



CITY OF FORT LAUDERDALE

APPROVED
BUDGET ADVISORY BOARD MEETING
CITY OF FORT LAUDERDALE
JULY 27, 2022 – 5:00 P.M.
8TH FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

Board Member	Attendance	10/2021 through 9/2022	
		Cumulative Attendance Present	Absent
Brian Donaldson, Chair	P	9	0
Jeff Lowe, Vice Chair	P	9	0
William Brown	P	3	0
Ross Cammarata	A	7	2
Christian Macellari	P	2	0
Michael Marshall	P	8	1
Prabhuling Patel	P	6	3

Staff

Greg Chavarria, City Manager
Anthony Fajardo, Assistant City Manager
Susan Grant, Assistant City Manager/Director of Finance
Laura Reece, Director, Office of Management and Budget
Alan Dodd, Director of Public Works
Yvette Matthews, Division Manager Office of Management and Budget
Charmaine Crawford, Budget Department and Board Liaison
Carla Blair, Prototype Inc. Recording Secretary

Communications to the City Commission

None

I. Call to Order

The meeting of the Budget Advisory Board was called to order at 5:02 p.m.

II. Roll Call

Roll was called, and it was determined a quorum was present.

III. Approval of Last Meeting Minutes – June 15, 2022

Motion made by Mr. Brown, seconded by Mr. Lowe to approve the minutes of the Board’s June 15, 2022 meeting. In a voice vote, motion passed unanimously.

IV. Floor Open for Neighbor Input

None

V. Old Business

None

VI. New Business

A. Infrastructure Task Force Update

Mr. Marshall reported on budget requests from Public Works, including sidewalk repair and replacement. Chair Donaldson stated the preliminary budget included a sidewalk and alleyway study. Ms. Recce said they had also increased the General Fund contribution from \$1 million to \$1.5 million per year. Chair Donaldson wanted to create a rebate/partnership program for homeowners to contribute toward sidewalk replacement.

Mr. Marshall said the Task Force had passed a motion stating their support for increasing the portion of the General Fund that goes toward Public Works.

B. Presentation of Reimagining Huizenga Park – Jenni Morejon, President and CEO at Fort Lauderdale Downtown Development Authority [DDA]

Chair Donaldson said the DDA had asked the City to partner with them on the Huizenga Park project.

Ms. Morejon said the DDA was an independent taxing entity that worked with the City, County, and private sector to encourage investment in the urban core. Their revenue was from millage on commercial properties in the downtown core. She described the current condition and use of the park, and noted it was under-utilized.

Ms. Morejon said the Chair of the DDA Board, Steve Hudson, was Wayne Huizenga's nephew, and was excited to lead this project. She reported there had been decades' worth of planning studies to improve the New River area. They had created a framework for design, governance structure, and funding options and hired a design team, all while engaging the community.

Ms. Morejon provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

Ms. Morejon stated they wanted to add major amenities, including public bathrooms, concessions and a restaurant that would create a revenue stream. She reported they were at approximately 60% design and in the next few months they would have a finalized lease with the restaurateur, a set of construction documents and a guaranteed maximum price proposal from a construction manager at risk entity. Ms. Morejon hoped to begin construction in early 2023 with a 16 to 18-month construction timeframe for this [estimated] \$15 million project. The DDA had already spent over \$1 million and she said the following would be sources of capital: a 501(c)(3) foundation led by Mr. Hudson, with

a goal of collecting \$5 million from the private sector; the restaurant revenue of approximately \$5 million; a State appropriation of \$1 million and \$5 million they had requested from the City. These would provide them leverage for loans to issue the construction contract.

Ms. Morejon explained that the restaurant would be a land lease, with the restaurant responsible for construction and operation. The Huizenga Park Foundation would take over operation, maintenance, and programming. Ms. Morejon described their process for selecting a restaurant. She felt that their vetting process and lease terms provided the DDA guarantees of the restaurant's success.

