



CITY OF FORT LAUDERDALE

APPROVED
BUDGET ADVISORY BOARD MEETING
CITY OF FORT LAUDERDALE
AUGUST 11, 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	10	0
Jeff Lowe, Vice Chair	P	10	0
William Brown	P	4	0
Ross Cammarata	P	8	2
Christian Macellari	P	3	0
Michael Marshall	P	9	1
Prabhuling Patel	P	7	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
Charmaine Crawford, OMB Department and Board Liaison
Jamie Opperee, Prototype Inc. Recording Secretary

Communications to the City Commission

Motion made by Mr. Cammarata, seconded by Mr. Macellari, to:
Recommend the City fund the Fort Lauderdale Downtown Development Authority (DDA) Huizenga Park Improvement Project for up to 7 years, and \$5 million. City funds shall not exceed 33% of the total project for capital improvements excluding restaurant, and to match the State for the amount of years to be green space. In a roll call vote, motion passed 6-1 with Mr. Lowe opposed.

Motion made by Mr. Patel seconded Mr. Lowe to approve the budget as currently proposed by the City Manager. In a roll call vote, motion passed 7-0.

I. Call to Order

The meeting of the Budget Advisory Board was called to order at 5:00 p.m.

II. Roll Call

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

III. Approval of Last Meeting Minutes – July 27, 2022

Motion made by Mr. Lowe, seconded by Mr. Brown to approve the minutes of the Board's July 27, 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 they had seen and discussed an infiltration and inflow technical presentation. They were making progress, and the Board had stated its support for the Public Works project.

Mr. Cammarata asked about the Bayview Drive sidewalk and roundabout project and staff said this was not a City project; it was a Florida Department of Transportation (FDOT) project. Mr. Chavarria said Mr. Fajardo would follow up and report back to the Board.

C. Budget Advisory Board Recommendation regarding General Fund Contribution to Fort Lauderdale Downtown Development Authority (DDA) (\$700K/year for a total of \$5 Million)

Chair Donaldson said he would be challenging the City Commission and City Manager regarding the terminology for non-profits, and he thought the DDA should be in the same category. He wanted all of the organizations put in one budget bucket of "outside organizations" when considering providing money to them.

Chair Donaldson said the City Commission had indicated they were in favor of the concept for improving Huizenga Park and wanted input from the BAB before including it in the budget. Board members discussed the fact that a City Commission could not bind a future Commission to keep funding in the budget in future years.

Jenni Morejon, President and CEO at Fort Lauderdale Downtown Development Authority [DDA], described the DDA and their progress with the project investment so far. Mr. Cammarata was concerned about the presumption of the revenue the restaurant would provide and Ms. Morejon said there were assurances in the lease and they were performing extreme diligence regarding the restaurant.

Chair Donaldson wanted to be sure that an agreement with the City capped its contribution at \$5 million over seven years, and that it was for non-restaurant capital

expenditures. He also wanted the agreement to indicate that the City's portion was a maximum of 1/3 of the capital spent, with a total not to exceed \$5 million.

Ms. Morejon said they had created the 501(c)(3) and were creating the foundation Board now and they would meet at the end of the month. The capital campaign would kick off in earnest in September 2022 and they hoped to fundraise \$5 million.

Ms. Morejon noted the City had oversight over the DDA that it did not have over other outside entities, such as appointment of board members, processing of their millage rate and adoption of their operating budget.

Ms. Morejon said they had resolutions of intent but no contract from the State yet. They anticipated a significant time frame from the State for this to remain a public park.

Mr. Marshall noted this was already public open space, which he felt was a form of infrastructure that required investment. He thought it was worth the investment.

Mr. Brown asked if DDA funding extended past 2030, because he feared any remaining debt if the DDA sunsetted would fall back on the City. Ms. Morejon said their charter indicated their assets and liabilities would transfer to the City and the City could continue to impose their millage rate to collect the funds. They were targeting the term of their debt to coincide with the restaurant lease. They assumed the State would extend the DDA's charter.

Mr. Cammarata questioned having one restaurant on the property, considering the failure rate of restaurants. He said his only question was, "What's in it for the City?" Chair Donaldson said the park, restaurant and restrooms would benefit the City and he felt this benefited the City more than contributing to an art museum.

Ms. Morejon said as of six years ago, the DDA had entered into a lease with the City, and the City was responsible for programming, activation, all operations and maintenance. They were in discussion now regarding how that lease would transition, but they were committed to taking full responsibility for maintenance and operations for not only the 2.2 acres they leased to the City, but also the stretch of River Walk, the component of First Avenue they were improving and potentially under the Andrews Avenue Bridge. Ms. Morejon explained that they had studied how these urban parks worked in other municipalities and this model was the standard and best practice.

