

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING September 10, 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
Matthew Scott, Greenspoon Marder on behalf of White Oak Development Group, LLC
Joshua D. Rydell, P.A. on behalf of Hildebrand Amusement Rides
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 6:01 p.m., on Wednesday, September 10, 2025, by Chair Anthony N. Caggiano. Roll call was taken. The Pledge of Allegiance was recited and Chair Caggiano reflected on the shooting of Charlie Kirk that day as well as all others who had been gunned down for being themselves. The meeting was held in the City Commission Chambers and was also accessible virtually through Zoom technology.

Mr. Arserio asked Chair Caggiano if item 3G could be moved up and heard first as the representative for the item was on the phone and not able to be physically present. Chair Caggiano asked the Board members about moving the item and no one was opposed.

1A. MINUTES FOR APPROVAL – (7/8/2025 Regular)

After David Tolces, Board Attorney, read the item title, MCRA Coordinator Fiona Christmas mentioned an error in a date on page two of the minutes that had been corrected. Mr. Arserio 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

Rich Zucchini, resident, remembered Charlie Kirk, and he also asked for a monthly progress report on the City Center Development process. Mr. Arserio said the Board had conducted ongoing individual meetings with Brookfield Properties over the previous two months. He said he expected Brookfield to use the information provided to them at those meetings to come up with a conceptual master plan which would be presented at a forthcoming public meeting which would be open for discussion at that time.

Margi Brezzina, Parkland resident, referred to a letter written by Joshua Rydell, an attorney for the seller of the Country Haven Motel, which was presented to residents of the property in the first week of July prior to the sale to the MCRA. She said the letter, claimed to be written on behalf of the City, gave the residents four days to vacate the property over the holiday weekend, with no warning or time to prepare. She said although it was clear the City were not involved, residents of Margate were displaced and put into homelessness. She noted Mr. Rydell had assured the tenants that they would be compensated for their displacement, but that had not happened. She stated the MCRA should not have proceeded with the purchase of the property once the manner of the tenant removal came to light.

Mr. Arserio inquired if the sales contract specified the MCRA would not take possession of the property until it was vacant. David Tolces, Board Attorney, confirmed that fact and stated everything that had taken place with respect to the tenants had done so prior to the MCRA possessing the property. Ms. Schwartz confirmed she spoke to Mr. Rydell when she first read the letter and was advised that tenants would be compensated. However, she said she was disappointed to learn that had never happened. She also noted it was not the MCRA who chose the closing date but the seller. Mr. Arserio said he had \$500 left in his donation fund and advised Ms. Brezzina to apply for the money on

behalf of the displaced tenants by October 1, for which she thanked him. Ms. Simone expressed her outrage at the letter and hoped Mr. Rydell would keep his word and pay the residents as promised.

Tracy Van Winkle, resident, said if Mr. Rydell said he would compensate the displaced residents, then he should pay them. She said if he was writing letters that misrepresented the City then he should be reported to the Florida Bar.

Chair Caggiano said Harlan Bast and Hildebrand Amusements Rides were paid in full and were in total compliance, interest included, for the previous Fair.

3G. RESOLUTION 757: APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF MARGATE PROVIDING THAT THE MARGATE COMMUNITY REDEVELOPMENT AGENCY SHALL PROVIDE FUNDING TO PAY THE COST OF UNDERGROUNDING THE EXISTING OVERHEAD UTILITY LINES ADJACENT TO THE COCOGATE PROJECT

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 clarified the area in question included the stretch of road northbound along US 441 from Coconut Creek Parkway to the north property boundary line of the Cocogate project. Cale Curtis, Executive Director, further clarified the funding would be paid into the City utility fund as part of the comprehensive future project and would not take place immediately. Some discussion ensued about the impact fees and the benefit of the project to the City.

Matthew Scott, Greenspoon Marder, on behalf of White Oak Development Group, LLC said White Oak was in partnership with George and Michael Rahael on this project which was within the MCRA district. He said some components of the project had been challenging to complete which included the undergrounding of utilities, however, it would not only benefit his client but the overall area. Ms. Schwartz agreed, however, she expressed her concern about the increase in the cost of the work by the time the undergrounding would be completed. Mr. Arserio said Cocogate was the gateway to the downtown development, and it would be a good return on investment.