Ms. Morejon stated the restaurant would work with the nearby hotel and condominium associations regarding the most efficient operational plan for valet and trash management. They had also had preliminary discussions with the City regarding use of the Riverwalk parking garage.

Mr. Macellari asked about a clawback provision for the City to recoup funds it contributed and Ms. Morejon said there was a commitment to realize the City's contribution over time. Chair Donaldson was encouraged by the agreement with the State and the fact that the restrooms would be monitored.

Chair Donaldson estimated the City would contribute \$700,000 per year for seven years and the funds would come from the General Fund. Mr. Brown asked what would happen if a future City Commission withdrew from participation and Ms. Morejon said they could alter the millage rate and/or seek additional private funds. She noted that by the end of this year, they would have a loan to fully fund the park and debt service would be scheduled for the term of the loan. She was encouraged that the DDA's relationship with the City, the Commission's comments on July 5, 2022 and the BAB's support would ensure that the City's annual contribution would become part of the City's budget.

Ms. Morejon said currently the City did not charge a fee for an event to use the park but they would initiate a fee. She said their goal was to have a calendar of events that appealed to a wide audience. They intended for very large concerts to move elsewhere.

C. Presentation of FY 2023 Proposed Budget and Community Investment Plan – City Manager Greg Chavarria

Mr. Chavarria reported they had received revenue numbers on July 1, 2022: an additional \$1,824,282 from ad valorem and \$568,246 in State revenue for a net adjustment of approximately \$2.4 million. Mr. Chavarria discussed adjustments to expenditures from the General Fund, including the Huizenga Park project, wrapping four lifeguard towers, Las Olas mobility, special elections in three districts, salaries, noise mitigation, and the CRAs. Mr. Chavarria said union contract negotiations would begin in August 2022. Chair Donaldson pointed out that the union contracts were the "biggest unknown" for the budget. He was also concerned about the actual costs of CIP projects to which the City

had already committed. Chair Donaldson suggested Mr. Chavarria discuss with Commission members the non-profits' allocation reduction from \$2.5 million last year to \$1.7 million this year and whether Commission members would "give you pressure at the last minute from phone calls about organizations" to prevent a "scramble at the end."

Chair Donaldson asked if the voter-approved bonds for the Police Station would be sufficient. Mr. Chavarria said the team would get the final numbers in August and if the cost was over \$100 million, there were options for offsetting it. Ms. Grant said they had already bonded the maximum amount approved by the voters, so a revenue bond may be used for the overage.

Chair Donaldson asked for an update on the Parks Bond and Ms. Grant stated they were doing a good job of moving projects and they were looking at the second tranche of \$60 million at the end of the year. This debt service payment had been anticipated and included in the recent TRIM notices.

Regarding the union negotiations, Mr. Brown said having an equal tier system instead of a two-tier system afforded the opportunity to retain good employees. Chair Donaldson disagreed and said this had been negotiated in 2014.

Chair Donaldson said the cost of the joint governmental center would have been prohibitive, so the City Commission had decided against it. They were now considering whether to build on another site downtown or to relocate employees and rebuild on the same site.

Mr. Chavarria discussed allocations to other City Funds: the Airport System Fund; the Cemetery Perpetual Care and Enterprise Funds; the Parking Fund; the Sanitation Fund; the Stormwater Fund; the Water and Sewer Fund and the Central Regional Wastewater Fund.

Chair Donaldson asked about changes to the stormwater rates and Ms. Reece stated the rate had not changed yet, and based on the collection rate from last year, the rate was very similar. Chair Donaldson said he was trying to understand if the stormwater rate would ever flatten. Ms. Reece noted there were more stormwater projects planned, starting in 2023, so the rate would increase to cover the cost of those projects.

VII. Communications to/from the City Commission

None

VIII. Board Member Comments

Chair Donaldson said any changes to the budget between now and the Board's joint meeting with the Commission on August 16 would be minor line items. He asked Board members if they needed to wait until August 11 to make their budget recommendation. Mr. Lowe did not like to cancel meetings and looked forward to discussing non-profit

funding and the Huizenga Park project. Board members agreed to hold the August 11 meeting.

