

Central Beach Alliance Membership Meeting
Venetian Condominium – Fort Lauderdale, FL
May 20, 2010 – 7pm

Board Members Present: Fred Carlson, Joan Crohn, Chuck Hansen, Dennis Herrity, Shirley Smith, John Weaver, and Lester Zalewski

The meeting was called to order by Fred Carlson at 7:25.

A quorum was established by Lester Zalewski.

Fred Carlson thanked the Quarter Deck for their generous donation of refreshments for the meeting.

Fred recognized police officers Sgt. Jamie Costas and Officer John Rendo.

Fred introduced County Mayor Ken Keechl. Mayor Keechl gave an update on county affairs. He feels things are going well in the county. There has been no increase in taxes for the last three years. Mayor Keechl is looking into the oil spill in the gulf and its possible impact on our beaches. He has convened a task force and said the Coast Guard is in charge. After conferring with the Coast Guard and NOAA, it does not look too grim and it is felt the only impact may be some tar balls. Mayor Keechl said he has always opposed off shore drilling. Mayor Keechl also reminded us that he is up for re-election this year and would like to continue to serve on the County board.

The Minutes of the last Membership Meeting were read by Joan Crohn, recording secretary. There was a correction made by Fred Carlson that they should read El Ad, not El Al.

Dennis also asked for a correction relating to a request made by Lester Zalewski for a volunteer lawyer and accountant for the CBA. This was not a board request, but his opinion. These corrections will be made.

A motion to approve the minutes with corrections was made by Lester Zalewski and seconded by Shirley Smith.

Fred Carlson opened for discussion the idea of a website for the CBA. There was already a bid by one company that Lester Zalewski had obtained. John Weaver also felt a website is needed. Chris Beck wanted to make a comment was asked to wait until all board members had spoken. Shirley Smith felt it was a good idea. Joan Crohn also agreed, but suggested the discussion be tabled until the next Board Meeting. Chuck Hansen agreed with Joan Crohn. Dennis Herrity also felt this needed more discussion and would like to see a design. Dennis went on to explain some of the concerns regarding funds and the costs involved in creating this website.

Dennis addressed some statements that monies had been missing from the CBA and assured everyone that was not true. He gave an accounting of current and projected finances. Chuck Hansen also clarified a statement made by Art Seitz that he had said \$5,000.00 was missing and said he never made such a statement and that was not true. Chris Beck said he feels a website is a good idea.

A motion was made by Sadler James to stick to the agenda and it was seconded by AJ Yari.

Courtney Crush, representing the 545 Bayshore Project was introduced. The project was voted on at the last CBA Member Meeting, but some questions remained and she wanted to answer them. The height of the buildings were of general concern and if they met city codes. She said the roof line was 118'6" and the solar panels, etc. bring it to 129'. However, the City uses the roof line measurement, which is under 120', so it meets City requirements.

Karen Turner asked a few questions to clarify this and the explanation was repeated.

Judy Scherer spoke about development in general and the CBA's role. She felt people do not support other neighborhoods and thinks this is needed. In regard to the 545 Bayshore Project, she felt it is not neighborhood compatible.

Courtney Crush stated that the buildings take up less than half of the acreage and no other buildings have done that.

Sadler James spoke about the public access and views with this development. The CBA was instrumental in design changes. He said he feels it is the lesser of other evils.

AJ Yari spoke about all the changes the developer has made and said he is in agreement with Sadler James.

John Weaver asked why the original plans were defeated by Planning and Zoning. Courtney explained it had been one large building and the Deckelbaum's had purchased more property to allow for the new design, which included such things as underground parking and more views.

Dennis Herrity asked the return on the project. Courtney did not know.

Bob Dean asked about a time frame. Courtney said they would start sales a year after approval and thinks completion would take about 18 months. She said they are also the contractors and did a great job when constructing La Rive.

Karen Turner asked about the cost per square foot. Courtney said she did not know at this time because of the uncertainty of the housing market.

Fred Carlson asked for any other comments.

Dennis Herrity spoke about his building and the El Ad development. He said builders have the right to build and no one has the right to views. He feels neighbors should look at vacant land before developers do and ask the City to purchase it.

Judy Scherer said they have tried that and it did not work.

John Fesperman said if the City buys land, we all buy it because our taxes pay for it.

Fred Carlson asked if we should have a revote on 545 Bayshore.

Steve Glassman said the agenda does not state a vote and therefore it is a procedural process.

Gerri Manning feels we already voted.

Joe Hessman said we should stay with the vote taken.

Courtney Crush said she had no problem with that and that she came to clarify any misconceptions regarding the development. Fred thanked her for coming.

Andy Mitchell from Ireland's Inn was introduced. He started out by saying he had worked with the CBA on design for the new development. He gave some updates. First, he said an article in the So. FL Business Journal had two errors. One was that his mother, not his wife had died and the other was that the Flag was wrong. Andy spoke of current economics and how it has affected the need for capital and the difficulty of getting funding. Out of 100 sources, only four are left. Ireland's Inn and George Perez of the Related Group have formed a partnership. He now feels no debt pressure. On Monday, he is meeting with Nicholas & Associates, architects. By next summer the plan is to begin construction and complete within three years. He also shared the good news that Jack Ireland is cancer free and enjoying life.

