladd briefly summed up the changes he's seen over the 8 years on the DDA Board. He urged the new and existing members to be involved and be leaders. As there was no other business to come before the Board, Chairman Ladd adjourned the meeting at 10:35 a.m.