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

3A. RESOLUTION 758: APROOVING THE THIRD AMENDMENT TO THE AGREEMENT FOR LEGAL SERVICES BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND WEISS SEROTA HELFMAN COLE AND BIERMAN, P.L.

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

Attorney Tolces thanked the Board on behalf of himself and his law firm and stated that he enjoyed working with the Board and their staff.

3B. RESOLUTION 759: APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF MARGATE AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY (MCRA) REGARDING ADJUSTMENT OF THE TAX INCREMENT FUND (TIF) DEPOSIT FROM 95% TO 80% OF THE STATUTORY INCREMENT REVENUES; PROVIDING FOR AMENDMENT TO THE ILA FOR CONTRIBUTION, SERVICES, AND COMPENSATION TO BE CONSISTENT WITH THE TERMS OF THIS ILA REGARDING REQUIRED TIF CONTRIBUTIONS WITHOUT FURTHER MCRA BOARD ACTION

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

MOTION: SO MOVE TO APPROVE

Mr. Arserio asked for clarification on where the funding would go and Cale Curtis, Executive Director, said it would go into the general fund of the City as a funding source to help offset the increase in staffing in the Fire Department.

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

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- 3C. RESOLUTION 760:** APPROVING FISCAL YEAR 2025-2026 ANNUAL BUDGET AND AUTHORIZING THAT ANY FUNDS REMAINING FROM FISCAL YEAR 2024-2025 BUDGET WHICH ARE UNENCUMBERED AND UNEXPENDED AS OF THE LAST DAY OF THE FISCAL YEAR SHALL BE RE-APPROPRIATED FOR THE SAME PURPOSE OR PROJECT OR REALLOCATED PURSUANT TO EXHIBIT "A."

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

AGENDA ITEM 3E WAS HEARD BEFORE ITEM 3D

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- 3E. RESOLUTION 762:** RATIFYING THE THIRD AMENDMENT TO THE AMENDED AND RESTATED PROFESSIONAL SERVICES AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND ADVANCED ASSET MANAGEMENT, INC., FOR PROPERTY MANAGEMENT SERVICES; AUTHORIZING THE CHAIR AND EXECUTIVE DIRECTOR TO EXECUTE THE THIRD AMENDMENT TO THE AMENDED AND RESTATED PROFESSIONAL SERVICES AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND ADVANCED ASSET MANAGEMENT, INC.

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

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- 3D. RESOLUTION 761:** AUTHORIZING THE EXECUTION OF THE MEMORANDUM OF UNDERSTANDING WITH THE CITY OF MARGATE PROVIDING FOR THE ANNUAL COMPENSATION RATE FOR THE SERVICES PROVIDED BY THE CITY ON BEHALF OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY (MCRA) PURSUANT TO THE INTERLOCAL AGREEMENT BETWEEN THE MCRA AND CITY OF MARGATE FOR FISCAL YEAR 2025-2026; PROVIDING FOR THE APPROPRIATE MCRA OFFICIALS TO EXECUTE THE AGREEMENT

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

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

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- 3F. RESOLUTION 763:** AMENDING THE MARGATE COMMUNITY REDEVELOPMENT AGENCY (MCRA) FISCAL YEAR 2024-2025 BUDGET BY TRANSFERRING \$1,000,000 FROM THE "CIP PROJECTS-CONTINGENCY" ACCOUNT TO THE "LAND ACQUISITIONS" ACCOUNT FOR EXPENDITURES ASSOCIATED WITH THE SALE AND PURCHASE OF PROPERTY WITHIN THE MCRA REDEVELOPMENT AREA

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

MOTION: SO MOVE TO APPROVE

Tracey Van Winkle, resident, asked why it was necessary to make this transfer and Cale Curtis, Executive Director, explained that more money was spent out of the land acquisitions account than was previously budgeted in the previous year. He said it was a formal action to transfer funds from the contingency account to the other account to cover the expense line item.

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

3H. RESOLUTION 764: AUTHORIZING A FIFTH AMENDMENT TO THE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND M & M LAWN CARE, LLC FOR THE INCLUSION OF ADDITIONAL LAWN MAINTENANCE SERVICES

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

Mr. Arserio inquired about the additional services and Cale Curtis, Executive Director, explained it was for the additional properties that the MCRA had just acquired. Mr. Arserio said he wanted to be assured the landscaper was completing all the tasks for which the MCRA was being charged. Mr. Curtis said the buildings on the properties were scheduled for demolition, and the services were necessary to ensure the properties would be properly maintained. He said it would only be a matter of lot maintenance with limited cuts.

