

# MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

## REGULAR MEETING June 11, 2025

### 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 6:00 p.m., on Wednesday, June 11, 2025, 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.

Chair Caggiano thanked Cale Curtis and his staff for their efforts in securing the MCRA extension until 2047. Mr. Arserio asked if the Broward County vote was unanimous and Cale Curtis, Executive Director, said it had been on the consent agenda when the vote was taken.

**1A. MINUTES FOR APPROVAL – (5/14/2025 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, thanked the City Manager for his assistance and said the Church [St. Luke's Mar Thoma Church on Melaleuca Drive] had removed all the concrete as requested. She said the Church had begun their reconstruction work and she hoped it would not take long before the work was completed.

**3A. RESOLUTION 754: AUTHORIZING THE WAIVER OF BIDDING REQUIREMENTS AND APPROVING THE AWARD OF THE CONTRACT TO MBR CONSTRUCTION, INC., FOR THE REPLACEMENT OF PLAYGROUND EQUIPMENT, INSTALLATION OF PERIMETER FENCING, RENOVATION OF RESTROOM BUILDING EXTERIOR, PAINTING OF PAVILIONS, AND ASPHALT PATHWAY REPAIRS AS PART OF THE CORAL GATE PARK IMPROVEMENT PROJECT**

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

**MOTION:** SO MOVE TO APPROVE

Tracy Van Winkle, resident, asked where the park was located and Cale Curtis, Executive Director, said it was located behind Rising Tide on the northeast side of Margate.

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

**3B. RESOLUTION 755: APPROVING THE PURCHASE OF SURVEILLANCE EQUIPMENT AND SUPPLIES ASSOCIATED WITH THE DEVELOPMENT OF COMMUNITY POLICING INNOVATIONS CONSISTENT WITH SECTION 163.387(6)(C), FLORIDA STATUTES**

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

**MOTION:** SO MOVE TO APPROVE

Mr. Arserio said it was while taking CRA classes that he first learned about the use of CRA funding for certain law enforcement and public safety equipment that was innovative and unique. He said he thought it was a wise use of funds and looked forward to the deployment of the equipment out in the community.

**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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**3C. RESOLUTION 756:** AMENDING THE FISCAL YEAR 2024-2025 BUDGET BY TRANSFERRING ONE HUNDRED AND EIGHTY ONE THOUSAND, EIGHT HUNDRED AND THIRTY SEVEN DOLLARS (\$181,837) FROM THE "CONTINGENCY" ACCOUNT TO THE "CORAL GATE PARK IMPROVEMENTS" ACCOUNT FOR THE COMPLETION OF THE PROJECT

After David Tolces, Board Attorney, read the resolution 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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**4A. DISCUSSION AND POSSIBLE ACTION:** SPONSORSHIP OF NATIONAL NIGHT OUT

Chair Caggiano said that the Board had sponsored the event for years and should continue to do so. He then polled the Board, and everyone agreed to continue to support and sponsor the event. Mr. Arserio said it was an award-winning event that was recognized all over the nation, not just in South Florida, and he would even consider additional funding to the budget if the Police or Fire Department made the request.

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**4B. DISCUSSION AND POSSIBLE ACTION:** POST OCCUPANCY AGREEMENT FOR 6012 NW 9<sup>TH</sup> COURT

Cale Curtis, Executive Director, explained this property was purchased by the MCRA last year from the Church [The Family of God Ministry]. He said the MCRA had agreed to allow the Church to remain on the property as stipulated in a Post Occupancy Agreement until June 9, 2025 and, in return, \$100,000 was held in escrow that would be released to the Church when they vacated the property on or before that date. In the middle of May, he said a reminder notice of the upcoming date by which the Church should vacate the property was sent and the Church communicated back a desire to stay beyond that timeframe. He reminded the Board that the property currently had an ongoing code violation for non-completion of its 40-year inspection and as part of the Post Occupancy Agreement, an engineer had evaluated the building and deemed it safe for occupancy for a one-year period which would expire on September 2, 2025. He also reminded the Board that whilst the MCRA held \$100,000 in escrow, the Church remained on a rent-free basis, no discussion on a timeframe for them to stay had taken place and it was unknown when their new location would be ready for them to occupy.

Ms. Simone recommended that the Church be allowed to stay until September 2 free of charge, however, if they had not vacated the property by that date, they would forfeit the \$100,000. She said September 2 should be the final date with no further extensions. Ms. Schwartz said she had a different point of view and said she considered the email sent back from the Church to Jim Nardi quite unpleasant. She said she would allow the Church to stay one more month before they would have to vacate. Mr. Arserio said he was not in favor of post occupancy agreements as they usually had issues, and he agreed with Board Member Simone's recommendation to allow the Church to stay until September 2. Some discussion ensued about the safety of the building. Vice Chair Ruzzano said he also agreed with Board Member Simone's recommendation. Chair Caggiano said the MCRA had paid the Church \$2.7 million for the property with the final vacate date of June 7, 2025. He proposed to allow the Church to remain on the property until September 2 at the latest, at a cost of \$10,000 per month to be deducted from the \$100,000 held in escrow. He said the balance of the escrow funds would then be returned to the Church once they had vacated the property after September 2. Vice Chair Ruzzano made the following motion, seconded by Ms. Simone:

**MOTION:** TO AUTHORIZE THE EXECUTIVE DIRECTOR TO AMEND THE POST OCCUPANCY AGREEMENT TO ALLOW THE CHURCH TO REMAIN ON THE PROPERTY UNTIL

SEPTEMBER 2, 2025 – ALL OTHER TERMS TO REMAIN THE SAME, WITH THE EXCEPTION THAT NO FURTHER EXTENSIONS WOULD BE SOUGHT OR ALLOWED. FURTHER, IF THE CHURCH REMAINED ON THE PROPERTY BEYOND SEPTEMBER 2, 2025, A FEE OF \$10,000 PER MONTH WOULD BE DEDUCTED FROM THE \$100,000 HELD IN ESCROW.

