

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING May 10, 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
Daniel Davila, P.E., Chen Moore & Associates

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:05 p.m., on Wednesday, May 10, 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 - (4/12/2023 Regular)

After David Tolces, Board Attorney, read the item title, Mr. Arserio 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.

2. PUBLIC DISCUSSION

Rob Reiner, resident, advised that he would be hosting a Keep Our Money In Margate (KOMIM) Home Improvement and Business Expo on June 10th, 2023, at the Sports Complex on Banks Road. This was an effort to connect residents with local businesses. Food trucks would be there along with live music and live sparring exhibitions by Mama Ali. He encouraged everyone to come out and support the local businesses.

Rich Zucchini, resident, thanked Rob Reiner for creating a forum for local businesses in Margate to reach out to its residents and reiterated that there would be a live band.

3A. RESOLUTION 708: AMENDING THE FY22-23 BUDGET BY TRANSFERRING \$750,000 FROM THE "CONTINGENCY" ACCOUNT TO THE "PROPERTY IMPROVEMENT GRANTS" ACCOUNT FOR THE PROPERTY IMPROVEMENT 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 asked the Executive Director to please explain the need for the budget transfer. Cale Curtis, Executive Director, said that the Board discussed the Property Improvement Grant Program at the last meeting and approved increasing the budget to \$2,000,000. The date set to begin accepting applications would be June 26th, 2023, and a mailer promoting the program would go out within the next two weeks to give ample time for eligible property owners to get quotes and prices. It would also be promoted through the website. Ms. Schwartz asked if it was still a reimbursement grant and Mr. Curtis concurred. Ms. Simone stated that she was still opposed to the one bid process.

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

3B. **RESOLUTION 709:** APPROVING A SPONSORSHIP AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND MY FAMILY MATTERS FOUNDATION, INC., FOR “DOC RENO’S WINGFEST” TO BE HELD ON JUNE 17, 2023 AT THE MARGATE COVERED SPORTS FIELD; PROVIDING AN EFFECTIVE DATE

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

MOTION: SO MOVE TO APPROVE

Vice Chair Caggiano asked why he only heard about the proposed sponsorship in the week prior to the meeting. Chair Ruzzano responded that he initially spoke with Allan Dale Wyatt, (aka Doc Reno) radio personality, two months prior at the Covered Sports Field about hosting the Wingfest event in Margate. At that time, Mr. Wyatt asked the Chair to keep it confidential until details could be finalized. Ms. Simone said that the facility was built to increase revenue for the MCRA and that giving away \$9,500 in sponsorships in return for advertising on the radio was not necessarily needed. Mr. Arserio said that Wingfest was already a great event and the Covered Sports Field was built to host such large events. He said that by giving away free sponsorships it added legitimacy to the events which, in turn, drew increased sponsorships to other City run events such as the International Festival which made a profit. A big event like Wingfest in Margate would open the door to other big events and therefore lead to increased revenue for the MCRA and enable the Board to command more in the way of sponsorships. Cale Curtis, Executive Director, said that the proposed sponsorship had initially been shared with the Board during the agenda review.

Ms. Schwartz said she had spoken to Doc Reno on the phone that day and had a better understanding of his organization. She said that an MCRA policy should be put in place to address the waiving of fees moving forward. Mr. Arserio agreed and suggested that it could be a budgeted amount every year. Ms. Schwartz also suggested that past sponsors of City held events might want an opportunity to sponsor a large event such as Wingfest and their information should be shared with Doc Reno.

Chair Ruzzano said that since the grand opening of the Covered Sports Field, the venue had increased in popularity. He said that he understood that the event could bring over 10,000 people to Margate and that it was a small investment in order to reap the benefits in the long run.

Allan Dale Wyatt introduced himself to the Board as radio personality “Doc Reno”. Following his diagnosis with neck cancer five years ago, he said he met a lot of families struggling financially with living costs not covered by insurance such as paying rent, buying food, etc. He did not know of many charitable groups that assisted families in that way so he created the My Family Matters Foundation. He said his job as a radio personality gave him a unique opportunity to raise money and help those families by providing financial support. The first annual Wingfest took place in 2015 and, due to COVID, this would only be their sixth opportunity to hold the much anticipated return of the event. The smallest attendance was 6,800 and the largest was 12,100. He was looking for a venue that would not have an entrance fee and parking would be free. The Sports Complex was the perfect venue in that it was ideally situated, well taken care of and large enough to host an event of this magnitude. He said he hoped that he would be able secure sponsors to pay for some of the expenses that the City or the Foundation might incur if the event was approved by the Board. He also said that an event of this size would give further exposure to the venue and therefore bring residual business. He made reference to the \$84,000 in radio advertising the MCRA would receive and said that he thought that was grossly undervalued. The radio station, Big 105.9, would promote the event on air in the four weeks leading up to June 17th and other radio stations would be included in the event such as Y100, 93.9 MIA as well as Spanish Top 40 with host Enrique Santos. The plan would also include doing a live broadcast for the first two hours of the event to encourage more people to attend – which had an approximate advertising value of \$10,000 in itself.

