

Regular Meeting of the  
Downtown Development Authority  
Thursday, September 8, 2011  
Broward Center for the Performing Arts  
Einstein Room

## **ROLL CALL**

### **COMMUNICATIONS TO CITY COMMISSION**

**BOARD PRESENT:** Dennis F. O'Shea, Chairman  
Gregory Durden, Vice-Chair  
Tim Petrillo, Secretary  
John Ropes, Treasurer  
D. Fredrico Fazio, Board Member (by conference call)  
William H. Bodenhamer, Jr., Board Member  
Michael Weymouth, Board Member

### **ALSO PRESENT:**

John M. Milledge, DDA Legal Counsel	Sergeant Michael Smith
Chris Wren, DDA Executive Director	Officer Tanisha Stevens
Elizabeth Van Zandt, Planning & Design Manager	Officer Robert Smiley
Marti Brown, Administrative Coordinator	Nick Capo
Chadwick Blue, Urban Planner	Vivian Kamareddine
Kate Sheffield, Planning Assistant	Steve Dangerfield
Neil Sterling	David Coddington
Marc Grace	Norm Adams
Chuck Adams	

**PRESIDING:** Dennis O'Shea, Chairman

Chairman O'Shea called the meeting to order at 4:00 p.m. Roll call was taken by Marti Brown. All Board members were present with Mr. Fazio participating by speaker phone.

### **CONSENT AGENDA**

Chairman O'Shea said he wanted to pull item C-2 for discussion. *A motion was moved by Mr. Petrillo and seconded by Mr. Durden approving the items on Consent except C-2. All Board members were in favor.* The following items were unanimously approved:

- C-1) Approval of the minutes and follow-ups from the August 11, 2011 DDA Regular Board Meeting and the Finance Meeting on 8/10/11
- C-3) Approval of Outdoor Event Application-Halloween Hot Rod Run 9<sup>th</sup> Annual, 10/29/11
- C-4) Approval of Outdoor Event Application-Dolphin's Cycling Challenge, 11/6/11
- C-5) Approval of Outdoor Event Application-Museum of Art Fort Lauderdale National Art Festival, 1/28/12-1/29/12

## REGULAR AGENDA

### C-2

Mr. Wren said a question came up by the Board regarding the \$2 million dollar figure showing that the DDAs net assets are in a deficit in the audit. Mr. Wren said a memo was prepared and both Marc Grace from Keefe McCullough and Chuck Adams, the DDA's Budget Director were present to answer any questions. Mr. Wren said the issue was because of outstanding debt and liabilities but emphasized the audit was clean and the DDA is in good financial standing. Mr. Adams explained why the figure shows the way it does in the audit. **Mr. Petrillo asked that someone from Keefe McCullough present next year on the audit. A motion was made by Mr. Bodenhamer approving item C-2, the Approval of the Financial Audit and Financial Statements as submitted by the DDA's Auditor, Keefe McCullough & Co., LLP and Mr. Ropes seconded. All were in favor.**

### R-1 Police Report

Sergeant Smith said the number of Part One crimes for June-July was 59 and for July-August it was 22 so he said the numbers are down. He showed a recent press release which provides information on the online website which has the latest crime data. He said patrols have increased at the PACA garage. Mr. Durden asked about the Part One crimes with regard to auto burglaries and asked what was happening. Sergeant Smith said people are carelessly leaving items in their cars in plain sight such as purses, sun passes, GPS units and cell phones. He urged everyone to keep those items out of sight.

Mr. Bodenhamer asked if there are cameras in the garage and Mr. Wren said no. **Mr. Bodenhamer asked him to check into that.** Mr. Ropes asked about the skateboarders in the park and whether officers are allowed to take the boards away. Mr. Wren said there is a sign posted but no codes allow that presently. Officer Stevens spoke briefly and then asked if there was any way to provide a skate park. Mr. Wren said there have been discussions on this already with the Parks Director but he has nothing concrete to report yet. Officer Smiley added that Calvary Chapel has a skateboard park and that maybe they might be of help. Sergeant Smith wanted the Board to know that last year he wrote a grant to buy their own golf carts and the money has come through. He said the information is on the City Manager's desk and hopefully it will be happening soon. He said the carts will be for the Riverwalk and said where they will be stored. The Board thanked the police officers for their update.

### R-2 April-June 2011 Demographics Report

Ms. Sheffield said she was going to talk about major trends. She said every quarter there is an average of 15 new listings. She said there were 10 closings in April and zero in May and June. She said foreclosures and short sales are still low. She said the number of first generation units is down to 67. She said in the rental only buildings there is high occupancy and they've started to lower the lease rates by about 20 cents per square foot.

