

# COMMUNITY REDEVELOPMENT AGENCY BOARD

## REGULAR MEETING

August 23, 2016

### MINUTES

#### Present:

Frank B. Talerico, Chair  
Joanne Simone, Vice Chair  
Lesa Peerman  
Joyce W. Bryan  
Tommy Ruzzano

#### Also Present:

Douglas Gonzales, Attorney  
Diane Colonna, CRA Executive Director  
Kim Vazquez, Project Manager  
Cotter Christian, CRA Engineer  
Sarah Blake, Marketing Manager  
Lauren Harris, Marketing Coordinator  
Ben Ziskal, Economic Development Director  
Douglas Smith, City Manager

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:00 p.m., on Tuesday, August 23, 2016, by Chair Frank Talerico. There was a moment of silence followed by the Pledge of Allegiance. Roll call was taken.

#### 1A. MINUTES FOR APPROVAL: Minutes from July 12, 2016 CRA Board Meeting

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

**MOTION:** SO MOVE TO APPROVE

There was no discussion.

**ROLL CALL:** Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes; Mr. Talerico, Aye. The motion passed 5-0.

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#### 2. PUBLIC DISCUSSION

Manuel Lugo, 1129 East River Drive, asked if there an ordinance establishing a CRA Trust Fund and if, so how much is in the fund. Diane Colonna, CRA Executive Director, responded there is an ordinance that established the CRA and created a trust fund. She stated she did not know the balance off hand. Mr. Lugo asked if City of Margate and CRA money funds are co-mingled. Ms. Colonna replied they are separate. Mr. Lugo asked goes the Margate CRA intend to roll over the unspent CRA funds or return it to the County? Ms. Colonna responded that the funds would be allocated to specific projects.

Charlie Artner, 6631 NW 22<sup>nd</sup> Court, commented that after the last CRA meeting, residents were upset about the downtown project. He commented there is a petition with over 100 signatures of people who are against the project. Mr. Artner was opposed to selling the property for \$10 million after the City spent \$33 million to acquire it. He stated the residential units in the plan are not in a good location. He felt input from residents at planning meetings has been ignored.

Ms. Peerman explained she firmly believes in petitions however, the petition regarding the downtown has information that is not correct. She said his petition states that 968 apartments will be located on the former Swap Shop property but fails to mention that the residential units are spread out across multiple sites,

including the Ace Hardware and Chevy Chase plaza sites. Mr. Artner suggested creating a program that rehabs current apartment units in the City, instead of creating more rentals. He indicated residents do not want a 5,000 seat amphitheater on the property. Ms. Peerman clarified that the band structure offers rooms for musician to store their equipment, electrical connections, restrooms etc. Mr. Artner stated he feels there is no definitive plan for the site. Ms. Colonna responded there is a site plan that was attached to the development agreement, which species the uses, square footage and the development the CRA is responsible for on the plan. A feasibility study is being conducted for the community center.

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### **3A. 2016 CRA PLAN AMENDMENT – STATUS UPDATE**

Diane Colonna stated the CRA is working on an amendment to the CRA plan and is in the process of receiving input and revising the content of the plan. She introduced Ken Stapleton and Carla Coleman as consultants working on the update.

Ken Stapleton, Ken Stapleton and Associates stated he is a sub-contractor with RMA. He commented his team is wrapping up the input phase and has held a series of interviews with key staff and elected officials. He explained that the updated plan would reflect the changes that have already been made to land use regulations, remove outdated language and images, update financial projections, update program and project descriptions and make needed adjustments to comply with state law. It will also highlight priority projects and programs. He reported that on August 2<sup>nd</sup>, he held a meeting with key business stakeholders and they expressed support for several programs including promotions, wayfinding, façade grants and events but also spoke of their concerns regarding the lack of progress in the City.

He reported that a public input meeting for the plan amendment was held on August 16, 2016. He commented that some attendees had limited understanding of the history and role of the CRA. Ms. Colonna was there to provide an overview and to answer a series of questions that came up. There were a large number of comments expressing concern regarding the City Center project. There were good suggestions regarding planned priorities and components including additional efforts to improve the Southgate area, better maintenance of State Road 7 medians, regular surveys for City residents, programs for older apartment buildings and community gardens. The next steps will be continued review of input. His team will then create an initial plan draft update for staff to review and hope to have a draft plan for review in September.