Chair Donaldson asked Ms. Crawford to send Board members an email inquiring if they would attend the August 11 meeting to vote on a budget recommendation, as well as the August 16 joint meeting with the City Commission.

IX. Adjourn

The meeting was adjourned at 6:37 p.m.

Minutes prepared by J. Opperlee ProtoType Inc.

An architectural rendering of a park scene. A wide, paved walkway curves through the center, flanked by lush greenery, including ferns and various trees. People are depicted in various activities: some are seated at tables on the left, others are walking along the path, and a few are playing on a grassy area in the background. The scene is bright and sunny, with shadows cast by the trees. In the top right corner, there is an orange rectangular box containing the text 'huizenga park' in white, lowercase letters. The 'h' in 'huizenga' is enclosed in a white square frame. In the bottom left corner, there is a yellow rectangular box with white text. In the bottom right corner, there is small black text.

huizenga
park

July 5, 2022

Fort Lauderdale City Commission



huizenga
park

1 HUIZENGA PLAZA

2.1 acres
Anchored by a large fountain, this riverfront park currently consists of a large lawn, amphitheater, walkways, picnic tables & benches.

2 STRANAHAN PARK

1.6 acres
This botanical park is attached to the Fort Lauderdale Woman's Club. The private/public partnership features over 500 varieties of plants within six gardens.

3 SISTRUNK PARK

1.7 acres
This park is home to many neighborhood and cultural events. It features a mounded lawn with community mural and a playground.

4 PETER FELDMAN PARK

1.3 acres
This park offers a lawn, playground, benches, and shaded picnic tables.

5 ESPLANADE PARK

2.4 acres
The riverside park features a covered stage and hosts many year-round events. It is at one end of the city's Riverwalk.