Mr. Ropes said he's heard there are about 2000 units in various stages in the planning department all in the downtown area. Mr. Wren said that is probably very reliable. Mr. Wren briefly mentioned a company interested in building over the proposed maintenance and storage facility. The Board thanked Ms. Sheffield for the update. Mr. Adams arrived.

Mr. Adams passed around a summary of the downtown office market status. He said the downtown along with Las Olas is following the national trend. He said the Las Olas corridor is has low vacancy

rates. He said deals are shopped to every building. He said some of the larger vacancies are 144,000 square feet at Wachovia and 187,000 square feet at Broward Financial. He said Sun Sentinel is expected to move from 90,000 square feet to 30,000. He said Fox News has signed a full floor lease. He said to make up part of the loss for Sun Sentinel leaving, the Las Olas building signed a lease with Pernod Ricard. He said more tenants are moving out or downsizing rather than increasing. He added there is not a lot of shadow space left. Mr. Adams then talked about new tenants looking for space. He mentioned that Gray Robinson renewed and expanded, Crowe Horwath relocated and Holland and Knight expanded. Mr. Bodenhamer asked about appraisals and Mr. Adams said they are having a hard time. He said the lending criteria has stiffened and continued brief discussion on this issue. Mr. Bodenhamer then asked if he saw anything new coming out for 2 or 3 years and Mr. Adams said he doesn't see it. Mr. Petrillo asked about Cypress office space and Mr. Adams said downtown is the recipient of some of those move outs and discussed this further. The Board thanked him for his update.

### **R-3 Transfer Streetscape Grant to SFRTA/Hanging Flower Basket Update**

Mr. Wren said they have two federal streetscape grants totaling approximately \$1.2 million. He said to help offset DDA staff costs, and at the direction of the Board, staff proposes to transfer the grants from the current FTA sponsor, Broward County Transit (BCT) to the South Florida Regional Transportation Authority (SFRTA). He said the future Wave grant of \$500,000 was already transferred to SFRTA and it is working out well. He explained the grant agreement being presented. ***Mr. Ropes made a motion approving the transfer of the federal streetscape grants from BCT to SFRTA and to start drafting a grant agreement with SFRTA. Mr. Bodenhamer seconded. All Board members were in favor.***

Mr. Wren said they have done a demonstration of the hanging baskets at the corner of Las Olas Boulevard and Andrews Avenue. He said the flowers are not artificial, but look really good. He said he's received positive feedback so far. He said they will move forward with the remaining baskets as the money gets moved over to the RTA. Mr. Wren said he met with Lee Feldman, the City Manager today and he agreed that the DDA does not have to go through the property right of way; that they can just do a simple interlocal agreement and bring it before the DDA Board and City Commission. Mr. Weymouth asked if the baskets are budgeted and Mr. Wren said yes. He said they have a handout showing how many baskets will be at each intersection and that two will be done north of the river and two south of the river. Mr. Fazio said that before they spend more money beyond the 4 identified interserctions, they should see how they do in the environment and Mr. Weymouth said they are now in the harshest weather. Discussion continued.

### **R-4 Wave Update**

Mr. Wren said they've just submitted the environmental assessment. He said the Small Starts submittal was completed over the weekend and thanked Elizabeth for her hard work coordinating the effort. He said refinements will take place this week and it will be shipped out tomorrow. Mr. Wren said he spoke to the main reviewer and our consultants in Washington. He said over the next couple of weeks meetings will be set up regarding technical to meet face to face with FTA. He said the State has given him the funding schedule for their approximate \$36 million. He talked about the other partners mentioning the City, MPO and BCT. Mrs. Van Zandt said they will also be submitting a TIGER Grant in October. Mr. Milledge said he had a meeting with Mr. Wren and Tri Rail about the project and that the Wave is a big part of their agenda. He said Kristin Jacobs gave a glowing review and Jim Wolf with FDOT discussed train traffic on the FEC and said the State's pushing for Tri

Rail's expansion. Mr. Milledge said it's clear that the DDA's agenda fits in with Tri Rail and DOT's mission. He also talked briefly about the upcoming meetings in Washington that will take place and mentioned that they will ask Congresswoman Debbie Wasserman Schultz to attend. He said both she and Congressman West are supportive. Mr. Petrillo asked if the project is still on schedule and Mr. Wren said yes with opening day in 2016. He said the application being submitted tomorrow is based on the funding formula of 50% Federal, 25% State and 25% Local.

