

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING November 12, 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 6:02 p.m., on Wednesday, November 12, 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.

1A. MINUTES FOR APPROVAL – (9/10/25 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.

1B. MINUTES FOR APPROVAL – (10/7/25 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

Audrey Blackmore, resident, said she had attended the recent City Center downtown development meeting held at the Community Center and had seen renditions of proposed development at the property which was formerly known as the Swap Shop (1000 North State Road 7). She requested a better understanding from the Board of what was proposed so she could provide her input.

3A. RESOLUTION 766: AUTHORIZING THE APPROVAL OF TASK ORDER NO. 3 WITH CHEN MOORE AND ASSOCIATES, INC. FOR ADDITIONAL CIVIL ENGINEERING, LANDSCAPING AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE MARGATE BOULEVARD CROSSWALK AND LANDSCAPE IMPROVEMENTS 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

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

3B. RESOLUTION 767: AUTHORIZING THE APPROVAL OF TASK ORDER NO. 1 WITH KEITH AND ASSOCIATES, INC. FOR THE DESIGN, PERMITTING AND CONSTRUCTION ADMINISTRATION FOR THE MEDIAN ENHANCEMENTS 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.

3C. RESOLUTION 768: AMENDING FISCAL YEAR 2024-2025 ANNUAL BUDGET

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.

3D. RESOLUTION 769: AMENDING FISCAL YEAR 2025-2026 ANNUAL BUDGET

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.

4. EXECUTIVE DIRECTOR'S REPORT

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

Margate Boulevard Improvements – The Contractor had completed the ramp improvements along the outside lanes and had temporarily restored the crosswalks with asphalt. He said the asphalt would be replaced with stamped concrete once the entire project neared completion. He stated the Contractor was now working on the inside ramps and crosswalks which resulted in periodic lane closures and was coordinating around different events such as the lighting of the trees along Margate Boulevard and the upcoming Fair. He added it was decided to move the Winter Festival to the Covered Sports Field this year because of the ongoing construction on Margate Boulevard.

Undergrounding the Overhead Utilities – He said the project was progressing through all the design work. The 900-foot section along the Cocogate property had been added to the scope, however, it was undecided if it would be done during this current project or at a later time.

Sports Complex Turf Fields – an RFQ for a Design Build was put out with bids due back by December 17. He said they would have a better idea of the overall project cost once the bids came back, and he expected to come back with a recommendation before the Board in January.

Coral Gate Park Improvements – He said a contract was issued to MBR Construction to replace the playground and renovate the bathroom. He added that this project was near completion.

Median Enhancements - The Task Order that was approved that evening with KEITH and Associates was for median enhancements throughout the MCRA which included landscaping and irrigation. He said the plans that KEITH would create would be used by the MCRA to improve some medians presently and the remainder would be ready to be used in conjunction with Metropolitan Planning Organization (MPO) and Florida Department of Transportation (FDOT) projects in the future.

City Center Update – In response to Ms. Blackmore's request for more information, he offered to provide an update on behalf of the Board. He said the City and the MCRA owned a number of properties surrounding and including the property at 1000 North State Road 7 and the plan and vision was to develop it into a vibrant, mixed-use area with restaurants and entertainment along with some living spaces. The goal was to attract people into the City and provide a place for people living in the City to go for their eatertainment.

Audrey Blackmore, resident, said she had some questions, however she was advised that it was not the forum to do so. Mr. Curtis said he would be happy to speak with her after the meeting. He added that Brookfield Properties intended to come to the next MCRA meeting to give a presentation on the conceptual plan, as well as provide term sheets, so the Board could proceed with a developer's agreement.

4A. TENANT UPDATES

Jim Nardi, Advanced Asset Management, said all tenants in Chevy Chase Plaza were current and up to date, however, there were three tenants in Margate Shopping Center, aka Ace Plaza, that were delinquent. He said one tenant was supposed to pay with cashier's checks, however, they had paid with personal checks which were not accepted. He stated the tenant would be issued with a three-day notice and he did not expect any further problems. He said the other two tenants were just late this month and he did not anticipate any further issues.

5. BOARD MEMBER COMMENTS

Mr. Schwartz – She thanked everyone who participated in the Veterans Day celebration and wished everyone a Happy Thanksgiving.

Ms. Arserio – He wished everyone a Happy Thanksgiving and said he looked forward to working on all the exciting projects in store for the MCRA in the coming year.

Ms. Simone – She wished everyone a safe and healthy Thanksgiving.

Vice Chair Ruzzano - He referred to the recent passing of Margate resident Rob Reiner and said there was a fundraiser in his memory for Thanksgiving. He said the goal was to provide 50 people with meals for up to ten family members at a cost of \$40 a family. He added they were close to their goal and if anyone was interested in making a donation to contact the Vice Chair directly. He referenced the Veterans Day event and complimented the Mayor on her speech as well as the other speakers at the event. He said he was excited to have the Winter Festival at the Covered Sports Field and was sure it would be a great success. He said he had reservations about entering into a full partnership with Brookfield Properties to develop the downtown City Center and the Board should consider undertaking the development themselves. He reminded the Board that Brookfield Properties had already defaulted on a billion-dollar loan. He wished everyone a great Thanksgiving and a Happy Holidays.

Chair Caggiano: He thanked all the staff involved in the Veterans Day event. He reminded everyone that whilst South Florida avoided a hurricane this year, Jamaica was not so lucky. He encouraged anyone that was able to contribute in any way to the island nation, to do so.

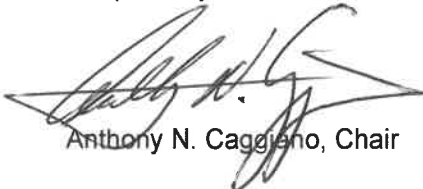
Cale Curtis, Executive Director, reported that City staff and the City's bond team had a recent interview with Moody's rating agency as the City needed an updated rating for bonds issued for water utilities. He said Moody's gave the City a AA2 rating which was a prime investment grade. He noted there were only two grades higher: AA1 and AAA. He said this was very positive for the City and, by extension, the MCRA, and would help with future investment ratings.

Ms. Schwartz thanked everyone who participated in the recent Trunk or Treat event where \$12,000 was spent on candy so the children would have a safe Halloween. She said it was a very nice event.

There being no additional business, the meeting was adjourned at 6:23 p.m.

Respectfully submitted,

Transcribed by Fiona Christmas, MCRA Coordinator



Anthony N. Caggiano, Chair

