

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING

November 19, 2024

MINUTES

Present:

Joanne Simone
Antonio V. Arserio (via Zoom at 5:05 p.m.)
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

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 5:03 p.m., on Tuesday, November 19, 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 - (9/30/2024 Special)

After David Tolces, Board Attorney, read the item title, Ms. Simone 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.

Board Member Arserio made his presence known at 5:05 p.m.

1B. MINUTES FOR APPROVAL - (10/10/2024 Regular)

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

MOTION: SO MOVE TO APPROVE

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

2. PUBLIC DISCUSSION

No comments were made by the public.

3A. RESOLUTION 736: APPROVING THE FOURTH AMENDMENT TO THE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND LANDSCAPE SERVICE PROFESSIONALS, LLC., FOR LANDSCAPE MAINTENANCE SERVICES THROUGH SEPTEMBER 30, 2026

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

MOTION: SO MOVE TO APPROVE

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

3B. RESOLUTION 737: AMENDING FISCAL YEAR 2023-2024 ANNUAL BUDGET

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

MOTION: SO MOVE TO APPROVE

It was noted that a member of the public wished to speak via Zoom. Chair Ruzzano said the rule was to not allow public comment for individual items on the Agenda and the Board should be consistent.

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

3C. RESOLUTION 738: AMENDING FISCAL YEAR 2024-2025 ANNUAL BUDGET

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

MOTION: SO MOVE TO APPROVE

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

4. EXECUTIVE DIRECTOR'S REPORT

Cale Curtis, Executive Director, reported the MCRA submitted three projects that were considered for an award at the annual Florida Redevelopment Association (FRA) conference. The honors were awarded to Community Redevelopment Agencies (CRA) in several categories in recognition for projects completed in the previous year. He was pleased to announce the MCRA was the recipient of the 2024 Roy F. Kenzie Award for Planning Studies as a Large City. The planning study had been submitted on the Offering Memorandum (OM) for the City Center Development which was done in partnership with Colliers International. He thanked the MCRA Coordinators for their submittals and the Board agreed.

Budget Transfer: Mr. Curtis notified the Board of a budget transfer of \$4,000 from the Contingency account to Property Taxes due to an increase in taxes over what had been budgeted. He said the MCRA was required to pay property taxes on commercial properties it owned that generated rent.

Southgate Boulevard Median Improvements: As part of this project, he had approved a quote from Ferrin Signs in the amount of \$38,920 for the fabrication and installation of the monument sign located at Southgate Boulevard and US 441. He said the project was expected to be completed by the first quarter of 2025.

Margate Boulevard Improvements: He expected the bid documents to be advertised by the end of November and the bid opened by the end of January.

Coral Gate Park Improvements: The project, which included retrofitting lights to LED lighting, landscaping, a new sign and a resurfaced parking lot, was expected to be completed by mid-December.

Economic Gardening: He said he intended to have a draft of a program to present to the Board by the December meeting for economic assistance suggested by Ms. Simone at recent meetings.

Chair Ruzzano asked if LED lights would be put on the basketball court at Coral Gate Park. Mr. Curtis confirmed that was part of the project. Ms. Schwartz asked if the same sign company would be installing all the entrance signs all over the City. Mr. Curtis said the signs were a standard construction; however, there were variations depending on whether it was a wayfinding, neighborhood or entryway sign. He said two vendors were pre-

qualified to submit proposals for all the signs; however, the likelihood was the same company would install the same type of sign.

City Center Development Proposals: He said three of the four short-listed developers had submitted a second round of proposals. He reminded the Board that although the proposals were more detailed, they were only conceptual in nature and would be subject to change once negotiations started. He recommended the Board view the updated proposals with an open mind. He said the three companies would present their vision at the upcoming MCRA meeting in December and there would be time to ask questions and have follow up conversations and meetings. Mr. Arserio agreed and said he did not intend to make any commitments at the upcoming meeting. He said he liked the concept of a central gathering place that he saw on a recent trip to Tampa and would keep an open mind on the proposed number of housing units as it depended on how they would be placed in the development. Ms. Schwartz suggested the Board visit other developments that had been completed by the applicants before any decisions were finalized. Vice Chair Caggiano agreed with Mr. Arserio and Ms. Schwartz and said the Board should take all the necessary time before partnering with a developer because it would be a 99-year commitment.

Ms. Schwartz excused herself to take a phone call at 5:19 p.m.

Chair Ruzzano said it would be important to build a relationship with a new developer and he intended to meet them individually. He asked if it would be better to talk to the three developers prior to the upcoming meeting and Mr. Curtis said it would be preferable to speak to them after their presentations as the meeting in December would facilitate a public presentation and general discussion. He said individual meetings could follow their presentations. Chair Ruzzano asked for clarification on meeting with lobbyists. David Tolces, Board Attorney, said they would not be considered lobbyists if the principal of the company was not paid to lobby. Chair Ruzzano asked if the number of units that the developer wished to build was restricted, and Mr. Curtis advised the County had an affordable housing multiplier that added seven units at market rate for every unit that was deemed restricted as affordable housing. Chair Ruzzano also requested the presentations include proposed finances for the City Center Development. Mr. Curtis said Colliers would include a breakdown of the financials in their summary of the three presentations. Chair Ruzzano asked Mr. Tolces if it would be possible to mandate workforce housing for teachers and first responders. Mr. Tolces said they could provide a 'first look' opportunity for certain classes of employees that would be included in the agreement with the developer.

4A. TENANT UPDATES

There was a brief discussion about the rent rolls, and it was noted that all the rent was up to date.

5. BOARD MEMBER COMMENTS

Ms. Schwartz returned to the meeting at 5:27 p.m.

Ms. Simone: Thanked the MCRA Coordinators for their submittals and continued hard work.

Mr. Arserio: Congratulated the Board members on their re-election to the City Commission. He said while he was in Tampa he saw a gathering space with restaurants and a green space overlooking the water and he envisioned something similar for Margate.

Ms. Schwartz: Commended the MCRA Coordinators on the award. She referenced the trip to Tampa and agreed with Mr. Arserio on the concept of a central gathering place.

Vice Chair Caggiano: He also thanked the MCRA Coordinators and wished everyone a Happy Thanksgiving.

Chair Ruzzano: He said he appreciated the work of the MCRA Coordinators on behalf of the Board. He referenced the recent trip to Tampa and said he looked forward to the day the City of Margate would have a vibrant downtown.

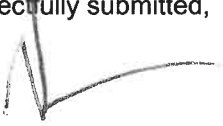
Mr. Arserio added the Board had all played a significant role in the future development of the City Center development. He asked for a resolution to put a plaque on the downtown site acknowledging the Board's vision and commitment to the project. He said there would be a long time from the beginning of the project to the end

and the current Board should be recognized accordingly. Ms. Schwartz agreed and said there was already a precedent for such an idea in previously completed projects such as the Building Department.

Chair Ruzzano also agreed and said there was something similar along the Tampa waterfront. He wished everyone a Happy Thanksgiving.

There being no additional business, the meeting was adjourned at 5:33 p.m.

Respectfully submitted,



Tommy Ruzzano, Chair

Transcribed by Fiona Christmas, CRA Coordinator

