

Past Board Meeting Minutes

**Downtown Fort Lauderdale Civic association Board of Directors Meeting on Tuesday May 28th, 2019 at Las Olas Grand Condominium.**

**I. Call to Order**

A Board of Directors Meeting was held on Tuesday, May 28, 2019 at the Residents Club Room of the Las Olas Grand Condominium. The meeting began at 9:05 am and was presided over by President Stan Eichelbaum.

**II. Attendees**

Board members present: Stan Eichelbaum, Jim McGrath, Steve Newmark (via phone), Bobbi Ocean, Carol Kalliche (via phone), Greg Madonna, Debbie Picker, Debbie Scott-Queenin

Board members not present: Tapan Chakrabarty, Melinda Bowker, Mercedes Loy

**III. Agenda**

**1. Update**

Stan Eichelbaum presented an overview of progress/challenges of board committees. Most committees have been active in formulating and implementing goals with the remaining committees starting soon. Lots of positive energy. In general, it was suggested that as a civic association, we limit issues that we address and maintain focus to no more than three to four at a time.

**B. Committees**

**1. Bylaws**

Jim McGrath, Chair, presented the draft bylaws prepared by Jim McGrath, Steve Newmark, Carol Kalliche and Debbie Scott-Queenin. The committee was assisted by Stan Eichelbaum and first met on March 6, 2019. The current bylaws of the DFLCA were adopted in 2006. The new draft clarifies the purpose of the DFLCA as an information and educational resource for the downtown neighborhood and provides revisions to articles therein, including, but not limited to number of board members, expenditure authorization, standing committees, ad hoc committees, board quorum, general membership and board meetings, and amendment process.

- Moved by Jim McGrath and seconded by Carol Kalliche to present the draft bylaws to the general membership for review and adoption. All in favor. Motion passed. Stan Eichelbaum expressed his desire to have this meeting outside the time frame of summer months to help guarantee full membership turnout.

**2. Issues and Strategies**

This committee, chaired by Stan Eichelbaum, has met several times to discuss prevalent issues that affect downtown. Members of this committee include board members (Greg Madonna, Jim McGrath, and Debbie Scott-Queenin) and various political and legal professionals in the community. Topics of discussion have included HB 7103 and City Commission performance criteria.

3. Political/Legal Advisors – This committee coordinates with the Issues and Strategies Committee.

#### 4. Membership

This committee, chaired by Debbie Picker, declared a 2019 goal to increase DFLCA membership to 600. Plans will include increased information notices and increased utilization of the DFLCA website. The DFLCA currently has 107 paid members. Besides Debbie Picker, Membership Committee members include Bobbi Ocean, Greg Madonna, Mercedes Loy, and Melinda Bowker.

- Moved by Jim McGrath and seconded by Bobbi Ocean to extend the membership expiration grace period to 90 days. All in favor. Motion passed.
- Moved by Jim McGrath and seconded by Bobbi Ocean to restrict the distribution of the membership list to the President, Vice President, Treasurer, Membership Committee Chair and Bob Garofalo. All in favor. Motion passed.

#### 5. Media/Marketing

Committee members include Bobbi Ocean, Tapan Chakrabarty, Stan Eichelbaum, and Stan Stein. Under the direction of Tapan, they have been coordinating with Broward College to have an IT tech/web design student work with the DFLCA in the design/updates of our website. Our goal is to create a “1-Stop Shop” for information about prevalent issues and events of the DFLCA.

#### 6. Valuation Monitoring Committee

This is a new proposed committee that is being considered and it would look into the potential impacts of development and other matters of the City Commission on property values, either positive or negative. Stan Eichelbaum asked Bobbi Ocean if she would delve more deeply and/or confer with her colleagues in the real estate industry to see if this worth time and effort. Bobbi agreed and will get back to Stan with information.

#### 7. Events/Social Committee

This committee will work closely with the Membership and Media/Marketing Committees. No events have been formally scheduled yet.

### **C. President’s Report**

The following items were presented by Stan Eichelbaum and discussed by board members present at the meeting:

#### 1. City Downtown Master Plan and City-wide Comprehensive Plan Workshop

Approximately 70 people participated in the workshop, held April 25 at FAU’s Metrolab facility at 111 E. Las Olas Boulevard. Participants included residents, business owners, and agency reps. Comments focused on building heights, tower spacing, EMS, public input thresholds, and traffic. Some members of the business community expressed positive feedback to Stan Eichelbaum after the conclusion of the workshop. Stan Eichelbaum will be transmitting a written summary of comments from the workshop to City staff and commission this week.

