

COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING Wednesday, February 8, 2017

MINUTES

Present:

Tommy Ruzzano, Chair
Anthony Caggiano, Vice Chair
Lesa Peerman
Arlene Schwartz
Joanne Simone

Also Present:

David N. Tolces, Board Attorney
Diane Colonna, CRA Executive Director
Kim Vazquez, Project Manager
Cotter Christian, CRA Engineer/Manager
Douglas Smith, City Manager
Lauren Harris, Marketing Coordinator
Benjamin Ziskal, Economic Development Director

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:05 p.m., on Wednesday, February 8, 2017 by Chair Tommy Ruzzano. There was a moment of silence followed by the Pledge of Allegiance.

1A. **MINUTES FOR APPROVAL:** Minutes from December 16, 2016 and January 11, 2017 Regular CRA Board meetings.

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

MOTION: SO MOVE TO APPROVE

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

2. **PUBLIC DISCUSSION**

No comments

3A. A RESOLUTION OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY, APPROVING A CONSTRUCTION REIMBURSEMENT AGREEMENT (FAÇADE GRANT) IN AN AMOUNT NOT TO EXCEED \$4,500 WITH MARK AND RAMONA GENCO, TRUSTEES OF 309 NORTH STATE ROAD 7 IN MARGATE, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

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

MOTION: SO MOVE TO APPROVE

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

3B. A RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND NEW URBAN COMMUNITIES, L.L.C. FOR THE CITY CENTER PROJECT

After David Tolces, Board Attorney read the item title; Ms. Peerman made the following motion, seconded by Ms. Schwartz for discussion:

MOTION: SO MOVE TO APPROVE

Mr. Tolces said the Board was given an updated second amendment based on discussions held at the February 7 CRA Workshop. After discussions with counsel for the developer it was determined that an additional six months is needed to negotiate new terms for the agreement, and to allow time for revisions to be made to the site plan (reduce units on east parcel, relocate community center and amphitheater to west side, provide for CRA development of commercial components). The revised submittal deadline provided in the second amendment is August 7, 2017.

Mr. Ruzzano asked if re-negotiation of the purchase price will take place before the site plan is submitted. Mr. Tolces stated the price would be part of the negotiations to amend the terms of the agreement. Ms. Simone said she had some issues with the proposed site plan changes and wondered if she should express them tonight or wait until the site plan is submitted. Mr. Tolces said there will be an opportunity to review and comment on the amended development agreement when it comes back to the board.

Tim Hernandez of New Urban Communities addressed the board regarding the re-negotiation of the price being paid for the property. He stated that they would be seeking to reduce the price based on a reduction in acreage being purchased (since the commercial would be developed by the CRA) and on the fact that they are reducing the number of residential units that they could build. There will be fewer units to spread the development costs over. There will be a preliminary plan attached to the revised agreement, as there was with the original agreement.

Ms. Simone expressed she is not happy with the board's direction that the CRA would develop the commercial portions of the project. She prefers that the developer build it out.

ROLL CALL: Mr. Ruzzano, Yes; Ms. Schwartz, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes; Mr. Caggiano, No. The motion passed 4-1.

4A. APPROVAL OF FAÇADE MODIFICATION – 2401-2403 N. STATE ROAD 7

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

MOTION: SO MOVE TO APPROVE

Jonathan Linker of Tropical Development Group discussed the plans for Ann Marie's Pizza said the restaurant plans to add an awning and seating area to the south side of the building. He plans to spend \$35,000 on the awning and will make additional improvements to the patio.

Ms. Schwartz asked how many seats are on the outdoor patio. Mr. Linker said there will be 16 seats. Mr. Ruzzano asked if there would be televisions on the patio. Ben Ziskal, Economic Development Director, responded that there are restrictions on what can be placed in outdoor seating areas. Currently, televisions are prohibited so the owner would have to seek a variance.

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

5. **EXECUTIVE DIRECTOR'S REPORT**

5A. MCRA WORKPLAN STATUS REPORT FOR JANUARY 2017

Ms. Colonna mentioned this is the last meeting for Lauren Harris, CRA Marketing Coordinator, who has accepted a position with another organization. Sarah Blake Marketing Manager, will return to manage marketing initiatives for the time being. Ms. Colonna updated the board on the following projects:

Copans Road - Broward County has approved the plans for Copans Road improvements. Ms. Peerman asked if the County approved the glass aggregate. Ms. Kim Vazquez, Project Manager responded yes.

Melaleuca Drive – Sidewalks are currently under construction. An agreement has been finalized with FPL to pay for additional lights on the poles.

David Park – A purchase order has been issued for the playground equipment and renovations. It will take a few weeks to manufacture and ship.

Sports Complex – Staff is working on submitting a plat amendment. CRA staff met with Broward County to clarify the process.

Mr. Caggiano commented that last month he asked which businesses CRA staff visited. He received the list however, many of the businesses had already participated in the In the Biz program. There didn't appear to be any new businesses contacted. Ms. Colonna explained that CRA staff often makes follow up visits to businesses that have participated in its programs. Staff also attended the grand opening of Exclusiva Tu clothing boutique and is working with them to have an In the Biz event. She named several other businesses that staff had recently contacted.

Mr. Caggiano asked how many public records requests are processed per month. Ms. Colonna said typically there is a minimum of two to three per month.

Ms. Schwartz asked Ms. Colonna if the electric lines on Melaleuca Drive were going to be buried underground. Ms. Colonna responded that they were not (due to the expense) and that the new lighting is being added to existing poles. There are areas that are dark, especially on the south side near Atlantic Boulevard.

5B: TENANT UPDATES

Ms. Colonna reported that Bay Bay's Chicken & Waffles and the Tax Service business have not submitted rent payments for January.

Mr. Ruzzano asked for a status on Bay Bay's Chicken & Waffles construction. Ms. Colonna said they are awaiting permits. Jim Nardi, Advance Asset Management, 5909 Margate Boulevard, said they have submitted for permits at the building department and are addressing comments. The owner has been in touch with him about submitting the January rent payment. Ms. Peerman asked if Latin Café has moved into the old Bei Jing restaurant space yet. Mr. Nardi said their lease started February 1st and they plan to open around April after they complete their renovations. Mr. Ruzzano said he spoke with the owners of Bei Jing and they wanted to thank the CRA for their assistance with closing out the business. Mr. Caggiano asked Mr. Nardi if there has been interest in the Backstreet Restaurant space. Mr. Nardi said there are several prospects, and that one contact has submitted a brief idea of their plans for the space. Ms. Simone

asked for a status on the Tax Service business. She noted they were late paying rent numerous times last year. Mr. Nardi said their lease is expired and the owners have indicated this will be their final tax season in this location.

6. BOARD MEMBER COMMENTS

Ms. Schwartz asked what is the price per square foot in the plazas. Mr. Nardi responded on average, it is about \$12 per square foot.

Ms. Peerman wished Ms. Harris good luck with her new position.

Ms. Simone also wished Ms. Harris good luck.

Regarding Winfield Boulevard, Ms. Schwartz asked about the decision to have two roundabouts and two speed humps within a relatively short distance from each other. After some discussion, the Board asked staff to direct the contractors to remove the speed tables from the plan.

Mr. Caggiano also wished Ms. Harris good luck. He said he attended the Sounds at Sundown event and the carnival and he loved the activity in Margate. He also attended the Smile at Margate grand opening today.

Mr. Ruzzano wished Ms. Harris good luck. He acknowledged the Boy Scouts in the audience.

Having no other business, the meeting ended at 8:04 P.M.

Respectfully submitted,

Transcribed by Courtney Easley

Tommy Ruzzano, Chair