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## **RESOLUTIONS**

### **4A. RESOLUTION APPROVING A DEVELOPMENT INFRASTRUCTURE ASSISTANCE PROGRAM AGREEMENT BETWEEN MARGATE COMMUNITY REDEVELOPMENT AGENCY AND RT2P&B CORPORATION (RISING TIDE CAR WASH MARGATE) FOR THE PROPERTY LOCATED AT 2970 N STATE ROAD 7 IN MARGATE, FLORIDA.**

After David Tolces, Board Attorney, read the item title, Ms. Peerman made the following motion, seconded by Mr. Ruzzano

**MOTION:** SO MOVE TO APPROVE

There was no discussion.

**ROLL CALL:** Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes; Mr. Talerico, Aye. The motion passed 5-0.

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**4B. RESOLUTION APPROVING A GRANT APPLICATION WITH BROWARD STAGE DOOR THEATER TO ESTABLISH AN ARTS INCUBATOR – NATIONAL ENDOWMENT FOR THE ARTS**

After David Tolces, Board Attorney, read the item title, Ms. Peerman made the following motion, seconded by Ms. Bryan:

**MOTION:** SO MOVE TO APPROVE

Dee Wilson-Bunn, Executive Producer, Broward Stage Door Theater addressed the Board. She stated the organization is proposing a working relationship with the CRA and the National Endowment for the Arts in order to expand the arts in Margate. She commented that arts programs result in economic development for most cities. The organization's intention with the new project would be to create a new incubator for teaching, classroom instruction, and rehearsal space and share with other organizations, and cross cultural work with artists. Michael Leed and Kevin Black of Kevin Black productions will be involved with teaching and summer camps. She introduced grants manager Ms. Denise St. Patrick-Bell.

Denise St. Patrick Bell, 1805 Northwest 5<sup>th</sup> Court, Margate, stated she has been citizen in Margate for four years. She commented Margate does not have a bonafide arts district and if someone were to Google arts in Margate the results will return martial arts and Broward Stage Door Theater. She felt this is an opportunity to use funds from the NEA and CRA to develop an arts district and incubator. The grant requires the applicant have a governmental partner. The maximum grant amount is \$200,000.

Mr. Ruzzano asked if the group has considered moving into the downtown. Ms. Bryan commented the Stage Door Theater is located out of the way for most people and supported the idea of having them near the downtown. Ms. Peerman stated she is excited because an arts program is the stepping stone to having arts in our downtown. She asked if the CRA could provide a space rent free. Ms. Colonna responded the CRA's share would be providing the space rent free and building the space out.

Ms. Simone commented that residents have wanted art in Margate for a very long time now. She asked has the incubator idea been done in other cities? Ms. Bell responded yes and that the NEA's website has examples of cities that established art incubators. The NEA also has guidelines on how to establish and manage art incubators.

Mr. Talerico asked if the grant application with actual dollar amounts will be presented to the Board. Ms. Colonna responded that if approved, a grant agreement will have to come back to the Board for review. The organization is asking the CRA to partner with them and approve a resolution to show its commitment.

Mitch Pellecchia, 6890 NW 9<sup>th</sup> Street, Margate, stated he is a big fan of the arts and has visited Stage Door Theater and questioned the idea of moving the theater into the Chevy Chase plaza when it is planned for demolition in a few years.

Arlene Schwartz, 7800 NW 1<sup>st</sup> Street, stated she is a 34-year resident in Margate and spent ten years on the City Commission. During that time, she wanted Margate to be a place where people stopped, shopped and lived. It bothered her that in the past, Stage Door advertised their location as being in Coral Springs and not Margate. She suggested asking the developer to build the theater, not the City or CRA.

Rebecca Case, Executive Director, Margate Chamber of Commerce, noted that the representatives from Stage Door Theater are members of the Chamber of Commerce in good standing. They are the oldest non-profit theater group in Broward County. She supported the idea of partnering with the organization.

Ms. Simone expressed concern about investing the money into a building that is planned for demolition.

**ROLL CALL:** Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes;  
Mr. Talerico, Aye. The motion passed 5-0.

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**4C. RESOLUTION AMENDING INTERLOCAL AGREEMENT BETWEEN CITY OF MARGATE AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY.**

After David Tolces, Board Attorney, read the item title, Ms. Peerman made the following motion, seconded by Mr. Ruzzano

**MOTION:** SO MOVE TO APPROVE

There was no discussion.

**ROLL CALL:** Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes;  
Mr. Talerico, Aye. The motion passed 5-0.

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**4D. RESOLUTION APPROVING AN AMENDMENT TO THE MASTER CONSULTING AND MANAGEMENT AGREEMENT WITH REDEVELOPMENT MANAGEMENT ASSOCIATES, LLC.**

After David Tolces, Board Attorney, read the item title, Ms. Peerman made the following motion, seconded by Ms. Bryan:

**MOTION:** SO MOVE TO APPROVE

Mitch Pellecchia, 1690 NW 9<sup>th</sup> Street, asked if this will result in any increased costs, is it more money than the previous contract, if so, what is the amount? Ms. Colonna stated the amendment provides for an additional \$30,000 in costs for marketing and promotional activities, and a reduction of \$15,000 in potential charges for other services.

