

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING February 11, 2026

MINUTES

Present:

Arlene R. Schwartz
Antonio V. Arserio
Joanne Simone
Tommy Ruzzano, Vice Chair
Anthony N. Caggiano, Chair

Also Present:

Cale Curtis, Executive Director
Larry Vignola, Assistant Director
David Tolces, Weiss Serota Helfman Cole & Bierman

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 6:02 p.m., on Wednesday, February 11, 2026, by Chair Anthony N. Caggiano. Roll call was taken. There was a moment of silence followed by the Pledge of Allegiance. The meeting was held in the City Commission Chambers and was also accessible virtually through Zoom technology.

1A. MINUTES FOR APPROVAL – (01/14/26 Regular)

After David Tolces, Board Attorney, read the item title, Ms. Schwartz made the following motion, seconded by Mr. Arserio:

MOTION: SO MOVE TO APPROVE

ROLL CALL: Ms. Schwartz, Yes; Mr. Arserio, Yes; Ms. Simone, Yes; Mr. Ruzzano, Yes; Mr. Caggiano, Yes. The motion passed 5-0.

2. PUBLIC DISCUSSION

Donna Fellows, resident, referred to the newly installed landscaping along Margate Boulevard and said some of it obstructed roadway signs. She said it was a hazard and should be corrected.

3A. RESOLUTION 772: AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AN AGREEMENT WITH THE HIGHEST RANKED FIRM, NIDY SPORTS CONSTRUCTION COMPANY, LLC, FOR REQUEST FOR QUALIFICATIONS (RFQ) 2026-01 DESIGN/BUILD – ARTIFICIAL TURF FIELDS AT MARGATE SPORTS COMPLEX PROJECT; PROVIDING THAT IF THE EXECUTIVE DIRECTOR CANNOT REACH AN AGREEMENT WITH THE HIGHEST RANKED FIRM THAT THE EXECUTIVE DIRECTOR MAY NEGOTIATE WITH THE NEXT RANKED FIRM, IN SUCCESSION, UNTIL AN AGREEMENT IS REACHED

After David Tolces, Board Attorney, read the resolution title, Mr. Arserio made the following motion, seconded by Ms. Schwartz, for discussion:

MOTION: SO MOVE TO APPROVE

Mr. Arserio asked if pricing had been discussed with the highest ranked firm and Cale Curtis, Executive Director, said it had not. He said if the Board authorized the negotiation, a contract would come back before them for approval. Ms. Schwartz expressed her wish to leave some of the fields as natural grass because of the extreme heat in South Florida and said astro turf would be too hot for young children to stand on for any period of time. Vice Chair Ruzzano asked if there was any chance the MCRA could supply the astro turf as it might save the City a lot of money and Mr. Curtis said he would look at that possibility. Some discussion ensued about making sure full warranties would still be in place if the contractor did not supply the astro turf. Chair Caggiano asked about the thickness of the sub-base and Mr. Curtis assured him the astro turf would be designed and installed to certain specifications. Mr. Arserio asked whether astro turf would be installed in the gaps between the fields and Mr. Curtis said the need to meet drainage requirements would prohibit covering the spaces entirely. Vice Chair Ruzzano spoke about the pervious nature of astro turf and discussion ensued about a recent Florida Statute prohibiting local governments from banning synthetic turf on single-family residential properties of 1 acre or less, provided the installation met standards which focused on permeability, drainage and material quality. Mr. Curtis reminded the Board that some drainage improvements were incorporated in the scope of work for this project and were already included in the budget.

Tracy Van Winkle, resident, enquired about the possibility of installing astro turf on the Margate Middle School soccer fields and Mr. Curtis advised her those fields were actually schoolboard property that the City leased. She then asked if astro turf was prone to develop mold given the South Florida climate which could make people sick.

Donna Fellows, resident, asked if there was a greater risk of injury due to astro turf as opposed to natural grass and Mr. Curtis said he was not aware of any studies that showed an increase in injuries from the use of artificial turf.

Ms. Schwartz reminded everyone there were signs at the Covered Sports Field that read "Service Animals Only" which were not always enforced. She said this resulted in dogs being allowed to roam on the astro turf where children would play and on occasion these animals had 'accidents' that were not always cleaned up. She encouraged the Board to ensure the rules would be enforced if astro turf was installed at the Sports Complex. Ms. Simone referred to Ms. Fellow's comment and said when artificial turf was installed in the Southeast Field, she recalled her research showed more injuries due to artificial turf when compared to natural grass as well as some opposition from local soccer leagues at the time.

ROLL CALL: Ms. Schwartz, No; Mr. Arserio, Yes; Ms. Simone, No; Mr. Ruzzano, Yes; Mr. Caggiano, Yes. The motion passed 3-2.

3B. RESOLUTION 773: APPROVING CHANGE ORDER NO. 3 IN THE AMOUNT OF \$7,049.06, CHANGE ORDER NO. 4 IN THE AMOUNT OF \$17,657.20, AND CHANGE ORDER NO. 5 IN THE AMOUNT OF \$61,317.40 TO THE MARGATE BOULEVARD CROSSWALK AND LANDSCAPE IMPROVEMENTS PROJECT AGREEMENT WITH FG CONSTRUCTION, LLC. AND PROVIDE FOR AN INCREASE IN CONTRACT TIME FOR AN ADDITIONAL 14 DAYS; AUTHORIZING THE BOARD CHAIR TO EXECUTE THE CHANGE ORDERS

Cale Curtis, Executive Director, explained Change Order No. 3 provided for the restoration of distressed asphalt at the intersection of East River Drive and Margate Boulevard which was not part of the original scope. He said Change Order No. 4 would bring a driveway apron located west of Ace Plaza into ADA compliance and Change Order No. 5 would address a significant depression in the roadway at the corner of Margate Boulevard and US 441 at the right turn lane. Mr. Curtis confirmed these changes were identified in the field during construction and Staff had requested these corrections. Mr. Arserio made the following motion, seconded by Ms. Schwartz, for discussion:

MOTION: SO MOVE TO APPROVE

Vice Chair Ruzzano referenced Change Order No. 4 and said the engineer, Chen Moore, should have included that work in the original set of plans.

