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The Downtown Development Authority **Board of Directors** met on Friday, June 19, 2009 at 8:30 a.m. at the DDA office, 200 South Biscayne Blvd., Suite 2929, Miami, Florida 33131.

PRESENT:

Comm. Joe M. Sanchez, Chairman
Neisen Kasdin, Vice Chairman
Alvin West, Treasurer
Jose Goyanes
Jerome Hollo (*Via teleconference*)
Rodrigo Trujillo
Alan Ojeda
Nitin Motwani
Danet Linares (*Via teleconference*)
Hank Klein
Dr. Rolando Montoya
Misha Mladenovic

ABSENT:

Comm. Bruno Barriero
Oscar Rodriguez
Tony Alonso

Chairman Sanchez called the meeting to order at 8:35 AM.

I. Invited Guest(s)

- Lew Goodkin & Craig Werley (Residential Closing & Occupancy Study)

Lew Goodkin and Craig Werley presented an overview of the Residential Closing & Occupancy Study, which was distributed for reference. The objective of the study was to provide an accurate and unbiased assessment of closing and occupancy in new condominium and rental buildings in the Downtown area built from 2004 to date. Highlights of the report included:

- Approximately 80 buildings built, which totals approximately 23,000 units.
- Approximately 13,300 (62%) closed sales.
- Approximately 8,300 units of the total inventory are unsold.
- Approximately 60% of completed units are occupied.
- Occupancy is split roughly 50:50 between owners and renters.

The study indicated that Miami DDA could support downtown area housing market recovery through initiatives and actions in several key areas, which include, but are not limited to the following:

- Marketing
- Fannie Mae/FHA Initiatives
- Governmental Liaison

Brief discussion ensued. Al West recommended that staff consider working the study's strategies and next steps into the FY 2009-2010 Budget.

- Mario Soldevilla (Solid Waste Department)

Mario Soldevilla address the board concerning issues/concerns throughout the DDA district, such as:

- Nightly street sweepers schedule
- Not enough trash receptacles

- Pick-up and service schedule

The Chairman directed that Mr. Soldevilla work with Miami DDA staff in identifying specific areas of problems and locations where trash receptacles should be placed/ installed.

Assistant City Manager Bill Anido stated that the City Administration was scheduled to meet today on a variety of items including this one and promised that he and/or Mr. Soldevilla would return to the board next month to report on how the City intends to address this matter.

II. Approval of the Minutes ~ *(May 19, 2009)*

All West motioned to approve the minutes of May 19, 2009, Rodrigo Trujillo seconded and the item passed unanimously by the board members present.

III. Financial Report ~ *As of May 31, 2009*

Carolina Terrones presented the Financial Report as of May 31, 2009. There were no reporting conditions.

IV. Executive Director Report

Alyce Robertson addressed the board on the following items:

- Miami POW WOW

DDA hosted a media brunch at Bayfront Park on Sunday for participating media. Tours were scheduled showing the “new” Downtown Miami. Closing night was held at the Adrienne Arsht Center for the Performing Arts.

- Biscayne / Brickell Trolley

The item was one of the routes approved by the City Commission in May and is moving forward for funding out of the stimulus package. The operational costs will come out of the People’s Transportation Plan.

- GMCC Goals Conference Leadership Transition

Neisen Kasdin and Alyce Robertson welcomed the Chamber’s NWC Committee Chair, Joe Serota. Mr. Serota briefly addressed the board re-affirming the Chamber’s desire to continue to work with Miami DDA in its initiative such as the Downtown Master Plan and Livability (Quality of Life).

Chairman Sanchez stated that DDA has been working hard at building and strengthening relationships with various public and private entities, including the Chamber, as everyone is working on addressing the issues and trying to find solutions to the problems. Miami DDA and the Chamber have the same goal, which is making Downtown a world-class place.

- Downtown Master Plan Workshop *recap*

The Board workshop was held at the end of May. Miami DDA is moving forward with the recommendations made. Staff expects to bring the Master Plan to the board for approval in September.

- Commissioner Barreiro and Esther Calas re. South Miami Avenue

Miami DDA met with Com. Barreiro and Esther Calas (Director, Miami Dade Public Works) concerning the revamping of South Miami Avenue from the River to S 15th Road. Pursuant to the Board’s Resolution, DDA is lobbying to heighten the County’s current plan to include widening sidewalks, and addressing curbs, gutters, and streetlights, which are in need of repair, replacement, and/or renovation in order to “complete the street” and provide for a safe, welcoming and pedestrian-oriented environment.

- Meeting with Gus Pego, FDOT District 6

Miami DDA met with Gus Pego, District Administrator, concerning the pedestrian danger throughout Downtown and Brickell Avenue improvements. The Brickell Avenue project will be let in Spring of 2010.

- Bike Miami Vision Session

Miami DDA participated in the Bike Miami Vision Session. All agreed that the event was a good event and want it to continue. Discussion included where, how often, who will coordinate, how much will it cost, etc. The recommendation was to hold four events next year with a predictable schedule.

- Meeting with Bill Johnson

Miami DDA met with Port of Miami Director Bill Johnson concerning joint marketing opportunities.

- Miami Parking Authority/ DDA Meeting/ New City Parking Ordinance

Miami DDA met with Miami Parking Authority Executive Director Art Noriega and Board Chair Yami Reyes concerning parking issues. There was an agreement/acknowledgement by all that there are many different layers of issues/problems that need to be addressed on an on-going basis.

