
OFFICIAL SUMMARY MINUTES

The Miami Downtown Development Authority
Special Board of Directors Meeting
200 S. Biscayne Blvd., Suite 2929
Conference Room
Friday, October 20, 2017
8:30 A.M.

BOARD MEMBERS PRESENT:

Ken Russell, Chairman
Alvin West, Board Treasurer
Bruno Barreiro
Alicia Cervera - Lamadrid
Jerome Hollo
Danet Linares
Nitin Motwani
Alan Ojeda
Gary Ressler
Kim Stone
Marta Viciado
Greg West

BOARD MEMBERS ABSENT:

Neisen Kasdin, Vice Chair
Richard Lydecker

OTHERS PRESENT:

Alyce Robertson, Executive Director
Karry Sargent, Board Secretary
John Greco, Deputy City Attorney, City of Miami

1. ROLL CALL

Chairman Ken Russell called the meeting to order at 8:30 a.m., welcomed members of the Board and the public to the October 20, 2017 Miami DDA Board of Directors meeting and proceed with the roll call.

2. SPECIAL GUEST

- Commissioner Francis Suarez – District 4, City of Miami
Commissioner Suarez addressed the DDA Board and expressed that as a future Mayor of the City of Miami his goal is to expand the global brand of the City including Downtown Miami. Commissioner Russell commended Commissioner Suarez for his work at the City of Miami and expressed his support for his run for City Mayor. Commissioner Suarez added that he would be in Tallahassee next week to advocate for the tunnel project and improvements for traffic issues. Board member, Kim Stone asked Commissioner Suarez to consider DDA in his future plans to work collaboratively for the benefit of Downtown. Board member, Nitin Motwani thanked Commissioner Suarez for his assistance during the Amazon RFQ application process.

3. PRESENTATION

- **DWNTWN Video**
A video that was submitted as part of the Amazon RFQ was presented to the Board members and the public.
- **Mid-Year Residential Study – Anthony Graziano, IRR (*presentation on file*)**
Anthony Graziano from Integra Realty Resources (IRR) provided an update of the Downtown Miami condo market. The 2017 Mid-Year Report showed how condo development in Downtown Miami has reached its midpoint, and surging demand has led to a significant uptick in conventional rental units. The report specifically profiled the rental market showing overall stability with new Class-A properties renting at a premium over older product.

4. COMMITTEE(S) REPORT - Program Committee(s)

- **Arts, Culture & Entertainment - Chair: Kim Stone**
Committee Chair, Kim Stone reported that Ironman event is scheduled for this weekend. Young Arts Initiative presented, Mana Contemporaries provided an overview of their programming for Art Basel week. Schwartz has helped in promoting Downtown in the Arts and Culture and Entertainment aspect. Art Days happened last weekend. Kim Hill added that 58 events and activations happened last week. Over 2,100 participants attended Flight with Kites event. The Inaugural Drink and Draw event had over 150 attendees. All events were well attended. Board Member, Al West congratulated staff on their hard work in putting together Art Days. Downtown Fright Night is scheduled for October 28th.

Committee Chair, Kim Stone said that her committee discussed the Unsolicited Bid for the Olympia Theatre that was presented at City Commission and asked for this item to be deferred at the next City Commission meeting. Commissioner Russell mentioned that this item has been deferred twice at City Commission. Board member, Gary Ressler added that his concern is if the Board is in support of selling historical assets as a commercial endeavor, this defeats the Downtown Master Plan which includes the preservation historical assets.

Discussion ensued among the Board members about the unsolicited proposal of the Olympia Theatre and a resolution to reject the existing bid and urging the City to work with DDA and appropriate parties to evaluate the best use of the Olympia Theatre. A motion was made and the Board members proceeded to vote (see Non-Agenda Item # 1).

- **Business Development & Marketing - Chair: Nitin Motwani (*Cancelled*)**
Committee Chair, Nitin Motwani reported that his committee did not meet this month. However; committee members, DDA staff and Beacon Council worked diligently on the Amazon RFQ proposal.
- **Quality of Life – Chair: Gary Ressler**
Committee Chair, Gary Ressler reported that due to the success of the “Scoop the Poop” campaign, staff is working with Solid Waste Department on an outreach campaign in Downtown. Staff met with Capital Improvements Department to discuss and explore suitable locations for lighting. Also, the Committee members discussed the possible implementation of Parklets in Downtown. Woosh Water presented at the Flagler Street Task Force to explore incorporating the projects as part of the Flagler Street reconstruction. As of September 30, 2017 the restrooms have been used over 55,335 times

(compared to last year 21,037). Lastly, issues pertaining to the permanent restroom installation are being addressed and a ground breaking date would be set in the future.

