

# OFFICIAL SUMMARY MINUTES

The Miami Downtown Development Authority  
Board of Directors Meeting  
200 S. Biscayne Blvd., Suite 2929  
Conference Room  
Friday, December 15, 2017  
8:30 A.M.

**BOARD MEMBERS PRESENT:**

Ken Russell, Chairman  
Alvin West, Board Treasurer  
Neisen Kasdin, Vice Chair  
Bruno Barreiro  
Alicia Cervera  
Jerome Hollo  
Philippe Houdard  
Danet Linares  
Richard Lydecker  
Nitin Motwani  
Gary Ressler  
Alan Ojeda  
Kim Stone  
Marta Viciado  
Greg West

**OTHERS PRESENT:**

Alyce Robertson, Executive Director  
Karry Sargent, Board Secretary  
Barnaby Min, 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 December 15, 2017 Miami DDA Board of Directors meeting and proceed with the roll call.

## 2. SPECIAL GUEST

- Honorable Esteban L. Bovo, Jr. – Commissioner, District 13, Miami-Dade County  
Honorable Esteban Bovo thanked the Miami DDA Board for inviting him to present his vision for transportation initiatives. He explained his main priority is advancing the SMART Plan and is working on various financing mechanisms to move it forward and expressed the development is key because it increases the tax base, which in turn helps transit. He expressed his gratitude for the support of the DDA Board and will work with them to advocate for what is needed to advance the plan.

Commissioner Russell asked how the Miami DDA could help or advocate for the projects? Chairman Bovo, mentioned that the North – South corridor are the first to advance and the Board could help advocate at the TPO and in congress to move these projects along and fund once PD&E studies are done in March. Board Member, Alan Ojeda thanked him and expressed that the feasible solutions to transit should be implemented first rather than waiting on new technology. He asked that the metromover expansion be considered for the SMART plan. Furthermore, Mr. Ojeda expressed his support for the SMART plan and thanked Commissioner Bovo for being extremely specific on addressing this project. Board Member, Marta Viciedo asked Commissioner Bovo about the Tax Increment Financing (TIF) legislation. Commissioner Bovo explained that TIF would be beneficial to move the plan forward to help fund operations. TIF legislation and up zoning of the corridors have to go hand-in-hand in order to create up-growth and density. Commissioner Russell added that a transportation TIF would be a great solution to alleviate transit issues. Commissioner Bovo would like for DDA to participate in future projects such as a video to promote and support TIF legislation. Commissioner Russell and members of the Board agreed to support Commissioner Bovo.

### **3. SPECIAL RECOGNITIONS**

Commissioner Ken Russell, Chairman of the Miami DDA Board of Directors, made the following recognitions.

- Nikita Breland, Downtown Enhancement Team
- Andria Wilcox, Downtown Enhancement Team (CRA)
- Francisco Martinez, Downtown Ambassador

### **4. PRESENTATION**

#### **Response to Resolution 36/2017: Understanding the Feasibility and Benefits of Undergrounding of Distribution and/or Transmission Lines in DDA's District.**

Barton Fye and John McWilliams from Kimley Horn & Associates presented their feasibility report to the Board of Directors. Mr. Fye explained that the undergrounding overhead of utilities provides residents and businesses with four primary benefits: Safety, Reliability, Resiliency and Aesthetics. These benefits are as follows:

- **Safety.** Underground systems are generally safer than overhead systems as the equipment and cables are less accessible to the public. This is particularly important when downed power lines present a risk of electrocution, fires, and can damage property.
- **Reliability.** Underground systems are less susceptible to damage from weather events and contact with vegetation and wildlife. Reliability can be enhanced as underground systems are looped and problem areas are isolated during repair and maintenance, which reduces the number of customers affected by an outage.
- **Resiliency.** Resiliency and Reliability are connected as community resiliency is enhanced by underground systems, which are generally more resistant to damage and are restored to service more quickly than overhead systems.
- **Aesthetics.** The elimination of overhead lines from within the DDA's boundaries can create value to existing residents, business owners and would help attract new businesses and developers to the area.

