

# COMMUNITY REDEVELOPMENT AGENCY BOARD

## REGULAR MEETING March 9, 2016

### MINUTES

**Present:**

Frank B. Talerico, Chair  
Joanne Simone, Vice Chair  
Lesa Peerman  
Joyce W. Bryan  
Tommy Ruzzano

**Also Present:**

Eugene M. Steinfeld, Board Attorney  
Diane Colonna, CRA Director  
Kim Vazquez, Project Manager  
Ben Ziskal, Director, Economic Development  
Cotter Christian, CRA Engineer  
Sarah Blake, Marketing and Events Manager  
Doug Smith, City Manager

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:00 p.m., on Wednesday, March 9, 2016, by Chair Frank Talerico. There was a moment of silence followed by the Pledge of Allegiance. A moment of silence was held for former City of Coconut Creek City Attorney Paul Stuart. Roll call was taken.

Chairman Talerico recognized Zane Abdulreda from Margate Scout Troop 836 who is attending the meeting to complete a merit badge for Citizenship in the Community which requires attendance at a government meeting.

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**1A. MINUTES FOR APPROVAL: (2/10/2016)**

After Eugene M. Steinfeld, Board Attorney, read the item title, Ms. Bryan made the following motion, seconded by Ms. Simone:

**MOTION:** SO MOVE TO APPROVE

**ROLL CALL:** Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes;  
Mr. Talerico, Aye. The motion passed 5-0.

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**2. PUBLIC DISCUSSION - No comments**

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**3A. A RESOLUTION OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY, AMENDING  
AN AGREEMENT BETWEEN ART & SCULPTURE UNLIMITED AND THE MARGATE  
COMMUNITY REDEVELOPMENT AGENCY FOR MODEL, MOLD AND BRONZE CASTING OF A  
SCULPTURE OF KAYE STEVENS, INCLUDING PLAQUE DELIVERY AND INSTALLATION OF  
ALL PIECES AT KAYE STEVENS PARK**

After Eugene M. Steinfeld, Board Attorney, read the item title, Ms. Peerman made the following motion, seconded by Ms. Bryan:

**MOTION:** SO MOVE TO APPROVE

**ROLL CALL:** Mr. Ruzzano, Yes; Ms. Bryan, Yes; Ms. Peerman, Yes;  
Mr. Talerico, Aye. The motion passed 5-0.

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**3B. A RESOLUTION OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY (MCRA), APPROVING AN AGREEMENT WITH ROOF PAINTING BY HARTZELL, INC., FOR ROUTINE MAINTENANCE SERVICES FOR MARGATE COMMUNITY REDEVELOPMENT AGENCY MAINTAINED BUS SHELTERS**

After Eugene M. Steinfeld, Board Attorney, read the item title, Mr. Ruzzano made the following motion, seconded by Ms. Peerman:

**MOTION:** SO MOVE TO APPROVE

Ms. Simone asked for more information regarding the company. Ms. Kim Vazquez explained the Hartzell is currently under contract to provide maintenance service. The CRA is entering into the third year of their current contract. Instead of extending the contract, the scope of services was revised and a Request for Proposals was issued for maintenance services. Hartzell was the lowest bidder and the CRA will enter into a one year agreement with an option to extend for an additional two years.

**ROLL CALL:** Mr. Ruzzano, Yes; Ms. Bryan, Yes; Ms. Peerman, Yes;  
Mr. Talerico, Aye. The motion passed 5-0.

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**3C. APPROVAL OF AGREEMENT BETWEEN MARGATE COMMUNITY REDEVELOPMENT AGENCY AND CRAVEN, THOMPSON & ASSOCIATES, INC. FOR GENERAL ENGINEERING SERVICES**

After Eugene M. Steinfeld, Board Attorney, read the item title, Ms. Peerman made the following motion, seconded by Ms. Bryan:

**MOTION:** SO MOVE TO APPROVE

**ROLL CALL:** Mr. Ruzzano, Yes; Ms. Bryan, Yes; Ms. Peerman, Yes;  
Mr. Talerico, Aye. The motion passed 5-0.

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**3D. RESOLUTION AUTHORIZING THE CRA CHAIR TO EXECUTE THE LEASE BETWEEN THE CITY AND CRA FOR THE USE OF OFFICE SPACE IN THE CRA'S BUILDING AT 6280 WEST ATLANTIC AVENUE**

After Eugene M. Steinfeld, Board Attorney, read the item title, Ms. Bryan made the following motion, seconded by Ms. Peerman:

**MOTION:** SO MOVE TO APPROVE

Mr. Tommy Ruzzano asked what the planned use for the building is. Ms. Diane Colonna responded it will be used as office space. The CRA and Economic Development Department are moving to the new office. The Economic Development department will be consolidated into one location.