Mr. Patel thought the Huizenga Foundation could probably fund this "10,000 percent." He wanted to remember that it was not just \$700,000, it would be a total of \$5 million. Chair Donaldson wanted to add this request to the funding requests from non-profits. He said, "I'm actually going to see something with the \$700,000 on this; I don't see something with all of the other money that was added to the budget last year on the dais at the last minute in September." Mr. Cammarata noted that, "You donate money to non-profits to

benefit other things and other people, not necessarily to benefit the City. It benefits the City at the end of the day.” He said, “How many people are going to visit the park? That’s how it benefits the City.”

Mr. Macellari felt this would improve nearby property values and provide the City additional tax revenues in the long term.

Mr. Lowe had spoken with many people from this area and they wanted green space, but the restaurant was not a big selling point.

Mr. Brown asked if there were additional assurances the DDA was willing to make and Ms. Reece said the DDA had provided an agreement the City Attorney was currently reviewing.

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B. Budget Advisory Board Recommendation to City Commission regarding the FY 2023 Proposed Budget

Chair Donaldson reiterated his desire to classify non-profits as “outside organizations” and to include the DDA in those awards. Ms. Reece said the proposed budget included \$1.9 million for non-profits. Chair Donaldson asked Mr. Chavarria to meet with Commissioners to come to a resolution on the non-profit funding awards and not to involve the BAB.

Mr. Chavarria said there had been no changes to the proposed budget since the last BAB meeting. He reviewed the changes since July 1. Additional expenditures included: \$104,000 for a special election; moving \$1 million from futures expenditures up to next year for the retail area of the Las Olas Mobility project. They had decreased the Development Services salary allocation to perform a true-up of cost allocations across the funds. There was a \$57,508 increase to the CRA to true-up costs. They had also added funds for artwork for four lifeguard houses. They had also requested \$128,013 for Development Services to perform a noise study analysis to determine how to better control noise in the evenings. There was an additional \$511,261 to offset inflation for CIPs slated for next year. They had also noted the \$714,285 for the DDA contribution. The total increase was \$2,307,190. Chair Donaldson stated this was still a balanced budget due to additional revenues the City was receiving.

Ms. Reece said the additional funds for Las Olas were to focus efforts on the commercial/retail area next year. Mr. Chavarria confirmed the additional \$1 million was

for studies and design to provide a better cost estimate. Jackie Scott, former member of the Las Olas Mobility Committee, said the Commission had expanded the boundary of the study to the Sospiro Canal. There was money in the budget for a traffic study as well. Mr. Chavarria agreed to inform the Board of the boundaries of the additional expenditure.

Mr. Chavarria noted they had received a very good audit report, but the auditor noted some risks: the City had one expired CBA contract and was in ongoing negotiations with two unions.

Chair Donaldson thought their greatest challenge for 2024 would be the impact of inflation on CIP projects.

Chair Donaldson asked about a contract for the Police Station and Mr. Chavarria said they had provided the developer a three-week extension. He said there would be a series of value engineering steps performed on the contract by staff to make sure the numbers were realistic.

Ms. Grant said they were looking forward to the next \$60 million tranche of park bond funds in December.

Motion made by Mr. Patel seconded Mr. Lowe to approve the budget as currently proposed by the City Manager. In a roll call vote, motion passed 7-0.

D. Joint City Commission Workshop Preparation

- i. Tuesday, August 16, 2022 @ 11:30am – 1:00pm

VII. Communications to/from the City Commission

Motion made by Mr. Cammarata, seconded by Mr. Macellari, to: Recommend the City fund the Fort Lauderdale Downtown Development Authority (DDA) Huizenga Park Improvement Project for up to 7 years, and \$5 million. City funds shall not exceed 33% of the total project for capital improvements excluding restaurant, and to match the State for the amount of years to be green space. In a roll call vote, motion passed 6-1 with Mr. Lowe opposed.

Motion made by Mr. Patel seconded Mr. Lowe to approve the budget as currently proposed by the City Manager. In a roll call vote, motion passed 7-0.

VIII. Board Member Comments

Chair Donaldson asked Board members to bring suggestions to the next meeting regarding their work plan for October and November.

Chair Donaldson thanked City staff for their contributions to the meetings.

IX. Adjourn

The meeting was adjourned at 6:22 p.m.