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

Committee Chair, Alan Ojeda reported that his committee discussed the SMART Plan, Miami-Dade County consultants for the Beach Corridor Planning, Design & Engineering project provided a presentation, and the committee questioned if N. Miami Ave is the correct North / South corridor to run transit, especially if the greater density is further east. A Metromover Maintenance Report was provided to the Committee members, the committee members were informed that the current procurement practices are not conducive to efficient response and procurement challenges have forced the County to wait three months to repair a broken escalator at the Financial District Station. Based on that, Mr. Ojeda suggested, that maybe a section can be created on DDA's webpage listing the issues with names of the agencies that should be held accountable for resolving them. Commissioner Russell, asked Mr. Ojeda to bring to the Board the issues that he would like to have resolved and what direction staff should follow. Mr. Ojeda responded that right now the main idea is to achieve things, and the fact that his committee is rejecting parts of the SMART Plan does not mean that he opposes the plan. Marta Vicedo added that outside of transportation there are other issues that DDA should take a position on, such as the expansion of the Urban Development Boundary, as there is an argument that continuing development out West, would decrease investment in Downtown and DDA should be proactive in taking a position and have a voice at the table with the County. Ms. Vicedo asked the Commissioner to consider changing the committee structure to add issues such as the one she mentioned. Commissioner Russell said that at the next strategic planning the Board could take a look at the committee structure to make the necessary changes.

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

Committee Chair, Jerome Hollo reported that his committee discussed Parklets in the Urban Core. The Baywalk – Riverwalk Unifying Design Element and Branding RFP recommendations from the selection committee were presented to the Urban Placemaking Committee members, the committee members were underwhelmed with the selection and directed the Executive Director to ask the Evaluation Committee to re-evaluate the proposals. Baywalk activations grants have gone out. There were issues due to homeless activity on the Port Bridge and the City helped clear the area. On Biscayne Green, Maurice Ferre and representative from Brazil asked that the Burle Marx design be included in the project design, funds were pledged for the redevelopment of the six blocks if the Burle Marx design is kept in place. DDA met with MPA staff who will be taking an active role on Biscayne Green. Signage and Wayfinding ITB advertisement has started. Transient Dockage, damage on the docks due to hurricane Irma were assessed, the committee discussed the possibility of adding additional slips. Complete Streets project traffic lights synchronization issue has not been resolved, Commissioner Bruno Barreiro interjected that he would help with this issue.

DDRI Task Force Update – Chair: Jerome Hollo

The DDRI resolution went to the City and changes were provided to Francisco Garcia.

Flagler Street Task Force Update – Chair: Neisen Kasdin

Brian Alonso presented on behalf of Neisen Kasdin and stated that the Flagler Street Task Force is recommending a 90-day pause on the Flagler Street project to study the incorporation of pavers as Mana and Zyscovich created a master plan with a new vision of the street and would like to explore the incorporation of a cobblestone roadway instead of asphalt to improve the appearance of the roadway. Mana and Zyscovich will cover the engineering costs to study the modifications they want to make,

project cost and funding sources. The findings would be presented to the Flagler Street Task Force in ninety days. Members of the public and staff provided comments regarding Agenda Item 7D-Resolution 040/2017 and expressed their concerns. After that, DDA Board members proceeded to vote on this item.

5. FINANCIAL REPORT – September 30, 2017

Cecilia Core presented the Financial Report – No reported issues.

6. EXECUTIVE DIRECTOR REPORT – Alyce M. Robertson

Executive Director, Alyce M. Robertson reported that:

- DDA’s budget and millage passed last month at City Commission.
- Go Vote campaign postcards were mailed out to Downtown residents.
- The Miami DDA partnered with the Hedge Fund Association to host a Miami in Manhattan Rooftop social gathering in early Oct. that was attended by Board member, Alicia Cervera.
- Per direction at the last Board meeting, DDA is engaging a consultant to look at what it would take to bury FPL lines, which will include a cost analysis and financial plan.

