

# City of Fort Lauderdale

*City Hall  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)*



## Meeting Minutes

**Tuesday, November 7, 2017**

**1:30 PM**

**City Commission Conference Room**

## **City Commission Conference Meeting**

***FORT LAUDERDALE CITY COMMISSION***

***JOHN P. "JACK" SEILER Mayor - Commissioner  
BRUCE G. ROBERTS Vice Mayor - Commissioner - District I  
DEAN J. TRANTALIS Commissioner - District II  
ROBERT L. McKINZIE Commissioner - District III  
ROMNEY ROGERS Commissioner - District IV***

***LEE R. FELDMAN, City Manager  
JOHN HERBST, City Auditor  
JEFFREY A. MODARELLI, City Clerk  
CYNTHIA A. EVERETT, City Attorney***

## ROLL CALL

**Present 5** - Commissioner Romney Rogers, Vice Mayor Bruce G. Roberts, Commissioner Dean J. Trantalis, Commissioner Robert L. McKinzie, and Mayor John P. "Jack" Seiler

## QUORUM ESTABLISHED

**Also Present:** City Manager Lee R. Feldman, City Clerk Jeffrey A. Modarelli, City Attorney Cynthia A. Everett, City Auditor John Herbst, and Sergeant at Arms Anthony Gnisci

**No e-comments were submitted for this meeting.**

## CALL TO ORDER

Mayor Seiler called the meeting to order at 1:40 p.m.

## CITY COMMISSION REPORTS

Commissioner McKinzie commented on new business openings in the redeveloping area of District III near NW 27th Street and Broward Boulevard.

Commissioner Rogers thanked the Police Department for improvements made at Davie Boulevard and Federal Highway to alleviate vehicle backup at Starbucks. These changes advise drivers of ticketing for those blocking traffic.

Commissioner Rogers discussed the SE 17th Street Mobility Plan Meeting held on October 30, 2017 and its goal of alleviating traffic congestion. He confirmed Broward County (County) is working on an alternate bypass solution. Mayor Seiler confirmed an earlier positive meeting with County Staff on this issue. In response to Vice Mayor Roberts inquiry about the County's progress, Commission Rogers said he anticipates County personnel participating and presenting their ideas at the next SE 17th Street Mobility Plan Meeting. Commissioner Rogers discussed County plans at Port Everglades (Port), including a terminal, a parking garage and possible enhanced routing to the parking garage. There are several alternate plans for the alternative bypass.

Commissioner Rogers commented on the public's need for awareness

for the upcoming King Tides in December. In response to Vice Mayor Roberts' inquiry about the repairs to the seawall on Cordova Drive, City Manager Feldman confirmed the final design will be part of the deliverable with the Stormwater Master Plan. However, funding is contingent on the sale of surplus land at the City's compost site. In response to Vice Mayor Roberts' concerns about seawall issues on Bayview Drive near the Landings and Bay Colony communities that were delayed due to Florida Power and Light (FPL) work, City Manager Feldman said he would research and report back.

Commissioner Rogers discussed the Federal Aviation Administration Noise Compatibility Planning Study (CFR 14 Part 150) (Study), acknowledging active neighbor participation. He said the Study has been informative and should result in improved flight paths that reduce noise impact. In response to Mayor Seiler's question about the timing of these efforts, Commissioner Rogers stated the Study should be completed in six months, noting the lengthy process is due to environmental concerns.

Vice Mayor Roberts discussed the upcoming November 9, 2017 Metropolitan Planning Organization's 40th Anniversary Event where the County will present its transportation plan. He said the Penny Sales Tax issue would be discussed at this event. Vice Mayor Roberts recommended the City review and update its position on transportation issues, including The Wave, to ensure the City is an active stakeholder in these discussions.

Vice Mayor Roberts commented on his participation on a transportation management panel that gave a presentation on funding initiatives for transportation needs. It was entitled *Money for Nothing* and was held on October 19, 2017 at Florida Atlantic University's American Land Institute. The discussion topics included transportation and development issues.

Vice Mayor Roberts reiterated the need to address the City Ordinance regarding real estate Open House signs, discussing his ideas on this subject. City Manager Feldman commented on the importance of creating a reasonable standard for displaying real estate signs. Further discussion ensued on a fair number to be allowed and possible implications of For-Sale-by-Owner signs. Vice Mayor Roberts suggested receiving input from the Realtor Association. City Attorney Everett commented on the issue of enforcement and the impact of a recent Supreme Court decision. She confirmed the Legal Department is working on a final version of this Ordinance.

