

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING April 12, 2023

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
Ken Krasnow, Vice Chairman, Colliers International
Russell Berman, TBT Athletics
Mike White, TBT Athletics

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:01 p.m., on Wednesday, April 12, 2023, 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 - (3/08/2023 Regular)

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

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.

Chair Ruzzano commented about the horrible weather and the inability of some residents to attend that evening's meeting. He asked if the Board would be open to allowing members of the public to virtually attend a Zoom meeting, if pre-arranged, in the event of inclement weather. Board Members Simone, Arserio, Schwartz and Chair Ruzzano were not opposed. Vice Chair stated that he was opposed to the idea. Chair Ruzzano stated that if the meeting was not postponed, then they would allow virtual attendees if registered by 6:00 pm that day. Ms. Schwartz requested that any attendees be visible at the virtual meeting.

2. PUBLIC DISCUSSION

Donna Fellows, resident, referenced the empty spaces in Chevy Chase and requested that the MCRA try to attract a larger restaurant chain, other than fast food restaurants to the plaza. Vice Chair Caggiano referenced Margate Delish (a restaurant directory on the City's website) to see the many great restaurants in Margate. Ms. Fellows restated the need for a steakhouse or BBQ restaurant. Chair Ruzzano stated that the plaza was almost full now but that the plan was to include restaurants of that caliber in the City Center plan.

Jonathan Kraljic, resident, thanked the Board for considering Zoom meetings due to adverse weather conditions but also asked that members of the public be allowed to comment virtually at any meeting. He also asked that Board members be fully engaged and present when casting votes. He recommended that, per Florida Statute 163.357, the MCRA Board Members appoint two alternate board members who could step in during the absence of MCRA Board Members in order to provide a quorum, avoid tie votes, and ensure that all board members could make more informed decisions before casting votes. He also asked the MCRA to reconsider removing Sabal Palms at the Southgate Boulevard medians as they provided an ecosystem.

3A. RESOLUTION 703: ACCEPTING THE MCRA INDEPENDENT AUDITOR'S REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT "A"; PROVIDING AN EFFECTIVE DATE

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

- 3B. **RESOLUTION 704:** APPROVING THE SECOND AMENDMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND ADVANCED ASSET MANAGEMENT, INC., FOR PROPERTY MANAGEMENT SERVICES, AUTHORIZING THE CHAIR AND EXECUTIVE DIRECTOR TO EXECUTE THE SECOND AMENDMENT TO THE AMENDED AND RESTATED AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND ADVANCED ASSET MANAGEMENT, INC.; PROVIDING AN EFFECTIVE DATE

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

MOTION: SO MOVE TO APPROVE

Ms. Schwartz asked Jim Nardi, Advanced Asset Management, if property management included overseeing lawn maintenance. Mr. Nardi, speaking from the audience, responded that everything was included.

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

- 3C. **RESOLUTION 705:** ADOPTING GUIDELINES AND APPLICATION FOR THE MARGATE COMMUNITY REDEVELOPMENT AGENCY PROPERTY IMPROVEMENT MATCHING GRANT PROGRAM; PROVIDING AN EFFECTIVE DATE

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

MOTION: SO MOVE TO APPROVE

Mr. Arserio proposed raising the cap to \$750,000 for commercial properties in order to further entice businesses with larger footprints, such as entire plazas, etc., and also raising the proposed amount to \$1,500 for the first 100 linear feet of frontage and \$1,000 thereafter per linear foot. Ms. Schwartz suggested a compromise of \$500,000 as a cap to avoid the current budget being taken up by two large commercial businesses. Discussion ensued about raising the cap and increasing the budget to \$2 million. Ms. Schwartz suggested setting some dollars aside for veteran and minority owned businesses. After further discussion, Mr. Curtis reiterated the Board's suggestions to raise the cap to \$750,000 for commercial properties, increase the initial amount to \$1,500 for the first 100 linear foot and \$1,000 thereafter and to increase the budget to \$2 million which could be put before the Board at the next MCRA meeting. He added that \$1.5 million could be earmarked for commercial businesses and the balance for residential.

Chair Ruzzano asked that air conditioners be included in the program as the American Legion was in need and they would not qualify for assistance under the existing proposals. Mr. Curtis suggested carving out an exception for veteran owned or leased, non-profit organizations to be eligible for this program regardless of their frontage on an arterial road. The Board expressed general consensus with this suggestion.

Ms. Schwartz requested including language to encourage veteran, female and minority owned properties to apply to ensure equal opportunity for all. She asked for clarification that interior renovations would not be included in this grant with the exception of ADA upgrades for life safety, etc. She also asked if liens would be put on the properties and Mr. Curtis stated there would be no liens. Ms. Simone stated that she was opposed to the one bid requirement. Ms. Schwartz agreed with Ms. Simone.

Donna Fellows, resident, requested that one bid be enough, especially for residents, as it was difficult to get contractors to come out to provide bids.