Mr. Fye explained that there are approximately 6.34 pole-line miles of overhead electrical facilities and 8.52 pole-line miles of overhead communications facilities within the Miami DDA's boundaries. These facilities impact approximately 7.19 miles of roadway within the boundary. When asked about funding sources for this project, Mr. Fye said that since these projects are not funded by utility owners, many municipalities fund undergrounding projects through mechanisms such as special assessments, capital improvement programs, bonds issuance, bank loans, or cost sharing with private developments. Miami DDA Board members asked what would be the cost of the project, and Mr. Fye responded that the anticipated would be from \$30M to \$40M. Anticipated cost per district is projected at \$20M - \$25M for Arts & Entertainment District, \$800k - \$1.1M for Central Business District, \$5.6M – \$7M for Brickell Financial District. Mr. McWilliams added that should the Miami DDA decide to convert overhead utilities, a facilities master plan should be prepared in order to coordinate with overhead utility providers to obtain detailed information on existing facilities, develop a schematic design for the underground facilities, determine construction schedules and phasing plans, plan for traffic impacts, develop a more detailed cost analysis, coordinate and implement a public information campaign to build consensus around the project and educate the community about its benefits, costs, and impacts. Board members asked how long it would take to complete this project, Mr. Fye said that the project as mentioned before should be done in phases and the starting point would be two-years for planning and design and four years for construction phases without inconveniencing the whole district. Commissioner Bruno Barreiro agreed to move with the next steps if the standards for undergrounding utilities are established within the city. Commissioner Ken Russell deferred the item to the Miami DDA to produce an action plan. Executive Director Alyce Robertson added that if any of the Board members had any suggestions on the report provided by Kimley Horn to send her an email.

## 5. COMMITTEE(S) REPORT – Program Committee(s)

### ▪ **Arts, Culture & Entertainment - Chair: Kim Stone**

Committee Chair, Kim Stone reported that DDA staff is putting together a Movie Night event that will run every other week starting January 19, 2018 at different locations. The committee members discussed the arts and public places legislation and opposed it. Super Bowl 2020 ideas will be discussed at the next committee meeting. The Olympia Theater Task Force members met and members were assigned tasks with the goal of creating recommendations within six months as requested by Chairman Russell.

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

Senior Manager, Nicholas Martinez reported that Bernard Zyscovich presented a proposal for Education Initiatives and next steps to explore Southside Elementary expansion options. Staff discussed an in-reach program of different businesses in Downtown Miami. Miami DDA staff partnered with Beacon Council and Broward Alliance on a TechWay Map. Permitting issues were discussed and a workshop was scheduled for next week with members of the development community. DDA hosted finance students. DDA sponsored and attended the ULI Symposium. Lastly, HFA/DDA event was successful.

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

Committee Chair, Gary Ressler reported that his committee conducted a downtown walk-through on December 8<sup>th</sup> to identify right-of-way issues. The walk-through was well attended; over 20 attendees including Mayor Francis Suarez, Chairman Russell, City Staff, QOL Committee members, residents, and business owners. Code Compliance was not in attendance. 88 issues were identified and recorded. DDA staff prepared a spreadsheet (with photos) to track the status of each issue, an update will be provided at the January Quality of Life Committee Meeting. DDA staff is preparing an annual report on the current enhanced services program accomplishments for FY 2016-17. Lastly, as of December 10, 2017 the pit stop 2.0 restrooms have been used over 5,510 times.

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

Committee Chair, Alan Ojeda reported that his committee discussed trains and traffic issues. TPO Signature Bridge was re-assigned to the SMART plan. DDA staff members are working on scheduling a meeting to discuss local traffic issues and the tunnel with Mayor Suarez. Lastly, during Art Basel, staff created a traffic map with all the events. Commissioner Bruno Barreiro requested to be put on the January Transit, Connectivity & Mobility agenda to discuss reversing traffic at SE/SW 7th and SE/SW 8th Streets.