#### 2. HB 7103/SLAPP (strategic lawsuits against public participation)

HB 7103 was passed by both the Florida House and Senate and is awaiting either an approval or a veto by the governor. For the record, both downtown House and Senate representatives (Dubose and Farmer, respectively) voted against this bill. Highlights of the bill include the following:

- Requires local governments to include incentives that fully offset costs to the developer of its affordable housing contribution.
- Prohibits the payment of impact fees prior to the issuance of building permits
- Provides minimum conditions that must be satisfied before imposing impact fees, e.g., proportional and reasonable connection for additional capital facilities or expenditure of funds.
- Modifies how impact fees may be used.
- Allows either party in a development order challenge to utilize summary procedure and entitles either party (government, interest groups or others) to reasonable attorney fees and costs.
- Extends the date to retrofit fire sprinkler systems to meet engineered life safety system requirements to January 1, 2024.

This bill has potential negative fiscal impacts on local governments. The state affordable housing fund has been virtually depleted by the state for other purposes. The burden of offsetting affordable housing costs to developers will be the primary responsibility of the City, aka the tax payer! The payment of impact fees will also be questionable. The City has had an ongoing impact fee study to determine adjustments for an equitable program. It is uncertain how this will be impacted. As individuals and as an association we could be liable for court costs if projects are challenged and the plaintiff loses. Everyone is encouraged to write the governor asking him to veto!

### 3. Tunnel Top Park

An informational meeting was held by the City in April at the Stranahan House to begin the planning of a park on top of the Kinney Tunnel on the north side of the New River. The purpose of the park is to address pedestrian and bicycle safety issues that currently exist due to sight distance issues created by the tunnel side walls. City Commissioners Ben Sorensen and Steve Glassman announced at the meeting that this was the start of a planning process. Expected engineering and design to be completed January 2020 and construction completed latter 2020. To date, there has not been any follow-up by the City or its consultant.

### 4. Alexan Info

Clarity is needed for the recent news that the courts dismissed the local lawsuit by the property owner. Still in question is an outstanding federal civil lawsuit.

### 5. Aids Health Foundation (AHF) Project

A meeting was hosted by AHF on April 1, 2019. Currently, the City Commission is in discussion with AHF about decreasing density of the project and other issues. AHF has tentatively scheduled another meeting with us for early June. AHF has not scheduled another submission with DRC yet. There will be further discussion after the DRC submission to assure factuality.

### 6. SkyLofts

This proposed project is located south of the Pinnacle on SE 3<sup>rd</sup> Avenue near SE 10<sup>th</sup> Street. The proximate property owners have raised issues of height and traffic. The project status is pending DRC continuing work with the developer and call up potential (correction of statesmen at meeting). The developer has related intent to refine the project to resolve community concerns as possible. The DFLCA has not taken a position on this.

7. BOD Insurance The DFLCA has not taken a position on this.

\$1 million liability coverage for the DFLCA is in effect. Stan Eichelbaum will check to see if court costs would be covered. (For example, if the DFLCA were to be sued as a result of HB 7103.)

8. Ron Centamore Breakfast

Over \$1,000 was raised for a local FOP chapter in memory of Ron Centamore.

9. Miscellaneous

- Scooters are now allowed on streets, as per recent legislation passed by the Florida Legislature. Scooter riders must abide by current bicycle rules of the road.
- FAU will host a sea level rise presentation. TBA later.
- The 629 project (Motwani development) was approved by DRC. This project is located south of the Las Olas Landing.
- The City's Mobility Study is underway. The Corradino Group is the City's consultant for the project that spans Las Olas Boulevard from Andrews Avenue to A1A.

**D. Approval of Previous Minutes**

Minutes of previous board meetings held on February 19, 2019 and March 6, 2019 were presented for review. Minutes accepted by present board members.

**E. Treasurer's Report**

Presentation of the Financial Report was deferred.

**IV. Adjournment**

The meeting was adjourned by Stan Eichelbaum at 10:14 am.

**Minutes prepared by: Debbie Scott-Queenin**

**Minutes approved by: \_\_\_\_\_, Date \_\_\_\_\_**