

Board Workshop of the  
Downtown Development Authority  
Friday, March 26, 2010  
Broward Center for the Performing Arts  
Einstein Room

**ROLL CALL**

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

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

**ALSO PRESENT:**

John M. Milledge, DDA Legal Counsel	Kate Sheffield, Planning Assistant
Chris Wren, DDA Executive Director	Neisen Kasdin, Moderator
Elizabeth Van Zandt, Planning & Design Manager	Kelley Shanley
Marti Brown, Administrative Coordinator	Mike Ferber

**PREVIOUS BOARD MEMBERS:**

Charlie Ladd	Ed Benton
Neil Sterling	Jack Loos
Charlie Palmer	Alan Hooper
Norman Tripp	Gale Butler

Chairman Fazio started the workshop at 8:12 a.m. and welcomed everyone. He introduced Mr. Kasdin who was the moderator, who briefly spoke about his background and the Miami DDA. Each Board member then introduced themselves.

Charlie Palmer spoke about the history and the past accomplishments of the DDA. Several Board members chimed in and added their specific experiences.

Mr. Wren went through the current DDA office work plan.

Mr. Kasdin began the workshop by asking about the Mission Statement. After a long discussion, the Board reached consensus on the following points: emphasis residential and the amenities that service residential, highlight the regional activity center component, and include DDA's role as a facilitator.

Mr. Kasdin then brought up the DDA taxing structure and the Board discussed the pros/cons of including residential in the tax base. After discussion, the Board reached consensus on not including residential in the tax base, but to have Mr. Milledge research having residential rental properties

included. In addition, the Board prefers to go through the special assessment process to capture funds from all uses (commercial, residential, vacant, etc).

Mr. Kasdin then went onto discussion about the makeup of the Board and whether they wanted to change the membership of the Board. After discussion, the Board was in favor of keeping the Board as it currently is.

Mr. Kasdin then brought up the DDA boundary. Mr. Wren went through the areas on the map. The Board asked what the procedure would be if they wanted to expand the boundaries and Mr. Milledge said it would be a local bill approved by the legislature. The Board discussed several areas and consensus was to conduct outreach and an informal survey to targeted areas. The Board was in favor of expanding to include the entire Downtown Regional Activity Center (D-RAC) and the South Regional Activity Center (S-RAC) and along Las Olas Blvd east to approximately 15<sup>th</sup> Avenue.

Mr. Kasdin focused the Board on short-term, mid-term, and long-term issues and asked for members to bring up areas to focus on.

Mr. Palmer brought up the Performing Arts Center recapitalization needs. He said the cost will be \$40 million over the next three years and asked that the DDA offer assistance. Consensus was reached that the Board was interested in helping the Broward Center.

Mr. Kasdin then went onto discussion about the Downtown Masterplan. Several Board members explained how the process went and the big involvement the DDA had in the process. Board expressed the need for additional residential units and discussion about collapsing the flex zones occurred. After discussion, the Board consensus was to increase the residential units allowed in the Downtown before November's Amendment 4 decision. In addition, the Board stressed the importance of the City taking the lead in public infrastructure projects.

The Board then talked about the important role that colleges/universities play for Downtown and reached consensus that these institutions should have a bigger presence in Downtown.

The Board discussed the DDA Annual Meeting and said it should act as a report card for the different initiatives the DDA has focused on over the year.

The Board felt meeting with the Mayor and City Commission on the DDA's priorities would be beneficial.

As there was no other business to come before the Board, Chairman Fazio thanked Mr. Ropes and Mr. Kasdin and adjourned the workshop at 11:09 a.m.