

Regular Meeting of the
Downtown Development Authority
Thursday, November 18, 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 H. Bodenhamer, Jr., Board Member
John Ropes, Board Member

NOT PRESENT: William R. Scherer, Board Member

ALSO PRESENT:

John M. Milledge, DDA Legal Counsel	Dana Pollitt
Chris Wren, DDA Executive Director	Doug Sterner
Elizabeth Van Zandt, Planning & Design Manager	Kelley Shanley
Marti Brown, Administrative Coordinator	Pete Witschen
Chadwick Blue, Urban Planner	Irvin Lippman
Kate Sheffield, Planning Assistant	George Mihaiu
Neil Sterling	Mike Ferber
Gerett Blovin	Pete Corwin
Dennis Girisgen	Doug Tober
Patricia Zeiler	Jenn Baker
Ed Marquez	Darlene Lopez
Genia Ellis	Ron Centamore
Chuck Adams	Gale Butler
Dana Filetti	

PRESIDING: D. Fredrico Fazio, Chairman

Chairman Fazio called the meeting to order at 8:35 a.m. Roll call was taken by Marti Brown. All Board members were present with the exception of Mr. Scherer.

CONSENT AGENDA

Chairman Fazio asked if anyone wanted to pull or discuss any items on consent. Hearing no comments on the Consent Agenda, Chairman Fazio asked if there was a motion approving the Consent Agenda. ***A motion was moved by Mr. O'Shea and seconded by Mr. Petrillo. All Board members were in favor.*** The following items were unanimously approved:

C-1) Approval of the minutes and follow-ups from the October 14, 2010 DDA Regular Board

Meeting

- C-2) Approval of Outdoor Event Application-Riverwalk Blues Festival, 2/12/11-2/13/11
- C-3) Approval of Outdoor Event Application-Florida Turkish Festival, 4/1/11-4/3/11
- C-4) Approval of Outdoor Event Application-Take Steps Walk 2011, 4/16/11
- C-5) Approval of Outdoor Event Application-Fight for Air Run/Walk 2012, 10/6/12

REGULAR AGENDA

R-1 Police Report

No police officer was present.

R-2 Awning Right of Way Permitting

Chairman Fazio said for over 20 years, the DDA Board has talked about the downtown becoming more pedestrian friendly, protecting people from the sun and rain. He said this should be something that is of interest to the City and building owners. Mr. Wren said he wanted to understand the current awning permit process and seek ways to make it easier so that more property owners are inclined to go through the process. He said he's had discussions with City staff. He said if the right of way is on a County or State road, it must go through those agencies for approval, in addition to the City's. Mr. Wren recognized Mr. Girisgen with the City. Mr. Wren said the process is different depending on the type of awning (canvas or permanent) and said they are talking about an awning that is attached to the building and extends to the property owner's property line out into the right-of-way.

Mr. Girisgen said if the area extends into the right-of-way, the City requires a revocable license between the property owner and the City. Elizabeth Van Zandt said she attended a meeting Monday with the many City departments involved with this issue. She said she stated the overall goal of making the process easier so more property owners would invest in awnings. She indicated that the group agreed to the possibility of looking at blocks instead of individual properties and getting a revocable license along an entire corridor, with the DDA serving as the intermediary between the City and the property owners.

Mr. O'Shea said putting up an awning is not a simple task to which Mr. Petrillo agreed. Chairman Fazio asked what they would need to do if they could get the City to see it's in their interest to make the process simpler. Mr. Girisgen said the Commission can direct staff however there are legal ramifications regarding the right-of-way. Discussion was held.

Mr. Petrillo brought up the need to look beyond the awning permit process and pinpoint the various City requirements that make it difficult to do business here. The Board agreed.

Mr. Girisgen said he would be happy to speak at the next Property and Right of Way meeting to ask for ideas on anyway they could think of to streamline the process and then report back to the Board. Mr. Petrillo asked that staff also speak with Stephen Scott. Chairman Fazio said they will wait to hear back from Mr. Girisgen and staff after they communicate with Mr. Scott, hopefully in December.

Mr. Hooper arrived late so the Board went on to R-4.

R-4 Homeless Task Force Update

Kate Sheffield said the Homeless Feeding site item is tentatively scheduled to go before Commission on 12/21/10. She said the task force last met on 10/20/10 and they created a Resolution suggesting preferred sites that the Commission considers. She said letters are being drafted regarding preferred sites from downtown organizations, which will be provided to the Commission as backup for their December meeting. She said she recommends a Board member be appointed to attend the next task force meeting which is scheduled on 12/1/10 at 1:30 p.m. **Mr. Wren said it's important that the Board have a designee to assist staff. Mr. Petrillo said he would do it and asked that the information be sent to him about the 12/1/10 meeting. Mr. Durden later told Ms. Sheffield that he would also attend.** Discussion was held about how the item has been progressing. Mr. Petrillo asked what the goal of the 12/1 meeting was and Ms. Sheffield said to firm up the management plan of the site and to pick the three sites they are going to approach the Commission with. **Mr. Petrillo made a motion that staff drafts a letter to the Mayor and Commission on behalf of the DDA Board urging the Commission to choose a site at their 12/21/10 meeting.**

Chairman Fazio moved R-8 up on the agenda.