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

4A. DISCUSSION AND POSSIBLE ACTION: APPROVAL OF A TEMPORARY USE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND THE MARGATE-COCONUT CREEK KIWANIS CLUB FOR THE SALE OF CHRISTMAS TREES AND RELATED ITEMS ON MCRA OWNED PROPERTIES LOCATED AT 1491 NORTH STATE ROAD 7 AND 5750 N.W. 15 STREET

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

Nina Culver, resident, asked if the Kiwanis Club were paying rent and Attorney Tolces, responded that the MCRA were waiving the fees associated with the rental. Ms. Culver asked if there was a date by which they had to leave and Cale Curtis, Executive Director, said their Temporary Use Agreement was from November 7 to December 22.

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.

4B. DISCUSSION AND POSSIBLE ACTION: BOARD APPROVAL OF PROPOSED SITE PLANS FOR ATLANTIC CENTER, LLC PER THE TERMS OF THE GRANT AGREEMENT DATED MAY 14, 2025

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

MOTION: SO MOVE TO APPROVE

Ms. Schwartz questioned the individual cost of some of the items on the plan, specifically the landscaping and the dumpster enclosure. Todd Nepola, owner of the Atlantic Center, LLC, said the dumpster enclosure was first built about 13 years ago and had a wooden picket fence around it. He said not only was it in front of the plaza, but it was in front of a preschool, and the plan was to cosmetically wrap it and make it more secure. He added his share of the entire construction project was in excess of \$1,000,000 and his cost of the glass alone had increased 14% since the project had started. Discussion ensued about the parking lot and ADA ramps. Ms. Schwartz then referred to another plaza [Cornerstone Plaza] which Mr. Nepola also owned, which was located just south of the Cocogate Plaza discussed earlier in the evening and asked him if he intended to do any renovations to his other plaza. Mr. Nepola said he did. Mr. Arserio said it was a great example of the MCRA accomplishing its goals and it was wonderful as the area would get revitalized. Vice Chair Ruzzano wished Mr. Nepola good luck with the project and said it would be good

to have some revitalization west of US 441 along Atlantic Boulevard. He then asked about an indoor soccer store at the Cornerstone Plaza. Mr. Nepola said it was not open yet, but it had a lot of promise.

Tracy Van Winkle, resident, said it was wonderful that plaza owners wanted to update their plazas, however, there also should be an emphasis on keeping the plazas clean once completed. Mr. Arserio asked if the grant agreement included a maintenance clause and Attorney Tolces said it did. Mr. Nepola further stated that Current Capital Realty maintained all their properties in excellent condition. Ms. Schwartz asked him if he intended to sell the property and he said he did not.

Rich Zucchini, resident, said he hoped the plaza owner would be responsible for coordinating all the tenant signs as each individual tenant may not be able to afford a contemporary, matching sign. Mr. Nepola responded that City code requirements had strict sign criteria that he would follow, and this meant that all his tenants would have the same signs.

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

4C. DISCUSSION AND POSSIBLE ACTION: APPROVAL OF A TEMPORARY USE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND HILDEBRAND AMUSEMENT RIDES, INC., TO HOLD THE FAIR AT MARGATE ON MCRA OWNED PROPERTY

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

MOTION: SO MOVE TO APPROVE

Ms. Simone stated her disbelief that the Board was considering this application and noted the Executive Director had recommended denying the application. She said Hildebrand's application was supposed to be submitted 90 days in advance of the event and was in violation of the Event Policy. She also noted they had only paid their final invoice, with interest, prior to attending the meeting, and not in a timely manner, a practice which had been tolerated before and allowed to continue. Ms. Schwartz said the construction on US 441 was already a very difficult issue for the residents and the estimated attendance of 40,000 people would only add greatly to that congestion. She noted her second concern was also the timeframe of the application submittal; 69 days instead of 90 days as called for by the Event Policy. She noted the length of time the applicant took to pay their bills and said five months was too long. She referenced the length of time requested for the event set-up was way over the amount allowed by ordinance and said for those reasons she would not be able to provide her approval.