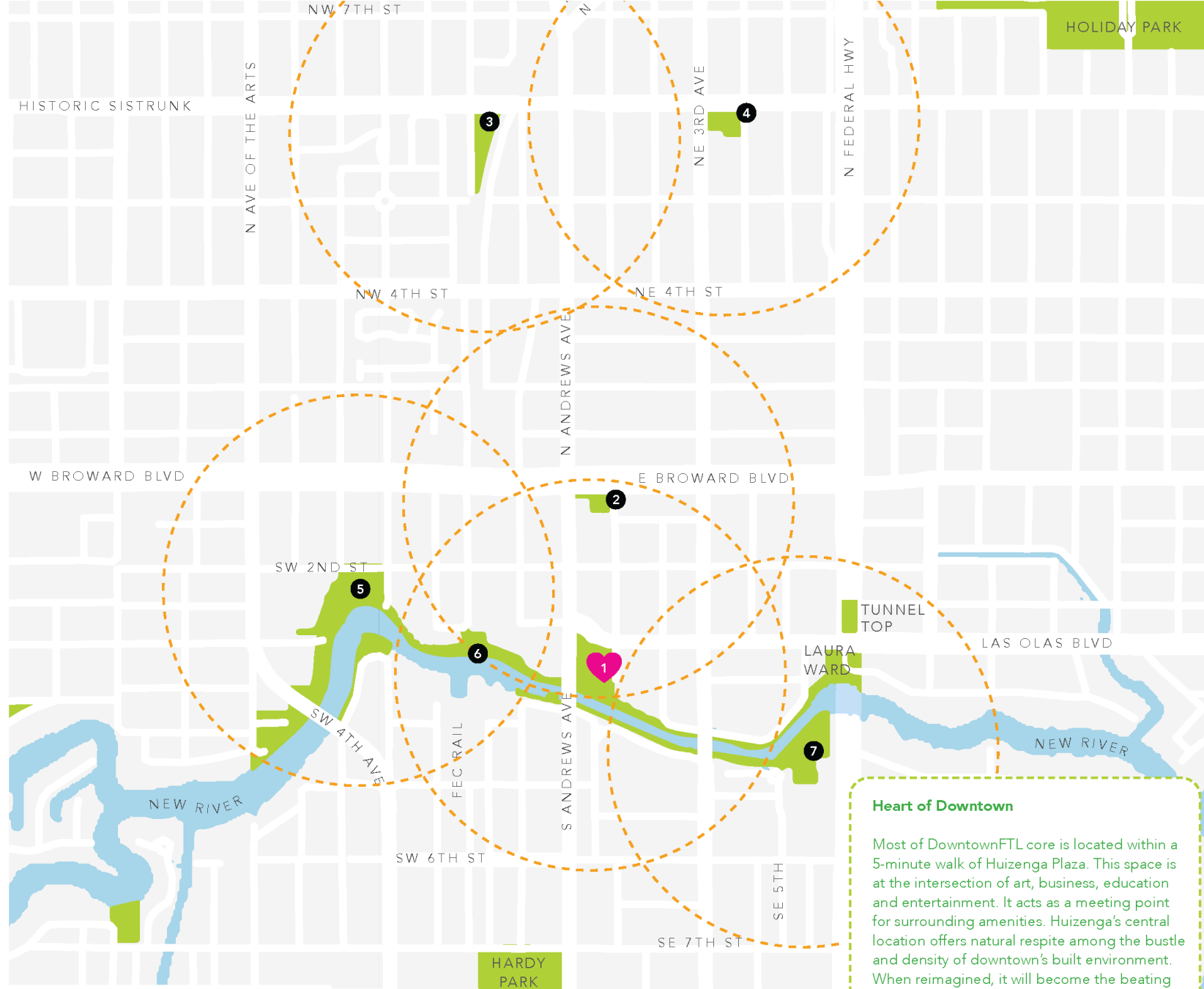
6 THE RIVERWALK

18.2 acres / 1.5 miles
This linear promenade sits next to the New River, providing access for residents and visitors. The park consists of a meandering walkway linking together attractions, restaurants and shops.

7 SMOKER PARK

1.7 acres
On the south side of the Riverwalk is a conservation area called Smoker Park. This park is mainly used for leisure activities, such as taking a stroll.

huizenga
park



Heart of Downtown

Most of DowntownFTL core is located within a 5-minute walk of Huizenga Plaza. This space is at the intersection of art, business, education and entertainment. It acts as a meeting point for surrounding amenities. Huizenga's central location offers natural respite among the bustle and density of downtown's built environment. When reimagined, it will become the beating heart of Downtown.

GAM-22-0678

Exhibit 1

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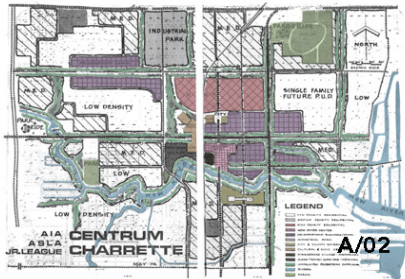
Park History



1970

The DDA purchased the land for Huizenga Plaza in the 1970s as part of a larger land acquisition effort to revitalize Downtown Fort Lauderdale by bringing civic and cultural amenities to the urban core.

The DDA initiated land use and zoning policy for a compact, mixed-use Downtown, allowing for the development of thousands of residential units to create a live-work-play destination.



1980

1996

In 1996, the DDA evaluated the development potential for the site and determined that the best use would be for a signature park centered on the Riverwalk.

1998

This Yellow Tabebuia species was introduced to Broward County by Annie Beck, who started the first garden club in Fort Lauderdale. Beck planted a yellow tab in the 1930s. Tom Chancey, an arborist, saved the tree in 1998 by supervising its relocation from Beck's 334 E. Las Olas property.



2003

The park is named after H. Wayne Huizenga to recognize his contributions to the growth of Downtown Fort Lauderdale, Broward County and South Florida. He and his late wife, Marti, were generous community philanthropists who left a lasting positive impact on the community.