Vice Mayor Roberts raised the issue of Sober Homes. City Attorney Everett confirmed she has a met with Staff, commenting on a recent memo regarding what is being proposed. Vice Mayor Roberts requested having a draft by December 1, 2017. City Manager Feldman stated there are issues with the definition of families, stating the Delray model does not work for the City. Discussions ensued on the Delray model, concentration of Sober Homes, and the differing meaning of family. City Attorney Everett discussed the impact of duplicating the Delray model in the City and its impact on other City Codes. Further discussions ensued on this topic. City Manager Feldman confirmed the Sober Homes issue would appear on the December 5, 2017 Commission Conference Agenda for review and an update.

Vice Mayor Roberts publicly acknowledged correspondence thanking and recognizing the efforts of Fire Department personnel, specifically Fire Captain Robert Marsh, Paramedic/Firefighter Gregory Jones, and Paramedic/Firefighter Jacob Perkins, for their work addressing an incident that occurred at the Coral Ridge Towers condominium on Galt Ocean Mile following Hurricane Irma.

Mayor Seiler thanked Staff for their outstanding efforts with The Boat Show, commenting on its success. He reiterated the positive comments received about the Police, Fire and Marine Departments. Mayor Seiler expounded on his participation at numerous events he attended, commenting on the excellent feedback received on all security measures implemented. He stated the security efforts assured the safety of all attendees, thanking all law enforcement agencies involved for their coordinated efforts. Chief Rick Maglione acknowledged the diligent work of Police Lieutenant Michael Dew, the City's law enforcement coordinator for the event.

Mayor Seiler reminded the public of the importance of recognizing and remembering Veterans Day, Saturday, November 11, 2017, in appreciation of veterans, noting Veteran's Day Events around the City.

Commissioner Rogers commented on Mayor Seiler's media interview regarding the City's efforts to achieve a successful 2018 Spring Break.

Commissioner Trantalis arrived at 2:10 p.m.

Mayor Seiler stated Commissioner Trantalis was unable to attend the beginning of the Conference Meeting due to an emergency court hearing requiring his attendance.

**DRAFT**  
**MINUTES OF THE MARINE ADVISORY**  
**BOARD**  
**THURSDAY, OCTOBER 5, 2017 - 6:00 P.M.**

**Communications to the City Commission**

*Motion made by Mr. Morley, seconded by Mr. Cain, that the Marine Advisory Board supports the design and scale of the proposed structure at the Cordova Boat Club. The structure will help alleviate the shortfall of mid-sized slips in Broward County and will be a landmark building for Fort Lauderdale. In a voice vote, the motion passed unanimously.*

Mayor Seiler commented on the Marine Advisory Board's description of the design and scale of the proposed Cordova Boat Club being a *landmark* building versus an *impressive* building. He acknowledged the Marine Advisory Board playing an important role in the sustainability and success of The Boat Show, confirming the importance of receiving their input on these items.

**CONFERENCE REPORTS**

**CF-1**     [17-1325](#)

**Central Beach Master Plan Public Improvement Projects Update**

Commissioner Trantalis discussed individuals who want to participate in submitting proposals for the Aquatic Complex. He confirmed discussions with a local developer, Jean-Francois Roy, who expressed serious interest in the Aquatic Complex project. Commissioner Trantalis confirmed he advised Mr. Roy that City's regular process of requesting proposals is continuing.

City Manager Feldman confirmed the Request for Proposal (RFP) package to procure a design-build team will be issued on Thursday, November 9, 2017. Commissioner Trantalis stated Mr. Roy indicated he would have renderings ready by the next Commission Meeting. Commissioner Trantalis confirmed, as part of his District II Report at the next Commission Conference Meeting, he would raise this topic to allow the Commission to determine an interest to investigate Mr. Roy's proposal. Commissioner Trantalis acknowledged the parameters involved for proposals submitted for the Aquatic Complex. Mayor Seiler confirmed the City's concurrent effort to pursue contracts for this project via the RFP process.

