



**APPROVED MINUTES
 BEACH REDEVELOPMENT BOARD (BRB)
 100 NORTH ANDREWS AVENUE
 8th FLOOR CONFERENCE ROOM
 FORT LAUDERDALE, FL 33301
 Monday, May 20, 2019, 2:00 P.M.**

MEMBERS	FEB 2019/JAN 2020				
	REGULAR MTGS		SPECIAL MTGS		
	Present	Absent	Present	Absent	
Thomas B. McManus, Chair	P	4	0	0	0
Art Bengochea, Vice Chair	P	4	0	0	0
Vincent Ang	P	3	1	0	0
Jason Crush	P	2	0	0	0
Jason Hughes (arr. 2:07 p.m.)	P	4	0	0	0
Monty Lalwani	A	3	1	0	0
Christian Luz	P	2	2	0	0
Kristen Maus	A	3	1	0	0
Shirley Smith	P	4	0	0	0
Aiton Yaari	P	2	2	0	0

Staff

Don Morris, Beach CRA Manager
 Thomas Green, Project Manager, Beach CRA
 Lizeth DeTorres, Administrative Aide
 Cija Omengebar, CRA Planner
 Chijioke Ezekwe, CRA Senior Project Manager
 Vanessa Martin, CRA Business Manager
 Tatiana Guerrier, Prototype, Inc.

Guests

Ina Lee, resident

Communications to City Commission (None)

I. Call to Order and Determination of Quorum – Thomas McManus

Chair McManus called the meeting to order at 2:03 p.m.

Quorum Requirement

As of this date there were 10 appointed members to the Board, which means 6 would constitute a quorum. It was noted there was a quorum at the commencement of the meeting.

II. Approval of BRB Minutes

- **April 15, 2019**

Motion made by Ms. Smith, seconded by Mr. Bengochea, to approve the minutes of the April 15, 2019, minutes as presented. In a voice vote, the motion passed unanimously (7-0).

III. Operating Budget – Donald Morris, CRA Manager

Mr. Morris referred to the operating budget document, which was provided on paper and was projected on the screen. He noted that property assessments in the CRA had risen more than 500% in its first 24 or 25 years, attributing that to the private investments and improvements in the area.

Mr. Morris commented that if the projected revenue numbers are at all inaccurate, they will prove to be low. Anticipated revenue is 5%, according to Vanessa Martin, but it may be several points higher, leading to more funds for the CRA to spend.

Mr. Morris reviewed the revenue sources and amounts. Under Expenditures, he noted that the amount for the accounting and construction audit will be \$100,000 for the Aquatics Center and the remainder of the Las Olas project. For the current fiscal year, the audit costs were \$113,000, due to increased items that were audited. The audit is not considered a capital expense, which is why it is not a part of the project cost.

Mr. Morris discussed the remaining operation expenses, then moved on to Services and Materials. He explained that the Business Improvement District (BID) asked the BRB to contribute an additional \$50,000 for holiday lights for the new park. An RFP will be created within a few months for holiday lights and the display. He predicted a “spectacular display.”

Other reviewed items included:

- \$50,000 under Other Services for the ongoing holiday lights and display
- Holiday Events is for the Holiday Lighting Ceremony
- Indirect Admin charges are for support services provided by the City, such as the City Clerk, Legal, etc.
- Transfer Out to Repay Line of Credit is for money to start the SR A1A project
 - \$6.8 million of CRA dollars was budgeted
 - \$1.6 million from FDOT for lights north of the CRA; CRA money will cover lights within the CRA and also improvements to sidewalks and infrastructure
- The preliminary amount available for CIP projects is \$4,095,819 (DC Alexander Park - and SR A1A if needed)

In response to a question by Chair McManus, Mr. Morris detailed that the Indirect Admin Charges covers staff support from the City: The City Finance Director is the CRA Finance Director, the City Manager is the CRA Executive Director, etc.

Regarding any possible extension of the CRA, Mr. Morris said there has not been any formal discussion with the County. It would be hard to argue that there is a need to address slum and blight (outside of a few streets) considering the improvements already in place. On the other hand, the City might consider redirecting its contributions to the CRA fund. An Interlocal Agreement with the County would be necessary first. In addition, the previous City Attorney had opined that the construction had to be complete by the CRA's sunset date. Whether or not that can be done is questionable, although all projects will be in the construction phase at that time.

Mr. Morris said they are seeking a new opinion with the present City Attorney to clarify their discussions with the County.

Mr. Crush believed it was only necessary to commit the dollars before the sunset date, not complete the projects.