Joshua Rydell, Esquire, for Hildebrand Amusement Rides, said the Board Members were correct in their statements and if they did not want to have the Fair, they should vote no. He said Mr. Bast had promised to make all payments in a timely manner and that was not done. He added the application could not be submitted until the account was paid in full hence it was not submitted in accordance with the 90-day advance Event Policy. He also noted \$50,000 would be paid as rent to the MCRA in two installments and \$100,000 was to be paid prior to the event start date for Police and Fire details should the application be approved. Ms. Simone questioned Mr. Rydell about the inclusion of a circus, and he advised her there would be no animals. She also questioned the habitual violation of the Event Policy and said Hildebrand's applications were always late. Ms. Schwartz reiterated why she would not vote for the Fair and asked Mr. Curtis how much the Fair owed in previous years. Cale Curtis, Executive Director, said the Spring Break Fair cost around \$127,000 and the Winter Fair from 2024 was a little over \$160,000. Ms. Schwartz responded that if the Board approved Hildebrand's application, there should be a substantial prepayment requirement attached to their application. Mr. Arserio noted the submitted application was consistent with previous submittals, therefore review staff should be familiar with the setup. Mr. Rydell said there was always a high police presence which made the event very safe and added Mr. Bast provided free tickets to the student athletes, honor students and homeless children for which he should be commended.

Tracy Van Winkle, resident, said the Board should heed the Executive Director's good advice and not allow the Fair because of the traffic. She added that the Fair's bills were never paid on time.

Lauren Beracha, resident, said all the residents had to pay their bills on time so the Fair should operate under the same circumstances. She said traffic was already horrendous and the Board should want what was best for their residents.

Elsa Sanchez, resident, agreed with Board Members Simone and Schwartz and said the applicant had been disrespectful and inconsiderate. She said enough was enough.

Steve Strouse, resident, asked how much the applicant paid in rent and Ms. Schwartz said \$50,000. He said the Board should ask for \$150,000 as the Fair would take in that much in parking fees alone.

Nina Culver, resident, agreed with the sentiments expressed by Board Members Simone and Schwartz however, she said she could not blame the applicant as it was the Board that allowed him to continually break the rules year after year.

Rich Zucchini, resident, said the Fair was a degrading look for the City and he was against it. He also referenced the traffic and said it would only get much worse leading into December.

Vice Chair Ruzzano asked for clarification on the next steps if the Board approved the application that evening, and Mr. Curtis said it would advance the application to the DRC team to review and then go before the Commission for approval. He said the Board were only approving use of the property and the amount of the rent. He added any prepayments for staffing details would be set by the City Commission, not the MCRA. Attorney Tolces said he would also add some provisions to the agreement if it was approved that evening, with respect to rent and a default provision in the event something was not paid or something was not done. Ms. Schwartz made the following motion, seconded by Ms. Simone:

AMENDMENT: RENT FOR THE USE OF THE PROPERTY WOULD BE \$75,000 PAYABLE IN TWO INSTALLMENTS AS INDICATED ON THE AGREEMENT

Some discussion ensued on the merits of raising the rent from \$50,000 to \$75,000.

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

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

5. EXECUTIVE DIRECTOR'S REPORT

Cale Curtis, Executive Director, advised the Board of a budget transfer for \$8,522 for the July 4th event.

5A. TENANT UPDATES

No Tenant Updates

6. BOARD MEMBER COMMENTS

Ms. Schwartz - None

Mr. Arserio – He reflected on the tragic events of the day and requested that all political rhetoric be toned down. He said whether you were an advocate or an elected official, everyone deserved respect.

Ms. Simone – She requested an MCRA travel policy update, with regards to room rates and car rentals.

Vice Chair Ruzzano – He asked if there was a clause in the grant agreement with the property owner of the Atlantic Center property that stipulated he could not sell the property for a number of years after receiving the grant money and Cale Curtis, Executive Director, said he did not think one was included in the agreement. Vice Chair Ruzzano said he was not a fan of including such a clause because the city would not see any return on their investment until the property was sold. Some discussion ensued about higher property taxes and returns on investment. Vice Chair Ruzzano asked the Board to consider renting the vacant 5,000 square foot property on NW 9th Street to a local animal shelter.

Chair Caggiano – He reminded everyone that hurricane season was still at its most active. He urged everyone to start planning and preparing if they had not already done so.

There being no additional business, the meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Transcribed by Fiona Christmas, MCRA Coordinator



Anthony N. Caggiano, Chair

