



CITY OF FORT LAUDERDALE

**SPECIAL MEETING MINUTES  
CITY OF FORT LAUDERDALE  
INFRASTRUCTURE TASK FORCE ADVISORY COMMITTEE  
FORT LAUDERDALE EXECUTIVE AIRPORT  
RED TAILS CONFERENCE ROOM  
6000 NW 21 AVENUE, FORT LAUDERDALE, FLORIDA  
MONDAY, MAY 20, 2024 – 2:00 P.M. TO 4:00 P.M.**

**January-December 2024**

**Attendance**

Marilyn Mammano, Chair	P
Peter Partington, Vice Chair	A
Gerald Angeli (arr. 2:15)	P
Gregory Barnett	P
Shane Grabski	A
James LaBrie	P
Michael Lambrechts	P
Marta Reczko	P
Roosevelt Walters	P
Ralph Zeltman	P

As of this date, there are 10 appointed members to the Committee, which means 6 would constitute a quorum.

**Staff**

Omar Castellon, Assistant Public Works Director – Engineering  
Vicki Beauvais, Senior Administrative Assistant  
Laura Reece, Acting Assistant City Manager  
Yvette Matthews, Acting Director, Office of Management and Budget  
Aricka Johnson, Structural Innovation Manager, Office of Management and Budget  
J. Oppерlee, Recording Secretary, Prototype, Inc.

**Communication to the City Commission**

None.

**1. Call to Order**

**i. Roll Call**

Chair Mammano called the meeting to order at 2:03 p.m. Roll was called and it was noted a quorum was present.

**ii. Approval of Agenda**

**Motion** made by Mr. Walters, seconded by Mr. Zeltman, to approve the Agenda. In a voice vote, the **motion** passed unanimously.

## 2. Old Business

### i. ITFC Draft Recommendations

Chair Mammano advised that the Committee will deliver its recommendations to the City Commission at a joint meeting scheduled for June 4, 2024. The members' backup materials for today's meeting included draft documents for review.

The Committee members reviewed the drafts, with Mr. LaBrie stating that he had borrowed from the documents provided at previous meetings to craft an introduction, four to six guiding principles, and four recommendations to be provided to the City Commission. Each recommendation included information from the community workshops which he felt was important. It also included information from the survey filled out by City employees, as well as a conclusion.

Mr. LaBrie added that the public's attendance at the workshops did not statistically represent any of the City's districts.

Chair Mammano advised that she had re-listened to portions of the public workshops, at which it was made clear that the City Commission wanted this process to determine guiding principles without becoming bogged down in minutiae. She acknowledged City Staff's public outreach efforts, suggesting that once the former City Hall building has been demolished, the public may take a greater interest in the process.

Chair Mammano noted that both she and Mr. LaBrie had broken down their reports into four to six guiding principles, and requested additional feedback from the Committee members on how to move forward.

Mr. Zeltman commented that the report should include consideration of civil and structural engineering principles in light of the issues experienced by former City Hall buildings, including the April 2023 severe rain event which contributed to the instability of the existing building. He also recommended that the inspection periods for a new City Hall should be increased. Chair Mammano pointed out, however, that an engineering component is a basic requirement rather than a guiding principle. While she understood Mr. Zeltman's concern, she was not certain that it was part of what the City Commission had asked the Committee to do.

Mr. Angeli arrived at 2:15 p.m.

The Committee members discussed the guiding principles proposed as bullet points, which included the following characteristics of a new City Hall:

- Welcoming and engaging
- Accessible and secure
- Flexible and expandable
- Historic and educational
- “High-tech” but people-friendly
- Recognizable but cost-effective

Chair Mammano noted that her document included a historical and educational principle. Mr. LaBrie pointed out that this may be more of an amenity than a guiding principle. He also recommended against listing technology as a separate principle.

Chair Mammano recalled that both the public and some Committee members had acknowledged the importance of artificial intelligence (AI) and technology; however, she noted that these are more accurately used to augment human functions and interaction than to replace them. Mr. LaBrie characterized AI and technology as tools for this purpose.

Mr. Angeli advised that the new structure should be a “smart building” with a demeanor and strategy that reflect the City and its various communities. Mr. Barnett addressed the historical and educational aspect, proposing that the facility could include a showcase for art, history, and educational opportunities, which would be included under amenities for both the general public and City Staff.

Chair Mammano continued that the reintegration of City Departments into a new City Hall was not what the Committee had been asked to consider, but was more accurately a function of the City Commission and City Manager. The Committee agreed with this by consensus.

