



THE CITY OF MIRAMAR NATIONAL GUARD SNAKE CREEK PROJECT WORKSHOP

November 30, 2005

6:08 P.M.

A workshop for the Miramar's National Guard Snake Creek Project took place at 6:08 p.m. on November 30, 2005, in the Commission Conference Room at Miramar Town Center, 2300 Civic Center Place, Miramar, Florida.

Upon call of the roll, the following members of the City Commission were present:

Mayor Lori C. Moseley
Vice Mayor Winston F. Barnes
Commissioner Marjorie J. Conlan
Commissioner John L. Moore
Commissioner Troy Samuels

The following members of staff were also present:

City Manager Robert A. Payton
City Attorney Jamie A. Cole
City Attorney Peter Lichtman
City Clerk Yvette M. McLeary

City Manager Payton informed the dais the City owned a piece of property in Miramar that had been sitting dormant for many years, and staff believed there was an incredible opportunity to develop the land. He wished to present the dais with an overview of the subject area and the possibilities of development along with the challenges associated with such development.

Mr. Bob (? **Unclear due to shuffling in the microphone**) Penn with the Army Corps of Engineers, was the Army's program manager for Enhancers Leasing. The Department of Defense had the authority to lease the property for many years, and Enhancers Leasing was an extension Congress gave them through legislation, allowing them to collect in-kind services as opposed to cash for rent, and use those in-kind services where they desired to do so within the Department and the Army, including constructing buildings. Enhancers looked to leverage assets that were available but not accessible to their needs. One of the reasons for taking in-kind services was so as not to take cash. If cash was taken, it had to go the U.S. Treasury, sit there for 12 months, go to the Army

where 50 percent was taken and the balance would be sent back to the installations. When in-kind services were taken, it yielded a 100 percent returns that could be reinvested in the military installations being worked on. He pointed out the Enhancers program allowed them to offset their declining budget. Throughout the Department of Defense, their operating budget to maintain their military installations had been declining over the years. It was difficult for their installations to stay abreast of infrastructure needs, repairing building, paving roads, etc. Through Enhancers Leasing and its acceptance of in-kind services, they were able to invest returns into the community, military installations and their maintenance. Mr. Penn indicated this method of business had provided them with opportunities for them to avoid turning down old/historic buildings in need of renovation and, instead, leased them to developers who retrofitted such buildings, turning them into first class office spaces and reducing Enhancer's budget by up to \$1 million in some instances. He remarked Enhancers was looking to bring tenants into what was going on with the installation projects. In Florida, they were looking to build a National Guard Readiness Center, but they needed a buffer area for security, and they were seeking the type of tenants and development that would provide a buffer to the rest of the community, a security buffer to the Readiness Center, and to also be able to fit into the surrounding community and complement the installation's mission. He stated it was a competitive process, whereby an advertisement was posted on their website and emails sent to close to 1,000 developers and advertisers nationwide. Through this process, a developer was selected based on qualifications. Once a developer was selected, they entered into negotiations with them, developed a business plan, a lease and examined how the property could be developed, how tenants would be solicited and how the rent streams would look. He noted this was the point at which their current project was. A developer had been selected and the negotiation process had begun.

Director of Engineering for the Florida National Guard, Colonel Rich Galantem (**SPELLING**), stated this was his full-time job and, as his part-time job, he was the Deputy Commander for the 53rd Infantry Brigade. This meant most of the units in South Florida worked under him when they were mobilized; for example: during Hurricane Wilma, he had approximately 1,500 soldiers working in the area, providing support to citizens of Broward, Dade and Palm Beach counties. The subject property was called the Snake Creek Weekend Training site and was located just north of Honey Hill Road, bordered by Red Road and Flamingo Road. This was an old, abandoned missile site of approximately 300 acres with 100 acres north of the canal and 200 acres of overgrown training site in the southern portion of the lot. He said for years they had sought training areas in South Florida, as he had an infantry battalion situated there of 650 soldiers in need of training space, and another area support group of another 400 soldiers in Homestead in need of an area to train in. Currently, these soldiers had to travel some 250 miles up to their camp in Avon Park to do any type of military training. Colonel Galantem commented in the past ten years they had looked all over South Florida for a suitable training area and none could be found to leverage the

property located at Snake Creek. In working with the Corps of Engineers and Mr. Penn, the idea emerged to leverage the northern 100 acres of the property, which they did not have great access as it was located across the canal, and thereby improve their training capabilities on the southern portion of the lot. He elaborated improving their training capabilities entailed moving their Readiness Center; that is, an armory. They would move and build an armory on the southern portion of their Snake Creek site, which would house the headquarters of the First Battalion of the 124th Infantry Regiment, currently located at the armory in Dade County. They would also move an infantry rifle company from Hollywood, Florida, in that facility, as well as 13th Army Band. In sum, he pointed out there would be approximately 400 drilling National Guard's men in Miramar. On a full-time basis, there would be approximately 30 to 40 personnel present at the site, making for a state-of-the art Army National Guard Center in the City. He detailed planned improvements for the existing training area to eliminate soldiers having to travel long distances to access the training parks as they did at present. The improved training facilities would be accessible to local law enforcement and defense agencies as well. They were aware of the types of facilities the City was building and felt the quality of their facility would be compatible and complementary with those in the City and one the citizens of Miramar would be proud to have in their community, providing support to their needs and those of the citizens of Florida. Colonel Galantem mentioned the existing facilities in Dade County and Hollywood were 40 to 50 years old and could not meet their growing needs. With the proposed plans for Snake Creek, they could provide the soldiers with the quality training facilities they needed. In closing, he said, in the event of another catastrophic hurricane, the proposed site would be their immediate staging area, so the City would have some 400 soldiers coming directly into Miramar providing immediate support to the City.

