

Regular Meeting of the
Downtown Development Authority
Thursday, March 11, 2010
Broward Center for the Performing Arts
Einstein Room

ROLL CALL

COMMUNICATIONS TO CITY COMMISSION

BOARD PRESENT: D. Fredrico Fazio, Chairman
Dennis F. O'Shea, Vice-Chairman
Gregory Durden, Secretary
Tim Petrillo, Treasurer
William R. Scherer, Board Member
William H. Bodenhamer, Jr., Board Member
John Ropes, Board Member

ALSO PRESENT:

John M. Milledge, DDA Legal Counsel	Jill Nugent
Chris Wren, DDA Executive Director	George Mihaiu
Elizabeth Van Zandt, Planning & Design Manager	Tom Miller
Marti Brown, Administrative Coordinator	Karen Dietrich
Chadwick Blue, Urban Planner	Clay Wieland
Kate Sheffield, Planning Assistant	Jeff Weidner
Neil Sterling	Doug Sterner
Scott Seeburger	Richard Mancuso
Rebecca Baer	Alan Tinter
Tom Bluth	Alan Hooper
Mike Ferber	Ron Feldman
Genia Ellis	

PRESIDING: D. Fredrico Fazio, Chair

Chairman Fazio called the meeting to order at 8:30 a.m. Roll call was taken by Marti Brown. All Board members were present with the exception of Mr. Durden who arrived within a few minutes.

CONSENT AGENDA

Chairman Fazio asked whether anyone wanted to pull or discuss the minutes on the Consent Agenda and hearing none, Chairman Fazio asked if there was a motion approving the minutes on the Consent Agenda. *A motion was moved by Mr. Bill Bodenhamer and seconded by Mr. Ropes. All Board members were in favor.* Chairman Fazio then asked if there was a motion approving the event on the Consent Agenda. *Mr. O'Shea made a motion approving the event with Mr. Bodenhamer seconding. All were in favor.* The following items were unanimously approved:

C-1) Approval of the minutes and follow-ups from the February 11, 2010 DDA Regular Board

Meeting

C-2) Approval of Outdoor Event Application-Light the Night Walk, 11/12/10-11/13/10

REGULAR AGENDA

R-1 Police Report

Captain Dietrich said that the DDA area is predominantly within District 3 now since a recent district restructuring two weeks ago. She said there are three officers in the dayshift and sometimes it's been four. She said two officers volunteer and come in one hour before their shift in the early morning hours. She said there were 144 arrests last year and that she expects the number to rise. Mr. Durden arrived. The Board thanked the Captain for her update.

R-2 FDOT Update on FEC Corridor

Mr. Fazio welcomed Scott Seeburger from the Florida Department of Transportation (FDOT) to give a brief update on the status of the FEC commuter rail study and also recognized Jeff Weidner in the audience (also from FDOT).

Mr. Seeburger presented on the project evolution to date. He explained that FDOT is currently in the Alternatives Analysis phase of the project planning and plan to start the environmental study later this year. Discussion was held with the Board about the cost of the environmental study.

Mr. Seeburger presented the 3 options to cross over the New River. He explained that due to the frequency of trains moving along the corridor in any given hour, it would force the bridge to be locked down, disabling boat traffic to move along the waterway. To allow boat traffic movement, he presented a tunnel option, a movable bridge option ___ ' in the air, and a fixed bridge ___ ' feet in the air. The Board raised concerns about not having at-grade access in Downtown. After much discussion on the item, *Mr. Ropes made a motion to include the analysis of an at-grade stop in Downtown with timed bridge openings. Mr. Petrillo seconded the motion. The motion passed 4-3.*

R-3 Commercial and Residential Real Estate Activity

Ms. Sheffield informed the Board that Norm Adams will not be present due to an illness, but mentioned she'd provide a quick update of the commercial activities for the quarter. She said the only substantial commercial activity to report on is that Franklin Templeton has moved to the new Stiles Building. She continued that they will be utilizing 80,000 square feet.

She presented on the recent residential activity for the quarter and reported that the newest rental buildings, Alexan Solmar and 440 Flagler, have full occupancy! **Mr. Petrillo requested that the Satori residential project be added to the study list.**

Ms. Sheffield said the Eclipse, an affordable housing development, is now open and has achieved 35% occupancy in a short period of time. Chairman Fazio asked about the price per square foot for The Exchange and Ms. Sheffield said they haven't had the aggressive reductions others have and that their rates are higher. She said there were no foreclosures in the 4th quarter. She said July was the most active month in 2009. Ms. Sheffield said there are 146 first generation units now. Ms. Sheffield turned the floor over to Alan Hooper to present further on the residential market.

Mr. Hooper said on the rental side, the Foundry Lofts went quickly. He said New River Trading Post

has lower rent because it's a mixed use category. He said condo sales are still erratic and that there were a bunch of sales in the 4th quarter. He said it goes up and down. He said in considering the future residential market they need to think about Amendment 4 referred to as "Hometown Democracy". He said currently there are only 3,000 units currently available, which is not enough supply for the Downtown. He brought up flex units. He said he feels getting the land use plan amended or moving flex units into the downtown should be a serious consideration of the Board. **He suggested they have Broward Workshop come to the next meeting to talk about Hometown Democracy.**

R-4 Peter Feldman Park Funding

Mr. Wren briefly introduced the item and welcomed Phil Thornburg, City Parks & Recreation Director to provide further information.

Mr. Thornburg went through a brief summary of the Peter Feldman capital project and the associated funding need. He said the construction costs including contingency is \$593,852. He said the funding shortfall is approximately \$83,781. He said the CRA has agreed to do the undergrounding of utilities, which is estimated at \$60,000. Mr. O'Shea asked if it was a true bid and Mr. Thornburg said yes.