**ROLL CALL:** Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes;  
Mr. Talerico, Aye. The motion passed 5-0.

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**5A. PRESENTATION AND DISCUSSION ON HOLIDAY DECORATION OPTION FOR MARGATE BOULEVARD/CITY HALL FOR THE 2016 HOLIDAY SEASON**

Nick Cucunato, Superintendent, Margate Public Works Department, reported that two months ago he was asked by the CRA to research a company called Paintscaping to evaluate if their 3D projection show was suitable for the Margate holiday display. Mr. Cucunato showed a video from the company and gave a summary of the cost and services for the holiday show.

Ms. Peerman made the following motion, seconded by Ms. Simone:

**MOTION:** SO MOVE TO APPROVE

Ms. Peerman and Ms. Bryan commented they originally saw the show at the ICSC (International Council of Shopping Centers) event in Las Vegas and supported moving forward with the projection show.

Mitch Pellicchia, 1690 NW 9<sup>th</sup> Street asked why the proposed cost gets reduced after the first year, and if there were other companies that did this type of work. Mr. Cucunato explained the cost is higher in the beginning because of the initial production and licensing requirements. He didn't think there were many companies with this type of technology.

Diane Colonna asked the board for clarification that if the item was approved, the \$35,000 would be in addition to the established budget for the Winterfest event. The consensus was that it would be an additional cost.

**ROLL CALL:** Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes; Mr. Talerico, Aye. The motion passed 5-0.

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**5B APPROVAL OF AN AMENDED TEMPORARY USE AGREEMENT BETWEEN THE FRATERNAL ORDER OF POLICE LODGE 75, INC. AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY**

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

**ORIGINAL MOTION:** SO MOVE TO APPROVE

Mr. Ruzzano proposed an amendment to the motion to include a waiver of the additional fees for the use of the property. Ms. Peerman agreed to amend her motion for discussion.

**AMENDED MOTION:** TO APPROVE THE AMENDMENT TO THE AGREEMENT AND WAIVE THE ADDITIONAL FEES

**ROLL CALL:** Mr. Ruzzano, Yes; Mrs. Bryan, No; Mrs. Peerman, No; Ms. Simone, No; Mr. Talerico, No. The motion failed 1-4.

**ORIGINAL MOTION:** SO MOVE TO APPROVE

**ROLL CALL:** Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, No; Mr. Talerico, Aye. The motion passed 4-1

During the discussion, Ms. Colonna commented that a representative of the carnival operation, Jon Verona, has requested to amend the dates beyond what was being requested in the amendment in order to have the event start on Saturday as opposed to Monday.

Jon Verona, 1502 Eagles Crest Avenue, Davenport, Iowa, stated he has worked for Hildebrand Rides for twelve years. Originally, the dates approved for the event was September 1-11, however those dates did not include time for set-up and breakdown. The company is in Florida a week early and would like to utilize the property earlier than the approved date. He requested permission to move onto the property on Saturday, August 27, 2016 for inspections.

Ben Ziskal, Director of Economic Development, stated this is the first time he has heard of the revision. He explained that the Development Review Committee reviewed the item this morning and gave approval for the original amended agreement. This additional extension would not follow provisions in the City Code. Any event on private or City property must follow City code.

Ms. Peerman noted the fees from the properties are used to fund the July 4<sup>th</sup> event fireworks, and that if a waiver is granted for this organization it would have to be granted for others.

Mitch Pellecchia noted that the property will remain vacant before and after the requested dates.

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**5C. APPROVAL OF TEMPORARY USE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND MARGATE CHAMBER OF COMMERCE**

After David Tolces, Board Attorney, read the item title, Ms. Bryan made the following motion, seconded by Ms. Peerman:

**MOTION:** SO MOVE TO APPROVE

There was no discussion.

**ROLL CALL:** Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, No; Mr. Talerico, Aye. The motion passed 4-1.

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**5D. APPROVAL OF TEMPORARY USE AGREEMENT – MARGATE/COCONUT CREEK KIWANIS CLUB**

After David Tolces, Board Attorney, read the item title, Ms. Bryan made the following motion, seconded by Ms. Peerman:

**MOTION:** SO MOVE TO APPROVE

**ROLL CALL:** Mr. Ruzzano, Yes; Ms. Bryan, Yes; Ms. Peerman, Yes; Ms. Simone, Yes; Mr. Talerico, Aye. The motion passed 5-0

Ms. Peerman made the following motion, seconded by Mr. Talerico:

**AMENDED MOTION:** TO REDUCE THE PROPERTY USE FEE FROM \$2,500 TO \$500.

Ron Huffman, 7761 Highland Circle, Margate, commented the organization would accept a reduction of the fee (as opposed to a total waiver).