#### **R-5 Dolphin's Event in Huizenga Plaza-September 9<sup>th</sup>**

Mr. Wren reminded the Board that tomorrow, there is a Pep Rally kicking off the Dolphin's season cohosted by the City and DDA at 4:30 p.m. at the Huizenga Plaza. He said to come out and support the Dolphins for their opening game on Monday. He mentioned Tarpon Bend is also part of the promotion.

### **DIRECTOR'S REPORT**

#### **D-1 News Articles**

There was nothing additional to report.

#### **D-2 DDA Work Plan**

There was nothing additional to report.

#### **D-3 Greater Fort Lauderdale Alliance Update by David Coddington**

Mr. Coddington said he talks about the Wave as much as he can. He said last quarter some of the companies coming here are Emerson Electronics, Wendy's Latin American Headquarters and ICAST. He said right now he's waiting on a lease for his biggest recruitment yet, that will generate 700 new jobs, going from 40,000 into 90,000 square feet. He said they are working on getting the Governor to come down and are working on branding.

As there was no other business, Chairman O'Shea adjourned the meeting at 5:00 p.m. to begin the first budget hearing.

First Public Hearing on Budget  
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**PRESIDING:** Dennis O'Shea, Chairman

Chairman O'Shea called the First Public Hearing on the Proposed Millage Rate and Tentative Budget for 2011-2012 to order at 5:01 p.m.

Chairman O'Shea opened the Public Hearing on the Proposed Millage Rate for 2011-2012. Chairman O'Shea made the announcement of the following: The name of the taxing authority, the rolled-back rate of .5171, the percentage increase (0%) of the Proposed Millage Rate over the Rolled-back rate, the Proposed Operating Millage Rate of .5171, the Proposed Debt Service Millage Rate of .4489 and the Proposed Total Millage Rate of .9660.

Mr. Milledge read Resolution 9-1-11 by title only adopting the Proposed Millage Rate for 2011-2012.

Chairman O'Shea asked if there were any comments from the public. Hearing none, he closed the Public Hearing on the Proposed Millage Rate for the 2011-2012 Fiscal Year. Chairman O'Shea asked if there were comments from the Board. There were none.

Chairman O'Shea asked if there was a Motion to Adopt the Resolution Adopting the Proposed Millage Rate for the 2011-2012 Fiscal Year. **Mr. Ropes made the motion and Mr. Durden seconded. Roll call was taken and all approved.**

Chairman O'Shea opened the Public Hearing on the 2011-2012 Budget. Mr. Milledge read Resolution 9-2-11 by title only adopting the Tentative Budget for the 2011-2012 Fiscal Year.

Chairman O'Shea asked if there were comments from the public. Hearing none, he closed the Public Hearing on the 2011-2012 Budget. Chairman O'Shea asked if there were comments from the Board.

Mr. Durden brought up his concern about staff salaries. He said he feels the Board needs to show their commitment to staff for all their hard work. He said staff has not had a raise in a couple of years and that they are not raising taxes and the money is already in the budget. He said he believes a modest increase would be beneficial with Chris deciding on how he wants to spend the money amongst staff. He said he would like to give Chris \$20,000 out of the budget. He said according to salaries paid by the City and County, staff is underpaid and would like the Board's support. Mr. Weymouth asked if the money was taken into consideration with the 2011/2012 budget and Mr. Wren said yes and that it's in the budget. Mr. Weymouth added that these are tough economic times but if there's a way to do it, he agrees. The Board asked Mr. Durden if he was looking at a raise or one-time bonus and Mr. Durden said a raise. **Mr. Fazio asked that Mr. Wren give the Board something in writing which outlines what the previous raises have been in the past.** Mr. Sterling said that he believes what the Board is seeking to do is for Mr. Wren to take the money that is in the budget already and come back to the Board with specific recommendations. Mr. Ropes thought it would be prudent if they looked at both scenarios, a one-time bonus versus a recurring raise so they don't come up short in the budget next year if revenues are not up.

After discussion the following motion was made: **Mr. Durden made a motion authorizing Mr. Wren to use \$20,000 out of the budget for staff increases but to come back to the Board with specific recommendations. Mr. Weymouth seconded and by roll call, all were in favor.**

Chairman O'Shea asked if there was a Motion to Adopt the Resolution Adopting the Tentative Budget for the 2011-2012 Fiscal Year. **Mr. Durden made the motion and Mr. Weymouth seconded. By roll call, all were in favor, none opposed.** Chairman O'Shea closed the Public Hearing at 5:17 p.m.