The Board asked about Tunnel Park and the Board's contribution and said they'd really like to know what happened to those monies before a commitment is made on a new park project. Mr. Thornburg said he'd go back and look at the funding history of that project. Mr. Petrillo asked if they could look at the contingency money first before getting an amount from the DDA. Mr. Thornburg was amenable to that. Mr. Scherer urged the Board to complete Tunnel Park first. Mr. Thornburg said he understands the Board's position as it relates Tunnel Park, but emphasized that there are grant monies that are in jeopardy of being lost if the project is not completed before the end of the year. **The Board requested an update at the April meeting.**

R-5 Tunnel Park & 2nd Street Undergrounding Update

Mr. Wren indicated that construction began on March 2, 2010 and that the targeted completion date is May 21, 2010. He said the contract was awarded to Burke Construction Group. Mr. Scherer asked what the construction budget was estimated at and Mr. Wren replied that he believed the amount to be approximately \$253,000. Mr. Scherer stated that he wanted to know why this project had taken so long to begin. Mr. Scherer questioned what happened to the additional money the DDA contributed to the project. Mr. Scherer stated that the DDA originally gave \$500,000 for this project. His feeling was that the City should either give back what they have not spent or expand the scope of the project to include costs totaling \$500,000, which he indicated was the initial intent of the project.

Mr. Wren said he would talk to the Mayor about the accounting of the Tunnel Park monies and bring the item back in April. Mr. Milledge said they should find out what the final plans are first and then proceed. Mr. Wren said he would email the plans to the Board. He said he and Mr. Wren will meet and then they can meet with Commissioner Rogers. Chairman Fazio said to report back at the next meeting.

R-6 Board Retreat Moderator

Mr. Ropes explained his intent of having a Board retreat and a moderator that can facilitate the discussion. The Board engaged in a brief discussion on the subject.

The Board decided they would like prior DDA Board Members invited to the workshop. Mr. Wren and Mr. Milledge plan to meet and then speak with Board members one-on-one on agenda items. Mr. Scherer suggested they get the moderator a copy of the City's Master Plan.

R-7 Transit: D.C. Trip, PB Monthly Accounting & Contract Extension

Chairman Fazio said he went on the D.C. trip and learned a lot and said he was very impressed with Mr. Wren and Mr. Milledge. He mentioned that Rebecca Baer was present today from Congressman Klein's office. He said all politicians are on board with the project. Chairman Fazio said that Mayor Seiler was a very enthusiastic supporter.

Mr. Wren said they met with the FTA Project Manager and talked about how to get through the FTA finish line. He discussed timeframes. He said after they finish the current phase they will go onto design development. Mr. Wren said given the unknowns, he recommends extending PB's current monthly contract through the end of April in the case technical resource is needed. Discussion was held.

Mr. O'Shea made a motion to approve the continuation of the interim monthly support at a not to exceed \$20,000/per month for actual work completed, to be paid out of the capital projects fund. Mr. Petrillo seconded. By roll call, all approved.

R-8 Beach Panhandling Ordinance Applicability to Downtown

Mr. Petrillo said there is a beach ordinance that he'd like to look into to see if it would be applicable to the downtown area. Mr. Wren said they have dedicated the beach area a natural resource so they can only panhandle on the west side of A1A (and not on the sand). The Board discussed this further and talked about the areas they would want considered as a natural resource in the Downtown. **Mr. Wren said staff would work with Mr. Petrillo and will discuss it and then meet with the City and bring back an update.** Mr. Petrillo talked about an aggressive panhandler that's been arrested over a hundred times who recently assaulted someone at YOLO.

Discussion was held about homeless feedings in Downtown. Mr. Hooper brought the Board up to speed on the efforts of establishing a feeding location in the City to disable being able to feed anywhere in the City. Tim Smith spoke from the audience and urged the Board to seriously look at this issue and try to find a solution that doesn't include pushing it to another area.

Mr. O'Shea said that in the DDA Charter, part of the DDA's mission is to remove slum and blight and that the DDA should focus on this. **The Board said they wanted this item on the retreat agenda.** Mr. Milledge added that the charter that was recently distributed to the Board was re-codified and has everything in it.

DIRECTOR'S REPORT

D-1 Board History Document

Mr. Wren told the Board a history document was prepared and included in the package.

D-2 News Articles

Mr. Wren said there are various articles in their packages.

D-3 St. Patrick's Day Parade & Festival Day Proclamation

Mr. Wren said a City Proclamation was in their packages. He said the event is the upcoming Saturday, with pre-events starting on Friday at noon. He said there are 138 floats/organizations in the parade, with over 2,000 people participating in the parade. He said they're estimating over 12,000 to be in attendance. He said Congressman Ron Klein and other Congresspersons, judges, and politicians will be in attendance. He said there will be over 25 bands and the event is from 11:30 a.m. to 9:00 p.m. He said there will be 17 cultural booths and a kid zone called "the Wee Little Village Cottage". He urged everyone to come out. He acknowledged Kate Sheffield who's worked on the event and said she has done a great job. Chairman Fazio said this was the Mayor's idea to have the DDA involved and that the Mayor personally told him he is glad Mr. Wren took charge.

D-4 Updated Calenderized Workplan

Mr. Wren said the work plan gets included every month and outlines what staff is actively working on, with a time table.

Other

Mr. Wren said that Mr. Scherer has opened a door to potentially partner with the City on Phase II of the 7th Street Traffic Study and indicated staff is working to secure that partnership.

As there was no other business to come before the Board, Chairman Fazio adjourned the meeting at 10:09 a.m.