Nina Culver, resident, wished there was a way to put more money towards assisting residents in poorer areas who might not have the funds to even match a grant. Chair Ruzzano agreed but said that he did not know how it could be done.

Jonathan Kraljic, resident, requested that city employees, companies owned by city employees or elected officials be prohibited from doing work on any grant funded jobs and therefore receiving funds from this grant program. He also

stated that applicants who received funds from the City's Property Improvement Program (PIP) should be excluded from applying to this program if their residence was within the MCRA boundary. Chair Ruzzano asked for clarification from Attorney Tolces if there would be any impropriety if he completed a PIP job under this program. Attorney Tolces stated that, based upon his review, there would be no problem. Vice Chair Caggiano stated that no Board members had anything to do with vetting or approving applications for the program other than making sure the program existed which Attorney Tolces confirmed. Attorney Tolces further stated that he sought clarification and received confirmation that a Board member could not apply as a homeowner for funds which were offered as part of a city program. Ms. Schwartz further stated that in 2016, three newly elected members sat in the Ethics Commission Meeting at the Office of Inspector General (OIG) and the question was raised whether it was illegal for a board member to conduct business within their district and was told that it was totally legal to do so.

Tracy Van Winkle, resident, asked for clarification if any of the Board Members or Commissioners could apply for PIP funding at all, whether MCRA or City funds, and Ms. Schwartz confirmed that the answer was no.

Attorney Tolces restated the suggested program changes in the form of an amendment. Mr. Arserio, as the maker of the motion, agreed with the amendment; Vice Chair Caggiano seconded the motion as amended, as follows:

AMENDMENT: INCREASE THE BUDGET FROM \$1.25 MILLION TO \$2 MILLION; INCREASE THE MAXIMUM AMOUNT ELIGIBLE FOR COMMERCIAL PROPERTIES TO \$750,000; EARMARK \$1.5 MILLION FOR COMMERCIAL AND \$500,000 FOR RESIDENTIAL; INCREASE THE CAP TO \$1,500 PER LINEAR FOOT FOR THE FIRST 100 FEET OF LINEAR FRONTAGE AND \$1,000 PER LINEAR FOOT THEREAFTER; TO PROVIDE AN EXCEPTION FOR VETERAN, NON-PROFIT OWNED OR LEASED PROPERTIES, REGARDLESS OF THEIR FRONTAGE AND TO INCLUDE HEALTH SAFETY UPGRADES INCLUDING AIR CONDITIONING

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

Mr. Curtis further stated that a mailer would be going out to all MCRA properties advertising the PIP.

3D. **RESOLUTION 706:** APPROVING AN AGREEMENT WITH COLLIERS INTERNATIONAL FLORIDA, LLC, AS A PIGGYBACK OF THE CITY OF PORT SAINT LUCIE CONTRACT #20190072 TO PROVIDE REAL ESTATE BROKERAGE, MARKETING AND ADVISORY SERVICES FOR THE DEVELOPMENT OF PROPERTIES OWNED BY THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF MARGATE; PROVIDING AN EFFECTIVE DATE

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

MOTION: SO MOVE TO APPROVE

Ms. Schwartz asked if this agreement took work from Mr. Nardi as a leasing agent. Mr. Curtis stated while Mr. Nardi managed the existing leases, this agreement marketed the property as a whole for a large scale developer for future development.

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

3E. **RESOLUTION 707:** APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF MARGATE PROVIDING THAT THE CITY SHALL PAY THE COST OF BROKERAGE SERVICES PERFORMED BY COLLIERS INTERNATIONAL FLORIDA, LLC ON BEHALF OF THE CITY AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY FOR ANY CITY PROPERTY FOR WHICH COLLIERS INTERNATIONAL FLORIDA, LLC PROCURES A DEVELOPER WHICH RESULTS IN THE CITY ENTERING INTO A DEVELOPMENT AGREEMENT WITH THAT DEVELOPER FOR THE APPLICABLE CITY PROPERTY; PROVIDING AN EFFECTIVE DATE

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

Chair Ruzzano spoke highly of Colliers and thanked Mr. Ken Krasnow, of Colliers International, for attending the meeting despite the weather conditions. Ken Krasnow, Vice Chairman of Colliers International, thanked the Board for their approval and said that he looked forward to meeting with them on an individual basis so he could learn more about their objectives, goals and desires so that they could be communicated effectively to a world class developer.

Jonathan Kraljic, resident, asked for clarification of the resolution as to who bore the cost of the brokerage services to which Mr. Curtis confirmed that both parties have agreed to bear their own costs as there were City and MCRA owned properties covered within the Agreement.

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

4A. DISCUSSION AND POSSIBLE ACTION: Consideration of potential commercial lease for the retail space located at 1041 N State Road 7

David Tolces, Board Attorney, stated that under Florida law, the MCRA needed to publish public notice of available properties and seek proposals before it conveyed or disposed of them. The MCRA advertised the space in the shopping center and proposals were therefore being brought before the Board for their consideration. Chair Ruzzano stated that two responses were received and noted one of the tenants was present at the meeting. Mr. Curtis gave a brief overview of the two prospective tenants: TBT Athletics, a sports training center; and ICEMIG, a wholesale and liquidation company. The lease amounts were identical, however, TBT Athletics would be looking for reimbursement of a percentage of their buildout costs if the MCRA were to terminate the lease early for redevelopment.

