

# MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

## REGULAR MEETING October 11, 2023

### MINUTES

**Present:**

Joanne Simone (Excused)  
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  
Rabbi Shloime Denburg

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:03 p.m., on Wednesday, September 13, 2023, by Chair Tommy Ruzzano. Roll call was taken. Rabbi Shloime Denburg led the meeting in a short invocation followed by the Pledge of Allegiance. The meeting was held in the City Commission Chambers and was also accessible virtually through Zoom technology.

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**1A. MINUTES FOR APPROVAL - (9/13/2023 Regular)**

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

**MOTION:** SO MOVE TO APPROVE

**ROLL CALL:** Ms. Simone, Absent; Mr. Arserio, Yes; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

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**2. PUBLIC DISCUSSION**

Julie Jones, resident, asked if the MCRA was going to bring back "IN THE BIZ". Chair Ruzzano said the program had been discussed at the last meeting and the Board considered bringing something similar back into operation. However, he said "IN THE BIZ" was trademarked so they could not use that phrase. Ms. Jones also noted that there was a lot of law enforcement presence in the community, and she said she was proud of them and also expressed her gratitude.

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**3A. RESOLUTION 716: APPROVING THE THIRD AMENDMENT TO THE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND LANDSCAPE SERVICE PROFESSIONALS, INC., PROVIDING FOR A ONE-YEAR EXTENSION TO THE AGREEMENT, AND APPROVING A FIVE-PERCENT RATE INCREASE**

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 stated that was not happy with the level of service provided by the landscape company in the last year. He had spent a lot of time with the Executive and Assistant Director driving around the City and had pointed out several areas that needed improvement. He said the landscape company had been notified by the MCRA of the need for improvement and he had been assured those improvements would be made. Therefore, he would vote to approve this amendment, however, he would vote to go out to bid once their contract was up at the end of the year if they did not improve their performance.

**ROLL CALL:** Ms. Simone, Absent; Mr. Arserio, Yes; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

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**3B. RESOLUTION 717: APPROVING THE COMMUNITY AESTHETIC FEATURE AGREEMENT BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY WHICH IS ATTACHED HERETO AS EXHIBIT "A"**

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

**MOTION:** SO MOVE TO APPROVE

Ms. Schwartz referenced a City project on Royal Palm Boulevard and Rock Island Road where several royal palm trees were removed while the road was widened. When the project was completed, the palms were replaced up and down Royal Palm Boulevard, but in a random manner. She wanted to be sure that when the Southgate project was being done that the MCRA would be involved in the process from the beginning, as opposed to when it was finished.

**ROLL CALL:** Ms. Simone, Absent; Mr. Arserio, Yes; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

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**4A. DISCUSSION AND POSSIBLE ACTION: UPDATE FROM COLLIERS INTERNATIONAL ON THE MARGATE CITY CENTER DEVELOPMENT OFFERING MEMORANDUM**

David Tolces, Board Attorney, read the item title. Cale Curtis, Executive Director, invited Mr. Ken Krasnow, Colliers International, to come to the podium to give an update on what could be expected over the next few months.

Chair Ruzzano said the MCRA had entered into an agreement with Colliers International, a billion-dollar investment company, to assist with the development of the new downtown area. Mr. Arserio added that because the MCRA owned the land, it would maintain control of the property and as such would have a say in what went in there. He went on to say that by having a company such as Colliers International to assist them with the development of the property, they could vet any potential developers and avoid potential problems that had plagued neighboring communities with similar developments. Chair Ruzzano agreed and asked Mr. Krasnow to provide a preliminary draft to the Board outlining the projected square footage and potential revenue of the expected development, in Collier's educated opinion.

Ken Krasnow, Colliers International, thanked the Board and said he was presenting the final draft of the Offering Memorandum (OM) which would be launched into the marketplace to several interested development groups. He said the initial plan was to do a soft launch of the OM at the ICSC conference, which was held in August of 2023, and then issue an Invitation to Negotiate (ITN). The ITN would have required proposers to submit bids and conceptual plans and Colliers would have used those submittals to issue a Request for Proposal (RFP) to a finalist group. However, based on a number of meetings with qualified development groups, Mr. Krasnow said the goal now was to bypass the ITN and directly launch the OM into the marketplace throughout the balance of this year, and issue an RFP in the early part of next year. He said the OM laid out very clearly what the RFP would entail, and the OM would allow interested developers to prepare their responses in a comprehensive manner.

Chair Ruzzano asked Mr. Krasnow whether the RFP would include details of the funds the MCRA would receive. Mr. Krasnow said Colliers would use the next couple of meetings to work through some of those expectations. Mr. Krasnow said the property was not being sold but rather going out on a long-term ground lease and those could be structured in a number of different ways. He said they would use the next several months to work through those various structures to come up with the best options. Mr. Arserio stated that collaborating with Colliers International would provide the MCRA with access to a diverse pool of highly qualified individuals who could assess any prospective offers.

Ms. Schwartz pointed out that there were a few issues with erroneous addresses and proposed projects on the OM. Mr. Curtis interjected that the list was provided to Colliers from the City with the intent to show the development community the current or potential activity going on in the City of Margate. It was produced from existing concepts and proposals that had been submitted to the City but none of those projects had been approved. He said he was also aware that when the list was sent over, some of the addresses had become corrupt but it was too late to upload the corrected version to the back up before the meeting. He said it would be corrected before the OM was launched.

