

# MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

## REGULAR MEETING

August 20, 2024

### MINUTES

#### Present:

Joanne Simone  
Antonio V. Arserio  
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  
Brett Johnson, PE, Kimley-Horn and Associates  
Ronald Huffman, Margate-Coconut Creek Kiwanis Club

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:05 p.m., on Tuesday, August 20, 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.

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#### 1A. MINUTES FOR APPROVAL - (7/11/2024 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.

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#### 2. PUBLIC DISCUSSION

Donna Fellows, resident, thanked the MCRA for allowing The Legacy Closet to have their recent backpack giveaway at the Covered Sports Field. She said almost 3,000 people were in attendance and it was a tremendous success. She thanked Vice Mayor Schwartz, Commissioner Caggiano and Mayor Ruzzano for attending and supporting the event.

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#### ACKNOWLEDGEMENT OF THE MARKETING DEPARTMENT

Cale Curtis, Executive Director, recognized the marketing team led by Maria Fallon and supported by Yarelis Fuentes and J.R. VanWassenhove. He thanked them for using their unique talents to promote the businesses and City alike and for elevating Margate in such a positive light. He said their work had resulted in several prestigious awards, including Telly Awards, which were on display that evening. A short video followed that highlighted their work over the last year. Chair Ruzzano applauded the video and thanked the team for their great work. Vice Chair Caggiano echoed the Chair's sentiments and wished the marketing department continued success.

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**3A. RESOLUTION 729: APPROVING AND ACCEPTING THE CONTRACT FOR SALE AND PURCHASE BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND THE FAMILY OF GOD MINISTRY INC., FOR PROPERTY LOCATED AT 6012 N.W. 9TH COURT, MARGATE, FLORIDA (ALSO DESCRIBED AS FOLIO NUMBER 4841-25-03-0040) IN AN AMOUNT NOT TO EXCEED \$2,345,000 FROM FAMILY OF GOD MINISTRY, INC. TO THE MARGATE COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE MCRA CHAIR AND EXECUTIVE DIRECTOR TO EXECUTE SAID CONTRACT, AND ALL OTHER APPROPRIATE AND NECESSARY DOCUMENTS TO COMPLETE THE PURCHASE INCLUDING 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, Mr. Arserio 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.

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**3B. RESOLUTION 730:** AUTHORIZING THE APPROVAL OF TASK ORDER NO. 2 FOR KIMLEY-HORN AND ASSOCIATES, INC. FOR DESIGN SERVICES FOR THE UNDERGROUNDING OF UTILITIES PROJECT ALONG STATE ROAD 7 BETWEEN ATLANTIC BOULEVARD AND COCONUT CREEK PARKWAY; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE TASK ORDER

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

**MOTION:** SO MOVE TO APPROVE

Cale Curtis, Executive Director, said that Kimley-Horn (K-H) had previously been engaged to conduct a feasibility analysis and produce an opinion of probable cost for construction for undergrounding utility lines from Atlantic Boulevard along US 441 to Coconut Creek Parkway. He said representatives of K-H were at the meeting to give a brief presentation and would answer any questions that the Board might have.

Brett Johnson, Professional Engineer, said he represented K-H's West Palm Beach office and was accompanied by Ryan Declé and Frederick Fletcher. He said their team was solely dedicated to overhead to underground conversion projects and was very well experienced in that type of work. He said the relocation of all above ground utilities included not only power lines but also telecommunications, streetlights, metering infrastructure and fiber optics, all from different utility providers. K-H would work to consolidate the designs from the individual utility providers into a singular plan set so that a contractor could put conduit into the ground at one time to maintain as much schedule and cost control as possible. They had identified six utility providers within the area: FPL, AT&T, Comcast, Lumen, Hotwire and Breezeline and part of the construction process would also include burying transformer boxes and communications pedestals. In addition, he said it was also a Florida Department of Transportation Right of Way (FDOT ROW) and permitting coordination would be required. Next, he discussed the opinion of probable cost and said K-H estimated it to cost \$3.1 million and that figure included engineering fees, construction fees, fees charged directly by the utility providers as well as construction phased support. Lastly, he said K-H expected the timeline to be a complicated process especially given the number of utility providers involved, therefore, his team anticipated a twelve-month design process, then six months in permitting followed by eighteen months of construction.