## OLD/NEW BUSINESS

### BUS-1 [17-1339](#)

Police and Fire Pension System Retirement Update by Chairman Michael Dew

Mayor Seiler recognized Police Lieutenant Michael Dew, Chairman of the Police and Fire Pension System, who discussed the reduction of the assumed rate of return for the Police and Fire Retirement Pension System. Lieutenant Dew reviewed the discussions from the October 18, 2017 the Board of Trustees meeting where there was a vote to lower the assumed rate of return from 7.5 to 7 percent over nine-years beginning on January 1, 2019.

Mayor Seiler recognized Drew Ballard, Actuary at Foster and Foster, who explained the reasoning, impact and method of the Board of Trustee's (Board) decision based on the investment return assumptions for the assets in the Police and Fire Pension System Plan (Plan). Mr. Ballard emphasized this is a long-term plan. He discussed the assumptions involved in determining the City's contribution requirements and explained the details involved. This information is noted in the financial analysis graphs and other information contained in the slide presentation entitled *Investment Return Assumption Discussions*. Mr. Ballard stated the changes in the assumption on investment return will not impact the benefits being promised to Police and Firefighters and paid out to current retirees or future retirees.

***A copy of the presentations are attached to these minutes.***

In response to Commissioner Rogers question, Mr. Ballard stated a large number of their clients have adopted similar paths to achieve this goal. Mr. Ballard commented that part of the study included determining what plans are moving towards, expounding on this issue and the goal of having significant, stable funding levels. Mr. Ballard noted State Statutes require the City to fund the normal cost of the Plan. Further discussions, questions and comments ensued on the details of this Plan and the Board's philosophy. In response to Commissioner Rogers' comments, Lieutenant Dew stated the Board's decision does not impact the City's Ordinance on this issue and these decisions were made to stabilize the Plan on a long-term basis.

Commissioner Trantalis commented on the need for those viewing the meeting to put this topic into laymen's terms to clearly understand the City's obligation and ensure the funding of the pension obligation. Lieutenant Dew confirmed they have met the 92 percent point and the

fund is in a healthy position. Discussions ensued on the sufficiency of lowering the rate of return on investment being sufficient to fund pension obligations. Mr. Ballard stated all factors have been taken into consideration, confirming a 7 percent rate of return will be sufficient and noting the possibility of having a surplus position in future years. He confirmed his comfort with this analysis on an actuarial basis. Further discussions ensued on the actuarial analysis and the Board's research in this area. Commissioner Trantalis confirmed the goal of reducing the amount of City funds being contributed to meet pension obligations. Discussion ensued on the impact of lowering the rate of return below the seven percent assumption and previous years' performance.

Mr. Ballard confirmed new hires are coming in at the benefit levels outlined in the current Ordinance. No changes have been made to the promises for current police and firefighter retirees, current active police and firefighters or future new police and firefighter hires. Police Lieutenant Michael Dew stated the assumed rate of return would not be used to adjust benefits. He commented on the benefits of the City removing the Plan's unfunded liability.

In response to Vice Mayor Roberts' question, City Auditor John Herbst commented on his advocacy for lowering the assumed rate of return, discussing historical returns of the stock market, the possibility of achieving a 7 percent rate of return, determining what can likely be achieved and what the City can afford. He commented on what other large pension funds around the country are moving towards and the need for the City to balance its pension obligations with its other municipal costs. City Auditor Herbst confirmed this is a prudent move. Rating agencies are looking carefully at these types of assumptions. Vice Mayor Roberts commented on the ability for future adjustments not being detrimental to the City. Lieutenant Dew discussed different options going forward, including the ability of the Board to purchase basis points should the assumed rate of return be significantly higher. He also noted the competency of the Board. In response to Mayor Seiler's question, Mr. Ballard confirmed more than half of pension systems are moving in this direction, stating investment professionals and pension boards around the State are using 7 percent as a benchmark for pension funds.

In response to Mayor Seiler's question, City Manager Feldman confirmed he is comfortable with the City's contribution, stating the City is in a better fiscal position moving forward and noting the option to approach the Board with the idea of moving at an increased pace towards the 7 percent mark based on market trends. City Manager Feldman stated he does not feel comfortable lowering it beyond 7 percent based on the

history of returns which would require funding from the General Fund. City Auditor Herbst said plans that have maintained a higher assumed rate of return have had to increase their appetite for risk to achieve this goal, confirming the Police and Fire Pension Plan is a conservative plan. He recommended maintaining a conservative profile and is a prudent move on many levels.