Ms. Schwartz noted the OM had stated the "urban fabric with housing ranging to eight stories, to a maximum of 122 feet" and asked if the City's code had recently changed. Mr. Curtis answered that it had not, and that the information provided in the OM came from the code and development standards in the City's code. Ms. Schwartz also referred to the forest area where the 320 dwelling units and the expanse of parking were planned to go and asked if it was the Shooster property. Mr. Curtis said he would find out and let her know.

Chair Ruzzano asked if Lemon Tree Lake was City or MCRA owned and if it was being considered as part of the development because, as it was such a huge area, he could envision filling part of the lake and putting in a high-rise

condo - the biggest condo in western Broward. He went on to say that the entire project was going to be worth about half a billion dollars. He said he was excited to see the potential of what the project could bring for the City of Margate and its residents, noting that eventually ownership would go back to the City and would relieve some of the taxes. He thanked Mr. Krasnow and said he was happy to have Colliers International on board.

Mr. Krasnow finished by saying that while there were still some short-term challenges such as interest rates, distractions in the market, wars, etc., the timing of the RFP should work in the Board's favor. He said he would collaborate with the Board in the next few months to discuss some conceptual numbers which would help set reasonable expectations before releasing the RFP early next year. This would allow for a more informed and strategic approach to the project moving forward.

Rich Zucchini, resident, said he was glad that the Board had appointed a very knowledgeable firm that had experience and was very much looking forward to the culmination of many years work on the project.

Scott Bagoon said that he had formally lived in Margate and had known the Chair for many years. He said that he was very happy to see the pre-emptive ideas being used to vet potential developers to ensure financing went through, especially in the current economic climate. He wished the City of Margate well in its endeavors.

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## 5. EXECUTIVE DIRECTOR'S REPORT

Cale Curtis, Executive Director, said there were no significant updates from the prior meeting except for the following:

The neighborhood sign on Atlantic Boulevard and 77<sup>th</sup> Avenue had finally been repaired. He said he planned to have a meeting the following day with property manager Jim Nardi to go over parking lot improvements for the Chevy Chase Plaza that would include plans for aesthetic improvements to the columns and the painting of the building.

**Wayfinding Signage** - The Community Aesthetic Feature (CAF) Agreement that was approved that evening was for the Southgate Boulevard project. He said the same consultant was also working on similar agreements for the three other signs that fell within the Florida Department of Transportation's district along Atlantic Boulevard and US441 and they would be coming back before the Board shortly. Mr. Arserio asked about the size of the logos and the backlighting of the signs. Mr. Curtis replied that some adjustments had been made to the new renderings to better balance out the seal with the lettering and that the signs would be backlit. He said he would share the new renderings with the Board on an individual basis when they became available.

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### 5A. TENANT UPDATES

Ms. Schwartz said she had some questions for Mr. Nardi. In particular, she asked about the space at 5833 Margate Boulevard and why it had remained unrented for so long. Jim Nardi, Advanced Asset Management, responded that the MCRA was basically using it as storage space because it could not be rented out as is. He said it was a relatively small space, with no bathroom.

Ms. Schwartz then asked about two vacant spaces at Chevy Chase Plaza: 1023 and 1045 North State Road 7. Mr. Nardi explained that the 1023 space was a very odd shape with, about 10 foot wide at the front and 30 foot wide at the back. It could be usable but would take a complete rehab of the space. He said the second space at 1045 North State Road 7 had the same issue. It used to be a drop off laundry and when that tenant was evicted, everything was removed which left raw walls, ceiling, etc., and that space would require a full buildout as well as plumbing for a bathroom.

Mr. Arserio asked if any new tenants were aware that there was the possibility that the plazas could be demolished to make way for new development soon, to which Mr. Nardi replied that they absolutely were.

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## 6. BOARD MEMBER COMMENTS

**Mr. Arserio:** He said he looked forward to seeing everyone at the Fall Festival on October 28<sup>th</sup> from 6 pm to 10 pm. He said it was one of the larger events to be held at the Margate Sports Complex and encouraged everyone to come and check it out.

**Ms. Schwartz:** She said that the recent Sounds at Sundown was another great hit, and it was terrific to see people of all ages dancing. She encouraged people to come to the Truck or Treat event in front of City Hall on October 31<sup>st</sup> from 5 pm to 8 pm. She thanked the Chair for the candle lighting ceremony at the beginning of the meeting.

**Vice Chair Caggiano:** He said there were a lot things going on and he would love people to come out and enjoy the Sounds of Sundown and the Fall Festival, as well as the Trunk or Treat.

**Chair Ruzzano:** He agreed and said there were a lot of events and activities happening within the MCRA and some of the events could be a great opportunity to educate the community about its purpose and projects. He said perhaps the MCRA could revisit the idea of having an informational booth with pamphlets. He also suggested the possibility of using an intern to help with outreach that could be beneficial in raising awareness about the MCRA and its positive impact on the community.

Cale Curtis, Executive Director, agreed that it would be a good idea to rekindle some educational awareness throughout the community and would look into ways to bring that about.

Chair Ruzzano thanked a local business, Kookie Craze, for dropping off cookies to the dais before the meeting. He invited the owner (and baker) to come to the podium. Juli Van Der Meulen, resident, said she and her husband, Bruce, wanted to drop off the cookies as a way of saying thank you to the Board. The Chair said there were seven flavors – all of which were homemade and phenomenal. He encouraged everyone to support local businesses. He thanked the Rabbi for coming to the meeting that night and providing the invocation.

There being no additional business, the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Transcribed by Fiona Christmas, CRA Coordinator

Tommy Ruzzano, Chair