

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING March 11, 2026

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 Executive Director
David Tolces, Weiss Serota Helfman Cole & Bierman
Augustus Haney, VP Development, Brookfield Properties
Frank Frallicciardi, Senior VP, Brookfield Asset Management

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 6:33 p.m., on Wednesday, March 11, 2026, 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.

1A. MINUTES FOR APPROVAL – (02/11/26 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, Yes; Ms. Simone, Yes; Mr. Ruzzano, Yes; Mr. Caggiano, Yes. The motion passed 5-0.

2. PUBLIC DISCUSSION

Donna Fellows, resident, referred to the church located at 6012 NW 9th Court and said there were so many cars parked there on Sundays, she was sure they were operating their occupancy rate. She warned this could lead to the possibility of someone getting hurt. She said attendees at services on Sundays habitually parked on city land and trash was thrown all over the parking lot. She asked the Board to remove the church from the property.

Jonathan Kraljic, resident, referenced the start time of the MCRA meetings and asked if more people had attended the meetings since the earlier start time of 6:00 p.m. had gone into effect. He suggested the reason for the time change was to discourage public participation in downtown development discussions and reminded the Chair the downtown was for the benefit of the residents and not the developers.

3A. RESOLUTION 774: APPROVING A SPONSORSHIP BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND MY FAMILY MATTERS FOUNDATION, INC., FOR THE “DOC RENO’S WINGFEST”, “SOUTH FLORIDA ITALIAN FEST”, AND THE “BACON, BEER AND BBQ” EVENTS AT THE MARGATE COVERED SPORTS FIELD TO BE HELD ON JUNE 20, AUGUST 1 AND SEPTEMBER 6, 2026 RESPECTIVELY DURING THE 2025-2026 FISCAL YEAR

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

MOTION: SO MOVE TO APPROVE

Jonathan Kraljic, resident, said the Board should set a limit on the number of waivers granted per year to one particular entity and asked if the Board had seen any return on investment (ROI) from the advertisements on the petitioner’s radio stations.

Donna Fellows, resident, said she supported the petitioner’s request to use the Covered Sports Field because it was for a very good cause. She said Doc Reno’s events provided support to cancer victims and their families when they were at their most vulnerable and should be allowed to continue, if at all possible.

Nina Culver, resident, spoke in support of the item and said it was also a good opportunity to allow the Police and Fire Departments to bond with the community.

Elsa Sanchez, resident, said while it was for a good cause, it was too much to sponsor all three events. She suggested sponsorship could be given in a limited capacity.

Grant O'Donnell, resident, thanked Doc Reno for his willingness to help people with cancer and said the City should help, if at all possible.

Mr. Arserio referenced the comments made about the ROI and said the value of the positive media exposure Margate had received in the weeks leading up to each event ran into the hundreds of thousands of dollars. He also said the MCRA should budget for events of this kind every year and update the Event Policy to set a limit on the number of sponsorships and dollar amounts available per year. Ms. Schwartz agreed with Mr. Arserio's suggestion to set some kind of limitation on the existing policy. Cale Curtis, Executive Director, said there was already an existing policy for renting MCRA facilities and any request for the waiver of fees required petitioners to come before the Board. He reminded everyone Doc Reno's events were public events with live music and food trucks, etc., which was similar to the Sounds of Sundown event already sponsored by the MCRA. He said the main difference was the MCRA were not responsible for booking the entertainment or setting up the event, and Doc Reno's events would replace the Sounds of Sundown event if they were scheduled for the same date in that particular month. Vice Chair Ruzzano said there was no need to change the Event Policy and the Board should continue to treat each petitioner on a case-by-case basis.

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

3B. RESOLUTION 775: APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND BROOKFIELD DA HOLDINGS, LLC., (AN AFFILIATE OF BPG ACQUISITIONS LLC) FOR THE MARGATE CITY CENTER PROJECT

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

MOTION: SO MOVE TO DISMISS

Vice Chair Ruzzano referenced neighboring cities: Pompano Beach, Coconut Creek and Coral Springs, and said each of these cities had not received the downtown developments they had been promised. He also referenced Boca Raton's One Boca project and said a recent ballot had failed to pass in the latest election which indicated a lack of support. He said he would not support a developers agreement (DA) that allowed over 900 apartments to be built and noted he did not see much difference between the DA offered that evening and the one Ms. Schwartz and Chair Caggiano had opposed in 2016. Board Attorney Tolces clarified per Robert's Rules, there was no option to enter a Motion to Dismiss, however Vice Chair Ruzzano could object to the consideration of the question, which could not be debated and required a two-thirds vote, to sustain the objection.

