

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING May 14, 2025

MINUTES

Present:

Arlene R. Schwartz
Antonio V. Arserio
Joanne Simone
Tommy Ruzzano, Vice Chair
Anthony N. Caggiano, Chair

Also Present:

Cale Curtis, Executive Director
Larry Vignola, Assistant Director
David Tolces, Weiss Serota Helfman Cole & Bierman
Todd Nepola, Current Capital Real Estate Group

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 6:04 p.m., on Wednesday, May 14, 2025, by Chair Anthony N. Caggiano. 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.

Board Member Arserio left the Chambers at 6:05 p.m. and returned at 6:09 p.m.

1A. MINUTES FOR APPROVAL – (4/9/2025 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. Schwartz, Yes; Mr. Arserio, Absent; Ms. Simone, Yes; Mr. Ruzzano, Yes; Mr. Caggiano, Yes. The motion passed 4-0.

2. PUBLIC DISCUSSION

Tracy Van Winkle, resident, noted the change in the start time of the meeting from 7:00 p.m. to 6:00 p.m. had made little difference to the attendance.

Jonathan Kraljic, resident, (speaking over Zoom) asked if the time change had made a difference in the number of attendees at the meeting. He referenced the purchase of the property located at 1100 N. State Road 7 and asked if it would be included in the downtown development. He asked what plans were in place if the property were purchased and questioned the appraised value of the property versus the market value. Lastly, he said the public should be told who had initiated the request to purchase the property prior to the Board's vote.

3A. RESOLUTION 748: APPROVING AN AGREEMENT WITH FG CONSTRUCTION LLC., IN RESPONSE TO MCRA RFP 2024-02 FOR GENERAL CONSTRUCTION SERVICES FOR THE MARGATE BOULEVARD CROSSWALK AND LANDSCAPE IMPROVEMENTS

After David Tolces, Board Attorney, read the resolution title, Mr. Arserio made the following motion seconded by Ms. Schwartz:

MOTION: SO MOVE TO APPROVE

Ms. Schwartz asked if the color selection had yet been made and Cale Curtis, Executive Director, responded that it had not.

Donna Fellows, resident, inquired about why the Board would spend money on sidewalks that were scheduled to be torn up during downtown development. Ms. Schwartz said she did not believe Margate Boulevard would be torn up.

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

3B. RESOLUTION 749: APPROVING CHANGE ORDER NO. 1 TO THE CONSTRUCTION AGREEMENT WITH MBR CONSTRUCTION, INC., FOR THE SOUTHGATE BOULEVARD MEDIAN IMPROVEMENT PROJECT IN THE AMOUNT OF \$68,837.63 AND INCREASING THE PROJECT COMPLETION CONTRACT TIME BY 60 DAYS

After David Tolces, Board Attorney, read the resolution title, Ms. Schwartz made the following motion seconded by Mr. Arserio:

MOTION: SO MOVE TO APPROVE

There was no discussion.

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

3C. RESOLUTION 750: APPROVING A CONTRACT FOR THE SALE AND PURCHASE OF THE PROPERTY LOCATED AT 1100 NORTH STATE ROAD 7

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 asked if the property would be part of the city center development and Cale Curtis, Executive Director, responded he was not sure of the exact use at that time however, it would be included in the entire portfolio.

Elsa Sanchez, resident, voiced her concern on the purchase price of the property versus the market value of the property as shown on the Broward County Property Appraiser's website (BCPA.net) and asked for an explanation.

Mr. Arserio responded that one of the main purposes of the MCRA was to get rid of slum and blight. He said he meant no disrespect to the existing property owner, but the motel was an eyesore, and the site could be used for parking, etc., for the downtown area. He also referenced a recent appraisal done on the property which Mr. Curtis confirmed had appraised for \$3.5 million.

Ms. Schwartz also referenced the appraisal and said the 65-year-old motel was located within a few hundred feet of where the downtown development would be built. She added the MCRA should purchase this property while the money was available and not repeat the same mistake it made several years ago when it had the opportunity to purchase 8th Street and did not. Mr. Arserio added Mr. Todd Nepola, the owner of Crossroads Plaza, which was the plaza directly adjacent to the motel, was present that evening on another matter on the agenda. He said the motel most likely affected the plaza more than it would affect the downtown area as far as access and the purchase would prove to be beneficial to both. Whilst the motel was still operational, Mr. Arserio said it was a deterrent to the future renovation of the adjacent plaza. Ms. Schwartz agreed and said the motel needed to go. Ms. Simone made the recommendation to knock down the motel if the Board approved the purchase of the property. General consensus was given to the Executive Director to obtain quotes for demolition as due diligence was successfully completed.

Tracy Van Winkle, resident, questioned why the MCRA felt the need to buy a lot of property when money was scarce. Ms. Schwartz said the MCRA had never claimed to be short of money and asked the Executive Director for clarification. Mr. Curtis said the MCRA handled their money in a fiscally responsible manner and the purchase of the motel was deemed to be an investment in the redevelopment in the core of the City.

