



5790 Margate Boulevard
Margate, FL 33063
954-935-5320
www.margatefl.com/cra

Summary Agenda Community Redevelopment Agency

*CRA Chair, Anthony N. Caggiano
CRA Vice Chair, Tommy Ruzzano*

*CRA Board Members:
Antonio V. Arserio, Arlene R. Schwartz, Joanne Simone*

*CRA Executive Director, Cale Curtis
CRA Assistant Executive Director, Larry Vignola
CRA Attorney, David N. Tolces*

Thursday, July 9, 2026

6:00 PM

Commission Chambers and Zoom.us
Webinar ID: 846 7381 1555

<https://us02web.zoom.us/j/84673811555>

CALL TO ORDER

ROLL CALL

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

1) MINUTES FOR APPROVAL

- A. [ID 2026-180](#) APPROVAL OF THE MINUTES FROM THE JUNE 10, 2026 REGULAR MCRA MEETING

Attachments: [MINUTES](#)

2) PUBLIC DISCUSSION

3) PRESENTATION(S)

- A. [ID 2026-182](#) CITY CENTER INITIAL CONCEPT DESIGN BY BROOKFIELD

4) RESOLUTION(S)

- A. [ID 2026-152](#) APPROVING THE AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY AND DEVELOPMENT AGREEMENT BETWEEN THE MCRA AND MR. NOOR VALLYANI FOR THE REAL PROPERTY LOCATED AT 1491 NORTH STATE ROAD 7 AND 5750 NORTHWEST 15TH STREET, MARGATE, FLORIDA; FINDING THE SALE IS FOR FAIR VALUE PURSUANT TO SECTION 163.380 (2), FLA.STAT.; DIRECTING THE MCRA EXECUTIVE DIRECTOR TO PUBLISH NOTICE OF THE MCRA'S INTENT TO DISPOSE OF MCRA REAL PROPERTY PURSUANT TO SECTION 163.380 (3), FLA.STAT.; DIRECTING THE EXECUTIVE DIRECTOR TO BRING BACK ANY PROPOSALS RECEIVED FOR THE SALE OF THE MCRA PROPERTY IF ANY ARE RECEIVED FOLLOWING PUBLICATION OF THE REQUIRED NOTICE; FURTHER DIRECTING THE AUTHORIZED MCRA OFFICIALS TO EXECUTE THE AGREEMENT FOR PURCHASE AND SALE IF NO OTHER PROPOSALS ARE RECEIVED BY THE MCRA

Attachments: [RESOLUTION](#)
[AGREEMENT](#)
[BACKGROUND: APPRAISAL](#)
[BACKGROUND: AERIAL](#)
[BACKGROUND: BCPA](#)
[BACKGROUND: FLORIDA STATUTE](#)

5) DISCUSSION AND POSSIBLE ACTION

- A. [ID 2026-181](#) MCRA BUDGET PRIORITIES IN FY 2027
- B. [ID 2026-185](#) REVISING THE MCRA MEETING SCHEDULE FOR 2026

Attachments: [BACKGROUND: MCRA 2026 MEETING SCHEDULE](#)

6) EXECUTIVE DIRECTOR'S REPORT

- A. [ID 2026-183](#) TENANT UPDATES

7) BOARD MEMBER COMMENTS

ADJOURNMENT

If a person decides to appeal any decision made by the Community Redevelopment Agency with respect to any matter considered at this meeting, s/he will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the transcript.

Any person wishing to appeal a decision of the Community Redevelopment Agency must do so in the City Clerk's office within seven calendar days of the written decision of the Board. Any person with a disability requiring auxiliary aids and services for this meeting may call the City Clerk's office at (954) 972-6454, with their request at least two business days prior to the meeting date.

One or more members of the City of Margate Boards may be in attendance and may participate at the meeting.

Members of the public are invited to view this meeting through Zoom using Webinar ID: 846 7381 1555 or can listen via telephone by calling one of the following phone numbers: US: +1 312 626 6799 or +1 929 205 6099.

- A copy of the Agenda for this Meeting is posted on www.MargateFL.com and on the main bulletin board outside City Hall located at 5790 Margate Blvd, Margate, FL 33063

THROUGH THE CITY'S WEBSITE:

Go to www.margatefl.com

Go to "Agendas & Minutes" > Find the respective meeting date and click "Agenda Summary" to view the agenda items and see the Zoom meeting information.

ALTERNATE OPTION FOR VIEWING AND LISTENING TO THE MEETING THROUGH ZOOM.US

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