1997

The DDA approved the design of a \$1 million dollar fountain for Wayne Huizenga, a prominent American businessman and entrepreneur. The original design featured life-like bronze wildlife sculptures of birds, alligators and other animals that live in the Everglades erected 30 feet high. The renovation of other features in the park was also done by Landscape Architect, Rhett Roy.

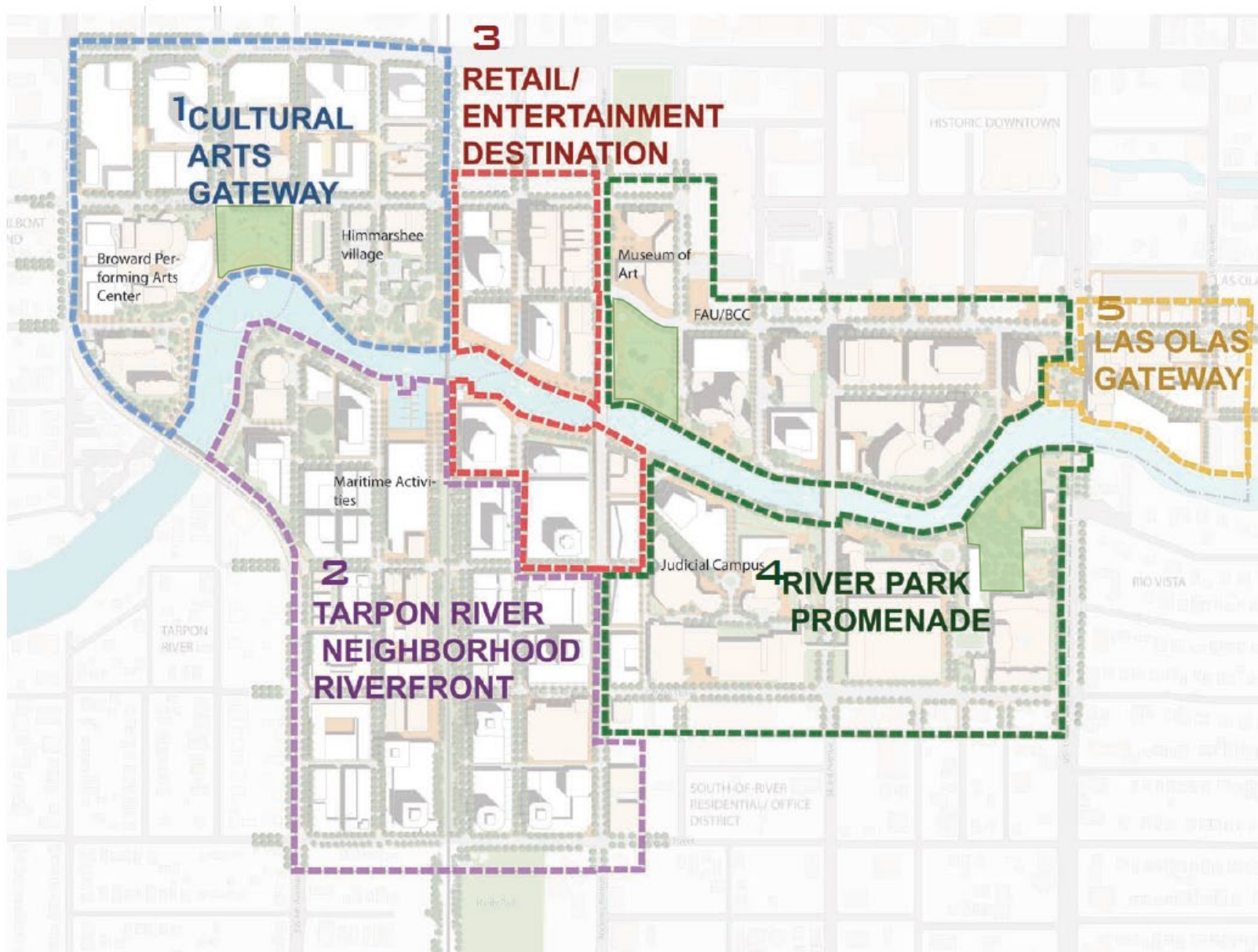


A/03
1997 original concept

2021

What's next for Huizenga Park?

