

**MINUTES**  
**CONVENTION CENTER HOTEL TASK FORCE**

Wednesday, January 9, 2013  
Teleconference Suite, 2<sup>nd</sup> Floor, BCCC  
1:30pm-4:14pm

In attendance were:

Bertha Henry, County Administrator  
Monica Cepero, Assistant to the County Administrator  
Noel Pfeffer, Deputy County Attorney  
Scott Miller, Director, CFO/Director Finance & Administrative Services  
Nicki Grossman, President GFLCVB  
Carlos Molinet, Senior Vice-President GFLCVB  
Steven Cernak, Port Director  
Thomas Hutka, Public Works Director  
Carlos Puentes, Deputy Director, BCCC  
Elizabeth Liddell, Minutes Secretary, BCCC Administrative Assistant

Introductions were made and the meeting was opened by Scott Miller at 1:40pm.

Bertha Henry challenged each participant about the importance of the Convention Center Hotel to our community and each person's role in making this happen. Ms. Henry stated that she will be addressing the Board of County Commissioners about the Broward County Convention Center Hotel project on Thursday, February 28, 2013 workshop.

Ms. Henry wants to discuss the framework of what this task force team is doing and what the task force team will do, each person represented on this team plays an important role in this task force. Ms. Henry has appointed Scott Miller as the Chair of the Task Force and Project Manager for this project, yet everyone will be an integral part of the project to make this a success.

Dr. Miller said that particular roles for each individual of the task force will be made as time progresses. Steve Cernak and Dr. Miller have already had conversations and have discussed new ideas for the hotel, with Port Everglade's possible involvement in the project.

Nicki Grossman said that the Commissioners are all very excited about seeing a hotel for the Broward County Convention Center.

At this time Dr. Miller passed everyone a draft agenda/outline for the meeting today and he also handed a tentative outline for a convention center hotel process to discuss. Dr. Miller also addressed the fact that the County Commission will be asking the task force

team certain general questions including: where we have been, what we have learned so far, what we are going to do different in the future, how are we going to get there, and what are the next steps for a hotel.

Ms. Grossman briefed the task force on Broward County's history of conference center hotels what happened in the past with that prevented them from being successful.

Carlos Puentes talked about the issues with the City of Fort Lauderdale that caused the project not to move forward. More detailed discussion followed.

Discussion also took place about the Broward County Convention Center and the relationship they have with their neighbors (Portside) and some of the obstacles there.

The task force discussed financing issues including the use of TDT funds and the role these funds play in supporting a convention center hotel project and what monies from this funding can and cannot be utilized. Private and/or public monies being used for the hotel project was an issue.

Mr. Cernak and Dr. Miller brought up for discussion the Port's role in the building of a convention center hotel.

Ms. Grossman and Ms. Henry stated that Terminal 1 is and will be used to benefit the convention center and/or the convention center hotel; this is verified in the convention centers master plan and approved by the Commissioners.

Discussion then centered on parking garage issues.

Another discussion was the building process itself. Dr. Miller stated that he saw three possible construction models the task force needed to discuss and make recommendations on. These included a turnkey model with a Hotel Flag and a Flag's recommended contractor, a design-build model with a Flag as an outside party or the traditional model.

Ms. Grossman said the hotel must be a 4 star amenities hotel, full service hotel.

Thomas Hutka said that an in-depth study on past convention center hotels was prepared 2 years ago by his department and that the study would be updated and brought to the next meeting of the task force.

The task force team decided that there were 5 things that needed to be addressed by the Board of County Commissioners and they were as follows:

- 1) Private and/or Public Financing?
- 2) How many keys?
- 3) 4 Star Rating of Hotel & Amenities
- 4) County's Financial Commitment
  - a) Below market rent.
  - b) State the fact/properties immune from taxes.
  - c) What financial backstops is the County willing to commit too?
  - d) Cannot commit to significant ad valorem monies.
  - e) Other possible funds/dollars.
- 5) At what level, if any, is the county willing to pay more than portside property if wanted?

Ms. Henry said that the neighbor (Portside) must be contacted. Discussion ensued and it was determined that Dr. Miller would approach the portside owners in the near future.

At this time Mr. Puentes showed a brief power point from HVS (Convention, Sports & Entertainment Facilities Consulting Firm) and a DRAFT handout was given to the task force committee for their review. This handout would be discussed in more detail by HVS in the next meeting.

Ms. Henry stated that HVS needed to be present at the next meeting to brief the task force team. Ms. Henry stated that a Financial Advisory should be available to help the task force team address the Commissioners when the time comes. Discussion was made about some financial advisors that could be utilized for this project and Dr. Miller was tasked to meet with them to recommend an approach.

The next meeting of the Convention Center Hotel Task Force will be held on Friday, February 1, 2013 from 11:30am to 1:30pm and lunch will be served at the Broward County Convention Center, Teleconference Suite.

#### **ACTION ITEMS FOR NEXT MEETING**

- A) Thomas Hutka will bring an in-depth study prepared 2 years ago on past convention center hotels and added his office will have it updated for the next meeting.
- B) Carlos Puentes will have HVS (Convention, Sports & Entertainment Facilities Consulting) at the next meeting to brief the task force in detail about their Executive Summary on the needs assessment and market study for a plan to expand & improve the Broward County Convention Center.

C) Dr. Scott Miller will meet with recommended financial advisors and report back at the next meeting.

The meeting closed at 4:14pm and the next meeting for the Convention Center Hotel Task Force will be held on Friday, February 1, 2013 at 11:30am in the Broward County Convention Center, Teleconference Suite.