



Broward County Commission Regular Meeting

48.

Meeting Date: 02/12/2019
 Director's Name: Andrew J. Meyers
 Department: County Attorney

Information

Requested Action

MOTION TO DISCUSS proposed lease agreement related to the use of the property located at 1780 Polk Street, Hollywood, known as the Circ Hotel and Residences, for placement of a radio tower and related communication equipment for Broward County's P25 Emergency Communication System.

(Per the Tuesday Morning Memorandum, this item was with withdrawn at the request of the Office of the County Attorney.)

Why Action is Necessary

Permits a public discussion of the status of the lease negotiations.

What Action Accomplishes

Provides an update to the Board on the progress of lease negotiations, and permits the above-referenced public discussion.

Is this Action Goal Related

Previous Action Taken

Summary Explanation/Background

At its January 29, 2019, meeting, the Board of County Commissioners ("Board") directed staff to conduct a feasibility study and negotiate expedited contingent lease terms for the potential placement of a radio tower on the roof of the Circ Hotel and Residences (the "Circ").

County legal and administrative staff presented Circ representatives with a draft lease agreement and met with representatives for the Circ on January 23, 2019. Following the January 29, 2019, Board meeting, we have been in active negotiations with the Circ regarding proposed lease terms and have exchanged several drafts. Negotiations will continue during the week of February 4, 2019.

Prior to the February 12, 2019, Board meeting, the Office of the County Attorney will distribute as additional agenda material a short memorandum outlining the material terms as to which conceptual agreement has been reached and those terms that remain outstanding.

Source of Additional Information

Annika E. Ashton, Senior Assistant County Attorney, (954) 357-7600

Fiscal Impact

Fiscal Impact/Cost Summary:

None.

Attachments

No file(s) attached.



Broward County Commission Regular Meeting

40.

Meeting Date: 02/12/2019
 Director's Name: Mark D. Bogen
 Department: County Commission

Information

Requested Action

MOTION TO DISCUSS Broward County Board of County Commissioners' "Parking Garage". (Mayor Bogen)

ACTION: (T-11;19 AM) The Board discussed "Parking Garage" projects as reflected on Yellow-Sheeted Additional Material, dated February 12, 2019, submitted at the request of Mayor Bogen. (Refer to minutes for full discussion.)

Accreditation of Child Care and Early Learning Facilities - Commissioner Furr asked the Board to reach out to Mayors in their districts for their support with the Children's Movement of Florida as to signing off on a letter addressed to Governor Ron DeSantis, which was distributed to the Board. (Refer to minutes for full discussion.)

Bridge Scholarship Program-Implementation - County Attorney Andrew J. Meyers advised the Board that a proposal should be finalized within the next 30 days. (Refer to minutes for full discussion.)

P-25 System for Emergency Systems/Engineering Study for Hollywood Radio Tower - Mayor Bogen requested that contractors provide a status update at the next Commission Meeting. (Refer to minutes for full discussion.)

Alpha 250 Property - Commissioner Furr and County Attorney Andrew J. Meyers noted that they are working on a response and are moving forward. (Refer to minutes for full discussion.)

Text to 911 System - Commissioner Udine noted that Text to 911 is moving along rapidly. (Refer to minutes for full discussion.)

"Idea Bounty" Awards Program - Deputy County Administrator Monica Cepero updated the Board that the "Idea Bounty" Awards Program has been communicated to employees via the BC-Net, as well as has been communicated via email. (Refer to minutes for full discussion.)

Judge Tutor Request for Courtroom - County Administrator Bertha Henry updated the Board that final presentation should be made to Chief Judge Jack Tutor by the end of this month. Greater details will be provided during Budget discussions. (Refer to minutes for full discussion.)

C-51 Reservoir Project - County Administrator Bertha Henry advised the Board that amendments will be brought back to the Board for final approval. (Refer to minutes for full discussion.)

Empty land in District 2, Affordable Housing - Commissioner Rich suggested that discussions take place with Ralph Stone. County Administrator Bertha Henry will be bringing recommendations back to the Board. (Refer to minutes for full discussion.)