Mitch Pellecchia recommended using Kiwanis volunteers to assist with CRA events.

**ROLL CALL:** Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes; Mr. Talerico, Aye. The motion passed 5-0.

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**5E. APPROVAL OF TEMPORARY USE AGREEMENT BETWEEN MARGATE COMMUNITY REDEVELOPMENT AGENCY AND THE COCONUT CREEK/MARGATE RELAY FOR LIFE**

After David Tolces, Board Attorney, read the item title, Ms. Peerman made the following motion, seconded by Ms. Bryan:

**MOTION:** SO MOVE TO APPROVE

Pauline Cobble, an organizer for the event, commented that the Coconut Creek/Margate Relay for Life is hosting a Car and Craft Show.

Ms. Peerman asked if the CRA could sponsor the event. David Tolces confirmed the CRA could be a sponsor of the event.

**ROLL CALL:** Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes; Mr. Talerico, Aye. The motion passed 5-0

Ms. Peerman made the following motion, seconded by Mr. Ruzzano:

**AMENDED MOTION:** TO PROVIDE USE OF CRA PROPERTY AS AN IN-KIND DONATION FOR THE COCONUT CREEK/MARGATE RELAY FOR LIFE EVENT

**ROLL CALL:** Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes; Mr. Talerico, Aye. The motion passed 5-0

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**5F. SELECTION OF KEEFE MCCOLLOUGH & CO, CPA TO CONDUCT CRA ANNUAL AUDIT**

After David Tolces, Board Attorney, read the item title, Ms. Peerman made the following motion, seconded by Ms. Bryan:

**MOTION:** SO MOVE TO APPROVE

There was no discussion.

**ROLL CALL:** Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes; Mr. Talerico, Aye. The motion passed 5-0.

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**6. EXECUTIVE DIRECTOR'S REPORT**

A. MCRA WORKPLAN FOR JULY 2016

Ms. Colonna reviewed the workplan provided in the agenda back-up.

Ms. Bryan asked for an update on the wayfinding signage. Kim Vazquez, CRA Project Manager responded the consultant provided an assessment report that designates areas for signage. The next step is begin working on design concepts.

**B. TENANT UPDATES**

David Tolces, Board Attorney, updated the Board on two tenant eviction proceedings. A stipulated agreement has been reached with Partnership II, LLC. There was a meeting with the judge and all parties were able to agree to a resolution. The CRA will be receive rent paid to the registry of the court and recover attorney fees and costs. If rent isn't received by the 7<sup>th</sup> of each month, the CRA can proceed with a writ of procession.

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**7. BOARD MEMBER COMMENTS**

Ms. Peerman announced the CRA is receiving an award for its Annual Report at the Florida Redevelopment Association as well as marketing awards from Florida Festivals and Events Association (FFEA).

Mr. Ruzzano asked for an update regarding the opening of Miami Subs. Ben Ziskal responded the delay is on the contractor's side. He stated he will check with the building department on the status of the permit. Mr. Ruzzano announced the CRA Chair and Vice-Chair appointments are the following night at the City Commission meeting. He would like to be considered for the Chair position.

Ms. Simone asked for clarification on why the City Center property was being sold for less than the appraised value. Ms. Colonna explained the process followed in soliciting bids for a company to redevelop the downtown area.

Mr. Ruzzano reaffirmed his opposition to the City Center project, he feels it does not provide what Margate residents want.

Mr. Talerico announced that he is resigning as the Chair of the CRA Board effective tonight. He spoke about the need to have a downtown, and that there are many misconceptions about the project. The developer is very knowledgeable and experienced, and it is important to look toward the future.

Ms. Peerman stated Mr. Talerico had stepped in to the Chair position at a time when the board really needed him. He helped move a lot of projects forward during his tenure. Regarding the City Center project, she noted that not everyone wants to own units, and that people are renting these days. She expressed she would also like to be considered for the CRA Chair position.

Mr. Tolces noted the question of who would be appointed CRA Chair is up to the City Commission.

Ms. Bryan stated the CRA has a quality developer and staff on board, and feels it's important to move forward.

Ms. Simone stated she'd read a Sun-Sentinel news article spotlighting the Margate Under the Moon event with very positive comments about Margate. She has also seen articles in Shopping Center magazine that talk about the popularity of residential mixed use projects.

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Transcribed by Courtney Easley

Lesa Peerman, Chair