R-8 PACA Rates

Mr. Wren introduced this item and brought up the Board's continued commitment to assisting the County with the judicial complex development. The Board talked about the County's request of providing parking for jurors for approximately two years pending the construction of additional parking near the courthouse. **Mr. Bodenhamer made a motion to accept an agreement for parking spaces at the PACA Garage during the initial construction phases of the new courthouse as follows: a rate of approximately \$2 per day initially for two days per week on Mondays and Tuesdays. The DDA would lease 300 spaces in the garage on Mondays and Tuesdays at a rate of \$16 per month with the total annual payment of \$57,600. Mr. Durden seconded and all approved.**

R-3 TMA Update

Mr. Hooper thanked Mr. Wren, Mrs. Zeiler and Mr. Adams for all their hard work with the TMA. He said they continue to look for new revenue sources. He said the Beach CRA gave \$60,000. Mr. Hooper said they are working with Gray Line to do a tourist excursion, bringing more spending power to the downtown. He said they have improved ridership on the 17th Street route by 40%, but that they need to raise more money. He said the Galleria is stepping up with sponsorship and a lot of companies are putting wraps on the buses. He said they are trying to pick up charter bus service outside of the FTA process. He added they are working with the County on a funding partnership.

Mrs. Zeiler said they have formed new partnerships and she went through them. She said the NW Circulator route, which was in most jeopardy, now has a Tri-Rail partnership of \$1.25 million for 5 years. She said they added another vehicle and have doubled the service. She said the 17th street route was extended to the Galleria, and in the future, they will connect to the Galt with three vehicles on that route running 20 minute headways. Mrs. Zeiler said they are in the planning stages of doing a kiosk and a welcome station. She then talked about the downtown loop route and said they will extend to the PACA garage (with the recent approval of the juror parking) with additional vehicles during peak hours and showed an improved map. She then talked about the Fort Lauderdale City Excursion and said they've been working with Stephen Scott and others to have the Sun Trolley move tourists around from the cruise port and airport. She said Gray Line will shuttle people from the airport and seaport to the Harbor Shops and get them into the system helping folks move around. She talked about a possible kiosk near the Cheesecake Factory. She showed a list of their various partners

such as the City, the Greater Fort Lauderdale CVB, Gray Line, Riverwalk a&e, Bags to Go, etc. and what they provide. She showed a rendering of the space at Harbor Shops and what the kiosk could look like there. She said she would like to add signage to current bus stop locations. She also said the City Commission has been very supportive.

Chairman Fazio complimented the improvement of the TMA and said Mr. Hooper had appointed Mr. Wren to help out and it's had a major turnaround. He complimented Mrs. Zeiler of doing a great job and said he's very proud on how they've progressed. He also thanked Mr. Hooper for doing a great job.

R-5 Update on Annual Outdoor Event Permit

Mr. Wren said he was requested to look into the DDA obtaining an annual outdoor event permit. He said Riverwalk Trust has an annual permit. He said Phil Thornburg from the City has been very cooperative and he's here today. Mrs. Van Zandt said that the permit has advantages such as recurring events held in the same location are permitted under the agreement while they are not allowed under City Code unless approved by this process. She said that the DDA does less than five events though so it may not be warranted. Mr. Thornburg said the difference is that Riverwalk Trust has the permit for events they put their name on. He said if the events involve other groups from the outside where the DDA's name is not on it, they would still have to go through Commission. Mr. Petrillo expressed concern about events that need approval a year away so they can begin advertising and other issues and the timeframe when they can go for approval before Commission. Mr. Thornburg says they can go at anytime they are ready. They talked about this further. Mr. Wren added that Genia Ellis will let the DDA know if there is an event that fits the DDA where they can perhaps partner with and put their name on it.

R-6 Federal Grants Update

Mr. Wren said they've been discussing this item for months. He said they have grants in the cue at the County, an ITS Grant for \$711,165 and a Streetscape Grant for \$1,145,453. He said with reference to the ITS Grant, they are working with the County Traffic Engineering department and will come back in December. He said with regard to the Streetscape Grant, staff has recommendations for use of the money along Las Olas Blvd from Andrews Avenue to the tunnel and at the intersections of SE 6th Street and Andrews Avenue and SE 6th Street and 3rd Avenue. Mr. Wren continued that as part of the recommendations along Las Olas Blvd, staff is recommending entering into a partnership with Nova/Museum of Art for lights. He then introduced Pete Witschen from Nova.

