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# OFFICIAL SUMMARY MINUTES

The Miami Downtown Development Authority  
Board of Directors Meeting  
200 S. Biscayne Blvd., Suite 2929  
Conference Room  
Friday, July 21, 2017  
8:30 A.M.

**BOARD MEMBERS PRESENT:**

Ken Russell, Chairman  
Neisen Kasdin, Vice Chair  
Alvin West, Board Treasurer  
Bruno Barreiro  
Alicia Cervera  
Jerome Hollo  
Richard Lydecker  
Nitin Motwani  
Alan Ojeda  
Gary Ressler  
Marta Vicedo  
Greg West

**BOARD MEMBERS ABSENT:**

Nitin Motwani  
Kim Stone

**OTHER PRESENT:**

Alyce Robertson, Executive Director  
Karry Maravilla, Board Secretary  
Barnaby Min, Deputy City Attorney,  
City of Miami

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## 1. ROLL CALL

Chairman Ken Russell called the meeting to order at 8:45 a.m., welcomed members of the Board and the public to the July 21, 2017 Miami DDA Board of Directors meeting and proceed with the roll call.

## 2. SPECIAL RECOGNITIONS

- Jose Goyanes – Former Miami DDA Board Member  
Jose Goyanes was recognized for his years of service at the Miami DDA Board of Directors.

## 3. COMMITTEE(S) REPORT - Program Committee(s)

- **Arts, Culture & Entertainment - Chair: Kim Stone**  
Kim Hills, Senior Manager, reported that Andrew Goldberg from the Arsht Center presented an overview of the Arts Launch event to the Committee members, this event has been scheduled for September 8<sup>th</sup> during the Art Days from September 8<sup>th</sup> through the 10<sup>th</sup>. Regarding the MLB All-Star DDA Grant Investment of \$50,000, there was a 90% discount on use of the MLB logo on DDA's banners. Approximately \$35,000 of pre-game advertising at Marlins home games June and July promoted

Downtown Miami as tourist destination. DDA spent \$23,000 on collateral and promotional materials utilized at all Downtown events. Lastly, DDA sponsored the Downtown Summer Movies series at the American Airlines Arena to engage the Downtown community, the event kicked-off on July 14<sup>th</sup>.

▪ **Business Development & Marketing - Chair: Nitin Motwani**

Nicholas Martinez, Senior Manager reported that Lambert advisory team presented preliminary information on the Office Market Study and some findings included employment growth, increase in vacancies, increased use of co-working spaces as being a part of the Downtown community. Mr. Martinez mentioned that DDA met with a Tech company to explore incentive opportunities, the discussion with this company is under a confidentiality agreement. Also, DDA staff presented the proposals for expansion. Lastly, DDA staff attended the IPW, Pow Wow and Select USA conferences.

Resiliency Task Force – Chair: Greg West

Greg West reported that the Task Force members met, and discussed sea level rise, transportation, and affordable housing. The group agreed to advocate for areas where there are best practices, he added there is a lot of scientific information and the group is in a position to investigate those areas, and create recommendations.

Commissioner Russell, recommended that the group try to focus on making recommendations of the different thing that could be improved with regards to resiliency in Downtown Miami, and narrow the scope of work and think big.

▪ **Finance Committee Update- Chair: Al West**

Committee Chair, Al West that the Committee met to discuss DDA's millage and referred to item 027/2017. No comments were recorded.

▪ **Quality of Life – Chair: Gary Ressler**

Committee Chair, Gary Ressler reported that MPD is working to increase the number of police officers in Downtown to 5 additional police officers. Whoosh water was invited to present at the Committee they are currently installing stations in Miami Beach and added that perhaps there's an opportunity to create a pilot program in Downtown Miami. In addition to resiliency, 20 recycling bins have been installed in Downtown Miami. Downtown ambassadors promoted the use of these bins. Also, the Flagler Street Task Force discussed the use parklets and Portland Bathroom would be breaking ground in Mid-August. Commissioner Ken Russell added that he would be happy to champion a parklet initiative in Downtown Miami.

Homeless Task Force Update – Chair: Tim Schmand

Tim Schmand reported that he and staff met with the City of Miami Beach to discuss housing stabilization and support, to create a system to help identify individuals and help get them off the streets. Mr. Schmand ask for support to encourage the City of Miami Beach to allocate 120K in the budget to help with these efforts. Gary Ressler asked if this would be a municipality or combined cost. Tim Schmand said that the funding would allow 2 people to work on a regular basis with homeless individuals and he would like to start this program as soon as possible. He added that these two

employees would be able to identify people and give them prescriptions and make regular contact. Gary Ressler agreed that checking in with people motivates them to get help or move on.