Mayors' Council - Mayor Bogen noted that he is looking forward to holding quarterly Mayors' Council Meetings. (Refer to minutes for full discussion.)

Lease Negotiations with the Circ Hotel - County Attorney Andrew J. Meyers advised the Board that outstanding items could be better resolved within the next three to four weeks. (Refer to minutes for full discussion.)

Why Action is Necessary

Permits a public discussion of this issue.

What Action Accomplishes

Permits a public discussion of this issue.

Is this Action Goal Related

Previous Action Taken

Summary Explanation/Background

This item allows the Board of County Commissioners to discuss the County's status list and receive updates on County projects.

Source of Additional Information

Fiscal Impact

Fiscal Impact/Cost Summary:

No fiscal impact.

Attachments

[Exhibit 1 - Parking Garage](#)

[Additional Material - Information](#)

Broward County Commission Parking Garage

Commissioner Name	Issue	Assigned To	Status
Furr	Accreditation of Child Care Centers and Early Learning Facilities	Staff	In-Progress
Udine	MSD Investigative Report	Staff	Complete
Holness	Lauderhill Transit Center - Construction Update	Staff	In-Progress
Bogen	Bridge Scholarship Program - Implementation Information	Staff	In-Progress
Bogen	Convention Center Hotel	Staff	In-Progress
Udine	P-25 System for Emergency Systems/Engineering Study for Hollywood Radio Tower	Staff	In-Progress
Furr	Alpha 250 Next Steps	Other	In-Progress
Udine	Text to 911 System	Staff	In-Progress
BOCC	Spectrum Building Analysis and Spec Sheet	Staff	In-Progress
Bogen	"Idea Bounty" Awards Program	Staff	In-Progress
Rich	Living Wage - HC Differential & Contract Amendments	Staff	In-Progress
Bogen	Paratransit "Rider Choice" Program	Staff	In-Progress
Bogen	Judge Tuter Request for Courtroom	Staff	In-Progress
Bogen	C-51 Reservoir Project	Staff	In-Progress
Bogen	Empty land in District 2-- Affordable Housing	Staff	In-Progress
BOCC	Memorial for MSD	Staff	In-Progress
Bogen	Mayor's Council	Bogen	In-Progress
BOCC	Lease Negotiations with Circ Hotel	Staff	In-Progress
Holness	Fines for Illegal Ride Solicitation	Staff	In-Progress

ITEM #40
(Parking Garage)

ADDITIONAL MATERIAL

Regular Meeting
FEBRUARY 12, 2019

SUBMITTED AT THE REQUEST OF

MAYOR MARK BOGEN

Parking Garage updates as of 2/07/2019

Accreditation of Child Care Centers and Early Learning Facilities:

- Enabling ordinance and administrative code changes were adopted by the Commission on 01/29/19 (Item No. 57). Phase 1 Gold Seal Survey continues in development, with the kick-off event planned for April 2019 – the Month of the Young Child.

MSD Investigative Report:

- The interim report on regional communications issued by the Police Foundation was discussed at the January 31, 2019 Meeting of the County’s MSD Taskforce. Additional meetings will be held regarding the interim report. All other aspects of the review by Police Foundation, including the gap analysis, will be conducted once the remaining investigative reports prepared by other agencies have been completed.

Lauderhill Transit Center-Construction Update:

- Construction Management and Consultants are scheduled to appear at the City Commission workshop on Monday, 02/11/2019 to present the revised version of the project. Final site plan approval by the city isn’t anticipated until March 11, 2019. Construction start schedule has been affected by the delays in the review process, at this time contemplated to be three-months. Pending successful approvals of redesign, permitting and bidding, construction should start December 2019 and end December 2020.

Bridge Scholarship Program-Implementation Information:

- County and Broward College (BC) staff met on January 29th. BC is preparing a detailed proposal describing the program’s need, eligibility, funding required, number of students, and overall benefits. A meeting to discuss the proposal and next steps is expected to take place within the next 45 days.