The reimagined park will become the physical heart of the DowntownFTL park network, connected by the New River, Las Olas Boulevard and Andrews Avenue. The new park will demonstrate the DDA's commitment to the future health and prosperity of the city and inspire more investments in downtown public spaces.



Andrews Bridge Before



Proposed Andrews Bridge After
(from New River Master Plan 2008)



Recommendations made by national experts from the Urban Land Institute in 2019 serve as inspiration for the new vision of Huizenga Park.

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From Dallas to Detroit, Sarasota to Tampa, Minneapolis and Houston, the DDA studied successful urban parks to inform future decisions about Huizenga Park.

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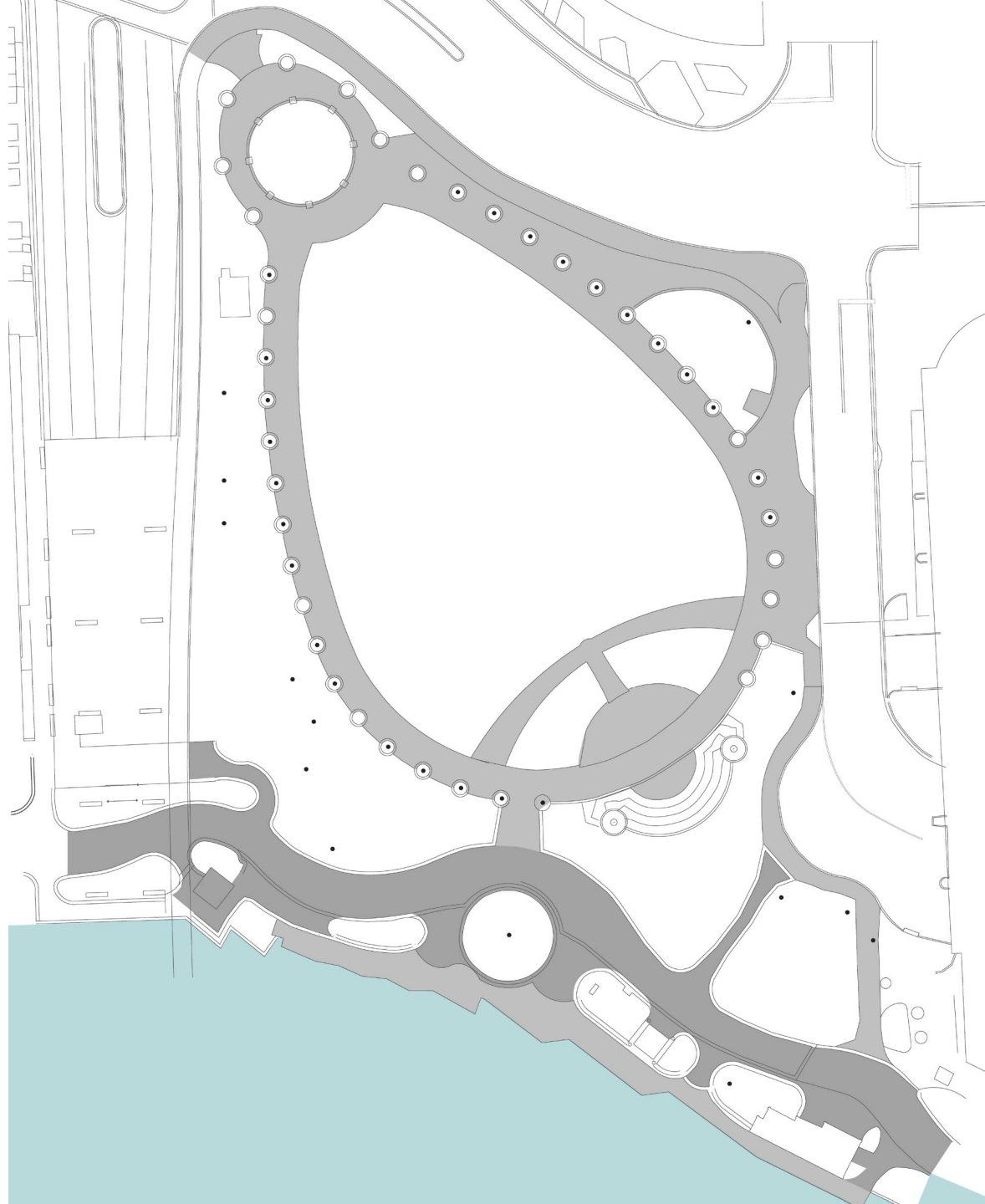
Since the start of the design process, we've presented at nearly ten public meetings, engaging with close to 300 DowntownFTL and Park stakeholders.

