

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING February 12, 2025

MINUTES

Present:

Arlene R. Schwartz (Excused)
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 (via Zoom)

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:00 p.m., on Wednesday, February 12, 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.

Cale Curtis, Executive Director, noted Mr. Tolces was attending the meeting via Zoom. Chair Caggiano asked if Mr. Tolces would be able to participate in the meeting. David Tolces, Board Attorney, responded that he would and thanked the Board for their accommodation to appear via Zoom.

1A. MINUTES FOR APPROVAL - (1/15/2025 Regular)

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

MOTION: SO MOVE TO APPROVE

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

2. PUBLIC DISCUSSION

Jonathan Kraljic, resident, stated Margate was already the sixth most densely populated city in Broward County. He urged the Board to keep the housing that would be built in the City Center Development to a minimum and to focus on open spaces, amenities and adequate parking for all Margate residents to enjoy. He said any proposed head busts should only be of the City's founders. Lastly, he asked the CRA Attorney to elaborate on the 2019 Attorney General's opinion as it related to the expansion of the CRA Board to include two additional persons.

Michael Sirjue, resident, recommended a book to the Board in anticipation of the upcoming City Center Development. He said "How Big Things Get Done" was a book that advocated for meticulous planning at the beginning of a project to ensure a swift and successful outcome. He said the Board should avoid rushing into a project of this magnitude without due diligence.

3A. RESOLUTION 742: AMENDING THE MARGATE REDEVELOPMENT AGENCY FISCAL YEAR 2024-2025 BUDGET BY TRANSFERRING \$250,000 FROM THE "CIP-PROJECTS CONTINGENCY" ACCOUNT TO THE "CIP-PROJECTS (MEDIAN ENHANCEMENTS)" ACCOUNT FOR EXPENDITURES ASSOCIATED WITH THE ANALYSIS AND DESIGN OF ENTRYWAY AND MEDIAN ENHANCEMENTS AT VARIOUS LOCATIONS WITHIN THE MCRA AREA

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

MOTION: SO MOVE TO APPROVE

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

4. EXECUTIVE DIRECTOR'S REPORT

Cale Curtis, Executive Director, provided the following capital project updates:

He notified the Board that a Task Order was issued to GAI Consultants, Inc., in the amount of \$37,000 for continued support services to the MCRA. This was related to the sunset of the MCRA as well as any negotiations for the downtown development.

He also notified the Board that Doc Reno of My Family Matters requested a name change for the upcoming event taking place on March 8, from Meatball Mania to South Florida Italian Festival – Meatball Mania. Doc Reno stated in an email that he had difficulty securing only meatball vendors and, by expanding the event to an Italian Festival, it would ensure better success.

Lastly, he advised the Board they were invited to the Grand Opening of a large company, ATI, scheduled for the following day.

Mr. Arserio referred to GAI Consultants, Inc. and the letter sent to the County regarding the extension of the MCRA. He said he wished to pursue any avenues open to the MCRA to do so and Chair Caggiano agreed. Mr. Curtis said a strong proposal was sent to the County which outlined the benefits centered around the City Center Development and how it met the County's goals and objectives for housing and redevelopment. However, the County Administrator had rebuffed the administrative efforts to get an extension approved. David Tolces, Board Attorney, suggested a legal challenge was another option available to the Board, however it would take time and money and nothing was guaranteed. Discussion ensued and the Board gave direction to explore alternative options available to the Board to extend the MCRA.

4A. TENANT UPDATES

Cale Curtis, Executive Director, pointed out that Gentlemen's Barbershop, formerly Barbershop USA, had essentially vacated their space and a termination of lease would be forthcoming. Mr. Arserio said in view of the upcoming downtown development, it might be prudent if the Board did not sign any further three-year leases. Mr. Curtis said it would be worthwhile to bring the issue before the Board at a future meeting and provide direction moving forward.

5. BOARD MEMBER COMMENTS

Mr. Arserio: He said he would like to see a grant aimed directly at Homeowner Associations (HOA) and Condominium Associations. He said it should be for exterior work only such as entryway signage, perimeter hedging, landscaping, facades, etc. Cale Curtis, Executive Director, said an HOA could apply for the MCRA's Property Improvement Program (PIP) grant, however, to expand it city wide, it would have to go before the City Commission for budgeting and approval. Mr. Arserio said he would do that.

Ms. Simone: None.

Vice Chair Ruzzano: He said he agreed with Board Member Arserio about exploring options to extend the MCRA. He asked the Board Attorney if the MCRA could provide community development block grants (CDBG) and first-time homebuyer's assistance similar to programs offered by the City. David Tolces, Board Attorney, responded that any programs provided would need to have been in accordance with the MCRA plan such as the elimination of slum and blight and could have a land use restriction or covenant tied to potential properties to ensure compliance. Vice Chair Ruzzano promoted the flower shop located at 2141 North State Road 7 and presented a flower arrangement to each of the two MCRA Coordinators. He said the Board had received a letter from the Related Group which laid out their latest proposal for the City Center Development. In the letter they had proposed the following:

- Parcel A: (East side of US 441) 75,000 square feet of retail and 27 townhomes
- Parcel B: (SW corner of Margate Boulevard and US 441) 380 residential units with parking
- Parcel C: (SW corner of Park Drive and US 441) 22,500 square feet of commercial space and 157 parking spaces
- Parcel D: (NW corner of Margate Boulevard and US 441) 333 residential units

He said the proposal showed that developers were willing to compromise on the number of residential units that were proposed, and the Board should keep that in mind when they chose a plan and developer for the downtown development. He talked about Ace Plaza and said he wanted to keep the plaza out of the downtown development and

offer the existing tenants at least a ten-year lease. He referenced the building located at 6030 NW 9th Street and said it should be leased, if possible. He said UFAR Rescue Animal Shelter had expressed definite interest in moving to the building and he asked the Board to consider such a lease if it came before them. Lastly, he wished everyone a Happy Valentines Day.

Chair Caggiano: He wished everyone a Happy Valentines Day and wished his sister a happy birthday. He reminded everyone about the 48th Annual Broward County Waterways Clean Up which was scheduled for March 1, as well as the next Sounds at Sundown. He said the staff who worked at the previous Sounds of Sundown event should be highly commended because there was a power outage that was resolved within half an hour. He also commended the band that stayed beyond their contracted time to make up for the time lost. He mentioned the Italian Festival/Meatball Mania which would take place on March 8 and the Senior Games which would start on March 10. He encouraged any senior who wished to take part to register at the Senior Center.

There being no additional business, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Transcribed by Fiona Christmas, CRA Coordinator

Anthony N. Caggiano, Chair