City Manager Feldman commented on the need for a similar discussion regarding the General Employees Retirement System (GERS), commenting on conversations with GERS and their desire to move to a 7 percent assumed rate of return. A similar presentation will be forthcoming from the GERS.

Mayor Seiler recognized Lynn Wenguer, City Pension Administration, who confirmed GERS had voted to lower their Annual Rate of Return (ARR) to 7 percent and will be going down 10 basis points over five years.

Lieutenant Dew confirmed this is the last time he will have the privilege of presenting to the Commission. On December 31, 2017 his term will expire, ending 12 years as a Board Trustee and 10 years as Chairman of the Police and Fire Pension System Board of Trustees. On April 30, 2018 Lieutenant Dew will retire from the City after 30 years of service. He thanked the Commission for the trusting, rewarding relationship. The Commission thanked Lieutenant Dew for his years of service.

Mayor Seiler recognized Charles King, 105 N. Victoria Park Road, who commented on the opportunity for indexing to reduce investment costs and recommended a defined contribution plan in order to reduce risk to the City.

## **BUS-2** [17-1297](#)

### **Affordable Housing Policy and Unified Flex**

Mayor Seiler introduced Anthony Fajardo, Director of Sustainable Development. Mr. Fajardo introduced members of his Staff available to answer Commission questions. They included Sustainable Development Staff, Ella Parker, Manager of Urban Design and Planning, Jim Hetzel, Principal Planner, and Lorraine Tappen, Principal Planner.

Mr. Fajardo gave a brief overview of Staff's options for the City's Affordable Housing and Unified Flex Policy, stating Mr. Hetzel would be presenting.

***A copy of the Affordable Housing Policy and Flex Unit Strategy is attached to these minutes:***



The June 14, 2017, City Commission/Planning and Zoning Board (P&ZB) Joint Workshop recommendations included providing funding options including in-lieu-of fee for rehabilitation of existing housing; sale of surplus City-owned commercial or industrial properties should go into the Affordable Housing Trust Fund; consider reduced parking requirements for Affordable Housing projects; consider location of Affordable Housing to reduce concentration in areas; require mixed-use development to provide housing for those employed in the same mixed-use project or be subject to a linkage fee; provide for a dedicated revenue stream for the Affordable Housing Trust Fund; incorporate any policies to include and require non-residential development to support Affordable Housing effort; and location of Affordable Housing should be located in proximity to the barrier island.

Staff Recommendations included creating a Citywide Affordable Housing policy that focuses on the City's Regional Activity Centers (RAC's) major traffic corridors (with the exception of the Central Beach area); adopting a new Unified Flex Strategy, collapsing Flex Zones into a citywide pool; allocation of new Flex Units permitted in RACs (except Central Beach area) and along major corridors; determining the appropriate amount/percentage of Affordable or Moderate Housing for projects in RACs and major corridors when Flex Units are applied; adopt a new Mixed-Use Zoning Category with form-based design standards to ensure appropriate type and scale of development along major corridors when applying Flex Units; provide for In-Lieu of Fee as an option for developing Affordable Housing; create a Buy-Down Program to utilize monies from the Affordable Housing Trust Fund for potential partnerships with developers to reduce cost of units.

Mr. Hetzel cited three National Examples as noted below:

Portland, Oregon - Inclusionary zoning policy that requires any new multi-family buildings of 20 units or more to set aside 20% of the units for households making 80% Area Median Income (AMI). The policy also includes an option for developers to pay an in-lieu-of fee instead of including units in the building.

Washington, D.C. - Inclusionary Zoning Program requires new condominium or rental properties over ten units or existing properties expanding by 50% or more or adding ten units or more to devote 8 -10% of the units to low-to-moderate income people who are District residents or who work in the District. "Low-to-moderate" is defined as 50% to 80% of the Washington, D.C. Metropolitan AMI.

New York City - Inclusionary Housing Program includes two options, one for voluntary participation, where development will receive a density bonus for participating. The other is a mandatory inclusion of a share of new housing that will be permanently affordable in medium and high-density areas that are rezoned to increase new housing production.

Staff's Unified Flex Strategy recommendations included preparing a Unified Flex Policy Strategy document for presentation to the Broward County Planning Council; combining existing available Flex and Reserve Units into one unified pool; maintain nonresidential Flex acreage for commercial projects; identifying Affordable Housing opportunities in Regional Activity Centers (with the exception of the Central Beach area) and major transit corridors (Slide 6).