Officer Wanda Mendez, Downtown NRO, addressed the Board concerning an initiative that the Miami Police Department will be starting subsequent to the new City Parking Ordinance concerning interim parking lots. All interim parking lots will need to have proper permits and be in compliance in order to operate as parking lots. Any interim parking lot not in compliance will be shut down.

- Downtown Protestor *update*

DDA general counsel Jay Solowsky provided an update concerning the downtown protestor matter. The downtown protesting is effectively done. There are only 2 areas of continued protesting continuing in the Brickell area. Counsel continues to work with the Carpenter's Counsel and the property owners to resolve the matter.

V. Committee(s) Update

A. Operational Committee(s)

- Finance Committee

Al West reported that the Finance Committee had met on Wednesday (6/17) to go through the budget revisions and also reviewed the Budget for FY 2009-2010, which was the basis for the legislative items included in today's agenda.

- DRI Committee

- SB360

Neisen Kasdin reported that the committee had met to discuss the recently enacted SB360, which is the most far-reaching change in the growth management laws in many, many years. It has a direct impact on Downtown Miami and our DRI. The state has created a definition of a dense urban land area (DULA), which is an area that has a population of 1,000 people or more per square mile. These dense urban land areas are no longer required to have DRI's for approval of projects that exceed the DRI threshold. The area-wide DRI was created to avoid requiring individual DRI review for individual projects. The question for DDA is ... Do we want to continue forward with the Downtown DRI?... The options are:

1. Continue forward with the existing DRI (Increment II & Increment III, etc.)
2. Abandon/ Rescind the DRI.

The committee directed staff to research how DRI fees have been spent and what the balance in the account is.

The committee recommends analyzing the status of the current DRI, researching account of fees collected & spent, and suspending work on Increment III until the aforementioned is determined by internal analysis.

B. Program Committee(s)

- Marketing-Communications Program Committee

Robert Geitner briefly reported on the highlights of the meeting, which included:

- DWNTWNR: newest issue is out.
- Media Clips: a compilation of media clips from the prior month was provided for those who wanted them.
- Web Side Revamp Phase II: on-going to make the site easier to navigate.
- City Guide: started work on directory of restaurants, bars, & spas in downtown area.
- Hotel Advisory Committee: Recommended forming committee to address hospitality issues.
- Downtown Décor Committee: Recommended funding the program for one more year while the City gets control of the light poles.
- Office Advisory Committee: Recommended forming an advisory committee.
- Meet Your Neighbor: The event was held at Ecco Pizzateca Lounge on June 11th. Approximately 450- 500 attended. The next event will be held on September 24th at the Downtown Athletic Club.

- Economic Development & Research Program Committee

(This item was not addressed)

- Service Delivery Program Committee

Jose Goyanes reported briefly on the highlights of the meeting, which included:

- Police patrol at Bayfront Park: The Miami Police Department is addressing this issue.
- Homeless Report: The committee recommended that DDA continue to fund the DET program and further recommended NOT to fund an additional grant of \$25,000 for the Camillus House Courtyard Program.
- Parking Signage Ordinance: on-going
- Sidewalk Café Ordinance: on-going
- Brickell Trash Receptacles: The cans have been installed.
- Parking Issues: The committee feels that DDA needs to continue to work with the Miami Parking Authority to get them to adopt a more friendly and reasonable position as more and more residents continue to move into the residential buildings and they continue to have more and more visitors who have no where to park.

- Urban Design, Transportation & CIP Program Committee

(This item was not addressed)

VI. Legislative Item(s) [Note: The Executive Director recommends all Legislative Items]

1. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY (“DDA”) OF THE CITY OF MIAMI, FLORIDA, REALIGNING THE FISCAL YEAR 2009 BUDGET TO REFLECT CURRENT FUNDING NEEDS.

Neisen Kasdin motioned to approve this item, Al West seconded. Brief discussion ensued concerning adjusted line items. Deputy Director Meredith Nation went through and explained line item adjustments. The item passed unanimously by the board members present.

2. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY (“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, 2009 AND ENDING SEPTEMBER 30, 2010 AT .5 MILLS.

Neisen Kasdin motioned to approve this item, Al West seconded. Brief discussion ensued concerning the different scenarios should the Commission not vote unanimously in favor of the .5 mills. The item passed unanimously by the board members present.

3. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY (“DDA”) OF THE CITY OF MIAMI, FLORIDA, APPROVING THE ANNUAL BUDGET OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2009 AND ENDING SEPTEMBER 30, 2010, REQUESTING THAT THE MIAMI CITY COMMISSION ESTABLISH THE MILLAGE TO SUPPORT THE FINANCIAL REQUIREMENTS OF THE BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR AND TREASURER OF THE DOWNTOWN DEVELOPMENT AUTHORITY TO EXPEND FUNDS UNDER THE NEW BUDGET; DIRECTING THE EXECUTIVE DIRECTOR TO FILE A DETAILED STATEMENT OF THE PROPOSED EXPENDITURES AND ESTIMATED REVENUES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2009 AND ENDING SEPTEMBER 30, 2010 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.

Neisen Kasdin motioned to approve this item, Misha Mladenovic seconded, and the item passed unanimously by the board members present.

VII. Other Business

- » Financial Disclosure: The City of Miami Clerks office requested that all board members be reminded to file their Financial Disclosure form no later than July 1st.

With no further business, the meeting was adjourned.