Tracy Van Winkle, resident, asked if the contractor's original agreement would be increased in value as a result of these change orders. Mr. Curtis explained the contractor would be paid a negotiated price for additional work that was outside the original scope of work and the contractor was not seeking additional money for work already agreed upon.

Ms. Simone asked if it was possible to recoup some money from Chen Moore, as they had not included this work in the original scope of work and Mr. Curtis said it was not. Vice Chair Ruzzano said Chen Moore should have been more aware of the current conditions on Margate Boulevard and avoided so many change orders. Some additional discussion ensued and Mr. Curtis advised additional change orders would likely come before the Board, however, he had no further details at that time.

ROLL CALL: Ms. Schwartz, Yes; Mr. Arserio, Yes; Ms. Simone, Yes; Mr. Ruzzano, Yes; Mr. Caggiano, Yes. The motion passed 5-0.

4. EXECUTIVE DIRECTOR'S REPORT

Cale Curtis, Executive Director, provided the following capital project updates:

Chevy Chase Plaza Improvements - He notified the Board of a Purchase Order that was issued to Rose Paving in the amount of \$52,854.61 to cover repairs, sealing and restriping of the parking lot in Chevy Chase Plaza. Additionally, he was working with Mr. Nardi to obtain quotes on simple façade improvements to fix the columns and paint the building and would provide the Board with an update as soon as possible.

Undergrounding Utilities – The design consultant was finalizing the undergrounding plans and the coordination of easements, primarily with Walmart, was underway.

City Center Development – He said the negotiations on the Development Agreement (DA) between himself, city attorneys, Brookfield Properties and Colliers had been ongoing and was intended to provide the framework for the City Center downtown development project. He stated the DA was based on the term sheet the Board had seen at the December meeting and would include the number of units, the number of phases, the MCRA's contribution towards construction, milestones and timelines. He added the DA would be brought back before the Board for consideration when it was completed, possibly as early as the next meeting in March.

4A. TENANT UPDATES

Chair Caggiano referenced the rent rolls and noted there was only one tenant in arrears for the month of February. Ms. Schwartz asked if tenants were charged a late fee each month they were late and Jim Nardi, Advanced Asset Management, confirmed they were, per MCRA policy.

5. BOARD MEMBER COMMENTS

Ms. Schwartz – She referenced the newly installed rumble strips on the west side of the Walmart plaza and said they were horrendous. She asked if they needed a permit to install them as it was considered private property and Cale Curtis, Executive Director, said he would ask the Building Official. She referenced the DA and asked if the number of apartments would be discussed prior to its signing. Mr. Curtis assured her the Board still had to approve the DA, and it would only specify a maximum number of residential units as well as a minimum number of commercial and open space that the developer would have to provide. Vice Chair Ruzzano reminded everyone the MCRA had recently been tied up in a lawsuit for 7 years over promises made with regards to the number of residential units the Board were unwilling to approve. David Tolces, Board Attorney, clarified the current DA differed in that it provided for a broad range of options over the entirety of the development that would be open to negotiation. He stated that lessons learned from previous experience had been applied to this process and the developer was fully aware of the respective roles of both the MCRA Board and the City Commission. Ms. Schwartz asked when the consensus building would start with the public and Attorney Tolces said the developer was ready to hire architects, engineers, planners and designers to work on a site plan, in conjunction with the Board, however, the developer wanted a DA in place first.

Mr. Arserio – He thanked Mr. Curtis for replacing some recently planted shrubbery on the roundabout on Margate Boulevard. He said he was very familiar with the type of plant that was initially planted and its appearance became less attractive as it matured. Mr. Curtis suggested palm trees would be a better solution on the outer perimeter of the roundabout in lieu of a hedge which would cut down on the maintenance. Some further discussion ensued about the landscaping on Margate Boulevard. Mr. Arserio mentioned a bipartisan bill called the "Housing for the 21st Century Act" had just passed in Congress which he said had broad implications with regards to affordable housing and included updates to zoning laws which blocked new construction and converted empty spaces into apartments, among other reforms. He said he understood residents did not always want change, however, the City needed to be proactive. He mentioned he recently learned of a group of investors who considered putting a Live Local project on a site opposite the hospital on US 441 until he contacted them to discuss other viable options. He said he would continue to be as pro-active as possible and act in the best interest of the City.

Ms. Simone – She said she had previously raised the issue of amending the Travel Policy and asked for an update. Mr. Curtis said he had provided some suggestions that would limit hotel rooms to single or double occupancy rooms and standard type vehicle rentals, however, he would need direction from the Board to modify the Travel Policy. Chair Caggiano suggested Mr. Curtis discuss the policy one on one with the Board and, if there was general consensus, he would put it on the next agenda for discussion.

Vice Chair Ruzzano – He wished everyone a Happy Valentine's Day. He inquired about the status of the new Panda Express restaurant and Mr. Curtis said they were progressing through the Development Review Committee (DRC) process. He advised the Board it was his understanding Panda Express intended to apply for a façade improvement grant from the MCRA.

Chair Caggiano – He wished everyone a Happy Valentine's Day and a Happy Ramadan.

There being no additional business, the meeting was adjourned at 7:04 p.m.

Respectfully submitted,

Transcribed by Fiona Christmas, MCRA Coordinator

Anthony N. Caggiano, Chair