Ms. Schwartz asked if FPL would be removing the many poles that remain in the City of Margate after the recent hardening effort. Cale Curtis, Executive Director, responded that FPL were good about removing the old poles once all the telecommunications were moved onto the new poles. He said monthly meetings were held in the City with all the providers to keep them on schedule to move their lines. Some discussion ensued about whether the internet fiber company, SiFi, would utilize the same conduit. Mr. Arserio said SiFi were putting a much smaller, shallower strip down in the road which was entirely different to AT&T and Comcast. Mr. Johnson suggested it would be best to avoid any future aerial attachments to the poles, if possible, while the process was ongoing. Vice Chair Caggiano asked the Executive Director to make sure staff were made aware in case an application came into the City. Ms. Schwartz asked about other providers, such as Bluestream, that were coming into several condo developments and whether they would be buried or not. Mr. Johnson said it depended on the location and the specific development's requirements. Chair Ruzzano asked if there was a downside to underground utilities. Mr. Johnson replied that it was a lot more resilient, especially from an electrical standpoint. He said FPL had published data that day by day it performed 50% better during storms, however, it could be more challenging to find a fault underground. However, this was much less likely to occur because it would be less impacted by weather, errand vehicles, etc. Mr. Johnson confirmed the utility providers would be the owners of the infrastructure and therefore could not be told how to use it and went into more detail about the opinion of probable cost. Mr. Arserio said he would support the motion because the cost of construction would only continue to rise, and the

project would be one less thing to ask a developer to do. He said it would be good leverage to use when asking a developer to pay for something else.

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

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**4A. DISCUSSION AND POSSIBLE ACTION: APPROVING A TEMPORARY USE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND THE MARGATE-COCONUT CREEK KIWANIS CLUB FOR THE SALE OF CHRISTMAS TREES AND RELATED ITEMS ON MCRA OWNED PROPERTIES LOCATED AT 1491 NORTH STATE ROAD 7 AND 5750 N.W. 15 STREET**

Ronald Huffman, resident and incoming President of the Margate-Coconut Creek Kiwanis Club requested approval for use of the properties as well as a waiver of the rental fee. He said the Kiwanis Club planned to double their charity in the coming year helping needy families in the community. They had helped 7,000 children the previous year and had given out 24 bags of groceries per week which would increase to 48 bags per week. He said they also planned to be more involved in schools by helping with reading programs and organizing field trips. He thanked the MCRA Board for its continued support.

Ms. Schwartz made the following motion, seconded by Ms. Simone:

**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.

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**4B. DISCUSSION AND POSSIBLE ACTION: FISCAL YEAR 2024-2025 ANNUAL MCRA PROPOSED BUDGET**

Cale Curtis, Executive Director, gave an overview of the proposed budget. He said the MCRA would focus on the City Center in the final years and so had not added any significant projects to the budget. He said the existing improvement and maintenance projects would remain: Margate Boulevard Improvements, Southgate Boulevard Improvements, Coral Gate Park, Sports Complex Field Upgrades as well as the Utilities Undergrounding. He said the Property Improvement Grant was very successful and so funds would be re-budgeted for that program. He had allocated \$50,000 audio upgrades at the Sports Complex Covered Field for a Public Address (PA) System, and he was also budgeting for some community policing initiatives to help enhance services within the MCRA. Lastly, funds would again be budgeted in anticipation of any opportunity for land acquisition to enhance the MCRA's portfolio for development.

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**5A. TENANT UPDATES**

Ms. Schwartz asked about the space that Ivy's Furniture had vacated. Cale Curtis, Executive Director, answered that Flynn's Gaming were looking to expand their retail store and had taken over that space on June 1, 2024. Discussion ensued about how busy the plaza had become and the Board congratulated Flynn's Gaming on their success.

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**6. BOARD MEMBER COMMENTS**

**Ms. Simone:** She thanked the multimedia team for all the great work that was done for the City and the MCRA. She said Margate Delish was a big hit and she looked forward to its continuation. She wished everyone well and said everyone should stay hydrated.

**Mr. Arserio:** None

**Ms. Schwartz:** She said the National Night Out was sensational as always and the school supply and giveaway was a wonderful event. She said 1,000's of items were given away and it was an amazing day.

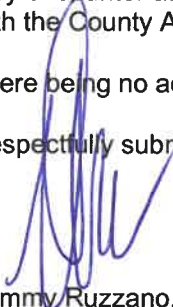
**Vice Chair Caggiano:** He said the children were back at school and asked drivers to pay particular attention while in school zones. He also reminded residents that it was the middle of hurricane season and asked everyone to start preparations if they had not already done so.

**Chair Ruzzano:** He congratulated the multimedia staff for all their efforts as well as everyone involved in the backpack giveaway at the Sports Complex which he said was an incredible event. He said he was on a panel the week prior to the meeting with other mayors from neighboring cities and was asked questions about the City of Margate. He said he had so much to say it was evident there was a great sense of community spirit in the City of Margate and how proud he was of the City.

Vice Chair Caggiano drew the Board's attention to an email received from the Executive Director regarding the MCRA termination date. Cale Curtis, Executive Director, asked the Board to speak to any County Commissioner they encounter at various events regarding the MCRA's extension request. He said he would continue to work with the County Administrator and staff, but it would be helpful if the Commission was approached as well.

There being no additional business, the meeting was adjourned at 7:56 p.m.

Respectfully submitted,



Tommy Ruzzano, Chair

Transcribed by Fiona Christmas, CRA Coordinator

