

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING October 7, 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

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 5:01 p.m., on Tuesday, October 7, 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.

1. PUBLIC DISCUSSION

No comments were made by the public.

2A. RESOLUTION 765: APPROVAL OF THE FIRST AMENDMENT TO THE 2017 MARGATE COMMUNITY REDEVELOPMENT PLAN INCORPORATING THE INTERLOCAL AGREEMENT DATED JUNE 10, 2025 BETWEEN BROWARD COUNTY, THE CITY OF MARGATE AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY

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

MOTION: SO MOVE TO APPROVE

Cale Curtis, Executive Director, explained Broward County, the City of Margate and the MCRA agreed to extend the MCRA until 2047 with the provision that the MCRA would not collect any further Tax Incremental Funding (TIF) beyond 2026. He further stated those terms were required to be incorporated into the Community Redevelopment Plan which the amendment in front of the Board that evening proposed to do. He asked Attorney Tolces what the repercussions would be in the event the item did not pass, and Attorney Tolces responded that the County could find the MCRA in violation of the agreement. Mr. Arserio suggested the item be moved to the next meeting until the full Board was present, however, there was no consensus to table the item. Vice Chair Ruzzano asked if the extension meant the MCRA would not receive any TIF and Attorney Tolces confirmed no further TIF would be received from the County or the Hospital District. Vice Chair Caggiano seconded the motion.

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

3A. TENANT UPDATES

Jim Nardi, Advanced Asset Management, said rent collection was still underway and he did not anticipate any problems collecting the remaining rent that was still due. Mr. Arserio asked about Gentlemen's Barbershop and Mr. Nardi said an attorney's letter had been drafted to retain their security deposit.

4. BOARD MEMBER COMMENTS

Mr. Arserio – He said he had met with Brookfield Properties and was not 100% sold on their proposal. He said he would have to wait to see how it progressed.

Ms. Simone – She asked the Executive Director if there was any update on her request to update the Travel Policy since the last meeting. Cale Curtis, Executive Director, said he had not received a clear consensus from the Board at the last meeting to do so but he had reviewed the policy since then and it did not provide a distinction for the MCRA to reimburse for only standard rooms or certain rental vehicles. He said he could draft something up to bring back in front of the Board if they wished. Ms. Simone said she would like to see a draft of an update to the policy in light of the

Department of Justice (DOJ) looking at wasteful spending. She said the Travel Policy should clearly state that any upgrades beyond a standard room or standard rental vehicle be paid for directly by the Board Member and not the MCRA. Mr. Arserio said while he appreciated the intention, it might prove harder to put into practice as conference rates often sold out very quickly, and he sometimes rented a van as it was cheaper than a standard car. Chair Caggiano asked the Executive Director to bring back suggested revisions to the policy for the Board's consideration.

Vice Chair Ruzzano: He said the Travel Policy would be difficult to mandate room and car sizes and added he had not driven anything smaller than a large vehicle in about 40 years. He said he had seen the most recent plan from Brookfield Properties, and they proposed over 300 apartments mixed in with retail which would start on the east side of US 441 and Ace Plaza was earmarked to be knocked down. He said he was against this plan and urged the Board to reconsider their recommendations when speaking to Brookfield Properties. Mr. Arserio said he would like to see some apartments built on the west side during the first phase along with the mixed use on the east side of US 441. He commented that he would also like to see Ace Plaza preserved in some form. Vice Chair Ruzzano said he asked the developer about starting on the west side of US 441 and Brookfield Properties responded that they would start the first phase of development on the east side of US 441. He said, therefore, he would like to see how they develop on the east side of US 441 first before allowing them to develop on the west side.

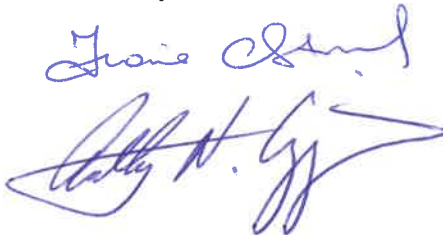
Chair Caggiano: He said he would not build another dead strip mall on prime Margate real estate. Mr. Arserio said, in the interests of transparency with the residents, it would be impossible to build a successful downtown area without any apartments. Chair Caggiano reminded the residents that hurricane season was still active and urged them to remain vigilant.

There being no additional business, the meeting was adjourned at 5:23 p.m.

Respectfully submitted,

Transcribed by Fiona Christmas, MCRA Coordinator

Anthony N. Caggiano, Chair

The block contains two handwritten signatures in blue ink. The top signature is cursive and appears to read 'Fiona Christmas'. The bottom signature is also cursive and appears to read 'Anthony N. Caggiano'.