In response to Commissioner Roger's inquiry, Mr. Hetzel explained the Unified Flex Strategy areas listed in red and blue on Slide 6. Further comments and discussions ensued on the Unified Flex Map on Slide 6, existing Flex Units that have not been touched and aspects involved with the allocation of the land uses noted in the red and blue areas of the Unified Flex Map.

Mr. Hetzel reviewed the existing Flex Unit data, the total, the number assigned to date, and the base availability for unification as noted (Slide 7). It was noted the correct number of Affordable Housing Units (10% of Flex Units) is 1,983.

Mr. Hetzel explained that the City's consultant, Colliers International, assisted in the analysis of Affordable Housing Units and monitoring future trends. He explained the Affordable Housing Unit Status in Downtown for previous allocation pools, the new 5,000 unit allocation pool which includes both existing and approved Affordable Housing projects and existing and approved market rate rent that meets moderate-income projects (Slide 8). This is discussed in the Collier's Report.

***A copy of the Colliers International's Report is attached to these minutes.***

In response to Commissioner Trantalis's comments on the placement of Affordable Housing units in specific areas, Ms. Parker discussed the area on Sunrise Boulevard near The Galleria, confirming the need for Mixed-Use Development Zoning and residential units that would include the 50 unit per acre maximum. There would be no change to density. Form based Codes would be developed concerning the design criteria

for this type of area to ensure transition into surrounding neighborhoods. Commission policy would determine the placement of the number of Flex Units from the pool. Further comments and discussions ensued on this topic, existing Flex Units that have not been touched, and issues involved with the allocation in the land uses areas noted in the red and blue sections of the Unified Flex Map (Slide 6).

Commissioner Trantalis asked about scenarios involving developers approaching the City with Innovative Development (ID) applications as it relates to the allocation of Flex Units. Mr. Hetzel confirmed the limitation of 50 units per acre would be maintained. The density cap would still exist. ID Zoning would impact land use. Mixed-use developments are context driven and could further limit density that would be based on further development requirements.

Ms. Parker noted there might be more specific defined zoning definitions. Further comments and discussion ensued on the current first-come, first-serve procedure in place. Staff's goal is to create a framework for the future based on planning, analysis, and research of present Flex Zones that are currently defined randomly.

The strategy would include addressing the planning and placement of infrastructure and levels of service for multi-modal transportation based upon the positioning of growth. Mr. Fajardo commented on the levels of interest in the downtown areas and the lack of interest along certain corridors. Further discussions continued on areas with lower levels of interest. In response to Commissioner Rogers' comments on development in the area of SE 17th Street, Ms. Parker commented on the mixed-use development of that area. Brief discussions ensued on current Affordable Housing development in the Northwest.

Mr. Hetzel noted the need for monitoring and reporting of rents to the County based on the market. The City is not receiving credit for the moderate income bracket because the properties are not deed restricting the development despite the fact that the rents charged would qualify.

City Manager Feldman clarified that the unit allocation received from the County has no requirement for the Affordable Housing to be deed restricted. He explained the City's obligation to the County is to report income size and occupancy. He further expounded on this point, stating the PMG Building is an example of meeting this obligation.

Mayor Seiler recognized Verity Mosquera, MBA, Research and

Consulting Manager, Colliers International, reviewed Colliers International's Report on Affordable Housing. Commissioner Trantalis commented on his previous concerns with micro-units, stating his position that affordability should be based on price per square footage rather than gross rent. This is in keeping with the intended spirit of Affordable Housing.

Mr. Hetzel commented that the Division of Housing and Community Development actively addresses Affordable Housing for larger units. Further discussions ensued on this topic, Affordable Senior Housing in the downtown area and developers not putting Affordable Housing requirements into development agreements due to lender financing concerns.

Commissioner Rogers noted the need to make Affordable Housing a component of future proposed developments, commenting on the need for developers to commit to certain Affordable Housing criteria to meet the City's Affordable Housing goals. Mayor Seiler agreed that Affordable Housing needs to be dispersed around the community.

The Commission discussed the developers need to commit and adhere to Affordable Housing requirements based on square footage versus gross rent. Further discussions continued on this topic and the need for the City to come up with a formula for dispersing Affordable Housing.