Mitch Pellecchia, 1690 NW 9<sup>th</sup> Street, Margate, questioned the annual payment from the City to the CRA for rent. Ms. Peerman clarified the CRA owns the building the City's Economic Development department will pay the CRA to occupy space.

Mr. Pellechia stated that the CRA has had problems collecting rent from tenants, what plans does the CRA have if the City wants defaults. He stated that tax payers have lost a significant on the Alzheimer Center property because of non-payment from the previous tenant.

Ms. Colonna responded that the City rent portion to the CRA is about \$13,000 per year and the rest of the monthly payments is a contribution to phones, electric and water.

**ROLL CALL:** Mr. Ruzzano, Yes; Ms. Bryan, Yes; Ms. Peerman, Yes;  
Mr. Talerico, Aye. The motion passed 5-0.

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**4A. APPROVAL OF TEMPORARY USE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND THE MARGATE FIREFIGHTER'S BENEVOLENT ASSOCIATION, INC.**

After Eugene M. Steinfeld, Board Attorney, read the item title, Ms. Bryan made the following motion, seconded by Ms. Peerman:

**MOTION:** SO MOVE TO APPROVE

Mr. Ruzzano asked if the Margate Firefighter's Benevolent Association could provide carnival tickets to the participants in the City of Margate Student of the Month Program. Matt Whiteshield replied yes.

Matt Whiteshield, representative from Margate Firefighter's, spoke about a charity basketball game, Police versus Firemen at the American Airlines Arena. He stated he would provide tickets for the City's Athlete of the Month program.

Ms. Simone commented to Mr. Whiteshield that although his organization does good work, she is opposed to carnivals in general.

Mitch Pellecchia asked Mr. Whiteshield if anyone has sent a request to Doc Reno from Big 105 to play in the charity basketball game. Mr. Whiteshield responded the event already has an exclusive radio sponsor.

**ROLL CALL:** Mr. Ruzzano, Yes; Ms. Bryan, Yes; Ms. Peerman, Yes; Ms. Simone, No;  
Mr. Talerico, Aye. The motion passed 4-1

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**5. EXECUTIVE DIRECTOR'S REPORT**

**A. MCRA WORKPLAN FOR JANUARY 2016**

Ms. Colonna gave an update on the workplan status for February 2016. The Request for Proposals (RFP) for legal services has been prepared and issued. The deadline for responses is April 5, 2016. The Kaye Stevens statue will be installed next week.

CRA staff held a meeting with Mike Jones, Parks Director, to discuss plans for David Park and the sports complex property. A meeting will be arranged with architects that are under continuing contracts to discuss designing some improvements to both of those facilities. CRA staff plans to present the options to the Board at a later date. CRA staff spoke with one of the engineering consultants on the design of the City Center Waterfront Promenade and is waiting on a proposal from them. Staff is continuing to work with New Urban Communities on the development agreement. The plan is to bring the agreement to the May meeting.

## **B. FLORIDA LEAGUE OF CITIES 2016 REGIONAL SUMMIT SERIES: CRA BOARD TRAINING**

CRA Board Training will be held in Wilton Manors by Florida Redevelopment Association staff on May 19, 2016.

### **C. NOTIFICATION OF BUDGET TRANSFER**

The CRA processed two budget transfers. One was to move funds from Contingency to handle maintenance and repair cost associated with the new CRA Office. The other was to cover a shortage in subscriptions and membership fees, also from contingency.

### **D. MARKETING AND PROMOTIONS UPDATE**

Sarah Blake, Marketing and Promotions Manager, reviewed initiatives the CRA has undertaken in the past few months for local businesses.