ROLL CALL: Ms. Schwartz, No; Mr. Arserio, Yes; Ms. Simone, No; Mr. Ruzzano, Yes; Mr. Caggiano, No. The motion failed 2-3.

Board Attorney Tolces requested another motion to proceed, and Ms. Schwartz made the following motion, seconded by Ms. Simone:

MOTION: SO MOVE TO APPROVE

Cale Curtis, Executive Director, said after Brookfield Property Group had been selected as the development partner at the March 2025 meeting, they had begun to put together a DA to put before the Board. He said the process included weekly meetings with City staff, discussions with Board Members and a community meeting held in October of 2025, after which, Brookfield presented a conceptual development program and term sheets to the Board at the December 2025 meeting. He said the term sheets were then used to negotiate a framework for the DA which was before the Board that evening for consideration. Chair Caggiano asked about the item in Boca Raton that was on the ballot and Mr. Arserio said the \$175 million bond was for the police station, which did not pass, however there was also a separate issue about a development deal. Mr. Curtis said he understood Boca Raton had a fully negotiated and executed development deal that was also voted down by the residents in the recent election.

Augustus Haney, Vice President of Development at Brookfield, said the DA that was before the Board for consideration was only the start of the process and would allow Brookfield to develop a master plan in collaboration with the commissioners and the community. He discussed the conceptual master plan that was presented in December and said it was a fact gathering exercise. He said Brookfield had spent a lot of time learning about the community, studying other successful projects in the area, as well as what had been unsuccessful, in order to come up with a framework for a DA and a planning process. He discussed the difficult but fair discussions to reach this point in the negotiation process and Brookfield would be bound by a strict DA that would hold them to a fully collaborative process with the community. He reviewed the timeline and said once the DA was executed, Brookfield would have about three months to develop an initial concept design which would be presented to the Board and the community, after which Brookfield would be obliged to incorporate feedback and revise the plan. He explained a final concept plan would still have to go through a formal entitlement process with the City. He said the community would have many opportunities to be involved in the process and finalize a plan before they received site approval, executed a ground lease and started construction. He said they would have 18 months to deliver on that timeline, according to the terms of the DA. Mr. Arserio asked at what point in the process would the number of units and the design be finalized and Mr. Haney responded it would be when Brookfield had a finalized concept design which would inform the future submissions and design approvals. Mr. Curtis clarified, in terms of time, that would be six months after the execution of the DA. Mr. Arserio then asked if Brookfield were not obligated to execute a ground lease or their option for 18 months after execution per the terms of the DA and Mr. Curtis confirmed that was correct.

Vice Chair Ruzzano asked how many units the City currently had to develop, and Mr. Curtis responded there were 856 units. Vice Chair Ruzzano asked the Board to wait until there was a clear pathway for additional units before it entered into a DA. Board Attorney Tolces said the developer understood there were hurdles to obtaining any number of units over 856 and these were considered within the DA. Vice Chair Ruzzano said it was impossible to approve a DA the Board could not honor at present. Board Attorney Tolces said the developer recognized it was the City Commission that had the right to approve a special exception or an allocation of units. Mr. Arserio said he was in favor of the downtown development and whether it was Brookfield or another developer, it was unrealistic to expect zero apartments. He said this was public land which was not subject to the Live Local Act and the Board had greater authority to reject certain parameters for this property than it did for others. He stated he wanted no more than 500 units, and the developer had indicated to him that their number was no less than 650 units. He added he wanted to avoid a situation where the Board would be unable to find common ground with the developer on the number of units and 18 months later, with no option fee or ground lease in place, have to restart this entire process.