▪ **Transit, Connectivity & Mobility - Chair: Alan Ojeda**

Committee Chair Alan Ojeda, Marta Viciado came up with a good idea finding bus shelters, the committee found the most intelligent idea in LA, aside from knowing where the bus comes from. DDA staff is looking for manufacturing companies with best ideas for bus shelters and findings would be discussed at the next committee meeting. Staff created a report about 20 metromover stations and maintenance issues. Brickell Tunnel project was discussed at committee and Alan Ojeda would like to ask for a study on current concept as the committee is concerned about the design concept that was presented at the meeting. Commissioner Russell said that he would like FDOT to look into the concept as well.

▪ **Urban Placemaking - Chair: Jerome Hollo**

Patrice Gillespie-Smith, Senior Manager, reported that Spencer Crowley presented at the Committee meeting regarding Baywalk grants and he'll be recommending additional locations for boat slips and women's club portion would be completed soon. 29 Firms responded to the RFP issued by DDA and a recommendation would be made at the September Board meeting.

*Flagler Street Task Force Update – Chair: Neisen Kasdin*

Patrice Gillespie-Smith reported that lane elimination process would begin next year. Complete Streets project is underway. Commissioner Russell mentioned that he heard complains about the bike delineators or bike lane separating traffic and said that he would ask the City for funding to improve bike delineation.

Commissioner Russell said that the redevelopment of the Hyatt location is 90% owned by the City, he's looking into redeveloping, one of the issues at hand is the James L. Knight Center lease renewal. He also said that on a portion of the property he would like re-plan the area to incorporate a park, something that was suggested by Zyscovich many years ago, he said that this item may be tricky, but it's something that he plans to discuss at City Commission.

**DDRI Committee Update – Chair: Neisen Kasdin**

Nicholas Martinez reported that DDRI task force met and the committee discussed how the fees may go to impactful projects in Downtown Miami, the committee decided that negotiations would be in August and a discussion regarding coefficients took place at PZAB meeting, future meetings regarding this item would take place in October.

**4. FINANCIAL REPORT – June 30, 2017**

Cecilia Core presented the Financial Report – No reported issues.

**5. EXECUTIVE DIRECTOR REPORT – Alyce M. Robertson**

Report by Executive Director, Alyce M. Robertson:

- Ms. Robertson reminded the Board that no Board or Committee meetings would be scheduled in August.
- During the month of July, the agency had a record breaking 13 Committee/Task Force meetings, Ms. Robertson thanked the Board, committee and task force members for participating and prioritizing DDA in their very busy schedules.
- FDOT will begin roadway improvements on July 31st around this building that will impact on ramp access to 95 among other areas. There's a flyer in your binders with details. Expect delays.
- Ms. Robertson met with all City Commissioners to promote the DDA's GOB requests and have talked to 4 out of 5 Commissioners regarding DDA's proposed budget and millage which will be on agenda July 27th City Commission Agenda.
- The Miami DDA Office Advisory group met in June, Ms. Robertson thanked Board member, Danet Linares for chairing the meeting and providing insight and direction on business recruitment initiatives to staff and attendees.
- A Nominating Committee meeting will be scheduled for mid-August to determine the process to fill vacant seat on Board and Annual Review Committee is scheduled to meet on August 23rd.

## 6. LEGISLATIVE ITEM(S)

[Note: All legislative items are recommended by the Executive Director]

### 6A. APPROVAL OF MINUTES – June 16,2017

*Al West moved to approve item, Alan Ojeda seconded, and the motion passed unanimously by the Board members present.*

### 6B. RESOLUTION NO. 027/2017

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN DEVELOPMENT AUTHORITY ("MIAMI DDA") OF THE CITY OF MIAMI, FLORIDA AUTHORIZING THE EXECUTIVE DIRECTOR TO ESTABLISH A PROPOSED MILLAGE RATE FOR THE DOWNTOWN DEVELOPMENT DISTRICT OF THE CITY OF MIAMI, FLORIDA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018 AT 0.4681 MILLS.