City Manager Feldman commented that the County's restriction of units artificially drives up the price of land, which in turn drives up the cost per square foot, stating this is counterintuitive to Affordable Housing. He said the City did not go to the market requesting micro units or any other type of configuration when discussing unit allocation. These projects came to the City. The City analyzed the product and confirmed it meets the definition of Affordable Housing.

Commissioner Trantalis state the goal for the Commission is to come up with a policy for Affordable Housing that provides a viable quality of life environment in the downtown area, allowing people from all walks of life to live in the City.

Mr. Hetzel stated beginning in 2018, Broward County intends to dedicate fifty percent of savings from existing CRAs towards Affordable Housing, noted in Slide 9. The specifics of this have not been presented by the County. Further comments and questions ensued.

The Commission gave its input on the following recommendations to

assist Staff in developing Affordable Housing strategies.

There was Commission consensus on the following:

- Affordable Housing Provision tied to Flex Units
- Mixed Use Zoning Category
- In Lieu of Fee
- Buy Down Policy
- Reduce concentrations of Affordable Housing
- Dedicated revenue stream for the Affordable Housing Trust Fund

Commissioner Rogers discussed the need to maintain family-friendly price points for some hotels and motels on the barrier island, commenting they sustained the beach area during the recent recession. He suggested it should be part of the Affordable Housing criteria. Further discussions and comments ensued.

Mr. Hetzel requested the Commission's direction on the Unified Flex Strategy document to be submitted to the Broward County Planning Council.

In response to Commissioner Rogers' question, Mr. Fajardo confirmed a new Ordinance could define mixed-use zoning, the criteria, and how many units must be affordable.

Commissioner Trantalis questioned if Historic Preservation could be a component of this strategy. Discussions and comments ensued on this topic, and it was confirmed that this would not impact Affordable Housing.

The Commission made its recommendations on the following topics:

- In lieu of fee for rehabilitation; (Staff to provide more information)
- Sale of surplus City-owned commercial or industrial properties should go into the Affordable Housing Trust Fund; (Address on a case-by-case basis)
- Consider reduced parking requirements for Affordable Housing projects - tied to the requirement that mixed-use development provide housing for those employed in the same mixed-use project (Staff to provide more information)
- Require non-residential development to support Affordable Housing efforts (Staff to supply more information)
- Affordable housing in proximity to the barrier island. (Staff to explore further and provide more information)

Mayor Seiler recognized Roosevelt Walters, 1207 NW 10th Place, who thanked the Commission for taking its position concerning commercial properties. Mr. Walters requested more information on proximity issues relating to Affordable Housing and the need for specific language in the ordinance to prevent developer negotiations that would serve to alter or modify the spirit of Affordable Housing. He confirmed the need to place Affordable Housing throughout the community, not in one specific area that would lead to a lack of inclusion. Mr. Walters discussed restrictions regarding ownership of Affordable Housing, i.e., ownership for a specific amount of years to prevent charging market rate rents. In response to Mr. Walters' request, Mayor Seiler directed Staff to give today's presentation to the Affordable Housing Advisory Committee.

Mayor Seiler recognized Mandy Bartle, 1741 NE 14th Street, Executive Director of the South Florida Land Trust and past Chair of the Affordable Housing Advisory Committee. Ms. Bartle encouraged the Commission to expand and improve the current stock of AFH, especially in areas near public transportation and areas of employment. She clarified Broward is contributing \$5,000,000 from their General Revenue budget this year and the next three years. Following this, they will look at providing fifty percent of the Tax Increment Finance Funding (TIFF) from the expiring CRAs. She discussed other municipalities' efforts in the area of AFH, encouraging the City to pursue these endeavors and to prioritize Affordable Housing goals, recommending Staff add another layer of specificity for Affordable Housing requirements to prevent Affordable Housing stock from diminishing over time. Ms. Bartle also commented on the study by Collier's International.

Mayor Seiler recognized Charles King, 105 N. Victoria Park Road, who addressed the Commission on Affordable Housing in his neighborhood and current issues with real estate rental signs at the Cooper properties. He suggested these properties be redeveloped into market-rate housing, citing the high cost of rehabilitation. Mr. King also commented on implementing distance requirements to allow for proper disbursement.