Mr. Russell Barnes of Kimley-Horne & Associates informed the dais his company would be doing the engineering and planning for the subject site. He stated Federal Development was extremely excited about the subject project, as it was not often one was presented with the opportunity to make such an impact on a community, turning 300 acres of unused property into what could, ultimately, be a huge community asset. Federal was a development firm out of Washington D.C. He said in order to facilitate the local requirement and the local understanding, they hired Kimley-Horne, a local engineering and planning firm, Verrelli & Associates, a local architectural firm, and Whiting-Turner Contracting Company, a local contractor, to build the project. Thus, the overall project contained a good flavor of the local area. Federal was focused on making sure the development fit within the community and worked within the architectural elements of the City. There were many environmental issues currently being worked on in an effort for the project to work well within Miramar. Mr. Barnes remarked they were engaged in approximately eight to ten different ongoing tasks as they commenced the initial phases of the program. This included conducting extensive marketing analysis to identify those uses most needed; and doing environmental analyses to identify where wetland areas were located on the site in an effort to better

understand what environmental constraints existed. There were also issues of access to and from the and how best to serve the site in this way. He noted they were also examining what land uses were most compatible for the property: what existing uses surrounding the site and how the proposed development would complement them. A communication plan was being drafted for their personnel to go out into the neighborhoods and commence working with them. They were also evaluating density, as their intent was to build a \$20 million training facility for the National Guard on the subject site, and they needed to determine what type of density requirements were entailed to offset some of their costs. He commented they were also examining their initial budgets and the type of development to be distributed over the site. They were aware of other development taking place along the Snake Creek corridor, and the desire was to maintain continuity in the area and the costs associated with trying to accomplish this. Mr. Barnes said over the next six months, they would be finalizing their business plan, which would involve interaction between the Pentagon, the U.S. Corps of Engineer, the National Guard, Florida National Guard, the City and a whole cast of characters whose input was vital to the project's fruition. They had to come up with a site plan that would work for all entities, and their project was now in its infancy stage. They believed this to be an excellent opportunity for public/private partnership between Federal, the Corps and the City, and there would be much open dialog to ensure the project was a win/win situation.

Mayor Moseley thought the proposed project appeared to one that would be to the advantage of all entities. The dais had been pleased with how the project had progressed in its infancy, as discussions were being conducted as a partnership and with a view of commitment to partnership, which the City appreciated and valued. She thanked the presenters for providing the Commission with such an informative overview.

Commissioner Samuels commended the project representatives for their efforts to partner with the community and consult with residents, particularly those adjacent to the site. He looked forward to watching the project unfold.

Mayor Moseley felt the site would need a barrier from the community so the facility could function and get on with its business.

Vice Mayor Barnes opined one reason it was important to share information with the community was this was to be a military training facility from which might come the occasional explosion.

Colonel Galantem (?) assured the dais explosions would be minimal, as they realized with a small site such as the proposed one, they could not use live ammunition. There might be small arms simulated munitions drills on Saturdays or Sundays. He agreed a compatible use buffer was critical and a vegetative buffer would also be maintained around all training areas where the firing of any weapons would take place, and this would serve to cut down much of the noise.

This was an aspect they understood as, at their training areas throughout the state, this factor was a key consideration for surrounding citizens.

Commissioner Moore inquired when it was anticipated the project would begin.

Colonel Galantem replied they hoped to break ground on the Readiness Center some time in 2006, they anticipated a 12-month construction time, so completion was estimated to be in 18 to 20 months.

Commissioner Samuels asked to what extent would the training increase the noise impact compared to what it was currently.

Colonel Galantem believed the difference would not be discernable, as the site was so overgrown at present and there were no funds available to improve it. There might be a greater frequency, and noise studies would be conducted to isolate the noise impacts to the community and devise ways to minimize them. He did not think there would be an increase in the noise impact.

City Manager Payton confirmed training was being done at present and, at the very least, the sound level would be the same or less due to the erecting of buffers.

Colonel Galantem assured the dais necessary steps would be taken to minimize any noise impacts, including relocation of specific training courses on the site.

Commissioner Conlan thanked the presenters for elaborating on the plans for the subject site, as there always seemed to be a shroud of mystery around the site. She felt encouraged by their presence and the dialog with the dais in the infancy stage of the project, as many times the decisions on such projects were made without including the City's input.

Mr. Galantem stated the Florida National Guard were good neighbors all over the state and wished the City to see the facility as theirs. They were cognizant of the impression of a cloak of secrecy surrounding their facilities in many cities. Their training site would be open on set days for citizens to view training, and the City would be invited to the ground breaking and ribbon cutting ceremonies.

ADJOURNMENT:

The meeting was adjourned at 6:30 p.m.

Yvette M. McLeary, City Clerk
YMM/cc