*Neisen Kasdin moved to approve item, Al West seconded, and the motion passed unanimously by the Board members present.*

### 6C. RESOLUTION NO. 028/2017

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY ("MIAMI DDA") OF THE CITY OF MIAMI, FLORIDA APPROVING THE PRELIMINARY ANNUAL BUDGET OF THE DDA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018; REQUESTING THAT THE MIAMI CITY COMMISSION ESTABLISH THE MILLAGE TO SUPPORT THE FINANCIAL REQUIREMENTS OF THE BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR OF THE MIAMI DDA TO EXPEND FUNDS FOR THE BUDGET; DIRECTING THE EXECUTIVE DIRECTOR TO FILE A DETAILED STATEMENT OF THE PROPOSED EXPENDITURES AND ESTIMATED REVENUES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018 WITH THE CITY CLERK OF THE CITY OF

MIAMI AFTER ADOPTION AND ESTABLISHMENT OF THE MILLAGE BY THE MIAMI CITY COMMISSION; AND FURTHER PROVIDING THAT A COPY OF THIS RESOLUTION BE FILED WITH THE CITY CLERK OF THE CITY OF MIAMI.

***Gary Ressler moved to approve item, Richard Lydecker seconded, and the motion passed unanimously by the Board members present.***

**6D. RESOLUTION NO. 029/2017**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY ("MIAMI DDA") OF THE CITY OF MIAMI, FLORIDA TO SUPPORT THE FLAGLER STREET TASK FORCE'S RECOMMENDATION OF LANZO CONSTRUCTION COMPANY AS THE CONTRACTOR TO CONSTRUCT THE REMAINING PHASES OF THE FLAGLER STREET BEAUTIFICATION AND RECONSTRUCTION PROJECT.

***Neisen Kasdin moved to approve item, Richard Lydecker seconded, and the motion passed unanimously by the Board members present.***

**6E. RESOLUTION NO. 030/2017**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY ("MIAMI DDA") OF THE CITY OF MIAMI, FLORIDA DIRECTING THE EXECUTIVE DIRECTOR TO TAKE THE NECESSARY COURSE OF ACTION FOR DECLARING COMPUTERS, SOFTWARE, FURNITURE, AND/OR OTHER AGENCY ASSETS OBSOLETE AND/OR BROKEN, REMOVING THEM FROM INVENTORY, AND DONATING THOSE ITEMS TO A BONA FIDE NONPROFIT CIVIC, CHARITABLE, EDUCATIONAL, SCIENTIFIC OR CULTURAL ASSOCIATION OR ENTITY PURSUANT TO §501(C) (3) OF THE INTERNAL REVENUE CODE WITH PREFERENCE TO ORGANIZATIONS WITHIN THE DDA DISTRICT, AND/OR DISCARDING OR SELLING THOSE ITEMS ACCORDINGLY.

***Richard Lydecker moved to approve item, Alan Ojeda seconded, and the motion passed unanimously by the Board members present.***

**6F. RESOLUTION NO. 031/2017**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY ("MIAMI DDA") OF THE CITY OF MIAMI, FLORIDA OPPOSING ANY BUDGET REDUCTIONS BY MIAMI-DADE COUNTY ("COUNTY") TO PUBLIC TRANSPORTATION SERVICES IN FISCAL YEAR 2017-2018; URGING THE RESTORATION OF METROMOVER AND METRORAIL HOURS AND THE FREQUENCY OF THE METRORAIL ORANGE LINE AND ENCOURAGING THE COUNTY TO CONTINUE TO WORK ON THE EXPANSION AND ENHANCEMENT OF EXISTING TRANSIT SERVICES WHILE MAKING PLANS FOR THE ADOPTION OF EMERGING TECHNOLOGIES.

***Neisen Kasdin moved to approve item, Greg West seconded, and the motion passed unanimously by the Board members present.***

**6G. RESOLUTION NO. 032/2017**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY ("MIAMI DDA") OF THE CITY OF MIAMI, FLORIDA URGING THE MIAMI-DADE TRANSPORTATION PLANNING ORGANIZATION ("TPO") TO ENSURE THAT RAIL OPTIONS CONTINUE TO BE INCLUDED IN ALL STRATEGIC MIAMI AREA RAPID TRANSIT ("SMART") PLAN EFFORTS AND ENCOURAGING THE TPO AND MIAMI-DADE COUNTY ("COUNTY") TO MAKE FUNDING THE SMART PLAN IN ITS ENTIRETY THE COUNTY'S FIRST PRIORITY.

***Alan Ojeda moved to approve item, Marta Vicedo seconded, and the motion passed unanimously by the Board members present.***

## **7. Meeting Adjournment**

*The meeting was adjourned at 10:30AM by general consent.*