While Mr. Hughes stated that Almond Avenue still needs a lot of improvement, Mr. Morris agreed, but said that by itself is not sufficient to justify the establishment of a CRA. They had hoped to do sidewalk work in that area, but the new bathrooms became a priority. The Almond Avenue sidewalks would cost about \$60,000.

Mr. Yaari pointed out that visitors to the new park will be using Almond Avenue heavily, and Banyan Street to Poinsettia Street is the worst area. Mr. Morris suggested that the Board recommend that CIP funds be allocated for new sidewalks in the Almond Avenue area, even though there is no project number yet for that. Mr. Green said he would double check the area to make sure \$60,000 would be enough.

Comments about the budget included the following:

- The type of sidewalks on Las Olas Boulevard would be nice on Almond Avenue
- Use some Holiday Lights money for the sidewalks if possible
 - Mr. Morris preferred to find the funds elsewhere because this is the CRA's last chance to help with the holiday lights because the BID will not have extra funds this year to put into the park. They have many budget requests and few dollars.
- Keep the money in Holiday Lights, and find the dollars elsewhere for the improvements that are really needed on Almond Avenue
- If the money coming in from the County is a higher than previously thought, use that extra toward the improvements in the Almond Avenue area
- The revenue from the pool of investments is unknown, but last year the CRA got \$200,000 in interest payments. There may be money there that could be used.
- The budget is fine – keep the holiday light money for the holiday lights

Ina Lee, resident, said that it needs to happen now and in writing. **[Unable to hear person speaking]**. She brought up the surcharge on ticket sales for major events, saying that she hoped it could be used for maintenance on the beach, and did not want to see that money being used for another City department. The BID's goal with the surcharge was

to have the money be used on the beach, since the CRA is going away and their money cannot be used for maintenance. The surcharge would provide an ongoing supply of funds.

Mr. Morris stated that the BID did a Communication to the City Commission about the issue. The Legal Department had concerns about it in the past, but the current City Attorney seems more amenable to the use of the money for the beach. Mr. Morris remarked that the current City Commission is well aware of the issue, as is the District Commissioner.

Motion made by Mr. Hughes, seconded by Mr. Bengochea, to approve the budget as presented with the amendment that the BRB continue to eliminate the conditions of blight that are currently found in the area, including Almond Avenue, Poinsettia, and Banyan sidewalks. In a voice vote, the motion passed unanimously (8-0).

Mr. Morris agreed with talking to the County about the CRA extension, but did not agree to hurrying into it without the support of the new City Attorney's opinion. That will be his recommendation to the City Manager and the City Commission.

Mr. Morris said he would be meeting soon on the issue with D'Wayne Spence, who left the City Legal staff to become the director of the Northwest CRA. Regarding the Communications to the City, he reminded the Board that they had already made two Communications, and he doubted another one would help. Mr. Morris said that he will ask Mr. Spence to speak to the City Attorney about scheduling the item for an opinion.

Mr. Morris also reminded the Board members to discuss the matter with their Commissioners after being informed about his conversation with Mr. Spence.

Mr. Morris mentioned that the marina plan is going to the Planning and Zoning Board next month and suggested attendance by Board members. Discussion ensued about revised plans for a building on the north side of the marina, especially the proposed restaurants and their size. Mr. Hughes said that the building is three times the size as it was originally proposed.

Mr. Morris said the project had been in DRC for a "number of months" and came back with the new plan that is going before the Planning and Zoning Board in June of 2019. Mr. Morris reminded the Board that when they recommend a project, they do not necessarily look at design and approve it – the BRB is supposed to recommend whether or not the project meets the CRA Plan.

Ms. Torres will send a notice to the board regarding the time and place of the June Planning and Zoning Board meeting.

Mr. Yaari requested a discussion at the next meeting on the available trips, because he wanted to make sure the trips were given out properly.

Mr. Ezekwe announced a public outreach meeting for the SRA1A project, and Mr. Morris added they want to inform the public about its possible impacts.

Mr. Yaari said that Skanska has been sending regular updates to the residents, but the business community does not receive all the information. However, Mr. Morris said the CRA consultant has reached out to all businesses.

IV. Communication to City Commission (None)

V. Old/New Business

- **June Meeting – Member suggested agenda items – Donald Morris, CRA Manager (Not addressed)**

Hearing no further business, the meeting was adjourned at 2:59 p.m.

[Minutes transcribed by J. Rubin, Prototype, Inc.]

Attachments:

Operating Budget document – Donald Morris