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Existing Conditions



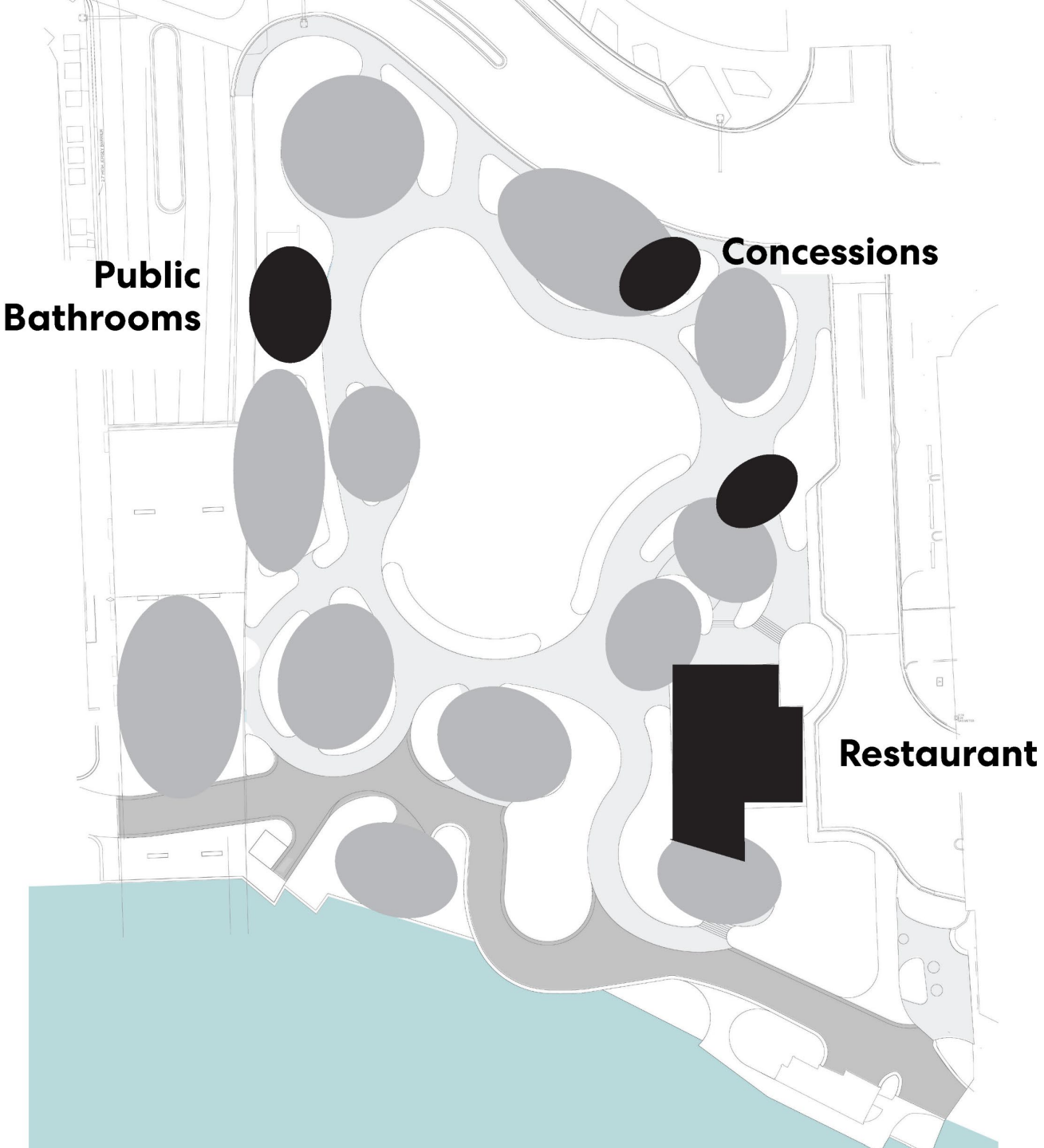
Existing Circulation



Proposed Circulation



New Amenities



Site Plan



Site Plan



Annie Beck Entry Plaza



Café Terrace



Spirit of FTL Fountain



Bathrooms + Pumphouse





Dog Run



Moundscape







River Overlook





The Deck



