

# MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

## REGULAR MEETING January 14, 2026

### MINUTES

**Present:**

Arlene R. Schwartz (arrived 6:02 p.m.)  
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 6:01 p.m., on Wednesday, January 14, 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.

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**1A. MINUTES FOR APPROVAL – (12/09/25 Regular)**

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

**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.

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**2. PUBLIC DISCUSSION**

Steve Strouse, resident, asked whether the MCRA had considered expanding incubator initiatives to small businesses within the new downtown development once the construction had started. He also enquired if the MCRA planned to provide monetary assistance to those tenants who wished to move into the new development as they would only be given a shell in which to move into and would need support to build out their spaces.

Donna Fellows, resident, asked why it was necessary to replace the existing landscaping on Margate Boulevard due to the ongoing construction. She said it would be replaced again once the downtown development started and it would be a waste of money to do it twice. She also enquired about the status of the property formerly known as the Country Haven Motel. She said it was an eyesore and had understood it was to be demolished as soon as possible.

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**3A. RESOLUTION 771: APPROVING CHANGE ORDER NO.1 IN THE AMOUNT OF \$12,731.17 AND CHANGE ORDER NO. 2 IN THE AMOUNT OF \$24,281.32 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 21 DAYS; AUTHORIZING THE BOARD CHAIR TO EXECUTE THE CHANGE ORDERS**

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

**MOTION:** SO MOVE TO APPROVE

Cale Curtis, Executive Director, explained the change orders represented a couple of areas that needed to be addressed along NW 58<sup>th</sup> Avenue between Margate Boulevard and Park Drive that were outside the original scope of work. He said the issues had to do with settlement of pavers in the driveway aprons of one of the entranceways leading into Margate Gardens Condominiums and at Fire Station 18. He noted more change orders were forthcoming, however, these two were the costliest.

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

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#### 4. EXECUTIVE DIRECTOR'S REPORT

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

**Margate Boulevard Improvements** – Some areas along Margate Boulevard had matured well and would not be replaced, however, some areas that had been subjected to car accidents, were no longer uniform. He said those areas would be replaced and allowed to grow into maturity.

**1100 North State Road 7** – With regards to the property formerly known as Country Haven Motel, he said some remediation was needed, however, demolition was scheduled to take place within the next couple of months.

**Sports Complex Turf Fields** – 8 bids were received on the retrofitting of the Sports Turf Fields at the Margate Sports Complex and the Selection and Evaluation Committee (SEC) had shortlisted 3 firms to make a presentation later that month. He said the SEC would make a recommendation after the presentation which would then be brought before the Board at the next meeting.

**Coral Gate Park Improvements** – MBR Construction were removing the old playground and installing a new one as well as refacing the bathroom buildings. He said this project was in its final phases and would be completed soon.

**Chevy Chase Plaza** – Quotes were being gathered for work on the parking lot, column repair and painting of the plaza. He said once the quotes were finalized and reviewed, they would be brought back before the Board.

David Tolces, Board Attorney, wished everyone a Happy New Year.

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#### 4A. TENANT UPDATES

Chair Caggiano referenced the rent rolls and noted there were two tenants in Chevy Chase Plaza and one in Ace Plaza who were in arrears for the month of January.

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#### 5. BOARD MEMBER COMMENTS

**Ms. Schwartz** – She wished everyone a Happy New Year and looked forward to good things happening in the City of Margate.

**Mr. Arserio** – He wished everyone a Happy New Year. He referenced real estate entitlements and said he advised Brookfield Properties they must go through all normal processes required for entitlement approvals ahead of any downtown development. He said he wanted to be transparent and avoid any impropriety.

**Ms. Simone** – She too wished everybody a Happy and Healthy New Year.

**Vice Chair Ruzzano** – He welcomed everyone back after the New Year and referenced the comment made earlier about the incubators. He suggested the Board offer five- or ten-year leases that would provide stability for the tenants and also offer subsidized rent for any tenant that made the transition over to the new development. He also referenced Brookfield Properties and the real estate entitlements which he said they had tried to obtain ahead of a signed developer's agreement. He urged the Mayor to reject any upcoming request to put entitlements on the City agenda for discussion by the City Commission.

He reminded residents that the administrative offices would be closed for the upcoming Martin Luther King Day. He said he received a call from a business owner on US 441 about code violations for their use of feather banners as signage and said the Board should enlist the City's help, if possible. Discussion ensued about the City Code in relation to signs and Ms. Schwartz noted a sign workshop was supposed to take place to clarify the issue. Vice Chair Ruzzano agreed it was up to the City Commission to set policy and the MCRA should help in any way possible.

**Chair Caggiano** – He reminded everyone that Martin Luther King Day would be celebrated the following Monday and he spoke about Dr. King and what he represented. He noted it was especially relevant in recent debates over freedom of speech which he said was a principle central to Dr. King's vision.

Cale Curtis, Executive Director, notified the Board that a contract was awarded in the amount of \$200,000 to R2R Demolition for demolition services for the four recently acquired properties; the property formerly known as Country Haven Motel [1100 North State Road 7], the Motion Elevator property [5915 Park Drive], the adjoining duplex property [5713 Park Drive] and the Family of God Church [6012 NW 9<sup>th</sup> Court].

Some discussion ensued about the church and when they would vacate the property. Mr. Curtis advised the Church were aware of the impending demolition and monthly rent was being held in escrow.

Mr. Arserio requested the IT Department conduct a check on the computers on the dais to make sure they were operational before each meeting. He said he often did additional research during a meeting, and it proved difficult if a piece of equipment was malfunctioning.

There being no additional business, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Transcribed by Fiona Christmas, MCRA Coordinator

Anthony N. Caggiano, Chair

DRAFT