7. LEGISLATIVE ITEM(S)

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

7A. APPROVAL OF MINUTES – September 27, 2017

Al West moved to approve item, Nitin Motwani seconded, and the motion passed unanimously by the Board members present.

7B. RESOLUTION NO. 037/2017

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY (“MIAMI DDA”) OF THE CITY OF MIAMI, FLORIDA, ACCEPTING THE NOMINATING COMMITTEE’S RECOMMENDATION NOMINATING PHILIPPE HOUDARD TO THE BOARD OF DIRECTORS OF THE DOWNTOWN DEVELOPMENT AUTHORITY; SAID NOMINEE TO BE SUBMITTED TO THE MIAMI CITY COMMISSION FOR CONFIRMATION AS REQUIRED.

Danet Linares moved to approve item, Alan Ojeda seconded, and the motion passed unanimously by the Board members present.

7C. RESOLUTION NO. 038/2017

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY (“MIAMI DDA”) OF THE CITY OF MIAMI, FLORIDA SUPPORTING PROPOSED FEDERAL LEGISLATION ALLOWING THE UTILIZATION OF THE EB-5 PROGRAM TO SUPPORT DISASTER RECOVERY EFFORTS IN AREAS IMPACTED BY THE 2017 HURRICANES AND FURTHER DIRECTING STAFF AND AGENCY RESOURCES TOWARD WORKING WITH GOVERNMENTAL AND PRIVATE SECTORS PARTNERS TO ADVANCE THIS LEGISLATION.

Kim Stone moved to approve item, Al West seconded, and the motion passed unanimously by the Board members present.

7D. RESOLUTION NO. 039/2017

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY ("MIAMI DDA") OF THE CITY OF MIAMI, FLORIDA APPROVING THE FLAGLER STREET TASK FORCE'S RECOMMENDATION TO DELAY THE FLAGLER STREET BEAUTIFICATION AND RECONSTRUCTION PROJECT ("PROJECT") FOR NINETY (90) DAYS TO EXPLORE THE INCORPORATION OF PAVERS INTO THE PROJECT.

Gary Ressler moved to approve item, Jerome Hollo seconded, and the motion passed unanimously by the Board members present.

7E. RESOLUTION NO. 040/2017

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY ("MIAMI DDA") OF THE CITY OF MIAMI, REQUESTING THE MIAMI CITY COMMISSION TO APPROVE THE DOWNTOWN MIAMI DEVELOPMENT OF REGIONAL IMPACT ("DDRI"), INCREMENT III, INCLUDING THE PROPOSED CONDITION 14, AS DESCRIBED HEREIN, PURSUANT TO THE JOINT DDA/CITY OF MIAMI APPLICATION FOR DEVELOPMENT APPROVAL ("ADA").

Jerome Hollo moved to approve item, Alan Ojeda seconded, and the motion passed unanimously by the Board members present.

NA- NON-AGENDA ITEM(S)

NA. 1 RESOLUTION NO. 041/2017

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF MIAMI FLORIDA ("MIAMI DDA") URGING THE MIAMI CITY COMMISSION TO REJECT THE UNSOLICITED PROPOSAL FOR THE OLYMPIA THEATER AND ENGAGE IN A PROCESS WITH INPUT AND PARTICIPATION FROM THE MIAMI DDA, OLYMPIA CENTER INC., THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD, THE DADE HERITAGE TRUST, AND OTHER DOWNTOWN STAKEHOLDERS TO EVALUATE THE BEST USE OF THE OLYMPIA THEATER.

Kim Stone moved to approve item, Gary Ressler seconded, and the motion passed by the Board members present.

Registered "No": Commissioner Bruno Barreiro

NA. 2 RESOLUTION NO. 042/2017

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY ("MIAMI DDA") OF THE CITY OF MIAMI FLORIDA SUPPORTING THE ORANGE BOWL'S BID FOR THE NCAA COLLEGE FOOTBALL NATIONAL CHAMPIONSHIP IN JANUARY 2021 AND FURTHER DIRECTING STAFF AND AGENCY RESOURCES TOWARD ADVANCING SUPPORT OF THE ORANGE BOWL'S BID.

Al West moved to approve item, Commissioner Bruno Barreiro seconded, and the motion passed unanimously by the Board members present.

8. Meeting Adjournment

The meeting was adjourned by general consent.