The members further discussed the space required for City Departments in light of changing work environments, including flexible work space, AI, and telecommuting. Space would be needed for Departments which regularly collaborate on City needs, including the City Manager and City Attorney. It was determined that while this is an important consideration and should be mentioned, it would not be one of the guiding principles, but could be included under amenities for Staff and the public.

Ms. Reczko proposed separating “recognizable” from “cost-effective,” as one refers to the architecture of the structure, while the other addresses its financing.

The members discussed the “flexible and expandable” principle further, determining that this would be changed to “functional and efficient.” One of the components of this principle could refer to flexibility and expandability as based on need.

Chair Mammano reviewed the proposed guiding principles following the Committee’s discussion:

- Welcoming and engaging

- Accessible and secure
- Functional, efficient, and resilient
- Includes amenities for the public and staff
- Showcase for art, history, and education
- Recognizable
- Cost-effective

Each principle was discussed further, including the following:

- Welcoming/engaging: including open space without making the building a destination; available parking for the public; easily recognizable as City Hall
- Accessible/secure: centrally located, near public transit
- Amenities: possibly including consideration of a wellness center and a kitchen/break room area for Staff; additional options may include consideration of a cafeteria or coffee shop; business/nonprofit space available for affordable rental; free meeting space for community organizations
- Showcase for art/history/education: both permanent and rotating exhibit space
- Cost-effective: affordable cost to residents through financing; potential cost-sharing with other entities
- Functional/efficient/resilient: energy-efficient and/or Leadership in Energy and Environmental Design (LEED) -certified design; resilient structural design which can withstand hurricane and flood conditions; emergency generators; backup location for servers; “smart building;” City Staff work areas physically separate from public spaces; flexible/expandable work space; meeting space for City officials and residents as well as for communities

It was determined that the principle of a recognizable building would be incorporated into the first principle of a welcoming and engaging facility.

Laura Reece, Acting Assistant City Manager, addressed cost-effectiveness, stating that this typically includes the best economic choices for the building. Staff used \$200 million as a “placeholder” figure for a new facility based on magnitude estimates for a joint City/County government complex that did not come to fruition.

Ms. Reece continued that another consideration in this category would be reuse of the existing City Hall property. Chair Mammano asserted that while this may be an easy decision, it is not necessarily cost-effective.

Ms. Reece recalled that during the public engagement workshops, the community responses indicated that “cost-effective” meant there may be revenue generated by non-City entities on the site. It also meant the City should explore grant options and the least expensive financing available.

Mr. Walters commented that it may be difficult to find private entities that are interested in renting space at City Hall. Ms. Reece noted that other quasi-governmental organizations may be interested in partnering with City Hall.

Chair Mammano concluded that the body of the document will be an executive summary, with an introduction including background information on the Committee's charge and processes as well.

It was determined that the Chair would compile the document and provide it to Staff for dissemination to the members and further review at the June 3, 2024 Committee meeting. The draft document must be provided to Staff no later than May 28, 2024 in order for it to be included on the Commission's next Agenda.

Ms. Reece asked if the Committee would like Staff to add a presentation to the Commission on the guiding principles as well. Chair Mammano recommended against this, stating that the Committee's recommendations are intended to be an independent document. Staff may partner with the City Manager to determine if an additional presentation is needed on the public workshops.

The Committee's joint meeting with the City Commission is scheduled for 11:30 a.m. on Tuesday, June 4, 2024.

### **3. New Business**

Mr. Barnett emphasized the importance of the CityWorks database which is being compiled for the City's water and sewer infrastructure, and requested that the Committee hear regular quarterly reports on this process. Omar Castellon, Assistant Public Works Director (Engineering), stated that once all information has been gathered, it will be entered into the CityWorks system.

The Committee also discussed whether or not to meet during the month of July, as the City Commission is in recess for part of that month.

**Motion** made by Mr. LaBrie, seconded by Mr. Walters, to take a break in July. In a voice vote, the **motion** passed unanimously.

### **4. Public Works Update**

None.

### **5. General Discussion and Comments**

#### **i. Committee Members**

Chair Mammano requested clarification of drilling done on 17<sup>th</sup> Street, 15<sup>th</sup> Avenue, and other locations throughout the City by Keith Engineering. Mr. Castellon replied that he would look into this further.

## **ii. Public Comments**

Norby Belz, member of the public, advised that he had participated in all of the public meetings regarding City Hall. He noted that LEED certification is not a requirement for City buildings in Fort Lauderdale, but recommended that this be considered further as a guiding principle due to the effects of climate change. He concluded that the City should seek to reach a net negative energy efficiency score regarding the sustainability of buildings.

## **6. Adjournment – NEXT SCHEDULED MEETING DATE: June 3, 2024**

There being no further business to come before the Committee at this time, the meeting was adjourned at 3:42 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]