She reviewed:

- Co-Op Advertising Campaign (May-September 2016) on the last Wednesday of each month.
- Monthly Business eNewsletter
- Weekly eNewsletter goes out to 500 people promoting local businesses. The CRA also has a Facebook page and Instagram account to promote local businesses.
- Margate Merchant Mondays. The next events are June 6<sup>th</sup> and September 12<sup>th</sup>
- Sounds at Sundown. Attended by over 2000 people. Businesses donated items to auction.
- In the Biz Tuesdays launching on April 26 is designed to bring attention and awareness to businesses located in the CRA district who need a little boast. The event is every fourth Tuesday of the month.
- Margate Under the Moon event series starts in late summer

### **E. TENANT UPDATES**

Ms. Colonna stated the rents are up to date except for one business. The tax office made a payment today.

Ms. Simone asked if the agreement that was signed at the last meeting applied only to the bar, and not the restaurant operated by the same tenant. Ms. Colonna responded the agreement was only for the bar.

## **F. CLARIFICATION OF CRA BOARD MOTION: FAÇADE IMPROVEMENT GRANT FOR TROPICAL DEVELOPMENT GROUP LLC (2401-2403 N. STATE ROAD 7)**

Ms. Colonna explained that the City's Finance Director requested that the Board clarify a motion that was made regarding the Façade Improvement Grant for Tropical Development Group at 2401-2403 NW State Road 7, which is the Salsa Fresca and Propane USA building. When the item came before the Board last April Tropical Development had already begun the work. She explained that previously they had not qualified for the program because it was limited to target areas. When the program opened up to any business in the CRA district they came in and applied, but some of the work was already finished. The guidelines normally don't allow for reimbursement for work completed prior to the application being already submitted. The Board allowed a grant of \$25,000 and allowed them to be reimbursed for work that was done. The approved motion did not specifically state that the funds could be used for reimbursement of cost prior to the application date.

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

**MOTION:** TO CLARIFY THE INTENT APPROVING THE FAÇADE IMPROVEMENT GRANT FOR TROPICAL DEVELOPMENT GROUP, THAT DUE TO THE CHANGE IN THE PROGRAM GUIDELINES THE APPLICANT CAN BE REIMBURSED FOR COST OF WORK DONE PRIOR TO THE GRANT APPROVED UP TO THE MAXIMUM OF \$25,000

**ROLL CALL:** Mr. Ruzzano, Yes; Ms. Bryan, Yes; Ms. Peerman, Yes;  
Mr. Talerico, Aye. The motion passed 5-0.

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## 6. BOARD MEMBER COMMENTS

Ms. Peerman commented the latest Sounds at Sundown event went well. She suggested reaching out to Public Works to have them spray the property for mosquitos. Additionally, she asked when staff is moving into the new CRA building. Cotter Christian replied he is coordinating with the Public Works department to maximize the work they can contribute to the effort. The move is currently planned for late April or early May.

Ms. Bryan commented that she attended the Merchant Monday event. She thought Juan Ortega was an excellent coach and provided great information. She encouraged more business owners and employees to attend.

Mr. Ruzzano requested the CRA Board consider purchasing uniforms for Margate baseball teams with the new Margate logo to assist in promoting the City. Also, he mentioned the State Farm building located next to the new CRA office is for sale and asked staff to contact the seller for more information.

Ms. Simone stated she will be attending a Metropolitan Planning Organization (MPO) meeting tomorrow and she wanted to bring the topic of the proposed County transportation and infrastructure taxes at CRA meeting because it will affect the CRA. The MPO is asking its board members to vote on whether they are in favor of a surtax. They are proposing a 65/35 split for the county and city. She sought feedback from the Board members. Ben Ziskal, Director of Economic Development explained the potential projects the surtax would affect. Ms. Peerman noted that this discussion would be more appropriate at a City Commission meeting. She expressed confidence in Ms. Simone and Mr. Ziskal in representing the City at the Metropolitan Planning Organization meeting.

There being no additional business, the meeting adjourned at 8:02 p.m.

Respectfully submitted,

Transcribed by Courtney Easley

Frank B. Talerico, Chair