Donna Fellows, resident, said she lived near the Church and there had been a lot of activity inside the building. She questioned if any of the work done inside had been permitted. She also said it should not be demolished once vacated as it was sacred ground.

Tracy Van Winkle, resident, said the Church should be allowed to stay, however, only until the end of August and it should be rent free if they had not been charged to date.

Chair Caggiano asked for clarification on the \$100,000 held in escrow. David Tolces, Board Attorney, confirmed the funds were paid at closing by the MCRA however were not conveyed to the Seller, the Church, at that time pursuant to the Post Occupancy Agreement. He said those funds were held in an escrow account by Weiss Serota pursuant to the Agreement. Attorney Tolces asked the Board for further direction if the Church rejected the Board's current proposal and requested to stay beyond September 2. Vice Chair Ruzzano suggested the Church be allowed to remain as long as they had an updated letter from an engineer, took on their own liability, full insurance and paid a monthly rent. He added that if a 40-year certification was required, it would be their responsibility to obtain one. Some discussion ensued.

Ms. Schwartz suggested changing the date to August 31. Chair Caggiano agreed to the amended date, seconded by Ms. Schwartz. Attorney Tolces confirmed with Vice Chair Ruzzano and Ms. Simone that they both agreed to the date change.

**AMENDED MOTION:**

TO AUTHORIZE THE EXECUTIVE DIRECTOR TO AMEND THE POST OCCUPANCY AGREEMENT TO ALLOW THE CHURCH TO REMAIN ON THE PROPERTY UNTIL AUGUST 31, 2025 – ALL OTHER TERMS TO REMAIN THE SAME, WITH THE EXCEPTION THAT NO FURTHER EXTENSIONS WOULD BE SOUGHT OR ALLOWED. FURTHER, IF THE CHURCH REMAINED ON THE PROPERTY BEYOND AUGUST 31, 2025, A FEE OF \$10,000 PER MONTH WOULD BE DEDUCTED FROM THE \$100,000 HELD IN ESCROW.

**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, said in addition to the Coral Gate Park Improvements that were approved that evening, he had also approved a contract for Avigilon Security cameras as well as network installations at the park in the amount of \$49,467. These were part of the continued installation of surveillance cameras throughout the city and most specifically in the parks.

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**4A. TENANT UPDATES**

Chair Caggiano noted there were four tenants whose rent was past due. Mr. Arserio asked if the net operating income (NOIs) of both plazas had ever been received. Cale Curtis, Executive Director, said they had, and he would send the NOIs out via email the following morning.

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**6. BOARD MEMBER COMMENTS**

**Ms. Schwartz** - She reminded everyone that Wingfest would take place on Saturday, June 14 and wished everybody Happy Father's Day.

**Mr. Arserio** – He thanked Mr. Curtis for following through with the installation of the updated surveillance cameras at the parks in keeping with the Board's wishes. He said he was honored to be invited to participate in a special segment at this year's ICSC Florida Conference "Meet the Municipalities" which would take place in Orlando later in the year. He said he looked forward to representing the City and the MCRA at the event.

**Ms. Simone** – She referenced the ground-breaking event that took place at the Legacy at Margate the day before and said it would be a beautiful project. She wished them all the very best of luck with the project. She advised the residents there was a controlled burn expected to begin on Monday, June 16 and they should not be alarmed if they smelled smoke.

**Vice Chair Ruzzano** – He said he spoke to a plaza owner within the CRA, who wished to expand his pawn shop business and said he would bring it to the Board's attention that evening. He said he realized it was more of a City issue, however, the Board were also tasked to help local businesses and should be made aware. He added the plaza owner had already spent a lot of money on renovating the plaza and wanted to ask for special consideration as his business fell under the designation of non-conforming businesses such as mechanics and massage parlors, etc. Mr. Arserio asked if a special exception could be given to this pawn shop as he would be wary of changing the rule for all pawn shops. David Tolces, Board Attorney, responded it would be appropriate for the MCRA to request the City Commission to consider special consideration on behalf of this business owner or hire someone to assist them in making a proposed amendment to the City Code provisions. Some discussion ensued. Vice Chair Ruzzano thanked the Board and said he would bring it forward at a future City Commission meeting.

**Chair Caggiano** – He also referenced the ground-breaking event from the previous day and said he was delighted to have Legacy at Margate move forward with their project. He said the developer had to overcome many obstacles to start the project and was very appreciative of the assistance they had received from City staff and the Chair thanked everyone involved. He reminded everyone that hurricane season had started and urged them to plan ahead.

Cale Curtis, Executive Director, wished his daughter Lexi a happy 10<sup>th</sup> birthday.

There being no additional business, the meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Transcribed by Fiona Christmas, CRA Coordinator

Anthony N. Caggiano, Chair