Vice Chair Caggiano commented on a potential conflict that the city commission had previously committed to buying seats for the upcoming Broward League of Cities 66th Annual Gala taking place at Margaritaville Hollywood Beach Resort on the same evening, June 17th. Ms. Schwartz asked if patrons would have free food similar to a chili cook-off, as this was a competition, and Mr. Wyatt responded that the vendors would pay a fee to the Foundation to attend and would charge patrons for the food and drink served at the event, keeping in mind that there would be no entry or parking fee.

Rich Zucchini, resident, said that an event such as this represented the true meaning of “if you build it, they will come” and he thanked Chair Ruzzano for his vision. He said he was excited for the event and hoped that it would be very successful.

Rob Reiner, resident, said that if the City would not sponsor the event, he would personally pay to rent the Covered Sports Field for the event.

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

Chair Ruzzano said that he would like Mr. Wyatt to give consideration to hosting Meatball Mania in January 2024 at the Covered Sports Field. Mr. Wyatt said that he would love to do two major events a year at the venue, and together, with the full backing of his radio station, they could assist families dealing with cancer and sick children.

3C. **RESOLUTION 710:** APPROVING CHANGE ORDER NO. 2 TO THE CONSTRUCTION AGREEMENT WITH MBR CONSTRUCTION, INC., FOR THE SERINO PARK RENOVATIONS PROJECT IN THE AMOUNT OF \$59,523.75 FOR A PARK IDENTITY SIGN AND INCREASING THE PROJECT COMPLETION CONTRACT TIME BY 60 DAYS; 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

Ms. Schwartz questioned if this was Change Order #2 to the original bid voted on in October of 2021 and why the price for a sign was so high. Cale Curtis, Executive Director, responded that the park identity sign was not included in the original bid and that it was of similar size to the Sports Complex sign on Banks Road. He said that the price included preparation for the installation of the sign such as associated site work, preparing the slab, concrete work and the electric work; Ferrin Signs would then install the sign. Chair Ruzzano pointed out that it was normal practice to use the existing contractor to finish the job rather than look for another contractor which would seriously delay the project and most likely cost the same amount. Ms. Schwartz asked for clarification as to what 15% OHP was and Mr. Curtis responded that it was overhead and profit. Ms. Schwartz questioned the 10% design charge as the sign was already designed in accordance to other wayfinding signage within the City. Vice Chair Caggiano said that it was normal practice. Ms. Simone asked if a sign that large was needed for Serino Park to which Mr. Curtis responded that the sign was 12 feet by 7 feet at its highest point and that it would be a good sized sign on U.S. 441 for the park. Ms. Schwartz asked if the sign was going to simply say Serino Park. Mr. Curtis responded "yes", and that it would have stone on it, include the city seal and be backlit. Ms. Schwartz suggested that perhaps it should have "Welcome to Margate" as well as the city seal, and Mr. Curtis said that it was not meant to be a gateway sign but a wayfinding sign for the park. The gateway signs would be different designs, located within the medians and, as such, would be more expensive to install because Management of Traffic (MOT) would be involved as well.

Rich Zucchini, resident, said it would be a great idea to have more signs. He would like to see a large digital event sign at the Sports Complex that would advertise upcoming events. He would also like to see a large digital community board on the corner of Atlantic Boulevard and U.S. 441 which had more traffic than most cities just at that intersection.

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:** Proposed cost estimates for the Margate Boulevard Improvements Project

Cale Curtis, Executive Director, explained that Chen Moore & Associates (CMA) had put together an opinion of probable cost based on the revised scope to remove the pavers on Margate Boulevard and replace them with stamped concrete as discussed by the Board previously. He reminded the Board that the original scope of work was going to cost approximately \$1,000,000 and, as there was a lot of square footage of pavers that would need to be replaced with stamped concrete, the new revised cost would be about \$2,000,000. In addition to the cost of the stamped concrete it also included the milling and repaving of the road, replacing all the crosswalks and redesigning and replacing of all the landscaping in the center of the circle on Margate Boulevard. He said that a design professional from CMA was present to answer any questions.

Chair Ruzzano said that the reason to redo the crosswalks was for safety purposes and he would not have a problem doing that but did not want to spend funds on areas that could potentially be part of development in the near future.

Mr. Curtis said that the circle was a concern as it had been hit several times resulting in landscaping being replaced at different times which had grown in unevenly. Mr. Arserio agreed that the outlook of the Board had changed since the revised scope was given to CMA due to the fact that lawsuit was nearing completion and Colliers was involved. He said that with the potential for redevelopment of the entire area, his suggestion would be to make the crosswalks ADA compliant, pressure clean and seal the sidewalks, replace landscaping where needed and possibly improve up-lighting of the trees.