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

3D. RESOLUTION 751: APPROVING A CONTRACT FOR THE SALE AND PURCHASE OF THE PROPERTY LOCATED AT 5915 PARK DRIVE

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

MOTION: SO MOVE TO APPROVE

Elsa Sanchez, resident, said the MCRA would spend a lot of money to develop the properties once purchased and the money would be better spent on the improvement of the area surrounding the properties. She said the MCRA would spend more money than they should to purchase both properties.

Mr. Arserio asked if there was an existing tenant on the property and Cale Curtis, Executive Director, said there was, and rent would be collected for the remainder of the term if the Board approved the purchase. David Tolces, Board Attorney, said he would confirm the current end of the lease term and get back to the Board. Chair Caggiano said this piece of property was the remaining piece of land to the south of the Chevy Chase Plaza that was not yet owned by the MCRA, and it was the opportune time to buy before the impending development forced the value of the property to rise.

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

3E. RESOLUTION 752: APPROVING A GRANT AGREEMENT WITH ATLANTIC CENTER, LLC., FOR FUNDING IN AN AMOUNT NOT TO EXCEED \$600,000 FOR THE PROPERTY LOCATED AT 6828-6896 WEST ATLANTIC BOULEVARD

After David Tolces, Board Attorney, read the resolution title, Mr. Arserio made the following motion seconded by Ms. Simone:

MOTION: SO MOVE TO APPROVE

Donna Fellows, resident, asked if the plaza owner would be allowed to apply for a grant for any other plazas he owned in Margate as residents were only allowed to apply for one in every five years. Chair Caggiano said the grant was tied to the property address and therefore that would not be applicable.

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

Chair Caggiano thanked Mr. Nepola for his participation in the grant program and willingness to spend a lot of money on the renovation of his plaza. He wished him tremendous success and encouraged him to apply for another grant on his other Margate properties soon. Todd Nepola, Current Capital Real Estate Group, thanked the Board very much for the grant and for the opportunity it offered.

3F. RESOLUTION 753: APPROVING AN INTERLOCAL AGREEMENT BETWEEN BROWARD COUNTY, THE CITY OF MARGATE AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY REGARDING THE EXTENSION OF THE SUNSET DATE FOR THE MARGATE COMMUNITY REDEVELOPMENT AGENCY

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

MOTION: SO MOVE TO APPROVE

Ms. Schwartz said the extension would allow the MCRA to keep any monies previously received from any other entities and Chair Caggiano added the MCRA would continue its mission to rid the City of Margate of slum and blight. Mr. Arserio said the MCRA could also continue to avail itself of any opportunities for funding from the County in the future, if feasible.

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

4. EXECUTIVE DIRECTOR'S REPORT

Cale Curtis, Executive Director, said he met with Brookfield on a bi-weekly basis as it related to the City Center development and they continued to put together their entire team which would include architects, engineers, master planners and a public outreach team. He added Brookfield hoped to have a high-level master plan to bring to the Board towards the end of June and it would be refined for public engagement by the end of August or early September.

4A. TENANT UPDATES

Mr. Arserio asked about the net operating income (NOIs) of both plazas. Jim Nardi, Advanced Asset Management, said he would send the NOIs to the Executive Director with all the breakdown. He also said all the rent was current as of that evening's meeting. Mr. Arserio asked if it was explained to any prospective renters about the upcoming potential downtown development and what that might mean for the plazas. Mr. Nardi confirmed that was the case, however moving forward, he would like to provide something in writing that they would sign, and he would work with the Executive Director and Board Attorney to provide that.

6. BOARD MEMBER COMMENTS

Ms. Schwartz - She reminded everyone about the Memorial Day ceremony on May 26 at Veterans Park at 9 a.m. and she welcomed back a Board Member who was recuperating from an illness.

Mr. Arserio – In his meetings with Brookfield, he said he had discussed small business incubators and the businesses in the MCRA specifically. He said Brookfield had different models and they would see what would work and would not, however, it was important to be as transparent as possible moving forward with any new tenants.

Ms. Simone – No comment.

Vice Chair Ruzzano – He said Summer was coming and he encouraged residents to stay hydrated.

David Tolces, Board Attorney, said with regards to the question asked earlier in the evening, the existing tenant lease at 5915 Park Drive was valid until March 2026.

Chair Caggiano – He reminded residents to prepare for hurricane season. He also thanked the Executive Director and Assistant Executive Director for their vision when they originally brought Colliers International onboard to work with the Board. He said Brookfield, and the other developers, had taken the City of Margate seriously because of the quality that Colliers had brought to the project.

There being no additional business, the meeting was adjourned at 6:41 p.m.

Respectfully submitted,

Transcribed by Fiona Christmas, CRA Coordinator

Anthony N. Caggiano, Chair