

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING January 15, 2025

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 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 7:02 p.m., on Wednesday, January 15, 2025, 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 - (12/3/2024 Regular)

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

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.

Ms. Schwartz complimented Fiona Christmas, MCRA Coordinator, on the minutes taken on December 3 as they were very detailed and captured what had taken place at the meeting.

2. PUBLIC DISCUSSION

Jonathan Kraljic, resident, referred to the City Center development and said the primary focus should be to develop a central point of retail and entertainment for the city that would include a hotel, downtown grocer and amphitheater. He said the three proposals, as presented, had prioritized building residential units before amenities and civic buildings. He questioned the lack of parking for existing residents and city employees if a lot of residential units were built, as Michaels Organization had proposed. He suggested building less than 1,000 residential units with ample parking so everyone could attend events, not just the downtown residents. He urged the Board to consider the current residents who bordered the land that would be developed on the west side of US 441.

3A. RESOLUTION 740: APPROVING AND ACCEPTING THE CONTRACT FOR PURCHASE AND SALE BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND MIRAB, LLC., FOR THE ACQUISITION OF THE PROPERTY LOCATED AT 5713 PARK DRIVE, MARGATE, FLORIDA (ALSO DESCRIBED AS FOLIO NUMBER 4841-25-03-1110) IN AN AMOUNT NOT TO EXCEED \$875,000.00, BY THE MCRA FROM MIRAB, LLC., AUTHORIZING THE MCRA CHAIR AND EXECUTIVE DIRECTOR TO EXECUTE THE CONTRACT FOR PURCHASE AND SALE, AND ALL OTHER APPROPRIATE AND NECESSARY DOCUMENTS TO COMPLETE THE PURCHASE INCLUDING, BUT NOT LIMITED TO, THE CLOSING STATEMENT; AUTHORIZING EXPENDITURES FOR SERVICES SUCH AS INSPECTIONS, SURVEYS, TAX AND LIEN SEARCH, AND OTHER SERVICES ASSOCIATED WITH ACQUISITION OF THE PROPERTY AND AUTHORIZING THE EXECUTIVE DIRECTOR TO INVESTIGATE THE PROPERTY CONDITION PURSUANT TO SAID CONTRACT

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

MOTION: SO MOVE TO APPROVE

Ms. Schwartz noted the appraisal of the property came in lower than the contract price and asked if additional negotiations had taken place. Cale Curtis, Executive Director, responded they had; however, the property was not originally offered for sale, and the seller was firm on her price. He said he believed it was an appropriate acquisition for the MCRA, even at that price. Ms. Schwartz asked if the MCRA approached possible acquisitions with anonymity and Mr. Curtis said it did, however, once an official offer was made the seller usually ascertained the MCRA was the buyer. He added everyone was fully aware of the impending downtown development. Chair Ruzzano concurred property owners had all the leverage when it came to selling their property within desirable locations.

Johnathan Kraljic, resident, suggested the MCRA aid the current residents of the property in question with relocation. He also referenced the existing City Hall building and suggested it could be renovated to house either the police department or City Hall and another building could be constructed on the south side of the lot to house the other. He said the location would make a good municipal campus.

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

3B. RESOLUTION 741: APPROVING THE SECOND AMENDMENT TO THE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND GAI CONSULTANTS, INC., FOR CONSULTING SERVICES TO PROVIDE FOR AN EXTENSION OF THE TERM OF THE AGREEMENT UP TO AND INCLUDING MARCH 10, 2026, FOR THE MARGATE COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT PLAN UPDATE

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

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.

4. EXECUTIVE DIRECTOR'S REPORT

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

Margate Boulevard Improvements - A pre-bid meeting was held on January 7 with the bid opening expected on February 20, 2025. Work was not expected to start until after July 4, 2025, to allow for the July 4 festivities and the project was expected to be completed before July 4, 2026. Ms. Schwartz asked when the roads surrounding City Hall would be repaved. Mr. Curtis said some water testing had to be done, and it would be repaved once that was completed.

Southgate Boulevard Median Improvements – The improvements included removal of all the existing landscaping, replacement of damaged curbs, the installation of uplighting for the trees, irrigation, new paver inserts and a new wayfinding sign. He said the project was progressing well and anticipated it would be completed within the next couple of months.

Undergrounding Utilities - A meeting was scheduled with FPL later in the month to discuss the plan to complete this project which would run along US 441 from Atlantic Boulevard north to Coconut Creek Parkway.

Sports Complex Field Upgrades - An engineering consultant was hired to assist with a design bid and criteria package for the renovation of the sports complex fields to turf fields. Once that was completed, Mr. Curtis would have a better idea of the budget and design involved.

Coral Gate Park Improvements - He reported this project was almost complete. It included the conversion of all the court lighting to LED lighting, resodding of the park, resurfacing the parking lot and a new park entryway sign.

City Center Downtown Development - He hoped to have a written report from Colliers by February which would assist the Board in choosing a developer with which to move forward. He said all three short-listed developers were highly qualified and the Board had a challenging but enviable decision ahead. Ms. Schwartz mentioned she met Ken Krasnow at a recent gathering and was aware he no longer worked with Colliers. She asked Mr. Curtis how that would affect the Board's relationship with Colliers. Mr. Curtis replied although Mr. Krasnow was no longer with Colliers, the core team that worked under him all remained and were still hard at work for Margate. He added

everything had moved along well since Mr. Krasnow's departure from Colliers and was fully confident that would continue.

4A. TENANT UPDATES

Ms. Schwartz queried as to why the payments for rent were not always the same amount every month. Vice Chair Caggiano said some partial rents were paid as a matter of good faith and the balance would be forthcoming. Chair Ruzzano asked if the upcoming lease renewals would be for five years as done in the past and Cale Curtis, Executive Director, replied they could but would also include the 12-month termination clause present in all current leases. He said every tenant was aware of the intentions for the area, which was reflected in the lower rent that was offered.

5. BOARD MEMBER COMMENTS

Ms. Simone: She asked if there was a procedure for deciding what name should go on the wayfinding signs as she was asked by a resident why the sign on Winfield Boulevard did not say Margate Shores. Cale Curtis, Executive Director, replied traditionally it would be the name of the sub-division, however, over the years the area had become known as the Winfield neighborhood. Discussion ensued about the names of different sub-divisions around Margate and attributing unique identities to specific neighborhoods.

Ms. Schwartz: She wished everyone a Happy New Year and thanked Mr. Curtis for meeting her in Miramar when she went to look at one of the developments that the Related Group had completed.

Vice Chair Caggiano: He also wished everyone a Happy New Year and said he was excited about the City Center Development and what it would mean for the residents of Margate.

Chair Ruzzano: He wished everyone a Happy New Year and talked about creating a name for the City Center Development as neighboring cities had done and rezoning the Ace Plaza as an historical site. He referenced an upcoming commission meeting where the possibility of changing the Chair and Vice Chair was on the agenda. With only a year and a half left before the MCRA sunsets, he expressed his desire to remain as Chair and asked for clarification on expanding the MCRA Board to include additional members. David Tolces, Board Attorney, said an Attorney General's opinion was issued back in 2019 that once a decision was made to have the MCRA Board consist of only the members of the City Commission, it could not be reversed.

There being no additional business, the meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Transcribed by Fiona Christmas, CRA Coordinator

Anthony Caggiano, Chair