
The Downtown Development Authority Board of Directors met on Friday, September 17, 2010 at 8:30 a.m., at 200 S. Biscayne Blvd., #2929, Miami, FL 33131.

PRESENT

Chairman Marc D. Sarnoff
Neisen Kasdin, Vice Chair
Alvin West, Treasurer
Commissioner Bruno Barreiro
Tony Alonso
José Goyanes
Jerome Hollo
Hank Klein
Danet Linares
Misha Mladenovic
Dr. Rolando Montoya
Nitin Motwani
Oscar Rodriguez

ABSENT

Alan Ojeda
Rodrigo Trujillo

Chairman Marc D. Sarnoff called the meeting to order at 8:35 a.m.

1. SPECIAL PRESENTATION

ULI Report – Downtown Conference Center

Andrew S. Robins, Chair - ULI Technical Assistance Panel (TAP)

Mr. Robins from the ULI Technical Assistance Panel (TAP) presented the ULI Report for a Downtown Conference Center. Mr. Robins spoke briefly about previous studies conducted that recommended the creation of a Downtown Conference Center, and the benefits to a Downtown Miami.

Mr. Robins noted that in response to DDA questions about the feasibility of a Downtown Conference Center, the TAP addressed the following topics:

Demand: The advice from TAP is that the Conference Center under consideration should be expected to be operational no earlier than 2016.

Venue Considerations: The physical programming of a conference center facility must be responsive to the needs of its customers. The TAP indicated that the Conference Center should offer more intimate meeting space and a higher level of finishes and service.

The characteristics of the conference center would likely include: 100,000-200,000 square feet of leasable space and a total of 200,000-400,000 gross square feet, which would accommodate back-of-house service areas, banquet/function space, food and beverage.

Mr. Robins noted that in regards to development approaches the panel focused on three prototype sites or scenarios for a downtown conference center, which are infill revitalization opportunities for private investment, conversion of a portion of a building under construction that would allow cost-savings through the sharing of development and infrastructure costs, and lastly a mixed-used development scenario.

Mr. Robins noted that in order to finance a project of such magnitude, a public-private partnership approach would likely be required. He concluded that the Miami DDA should support a conference center based on the ULI TAP recommendations.

After concluding his presentation, discussion ensued among board members with respect to the economic impact and financing for a conference center.

2. APPROVAL OF MINUTES~ (*July 16, 2010*)

Al West motioned to approve this item, Oscar Rodriguez seconded, and the motion passed unanimously by the Board Members present.

3. FINANCIAL REPORT ~ *as of August 31, 2010*

Staff accountant, Carolina Londoño, presented the report. There were no reporting issues.

4. EXECUTIVE DIRECTOR REPORT

- Budget Hearings September 14th & 27, 2010
Executive Director Alyce M. Roberson informed the Board that DDA's millage was approved at the first budget hearing.
- Alyce Robertson requested that Board Members attend the Sept. 27 Budget hearing to support the Miami DDA as stakeholders and members of our Downtown community.

5. COMMITTEE (S) REPORT

6.

Nominating Committee – Jerome Hollo

Mr. Hollo informed the DDA Board that the Committee recommended the re-appointment of José Goyanes, Alan Ojeda, Neisen Kasdin and Al West to serve as Board members of the Miami DDA. After reviewing all applications submitted to DDA, it was determined that Kim Stone from the Miami Heat Group was the appropriate candidate to fill the vacant Board position.

Finance Committee – Alvin West

This committee did not present a report due to preparation for DDA Budget Hearings.

Miami Heat Get it Done Task Force – Nitin Motwani

Mr. Motwani reported to the Board that the Task Force meetings were successful, with more than 60 participants attending from different entities. Mr. Garcia-Pons added that during these meetings more than 200 items ranging from maintenance to new enhancement projects were identified and are being addressed. He indicated that the City of Miami Public Works Department would be replacing sidewalks and upgrading lighting in the areas adjacent to the American Airlines Arena in a few months.

Program Committee(s)

i. Urban Design, Transportation & CIP Projects Program Committee

Cesar Garcia-Pons informed the Board that a report for Signage and Wayfinding would be presented to the DDA Board in October.

ii. Service Delivery Program Committee

Sarah Ingle reported that this committee is working closely with the State Attorneys' Office regarding a repeat offender program. DDA, in conjunction with Downtown Miami Partnership, will be asking members of our community to attend court hearings of individuals who have been detained committing crimes in downtown.

iii. Marketing-Communications Program Committee

Robert Geitner reported that this committee had a few meetings regarding to a program to attract new businesses to downtown; a campaign to create a hotel discount program for Downtown Miami. Tadd Schwartz mentioned that Schwartz Media Strategies is working closely to create a vibrant image of Downtown Miami and put it in the map as the home of the Miami Heat games.

iv. Economic Development & Research Program Committee

No report was presented

7. LEGISLATIVE ITEM(S) [Note: All legislative items are recommended by the Executive Director]

- A. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY ("DDA") OF THE CITY OF MIAMI, FLORIDA AUTHORIZING SIGNATORIES FOR DDA ACCOUNT (S).

Al West motioned to approve this item, Tony Alonso seconded, and the motion passed unanimously by the Board Members present.

- B. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY (“DDA”) OF THE CITY OF MIAMI, FLORIDA, ACCEPTING THE NOMINATING COMMITTEE’S RECOMMENDATION NOMINATING CANDIDATES TO THE BOARD OF DIRECTORS OF THE DOWNTOWN DEVELOPMENT AUTHORITY. SAID NOMINEES TO BE SUBMITTED TO THE MIAMI CITY COMMISSION FOR CONFIRMATION AS REQUIRED.