## **BOARDS AND COMMITTEES**

### **BD-1    [17-1308](#)**

#### **Board and Committee Vacancies**

The Commission discussed Board and Committee resignations and appointments. City Clerk Jeffrey Modarelli read the names of appointees for the Resolution being voted on at the November 7, 2017 Commission Regular Meeting.

***A copy of the Resolution is attached to these minutes.***

The Commission agreed to appoint the following individuals at the November 21, 2017 Commission Regular Meeting:

Carol Lee Ortman, Citizens Police Review Board  
William Jason Dunne, Community Appearance Board  
Tim Petrillo and John Ropes, Downtown Development Authority  
Jessica Basi, Education Advisory Board  
Raymond Dettmann, Fire Rescue Facilities Bond Issue Blue Ribbon Committee  
Paul Tanner, General Employees Retirement System Board of Trustees  
Jeffrey Cameron, Police and Firefighters Retirement System Board of Trustees

**CITY MANAGER REPORTS**

**MGR-1 [17-1382](#)**

**Wave Streetcar Update**

At the request of Commissioner Trantalis and Vice Mayor Roberts, City Manager Feldman gave an update on The Wave project (Project). He confirmed the responses to the State's Request for Proposal for the Project exceeded anticipated costs to an extreme degree. The State rejected all four bids. There is a 72-Hour Bid Protest Code of Silence period following the bid rejection that will be followed by an examination to determine major cost drivers. A determination will be made on ways to lower the cost without changing routing or the manner in which the equipment will be delivered to include economies of scale not included in the original bid documents. This will be followed by the bid going back out to the market on an abbreviated procurement schedule to solicit new bids.

City Manager Feldman recommended letting the State go through this process. Any changes in scope would be brought back to the County and State. Commissioner Trantalis asked questions regarding the expectation about the original quality of service should costs be significantly reduced. He also raised the issue of continued assessments in this Regional Activity Center should the Project not move forward. Commissioner Trantalis inquired about conversations with the County regarding what steps would be taken jointly to extricate the City from its obligation to move forward should this become necessary. City Manager Feldman explained the assessment process for this Project is part of the property tax bills which have already been sent to property owners. He explained the City's obligation to turn assessment funds over to the Downtown Development Authority (DDA) who holds them for debt

service to the State Infrastructure Loan, expounding on details of the Project's financing. Further discussions ensued on the assessment funds being returned to assessed property owners.

City Manager Feldman discussed his conversations with the County and State. Mayor Seiler discussed his conversations with County Commissioners and County Administration, stating they are waiting to see how the process plays out, confirming all are concerned with the Project's cost. Discussions ensued about the Project's overhead wiring and the requirement to use 80% of American manufactured equipment, impacting the use of more advanced technology to replace this older technology. Commissioner Trantalis noted only the State and County can rescind the contract and the importance of working in tandem to be well informed. Further comments and discussion ensued on the option of appropriating additional funds.

In response to Commissioner Trantalis's question, City Attorney Everett discussed the City's contractual obligations for cost overruns and options for the City to divest itself of the project due to the Project not meeting the transportation needs of the community. City Manager Feldman commented that the project may have been overdesigned and discussions ensued on this topic, the initial price point and value engineering.

Vice Mayor Roberts concurred with Commissioner Trantalis and Mayor Seiler's comments, stating his concern over price uncertainty now and into the future. He also discussed the County's plan to reroute the light rail system, stating it is no longer being routed to Fort Lauderdale International Airport. New plans have it to go out Broward Boulevard and along State Road 7 (Route 441). The City did not agree to this routing at the inception of the Project.

Mayor Seiler recognized Charles King, 105 N. Victoria Park Road, who commented on his reasoning for building this Project and the intention of it directing development to the downtown area, commenting on its use by the next generation.

Mayor Seiler recognized Charles Ladd, 1201 SE 7th Street, who reiterated comments made by Mr. King, stating many have invested in the renaissance of the downtown area and the importance of The Wave as a part of this effort. Mr. Ladd recommended getting the neighborhoods involved to support this Project, commenting on its impact on issues such as Affordable Housing. The engine that runs the City is downtown development. Discussions continued on lowering the



cost of the Project and the importance of moving forward based on the vision of this Project being part of the downtown. Mr. Ladd also commented on the impact of never realizing the completion of the Project.

Mayor Seiler requested City Manager Feldman keep the Commission updated on this Project.

## **ADJOURNMENT**

Mayor Seiler adjourned the meeting at 4:41 p.m.