Ms. Schwartz said she had discussed the number of units with Brookfield, and they seemed amenable to changing that number if the Board arrived at a design they liked in general. She noted Brookfield were about to spend a considerable amount of money on designing a downtown, and the DA would allow them to move forward. She added, however, under no circumstances was any Board Member approving a number of units that evening. Mr. Haney confirmed 950 units was the maximum number of units for the entire project, however, not all of those units would be built in phase one as well as up to 40,000SF of retail space. He reviewed the key points of the DA and said it defined Brookfield's commitment to spend a significant amount of money to hit certain milestones.

Vice Chair Ruzzano asked if the DA could be amended that evening and Board Attorney Tolces said the DA was not yet approved and could be amended, however, the developer would have to agree to any changes prior to execution. Discussion ensued about the maximum number of units provided for in the DA. Vice Chair Ruzzano restated he did not want any apartments in the downtown and Mr. Arserio said 950 units was too high. Mr. Haney said there was nothing in the DA that prevented the Board from approving as many or as few units as they wanted at any point in the process. He noted Board Member Arserio's point about setting expectations was very valid, however, it would be very difficult to deliver the types of public benefits and amenities that Brookfield thought would be really successful in the project without the support of an optimal number of units. Mr. Arserio asked Brookfield what was the minimum number of units they would be willing to consider for this project and Mr. Haney replied it would be difficult to pinpoint as it depended on the type of development that evolved over the design process. He also stated there was a distinction between the DA and the plan; Brookfield were seeking approval for a DA so they could start the process of developing a plan. Mr. Arserio noted the DA included a participation rent provision based on an agreed-upon percentage of effective gross income for each phase and asked whether it applied to both commercial and residential components. Mr. Haney confirmed it applied to all revenue earned.

Audrey Blackmore, resident, asked why the downtown had to have apartments and why the public was not consulted on the downtown project at all.

Rich Zucchini, resident, said when Vice Chair Ruzzano was the CRA Chair for seven years he could have used that time to hold workshops and develop a consensus among the Board. He said if that had been done the developer would have had more direction from the Board.

Vice Chair Ruzzano responded he had always been clear he did not want any apartments and the MCRA had accumulated almost a \$100M in assets in the 7 years he was Chair.

Mr. Zucchini said if property taxes were eliminated in the next ballot for people with homestead exemption that would mean a 36% loss in tax revenue to the City. He said there was a large number of 55-plus communities in Margate whose residents only paid an average of \$400 in property taxes per year. He said the City could use the infusion of younger tax paying residents.

Amanda Haggerty, resident, said the Board would not be acting in good faith by approving a contract for 950 units if only 850 units could be built. She addressed the developer and asked who would fund the project in the event Brookfield filed for bankruptcy.

Tracey Van Winkle, resident, said the developer had an agenda to build 900 apartments over three phases and that was how they would make their money. She asked if anyone on the dais had received campaign donations from the developer.

Julie Van Der Muellen, resident, said the residents had been promised an upscale dining and entertainment area for decades. She said she remembered [in 2016] when nobody wanted the 968 apartments that were proposed and asked what had changed since. She reminded the Board they were supposed to represent the residents of Margate.

Donna Fellows, resident, referenced a mixed-use development in the town of Davie and said it was unsuccessful. She said a maximum of 500 apartments could work however not in the middle of the downtown area. She stated the residents wanted retail, restaurants and entertainment and people would not be able to afford to pay the projected rents for the proposed luxury apartments and also support the businesses built below them.

Jonathan Kraljik, resident, agreed with Vice Chair Ruzzano and said the property belonged to the residents and the focus should be on what the residents wanted for the downtown. He also agreed with Mr. Arserio that the number of apartments should be amended to a lower number in the DA to avoid wasting valuable time. He added the downtown was supposed to be a place for the residents, not a long-term real estate venture for developers.

Sandra Emanuele, resident, referred to one of the conceptual renderings and said she did not want five-story buildings in the downtown area. She said Margate was a family community and she did not want to see it spoiled with large buildings and parking garages.

Alan Kopelka, resident, said he did not trust developers as he considered their motives were profit driven. He added the downtown would put a heavy drain on the City's resources and the Board should not enter into a 99-year lease with anyone.