Mr. Witschen provided a snapshot of what the lighting improvements entail and thanked the Board for their consideration. He said as part of their overall plaza renovation, they are going under contract with Books and Books for the public to enjoy. He added they are also doing a studio school which should hopefully be open in the first quarter of next year. He said museums do not make money and they need assistance. He talked about decorative light and banner poles, a concave wall with an artist's mural and signage they will be working on. Mr. Lippman said the next exhibition will be the Vatican exhibit and that shortly they will be celebrating their 25th anniversary and said that could not have happened without the DDA. The Board was pleased that Nova has come downtown and wants to have a better understanding of a business plan long term and how the DDA can help. After discussion, ***Mr. Ropes made a motion to approve the partnership with Nova Southeastern for the lights, not to exceed \$110,554 based on actual cost through a federal competitive procurement process, as required by the grant. Mr. Petrillo seconded. By roll call vote, all approved.***

Mrs. Van Zandt said staff still needs direction on the undergrounding of utilities and new light poles on the southside of Las Olas Blvd from 3rd Avenue to the tunnel. Mr. Wren gave some background on how this project came about. Hugh Johnson talked about the area in question and explained the process so far. Mr. Wren said they were asking the Board to approve the project in the amount of \$196,073 based on actual costs through a federal competitive procurement process, as required by the grant. The Board discussed the cost of the original Treescape project, which only included changing out the existing palm trees with live oaks. Mr. Ropes expressed concern about the look of having different lights in one area instead of it being uniform throughout the City. The Board was not ready to approve the undergrounding/lighting project. Instead, they appointed a committee of one to work with staff. Chairman Fazio volunteered for this appointment.

The Board then talked about the other staff recommendations including hanging flower baskets at key intersections. The maintenance of such installments were raised as a possible concern. Mr. Bodenhamer felt the DDA should not take it on directly but could work with the City to come up with a plan. He said he feels they should focus on the biggest items in the downtown and put their efforts there. Mr. Wren said that staff will work with the committee of one and bring this item back.

The Board asked about the timeframe of the grants and Mrs. Van Zandt said the streetscape grant is made up of two earmarks: 2008 and 2009, which is fairly new into the federal tracking system. However, the ITS grant is a 2005 earmark that needs to be spent. She went on about the reporting process she has to go through with the County and the Federal government. **Chairman Fazio asked if he could get a memo on the grant process with time limits. Mrs. Van Zandt said she'd prepare that. In addition, Mr. Wren said he would set up a meeting with him as the committee chair.**

R-7 Approval or 2000 Series Bond Refinancing with Bank of America

Chairman Fazio said he wants to be sure the Board understands what they are doing on this item. Mr. Milledge said that Bank of America agreed to extend their current Bond 2000 bank loan by 10 years. He said the original amortization of the loan was based on 30 years. However, due to the DDA's sunset date of 2020, the loan could only go until 2019, which required a large balloon payment. This extension puts it back to the original anticipated 30 year loan scenario. He said that during the process of how to address this balloon payment, they called upon Congressman Klein to help. Mr. Milledge said the current maturity date is 9/1/2019 and was extended to 9/1/2029 at 5.10%. Mr. Milledge and Mr. Marquez provided more details of the loan. He indicated the \$661,000/year debt service payment will continue through 2019 and after 2019, it will go up slightly to \$680,000/year. He added that under this scenario, the approximate \$2.25 million dollars previously appropriated to pay down the balloon payment, could go back to streetscape projects, if that's the desire of the Board.

Mr. O'Shea said they did a great job. Mr. O'Shea asked about the DDA's ability to borrow at a future date and the Board discussed this in general. Mr. Petrillo clarified the details on how this would affect the Board financially and the process involved. The Board thanked Mr. Milledge for his efforts. Chairman Fazio asked what the cost was and Mr. Adams said \$25,500, which is built into the loan. ***Mr. Bodenhamer made a motion to adopt a resolution authorizing the restructuring of the Series 2000 Bonds pursuant to a term sheet presented by Bank of America and read in the record and authorize the Chairman to sign the resolution and appropriate documents. Mr. Durden seconded. By roll call vote, all approved.***

DIRECTOR'S REPORT

D-1 News Articles

Nothing to report.

D-2 Downtown Website Domain Names

Mr. Wren said this was discussed before and the backup represents progress to date.

D-3 Tunnel Park Update

Mr. Wren said there is still litigation with Phase 1 and that Phase 2 was tentatively awarded based on the outcome of Phase 1.

D-4 2010/2011 DDA Workplan

Mr. Wren said he likes the Board to see the workplan based on the budget that was approved and that he will go through it further at their next one on one's. He asked that the Board review it.

Other

Mr. Petrillo asked about the City Manager recruitment progress. Mr. Wren said the City has hired a headhunter and a search committee was appointed. Mr. Sterner said their first meeting is Tuesday, 11/23 at 1:00 p.m. He said there are seven members on the committee and discussed it briefly. He said the headhunter will solicit candidates and narrow them down and pass them onto the search committee. The committee will then narrow it down again and submit recommendations to the Commission. He said that part of the process will involve some public input. **Mr. Petrillo asked if they could re-circulate the document the DDA Board sent to the City about a new City Manager. Mr. Wren said the Mayor recognized what the DDA Board submitted and he will make sure it gets to the search committee as well.**

As there was no other business, Chairman Fazio adjourned the meeting at 10:31 a.m.