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

Committee Chair, Jerome Hollo reported that the Committee met and discussed creating an advisory committee for the Baywalk Branding and Unifying Element and asked if any Board members were interested to let staff know. A pre-bid meeting regarding Biscayne Green lane elimination study happened yesterday, staff is working with the Miami Parking Authority on an MOU for Biscayne Green and Mr. Hollo asked the Chair for his assistance, as there are some issues. On transient dockage, Bayfront Trust is interested in submitting applications for transient dockage on the FEC slip. Finally, he reported that the committee passed a resolution last month urging the City rebuild the docks at Fort Dallas after hurricane Irma.

## 6. FINANCIAL REPORT – November 30, 2017

Cecilia Core presented the Financial Report – No reported issues.

## 7. EXECUTIVE DIRECTOR REPORT – Alyce M. Robertson

Executive Director, Alyce M. Robertson reported that:

- A Finance Committee meeting will be scheduled in January to present the Audit report for FY 2016-17.
- Ms. Robertson announced that Karry Sargent has resigned from her position as Board Secretary as she's moving to North Carolina. The job vacancy has been advertised, Ms. Robertson will be sending an email with the job description to the Board, so they can forward it to any interested candidates.
- Art in Public places legislation was deferred indefinitely
- Ms. Robertson attended meetings about the City/FDOT LAP agreements

- DDA sponsored the ULI Miami Investor Symposium
- Ms. Robertson closed by wishing everyone Happy Holidays and New Year.

## **8. LEGISLATIVE ITEM(S)**

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

### **8A. APPROVAL OF MINUTES – November 17, 2017**

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

*Absent: Nitin Motwani, Philippe Houdard, Bruno Barreiro*

### **8B. RESOLUTION NO. 046/2017**

A RESOLUTION OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF MIAMI, FLORIDA (“MIAMI DDA”) APPROVING THE 2016/17 ANNUAL REPORT PURSUANT TO SECTION 2-890 OF THE CODE OF THE CITY OF MIAMI, FLORIDA.

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

*Absent: Nitin Motwani, Philippe Houdard, Bruno Barreiro*

### **8C. RESOLUTION NO. 047/2017**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF MIAMI, FLORIDA (“MIAMI DDA”) ACCEPTING AND APPROVING THE EXECUTIVE DIRECTOR’S RECOMMENDATIONS AND FINDINGS FOR THE ESTABLISHMENT OF A PRE-QUALIFIED POOL OF FIVE (5) RESEARCH SERVICE PROVIDERS AS LISTED ON EXHIBIT “C”, ATTACHED AND INCORPORATED, PURSUANT TO REQUEST FOR QUALIFICATIONS (“RFQ”) NO. 17-18-01 FOR THE PROVISION OF RESEARCH SERVICES; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, WITH EACH OF THE SELECTED FIRMS FOR AN INITIAL TERM OF ONE (1) YEAR WITH AN OPTION TO EXTEND BY AN ADDITIONAL ONE (1) YEAR; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL OTHER DOCUMENTS INCLUDING ANY AMENDMENTS, EXTENSIONS, AND MODIFICATIONS.

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

*Absent: Nitin Motwani, Philippe Houdard, Bruno Barriero*

### **8D. RESOLUTION NO. 048/2017**

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 NOT APPROVE THE PROPOSED ORDINANCES AMENDING CHAPTER 2/ARTICLE XI/DIVISION 2/SECTION 2-892 OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED (“CITY CODE”); CHAPTER 62/ARTICLE XVI OF THE CITY CODE; AND ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, IN THEIR CURRENT FORMS REGARDING THE EXPANSION OF THE CITY OF MIAMI’S ART IN PUBLIC PLACES PROGRAM TO PRIVATE DEVELOPMENTS; DIRECTING THE EXECUTIVE DIRECTOR TO FORWARD A COPY OF THIS RESOLUTION TO THOSE OFFICIALS STATED HEREIN.

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

*Absent: Nitin Motwani, Philippe Houdard, Al West*

## **9. New Business**

### **Traffic in Downtown/Brickell**

Board Member Jerome Hollo suggested that a traffic plan be created to mitigate traffic congestion during the holidays and New Year's Eve in Downtown/Brickell. DDA staff was tasked with identifying solutions and working with City staff.

## **10. Meeting Adjournment**

*The meeting was adjourned by general consent.*