Jeremy Falls, resident, addressing the room, said he was a lifelong resident of Margate, and his father had volunteered for the Fire Department. He said the development would have a big impact on the traffic and existing resources.

Ms. Schwartz said she prepared a written statement as this was such an extremely important issue that would determine the fate of Margate for the next 50 years. She said she had lived in Margate for 44 years and had seen a lot of change in the City over that time. She noted open spaces and family friendly restaurants had been replaced by Dollar Stores and pawn shops. She said she ran for election in 2016 primarily to stop the 968, three story walk-up apartments and strip mall that was planned for the east side of US 441 and had joined "then candidate Caggiano and Mayor Ruzzano to end a terrible deal for the residents who would have gained absolutely nothing". She said the DA was not a vote on any specific number of units; it was simply a starting point to allow the developer to move forward. She noted Brookfield would spend a lot of money to draw up the plans while it would cost the City nothing and she was no longer willing to allow Margate to remain a "pass through city" when it had so much potential.

Ms. Simone agreed with Ms. Schwartz and encouraged attendees to focus on the overall vision rather than the total number of apartments. She said modern apartments were built like resorts, with a lot of amenities, as this was what the younger generation wanted. She discussed how remote work was becoming more prevalent in recent years and people desired the convenience of having gyms, shopping and restaurants "just down the stairs". She said this was a different kind of lifestyle, however, it was the future. She said she understood the design of the development was critical and was excited to see what Brookfield would design.

Chair Caggiano said he was very happy to hear what Board Members Schwartz and Simone had to say. He said the Board should be looking to build the future and he wanted to build a city in which younger generations would want to raise their children.

Mr. Arserio agreed with some comments made by his fellow Board members and said he too wanted a future downtown for this children. He stated he did not want to mislead the residents by saying there would be no apartments as that was unrealistic. He also reminded everyone the City would benefit from the revenue sharing. He stated his biggest reservations with the DA were the maximum number of 950 units and suggested 500 as a lower number. He said he would rather manage everyone's expectations that evening than find out in 18 months that Brookfield would be unwilling to reduce the number of units and decide to walk away from the project. A brief discussion ensued about the number of units versus the design of the project.

Vice Chair Ruzzano asked the Executive Director if the MCRA or City had the ability to build a 40,000SF commercial building and Mr. Curtis replied they could hire companies to do the individual tasks such as design and construction, however, neither the MCRA nor the City were equipped to develop a project of this size. Vice Chair Ruzzano asked if it was possible for this item to be put on the upcoming ballot and Board Attorney Tolces said the MCRA Board did not have authority to do so, however, the City Commission did, dependent on how it was phrased. He said the language needed to be very project specific.

Ms. Schwartz asked Brookfield, based on the discussions that had just taken place, if there was a lower number than 950 units they would consider in the DA that evening.

Frank Fralliciardi, Senior Vice President, Brookfield Asset Management, said he understood the concerns voiced that evening, however, Brookfield were only requesting the ability to start the collaborative process with the community to design a project with which everyone would be happy. He said Brookfield would remain open to compromise, were eager to advance the project given the current economic climate and, therefore, were quite comfortable to set a cap of 600 units for the first two phases of the project. He stressed the importance of creating a catalytic downtown in phase one to make the project as successful as expected. Some discussion ensued about the length of time between phases one and three and the ability of future commissions to amend the DA.

Vice Chair Ruzzano confirmed with Mr. Fralliciardi the final version of the DA had only been received the week before and said it was not enough time to have read it all. Mr. Fralliciardi said the DA was based on the term sheet which had been previously presented to and approved by the Board. Vice Chair Ruzzano asked the Board to vote no on the motion to approve the DA that evening and to put the DA on the next ballot so the residents could decide.

After some additional discussion, Ms. Schwartz asked the developer if they would be willing to set the cap at a not to exceed (NTE) 600 units for all phases and Mr. Fralliciardi responded they would. Ms. Schwartz made the following amendment, seconded by Mr. Arserio:

AMENDMENT: AMEND THE DEVELOPMENT AGREEMENT TO PROVIDE FOR A NOT TO EXCEED 600 UNITS CAP

ROLL CALL ON Ms. Schwartz, Yes; Mr. Arserio, Yes; Ms. Simone, Yes; Mr.
THE AMENDMENT: Ruzzano, No; Mr. Caggiano, Yes. The motion passed 4-1.