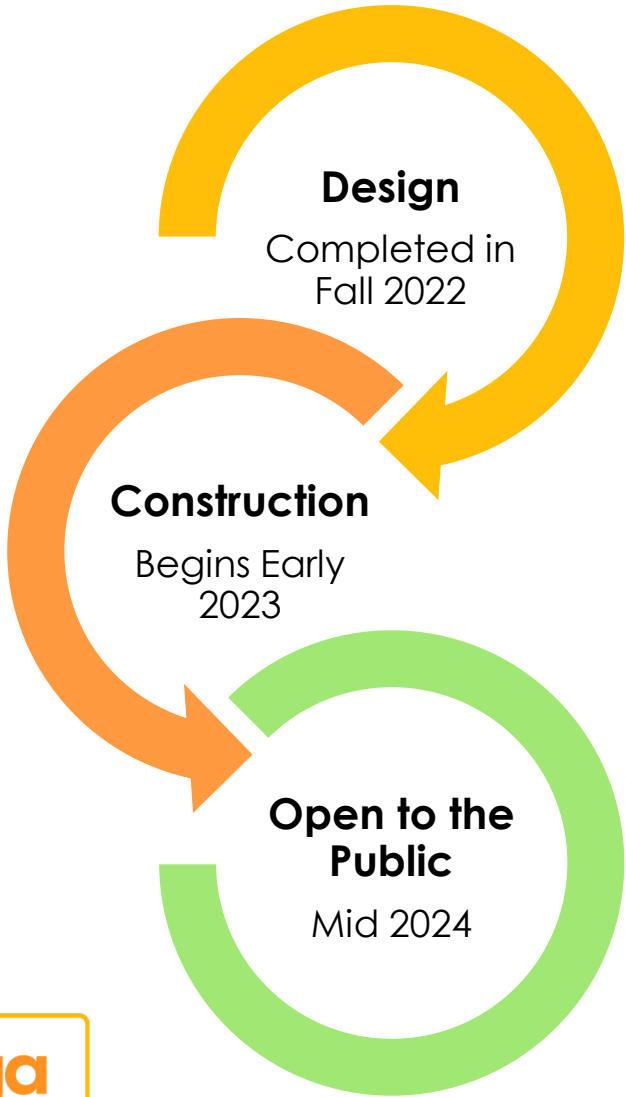
Dining Terrace



Park Terrace



What is the Schedule?



How is the Park Funded?

Construction Cost Estimate
at 60% Design Plans: **\$15 million**



State of Florida \$950,000

DDA has spent/committed an additional \$1M to date

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FTL
DDA

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