Mr. Arserio made the following motion for discussion, seconded by Vice Chair Caggiano:

MOTION: TO APPROVE TBT ATHLETICS

Mr. Arserio said that the percentage to reimburse their buildout costs was fair and that it would be at least three years before the development phase happened for this plaza. He also said that he thought that they would be a better fit in the community.

Russell Berman of TBT Athletics introduced himself and his partner and explained that it was a youth sports training center that provided afterschool camps that assisted the youth by keeping them focused on sports as well as working towards providing additional training with a goal of helping the youth get on their middle and high school teams and ultimately their college teams.

Mike White of TBT Athletics said that while the company's focus was on baseball, it would be easy to pivot to other sports. He said that the goal was to not only work on the youth's sporting ability but also to instill in them good discipline and character as they grew into adulthood.

Ms. Schwartz said they would be a good fit but had an issue with the 60% reimbursement in the first year. Vice Chair Caggiano said that the 60% was a moot point and that this tenant would bring good opportunities for the other businesses within the plaza.

Chair Ruzzano said that when children got to middle or high school they did not play on their respective sports teams, either due to lack of ability or training, and therefore spent too much time on their devices. He said that he would be excited to see anything that kept youth busy and moving.

Donna Fellows, resident, hoped that TBT Athletics could do something for the sport of bowling.

Ms. Simone asked if the other proposed tenant was invited to come to the meeting. Mr. Berman stated from the audience that he attended because he knew that the matter was coming before the Board as it was on the public agenda. Ms. Simone would have liked to have heard from the other prospective tenant as a sports oriented business might not appeal to the community as a whole. She was aware that a lot of people wanted the Swap Shop to come back and that the store Off The Truck Liquidators was very popular with the residents. She said that she was not clear how TBT Athletics' training program worked. Chair Ruzzano referred her to the backup provided for the meeting. Ms. Schwartz said that she still had an issue with the 60% reimbursement. Mr. Arserio stated that negotiations to do buildouts was common in a commercial lease.

Nina Culver, resident, commented that 60% was not excessive.

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

5A. EXECUTIVE DIRECTOR'S REPORT

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

Atlantic Boulevard Median Improvement – The landscaping was now completed. The next scope of work was the up lighting on the trees and that would be going out to bid.

Plaza Monument Signage - Off site signage for Ace Hardware and Chevy Chase Plazas had begun. The footers had been started but the weather had delayed the progress. The signs should be completed relatively soon.

Serino Park Renovations – Construction was about 50% complete and they were on schedule for projected completion in late June 2023.

Margate Boulevard Improvements – A presentation would be done at the May 10th meeting, providing an opinion and probable cost as well as the different concrete options for consideration.

Southgate Boulevard Median – Survey fieldwork and the design work had begun. Design should be completed in about three months and permitting and construction taking about another 10 months thereafter.

Undergrounding of Overhead Wiring - The possibility of burying overhead wires and lines underground was being explored on 441 from Atlantic Boulevard to Coconut Creek Parkway. A ballpark estimate from FPL had been received that was quite a bit lower than was anticipated – around \$1.2 million. He was encouraged by the estimate and was moving forward with getting that number finalized. Cost estimates were also being sought from AT&T and Comcast and any other utilities that were on those lines. He said that undergrounding the lines would certainly beautify that area. Chair Ruzzano asked why a future developer would not do the work to which Mr. Curtis replied that he was only gathering estimates at this time but added that getting the undergrounding out of the way could be beneficial when negotiating a developer's agreement.

Ms. Schwartz stated that she was getting calls from residents about a company called USIC that was distributing door hangers promoting smoke testing. She asked if the City could announce to residents that this was taking place with some explanation as to what it meant.

6. BOARD MEMBER COMMENTS

Ms. Simone: None

Mr. Arserio: None

Ms. Schwartz: She reminded everyone that the International Festival was taking place on April 29th from 10:00am to 3:00pm. She also asked if there was any update on the Oriole Gardens IV sign that had been hit. Mr. Curtis stated that a purchase order had been issued for the replacement of the wall.

Vice Chair Caggiano: He also reminded everyone of the International Festival. He asked everyone to be careful driving around in the city in the rain as potholes in the road could be hidden by any resulting flooding.

Chair Ruzzano: He reminded Mr. Curtis that there would only be two additional meetings before July 4th. He said he was very proud of the fact that the city hosted one of the few firework displays during COVID and that he was looking forward to the fireworks and the band, as it was always a great event.

There being no additional business, the meeting adjourned at 8:12 p.m.

Respectfully submitted,

Transcribed by Fiona Christmas, CRA Coordinator

Tommy Ruzzano, Chair