Hank Klein motioned to approve this item, Oscar Rodriguez seconded, and the motion passed unanimously by the Board Members present.

- C. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY (“DDA”) OF THE CITY OF MIAMI, FLORIDA ACCEPTING THE URBAN LAND INSTITUTE’S TECHNICAL ASSISTANCE PANEL REPORT REGARDING A DOWNTOWN CONFERENCE CENTER; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO PREPARE REQUEST FOR PROPOSALS (“RFP”) FOR SERVICES AS RECOMMENDED BY THE PANEL.

Nitin Motwani motioned to approve this item, Neisen Kasdin seconded, and the motion passed unanimously by the Board Members present.

Mr. Kasdin suggested that either the Economic Development or Urban Design Committee review the RFP before it goes out to the public. Dr. Montoya suggested that DDA make an effort to include a specific timeline and scope of work for the Conference Center RFP.

Next Steps: Resolution 6.C in Agenda authorizes the DDA to prepare an RFP for services as recommended by the ULI TAP to be approved and passed by Board Members.

- D. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY (“DDA”) OF THE CITY OF MIAMI, FLORIDA ACCEPTING THE SOUTH MIAMI AVENUE STREETScape DESIGN PLAN, DIRECTING STAFF TO PURSUE IMPLEMENTATION, AND URGING MIAMI-DADE COUNTY TO FUND THE PROJECT IN ITS FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM.

Jerome Hollo motioned to approve this item, Dr. Rolando Montoya seconded, and the motion passed unanimously by the Board Members present.

- E. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY (“DDA”) OF THE CITY OF MIAMI, FLORIDA, ENCOURAGING THE CITY OF MIAMI TO EXPAND THE BOUNDARIES OF THE DOWNTOWN MIAMI NO-PANHANDLING ZONE.

Mr. Solowsky asked the Board to consider the expansion of the No-panhandling zone, adding the area of NE 6th through NE 2nd St, as suggested by Board Member Dr. Montoya and NE 1st Avenue and 8th Street heading South all the way to NE 1 Street and all of the streets within that area as a rectangular addition.

José Goyanes motioned to approve this item, Danet Linares seconded, and the motion passed unanimously by the Board Members present.

- F. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY (“DDA”) OF THE CITY OF MIAMI, FLORIDA, URGING MIAMI-DADE COUNTY TO INCLUDE THE MIAMI RIVER GREENWAY AND MUSEUM PARK PROJECTS IN THE BUILDING BETTER COMMUNITIES BOND SALE PLANNED FOR FISCAL YEAR 2010-11.

Hank Klein motioned to approve this item, José Goyanes seconded, and the motion passed unanimously by the Board Members present.

- G. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY (“DDA”) OF THE CITY OF MIAMI, FLORIDA IN SUPPORT OF MIAMI-DADE COUNTY’S DRAFT 2010 EVALUATION AND APPRAISAL REPORT OF THE COMPREHENSIVE DEVELOPMENT MASTER PLAN WITH RECOMMENDED CHANGES.

Jerome Hollo motioned to approve this item, Danet Linares seconded, and the motion passed unanimously by the Board Members present.

- H. 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 PREPARE AND ISSUE A REQUEST FOR QUALIFICATIONS (“RFQ”) FOR THE PURPOSE OF ESTABLISHING A POOL OF PRE-QUALIFIED DESIGN SERVICES PROVIDERS.

Jerome Hollo motioned to approve this item; José Goyanes opposed this item. The remaining Board Members present passed the motion.

- I. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY (“DDA”) AUTHORIZING AMENDMENT OF THE FINANCIAL TERMS OF THE JOINT PARTICIPATION AGREEMENT BETWEEN THE DDA, CITY OF MIAMI, AND BAYFRONT PARK MANAGEMENT TRUST REGARDING FUNDING OF BICENTENNIAL PARK MOORING BOLLARDS.

Nitin Motwani motioned to approve this item, José Goyanes seconded, and the motion passed unanimously by the Board Members present.

- J. 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 EXECUTE A GRANT AGREEMENT IN AN AMOUNT NOT TO EXCEED TWENTY FIVE THOUSAND DOLLARS (\$25,000) WITH INCUBATE MIAMI FOR THE ADVANCEMENT OF THE TECHNOLOGY INDUSTRY IN DOWNTOWN MIAMI, AS REVIEWED AND RECOMMENDED BY THE MIAMI DDA ECONOMIC DEVELOPMENT & RESEARCH PROGRAM COMMITTEE.

Hank Klein motioned to approve this item, Nitin Motwani seconded, and the motion passed unanimously by the Board Members present.

OUTSIDE COUNSEL REPORT – Jay Solowsky

Protest demonstrations

Mr. Solowsky reported to the DDA Board that DDA facilitated a meeting between the management of Mary Brickell Village and the Florida Carpenter’s Council; as a result of this meeting the methods and manners of these demonstrations are being revisited. Additionally, the management of Mary Brickell Village will be considering how they can accommodate certain needs of the protestors. As follow up to this meeting the Florida Carpenter’s Council has met with the Manager of The Oceanaire Restaurant and they are working to find options for both parties to deliver their message without negatively affecting the restaurants in the area.

OTHER BUSINESS

With no further business, the meeting was adjourned at 11:55 a.m.