Daniel Davila, P.E., design professional with CMA, introduced himself to the Board and reiterated what the original scope entailed which was to replace the crosswalks that were cracked and settled, make existing handicap ramps ADA compliant, make the landscaping material more uniform to assist with maintenance and improve eye line vision for drivers approaching the circle. He also said the original scope included complete milling, resurfacing, signing and marking of the entire road, so that it would have a fresh look and also meet current standards. He went on to say that the Broward County Traffic Engineering Division, which is responsible for paving, marking and signage across the County, had already changed the standards to improve safety around traffic circles such as the one on Margate Boulevard. This became evident when plans were submitted to Broward County for review.

Mr. Curtis said that he would get together with Mr. Davila and scale back the scope of work to address the conditions on Margate Boulevard, making it ADA compliant and cleaning it up. Mr. Arserio agreed saying that any major work done re-milling the road would need to be redone again anyway in the event of redevelopment. Ms. Schwartz asked if the Public Works Department would be able to repair potholes in the road in the interim. Mr. Curtis said that there was a crew in Public Works that did that but reminded the Board that the repairs were only meant to be temporary fixes.

Chair Ruzzano thanked Mr. Davila for attending the meeting and gave Mr. Curtis direction to come back to the Board with a revised scope of work as discussed.

5A. EXECUTIVE DIRECTOR'S REPORT

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

Atlantic Boulevard Oriole Gardens IV Wall Section – The contractor had started fabrication of the replacement wall that had been damaged in a car accident. The installation had been earmarked for August 2023. Risk management planned to subrogate for reimbursement.

Chevy Chase Plaza Improvements – Task Order #1 had been authorized for Kimley Horn for the design, permitting, surveying and topography for the parking lot improvements, in the amount of \$60,360. Roof work on 1041 North State Road 7 had begun which had created a minor issue for one of the restaurants next door as their hood system was drawing in the smell of the tar during the hot mop process. The roof would potentially be a three week job so solutions were being worked on to assist the restaurant through the process.

Serino Park – Construction was about 65% done and the project would be completed on time with the exception of the sign which would be done by the end of September.

Southgate Median Improvements – Programmable LED up-lighting would be included in plans for this median so that the newly installed trees could be lit up according to different holidays such as 4th July, Mother's Day, etc.

Atlantic Boulevard Median Improvements – The electrical conduit had been run in the median to allow for programmable LED up lighting in the trees in these medians as well.

Covered Sports Field – A budget transfer in the amount of \$10,000 had been authorized from the Capital Projects Contingency fund for associated amenities including a dedication plaque that would be fabricated and installed.

Mr. Curtis requested the Board's support in sponsoring a hospitality tent for the Police Department's National Night Out event in the amount of \$10,000 to \$12,000. There was general consent from the Board.

Mr. Curtis noted that Mr. Nardi was not present but that the updated rent rolls had been provided to the Board. He further noted that several tenants were late with their rent but arrangements were being made to collect it.

Chair Ruzzano drew the Board's attention to the fact that \$8,300 was collected from the tenant located at the newly acquired 1301 North State Road 7 property which brought the projected total monthly rent for all the MCRA properties to over \$70,000.

6. BOARD MEMBER COMMENTS

Ms. Simone: None

Mr. Arserio: He said the Field family, who had previously donated over 700 trees and plants, had 29 or 30 Sylvester palms to donate should the MCRA want them. It would entail hiring a company to properly prep the trees for removal, a crane to pull them out and to transport, plant and stake them in their new locations. The Parks and Recreation Director had been tasked with obtaining a market value for the palms as well as the cost to transplant them so that it could be brought before the Board for consideration.

Ms. Schwartz: She wished everyone a Happy Mother's Day.

Vice Chair Caggiano: He also wished everyone a Happy Mother's Day and wished the Florida Panthers and the Miami Heat good luck in the playoffs.

Chair Ruzzano: He requested a small Grand Opening for the residents surrounding Serino Park when it was ready. He also stated that Sounds of Sundown was absolutely incredible the previous weekend, as the band was awesome and had everyone up dancing. He looked forward to the following month's event as that band would be excellent as well. He also wished everyone a Happy Mother's Day and congratulated Mr. Wyatt on obtaining the Board's approval for Wingfest.

Ms. Schwartz asked if the roof installation at 1041 North State Road 7 would delay the new tenant from moving in and completing their interior renovations to which Cale Curtis, Executive Director, replied that it would not delay them at all as it was not an exposed roof.

There being no additional business, the meeting adjourned at 8:24 p.m.

Respectfully submitted,

Transcribed by Fiona Christmas, CRA Coordinator

Tommy Ruzzano, Chair