Dennis Herrity asked if there were any new designs. Andy said they are as approved.

Sandy Goorfin asked about the Mandarin Oriental Hotel. Andy said they are on board.

Karen Turner asked about the new unoccupied building on the corner of A1A. Andy said they would donate all the components of the building as it is dismantled. Everything will go to charity. In place of that building will be a restaurant.

Fred Carlson thanked Andy Mitchell and then introduced Peter Henn on the Bahia Mar Park development.

Peter Henn updated the progress of the application process. The lease term sheet was discussed at City Hall on Tuesday and they will return on July 7 to discuss it further. It should go before the City Commission by September or

October. If anyone wants to get more information they can access it at: bahiamarpark.com.

Fred asked for any questions. There were none.

Fred announced the next membership meeting is Thursday, September 16.

Kate McCaffery from the City was introduced to speak about the ISHOF development. She said an RFP was put out for redevelopment of the ISHOF and the swimming pools. Only one proposal was received and it will go before the City Commission, but she did not know when.

Lester Zalewski suggested that the Bahia Mar property and the ISHOF property be combined as they are both city land and they should work together on development of the area.

Sadler James said the new design is a replica of what we have. He also said the RFP called for 60,000sq.ft. and the proposal did not meet that requirement. Also, the City is being asked to pay \$76 or 56 million dollars.

Kate McCaffery said procurement would make the decision if meets RFP.

Sadler James asked if Bruce Wigo and other experts were included.

Kate McCaffery said the original Lark Aquarium was dismissed and that the ISHOF, the Community and others will be part of the input on this proposal.

Dennis Herrity asked if any recommendation had been made for DC Alexander Park.

Kate McCaffery said it is part of the new design plan.

Fred Carlson asked if anyone had spoken to the family who donated the property to see if changes could be made to its use.

Bruce Wigo, President of the ISHOF was then introduced. Bruce said they were consulted on the proposal, but not the RFP. The Aquatic Theater and Wave Park are good features. He gave a brief history

of the development of the ISHOF and the original Casino Pool and later the current complex. Bruce said 300 pools have closed this year. If the City wants this design, then the current developer has done a great job. He questioned whether this new development would be a leader in the field or a follower of others that are struggling.

Kate McCaffery said that pools bring in money.

Steve Glassman asked when Kirk and the Selection Committee go to the Commission is there recommendations?

Kate McCaffery said they would only hear comments, but not approve.

Steve Glassman asked Bruce if he would educate the Commission as he has us.

Bruce Wigo said he is always available if asked. He said he hopes the Commission will look at the projections, but the duty is the City's.

Steve Glassman asked Kate if they would be looking at all these issues. Kate said she does not know what staff will be involved.

Steve Glassman suggested that Kate and Bruce meet to discuss these issues. They both agreed.

Chris Beck asked Bruce if Blackstone could be involved, as Bruce has met Steve Schwartzman.

Peter Henn said Blackstone has an entertainment component.

Chris Beck said everyone should be working together.

Dennis Herrity asked Kate about the signage and the use of ISHOF and Lauderdale Aquatic Center. Kate said the Mayor asked for a history of the names and the possible joining of the two.

Dennis Herrity asked if the ISHOF is part of the City budget. Kate said they pay electric and will fix some problems.

Ron Crohn said he spoke with Mayor Seiler who assured him Bruce would be included in any discussions. This does not seem to be the case.

Kate McCaffery said the City asked for the RFP and did not ask for others to be involved.

John Fesperman said the City works for the people and should consult with the people.

Kate said she just follows the City's directive.

Chuck Hansen asked about the property south of DC Alexander Park. Did the City ever look at it?

Kate said she did not know.

Sadler James said they did look but too many owners were involved.

Fred Carlson said the CBA supports Bruce Wigo and would like to give some input.

Fred Carlson spoke about a program the CBA is undertaking to bring some art to the beach starting with the empty windows at the Hilton. He is working with Art Serve and Amber Vanburen will be the contact person. He then introduced Amber.

Amber Vanburen said she is excited about the concept and feels there are many artists who would love to display their work.

Fred said the Hotel's would chose the works they want displayed.

Fred Carlson then introduced Sgt. Jamie Costas.

Sgt. Costas said the police are looking for citizen's input. The beach area is good, but there are some problems. There have been thefts from boats. However, they have arrested three juveniles who they feel were responsible.

Everyone needs to be aware and let the police know of suspicious behavior. They have a special 40 Man Unit (4 ten man units) who will help citizens.

The beach is now part District I, and patrolled by four police officers.

Ron Crohn asked about the homeless problem.

Sgt. Costas gave a detailed explanation of the problems inherent in the homeless population and how some people who want to do good exasperate the problems. He also spoke of a program to pay for bus fare for some homeless to return to their cities of origin. It seems Fort Lauderdale is a nice a place to live and too welcoming for many homeless people.

Sadler James thanked Sgt. Costas for his outreach to the homeless and for helping all of us.

A motion was made by Shirley Smith to adjourn the meeting and it was seconded by Dennis Herritty.

The meeting was adjourned at 10:25pm.

Respectfully submitted,

Joan Crohn
Recording Secretary