Vice Chair Ruzzano made the following motion which died for lack of a second:

MOTION: THAT THE ITEM SHOULD BE TABLED TO ALLOW THE CITY COMMISSION TIME TO PUT IT ON NEXT BALLOT

ROLL CALL ON
THE MOTION AS Ms. Schwartz, Yes; Mr. Arserio, No; Ms. Simone, Yes; Mr.
AMENDED: Ruzzano, No; Mr. Caggiano, Yes. The motion passed 3-2.

3C. RESOLUTION 776: APPROVING CHANGE ORDER NO. 6 IN THE AMOUNT OF \$467.97 AND CHANGE ORDER NO. 7 IN THE AMOUNT OF \$989.40 TO THE MARGATE BOULEVARD CROSSWALK AND LANDSCAPE IMPROVEMENTS PROJECT AGREEMENT WITH FG CONSTRUCTION, LLC. AND PROVIDE FOR AN INCREASE IN CONTRACT TIME FOR AN ADDITIONAL 2 DAYS; AUTHORIZING THE BOARD CHAIR TO EXECUTE THE CHANGE ORDERS

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

MOTION: SO MOVE TO APPROVE

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, provided the following capital project updates:

Chevy Chase Plaza Improvements - He said the permits had been submitted for the parking lot improvements at Chevy Chase Plaza and the structural work on the columns and sidewalk repairs would be done within the next two months. He said once this was completed the plaza would be painted.

He announced Ms. Rita Rodi, MCRA Coordinator, would retire at the end of the month. He said she had been a tremendous resource, not only to him but to the Board as a whole.

Lastly, he told the Board the tenant at 6012 NW 9th Court had received their certificate of occupancy (CO) from the City of Tamarac and he expected the tenant to turn their keys in by the end of the month.

4A. TENANT UPDATES

Chair Caggiano referenced the rent rolls and noted there were two tenants in arrears for the month of March.

5. BOARD MEMBER COMMENTS

Ms. Schwartz – She thanked Ms. Rodi and wished her good luck in her retirement. She wished everyone a Happy Passover and Happy Easter and reminded the residents about the Egg Hunt which would start at April 4th at 9:00 a.m. sharp.

Mr. Arserio – He advised residents who wanted to participate in the Egg Hunt to arrive earlier than the 9:00 a.m. start time. He asked for an update on the landscaping around the roundabout and Cale Curtis, Executive Director, said the landscaping was approved in the change order [Item 3C] earlier that evening. Ms. Schwartz asked if there were plans to install any flowers and some discussion ensued about the landscaping along Margate Boulevard. Mr. Arserio asked if the MCRA could draw up a plan to freshen up the US 441 corridor. He referenced the Median Improvements project and enquired if the City or the MCRA had a fertilization/weed and feed schedule. Mr. Curtis said he would look into those matters.

Ms. Simone – She referenced the \$56,000 bill owed by the Carnival and asked if it was owed to the MCRA or the City and Mr. Curtis replied it was owed to the City.

Vice Chair Ruzzano – He thanked Ms. Rodi for all her years of service and said he would see her the following month at her official send off. He wished Mr. Curtis a belated happy birthday. He asked Mr. Curtis to please add colorful flowers at the entryways to the City. He said it would not be too expensive and noted it would make such a difference. He thanked everyone for their participation in the meeting and said he understood it was because they loved Margate.

Chair Caggiano – He agreed with Vice Chair Ruzzano and said every person on the Board wanted what was best for the City. He said by law it was not possible to discuss business away from the public eye and sometimes discussions on the dais appeared to become a little heated. He said 90% of the time, the Board were in agreement, however it was the 10% of the time that got the most attention. He wished everyone a Happy Passover and Happy Easter and wished everyone a good night.

There being no additional business, the meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Transcribed by Fiona Christmas, MCRA Coordinator



Anthony N. Caggiano, Chair