Convention Center Hotel:

- We remain in schematic design for the project including relocation of the central energy plant and reconfiguration of the Northport parking garage. The “final” development contract with Matthews is being negotiated and is expected to be presented to the Board Q3 FY 2019. Negotiations on the final agreement with Omni have also commenced.

P-25 System for Emergency Systems/ Engineering Study for Hollywood Radio Tower:

- At the January 29, 2019 Commission Meeting, the Board agreed to a 60-day feasibility study for the Circ Hotel, with Motorola’s fee for the study being \$131,000.

- The first meeting of the F.S. Chapter 164 conflict resolution proceeding was held on 01/31/2019. During this meeting, the County was asked to evaluate three additional sites as alternative locations for the tower. Two of three additional sites were deemed not viable. The third site, another hotel, has not been evaluated. County requested that the City's Water Plant site be evaluated as the alternate site given that the site meets the coverage requirements.

Alpha 250 Property:

- The disposition of this property remains a component of the second phase of a study contemplated by the Mayor's subgroup.

Text to 911 System:

- Full roll-out is still expected during the first quarter of 2019. PSAP training and carrier activation testing was completed. Acceptance testing is in its final stages. The Community Outreach Plan and communication strategy is awaiting review and approval by the County Administrator.

Spectrum Building Analysis and Spec Sheet:

- Real Property and the County Attorney's Office are finalizing the terms of the Purchase Sale Agreement, which stipulates a 90-day review period. A meeting with the City to review zoning requirements is scheduled for February 11, 2019.

"Idea Bounty" Awards Program:

- The program launched February 1, 2019. Periodic updates will be provided to the Board as the program progresses.

Living Wage – HC Differential & Contract Amendments:

- A public hearing to amend the ordinance will be held on Tuesday, February 26, 2019.
- As of February 6, 2019, nearly half of the 95 direct service contracts expiring on or before 12/31/19 have executed the consent and waiver. The remaining direct service contracts either is pending a response from vendors (with supporting information) or under review based on vendor requests for mitigation. All, but one of the 54 Airline Service Provider Agreements have executed the consent and waiver; none of the 5 airline concessionaires have formally responded indicating they are waiting for a resolution to the health care benefit portion of the living wage before responding.

Paratransit "Rider Choice Program":

- On January 29, 2019, the board approved the continuation of the program.

Judge Tuter Request for Courtroom:

- On January 31, 2019, County staff, along with design consultants, met with Chief Judge Tuter and Kathy Pugh (Court Administrator) to discuss program features for the Complex Trial Courtroom. As part of the meeting, a tour of 17th floor was conducted to ensure a better understanding of the layout for a portion of this floor. From this meeting, project costs are being reevaluated, which will be required to complete the project, and final designs are being developed.

C-51 Reservoir Project:

- Phase 1 development of the C51 Reservoir project is pending a threshold level of local government participation in the project. It is noted that Palm Beach Aggregates (PBA, the property owner) has distributed an amendment to the original agreement to change some deadline dates for the project to proceed. PBA have executed an amendment to the Agreement for Capacity Allocation to extend the time for notification of termination and the deadline for obtaining full construction financing. County staff anticipates placing an item on the Board agenda for March 19, 2019.

Empty land in District 2 – Affordable Housing:

- At the District Commissioner's request, staff has been asked to discuss the process for disposition prior to an item going before the Board.

Memorial for MSD:

- A memorial committee including the representation from Coral Springs, Parkland, School Board, victim family members, Public Art and Design and the Cultural Council has been created, which will begin addressing the memorial after February 14, 2019.

Mayor's Council:

- Update provided by Mayor Bogen

Lease Negotiations with Circ Hotel:

- Progress continues towards resolving many of the lease terms. The major outstanding item awaits the outcome of the feasibility study.

Fines for Illegal Ride Solicitation:

- A public hearing to amend the administrative code increasing the penalties is expected for the March 5, 2019 meeting.