

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING June 12, 2024

MINUTES

Present:

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

Also Present:

Cale Curtis, Executive Director
Larry Vignola, Assistant Executive Director
David Tolces, Weiss Serota Helfman Cole & Bierman
Allan Dale Wyatt, founder, CEO of My Family Matters
Foundation
Daniel Davila, Chen Moore & Associates
Eric Harrison, Chen Moore & Associates

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:01 p.m., on Wednesday, June 12, 2024, by Chair Tommy Ruzzano. 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 - (5/8/2024 Regular)

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

MOTION: SO MOVE TO APPROVE

ROLL CALL: Ms. Simone, Yes; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

2. PUBLIC DISCUSSION

Jonathan Kraljic, resident, suggested having a bounce house with a water feature located at the end of the parade downtown because the water park would be closed on July 4th.

Chair Ruzzano asked if there were plans to have any bounce houses at the end of the parade and Cale Curtis, Executive Director, responded that there were, however, because it was usually so hot, not a lot of people stayed around after the parade ended. Ms. Schwartz suggested the use of a water mister or inviting residents to use other parks such as Vinson Park that already had water features in place. Mr. Curtis said he would speak to the Director of Parks and Recreation to see if something could be put in place.

Donna Fellows, resident, raised an issue that had become known when she recently replaced her roof with the assistance of the Property Improvement Program grant. It had to do with the minimum standards and sizing requirements of roof materials on a low pitch roof. Discussion ensued about how the City's ordinance did not follow the Florida Building Code. It was decided that it should be discussed further at City level.

Kerry Giacomino, Director of UFAR Rescue Animal Shelter located at 364 State Road 7, said they currently had over 300 animals at their location. Last year they took in 800 animals and had over 700 successful adoptions. She said UFAR was a great resource for the City of Margate as they rescued, cared for, rehabilitated and rehomed unwanted, abandoned, and neglected animals in the City. They offered free and low-cost wellness clinics to the residents of Margate that included exams, vaccinations, micro-chipping, spaying, and neutering, and a lot of services that they would not otherwise be able to afford. These resources provided residents with the help needed to avoid situations that ended with surrendered or abandoned animals. UFAR also provided a pet pantry to people who needed assistance providing pet food for their animals. They had been helping the Margate PD with stray dogs when Animal Control was not available. She said they wanted to move to a bigger facility and wished to use the property at 6030 NW 9th Street.

Chair Ruzzano said the property was part of an overall plan for development and would need between \$50,000 to \$100,000 in rehabilitation to bring it up to Code for use as a shelter. He said that UFAR was a true asset to the City of Margate and the work they did was incredible. He asked the Board if they would like Ms. Giacomino to continue negotiating with Mr. Curtis for use of the property. Ms. Schwartz asked if UFAR was a 501c3 and why they would want

to put \$100,000 into a building that was potentially going to be demolished in a few years. Ms. Giacomino said they were a 501c3 and she suspected the development would take some time before it would incorporate that property. She believed she would be able to use the property for another five years at least and had a donor that was willing to assist with the buildout of the facility. David Tolces, Board Attorney, advised the Board that under the Statute, Ms. Giacomino would need to submit a written proposal that included the intended use, terms, and conditions for the use of the property. The Board would then give public notice of at least 30 days of their intended disposition prior to executing a contract with the shelter. Ms. Giacomino said she would submit a proposal before the next meeting.

3A. RESOLUTION 727: APPROVING AN AGREEMENT WITH MBR CONSTRUCTION, INC., IN RESPONSE TO BID NO. 2024-01 FOR GENERAL CONSTRUCTION SERVICES FOR THE SOUTHGATE INTERSECTION IMPROVEMENTS

After David Tolces, Broward Attorney, read item title, Ms. Schwartz made the following motion, followed by Vice Chair Caggiano for discussion:

MOTION: SO MOVE TO APPROVE

Some discussion ensued as to exactly where the construction was taking place. Cale Curtis, Executive Director, said it was along the three medians on Southgate Boulevard directly west of US 441. Chair Ruzzano asked if there were any additional plans for improvements along Southgate Boulevard at this time as they were needed, and Mr. Curtis advised nothing was planned presently.

ROLL CALL: Ms. Simone, Yes; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

3B. RESOLUTION 728: APPROVING A SPONSORSHIP AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND MY FAMILY MATTERS FOUNDATION, INC. FOR "DOC RENO'S BACON BEER, AND BBQ" TO BE HELD ON SEPTEMBER 1, 2024, AT THE MARGATE COVERED SPORTS FIELD

After David Tolces, Broward Attorney, read item title, Ms. Schwartz made the following motion, followed by Vice Chair Caggiano for discussion:

MOTION: SO MOVE TO APPROVE

Allan Dale Wyatt, aka Doc Reno, CEO of My Family Matters Foundation, said he created his non-profit Foundation to help families with sick children pay their everyday bills. It was while going through cancer himself six years ago that he saw first-hand the difficulty these families endured. He created three festivals – WingsFest, Meatball Mania and Bacon, Beer, and BBQ. Through his Foundation, the proceeds from these festivals help the families pay their bills such as groceries, car, and mortgage payments, etc. He said the Foundation was not a typical non-profit because he had the backing of the radio station [Big 105.9] which provided all the radio promotions and public service announcements (PSAs). He said because of that, it was a great partnership with the City of Margate. He went on to say that currently two festivals had been hosted at the Covered Field Sports Complex – WingsFest and Meatball Mania, and he wanted to bring his third festival, Bacon Beer, and BBQ, over from Pompano to the Covered Sports Complex as well. He said the location was a first-class venue that was perfect for events such as this, rain, or shine, because of the roof. He said another reason the venue was ideal was because his volunteers appreciated the shade that the roof provided. Vice Chair Caggiano asked Mr. Wyatt if he brought in enough money to consider the events successful. Mr. Wyatt responded that he considered himself truly fortunate because not only were the festivals extraordinarily successful, but he had the backing of the largest radio group [iHeartMedia] in the United States. Ms. Schwartz asked Mr. Wyatt to keep advertising Margate as a reason to stop and shop, especially when the new City Center was built. Mr. Wyatt replied that as a former resident the Sports Complex alone was a reason for people to come to Margate. It was a phenomenal venue and the surrounding neighborhoods and cities had taken notice. He went on to say that he was a big fan of the City. He considered it his hometown and he would continue to promote the City anyway he could. Chair Ruzzano said he appreciated the fact that there was no admission or parking charge. Mr. Wyatt said that was always their intention.

Jonathan Kraljic, resident, said that while the charity was no doubt doing great work, the MCRA had already given away over \$20,000 in waivers for the use of the Covered Field and the mobile stage as well as picking up the bill for Police and Fire details and Park and Recreational Department labor. He said there should be a policy in place to control how many fees the MCRA could waive in any given year and to how many charities. He went on to say that any money spent within the MCRA should only be used for the purpose of beautification within its boundaries.

ROLL CALL: Ms. Simone, No; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 3-1.

4A. DISCUSSION AND POSSIBLE ACTION: PROPOSED FINAL DESIGN DEVELOPMENT PLANS FOR MARGATE BOULEVARD CROSSWALK AND LANDSCAPE IMPROVEMENTS PROJECT

Daniel Davila, Engineer, Chen Moore, and Associates (CMA) presented the final design development plan for the Margate Boulevard Crosswalk and Landscape Improvements Project. He also presented a final estimated opinion of probable construction cost (EOPCC). He talked about the project expectations and goals and highlighted the boundaries of the project. He said the overall scope of the project was to address the paver crosswalks, the cracked pavements and concrete bands as well as bring the existing ramps into ADA compliance. It also included replacing the landscaping material that was no longer uniform along the corridor and had some visibility issues approaching and within the roundabout. He talked about each of the construction elements individually and said that after the pavers, ramps and crosswalks were replaced, some of the milling would need to be redone. Permitting had taken quite some time, but the process was now complete. Eric Harrison, Landscape Architect, CMA, then spoke about the landscaping. He said the design included the edges, the parking bump-outs, the approaches to the roundabout and the roundabout itself. He went through the proposed plant palette and showed a rendering of the clock tower. Ms. Schwartz questioned the choice of plants presented that night and some discussion ensued. She suggested she might modify the landscaping at a later date. Vice Chair Caggiano made the following motion, seconded by Ms. Simone:

MOTION: SO MOVE TO APPROVE

ROLL CALL: Ms. Simone, Yes; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

Board Member Simone left the meeting at 7:59pm

5. EXECUTIVE DIRECTOR'S REPORT

Cale Curtis, Executive Director, requested consensus from the Board for sponsorship of a hospitality tent for National Night Out as it had done in the last few years. He said the budget was approximately \$14,000. Each of the Board members gave their verbal approval.

He advised the Board that he had an upcoming meeting with County staff later that week to negotiate the one-year extension of the MCRA to 2027.

He reported that three applications were submitted for the Florida Redevelopment Agency (FRA) awards. He thanked MCRA Coordinators Rita Rodi and Fiona Christmas for putting these award applications together. The three projects that were submitted were for the Property Improvement Program Grant, Serino Park and the City Center Offering.

Regarding the City Center, he said Colliers were hosting a non-mandatory pre-bid virtual meeting on June 25, at 2 pm. He said it would be an exercise to evaluate different firms that were interested in the development project. He said he would send out a reminder to the Board as well as a link to the meeting.

Lastly, he advised the Board that he had issued a Task Order to Kimley Horn to do the feasibility analysis at the Sports Complex for the turf conversions.

5A. TENANT UPDATES

Vice Chair Caggiano asked if Sneakers Connect were the only tenant that had not paid their rent. Jim Nardi, Advanced Asset Management, responded that it was still outstanding, and he would need to collect a cashier's check for that payment. Ms. Schwartz asked Mr. Nardi if he remembered the name of the plant on Melaleuca Drive that they were always talking about. He said he did not, but he would find out and let her know.

6. BOARD MEMBER COMMENTS

Ms. Schwartz: She wished everybody a Happy Father's Day on Sunday, June 16th.

Vice Chair Caggiano: He said the rain that day was a good reminder that they were now in hurricane season and should start to plan accordingly. He asked the residents to avail themselves of the tax-free holidays and purchase their hurricane supplies before they were needed. He wished everybody a Happy Father's Day.

Chair Ruzzano: He thanked Fiona Christmas and Rita Rodi again for a job well done.

David Tolces, Board Attorney, reminded the Board to make sure to file Form One or Six by the end of the month if they wished to run for re-election. He also said, "Go Panthers!"

Chair Ruzzano asked about the possibility of planting flowers on Margate Boulevard ahead of the July 4th celebrations. Cale Curtis, Executive Director, said there had been an irrigation issue that was being fixed in that location and once that was done, they would be replanting some annuals and different perennials.

There being no additional business, the meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Transcribed by Fiona Christmas, CRA Coordinator

Tommy Ruzzano, Chair

DRAFT