

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING September 13, 2023

MINUTES

Present:

Joanne Simone
Antonio V. Arserio
Arlene R. Schwartz
Anthony N. Caggiano, Vice Chair
Tommy Ruzzano, Chair

Also Present:

Cale Curtis, Executive Director
Larry Vignola, Assistant Executive 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 7:01 p.m., on Wednesday, September 13, 2023, by Chair Tommy Ruzzano. 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 - (8/24/2023 Regular)

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

MOTION: SO MOVE TO APPROVE

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

2. PUBLIC DISCUSSION

No comments were made by the public.

3A. RESOLUTION 713: APPROVING FISCAL YEAR 2023-2024 ANNUAL BUDGET AND AUTHORIZING THAT ANY FUNDS REMAINING FROM FISCAL YEAR 2022-2023 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, Vice Chair Caggiano made the following motion, seconded by Ms. Schwartz for discussion:

MOTION: SO MOVE TO APPROVE

Ms. Schwartz asked for clarification on the proposed salary increases. Cale Curtis, Executive Director, said the Board had directed staff at the August 24th meeting to come back with a recommendation to eliminate the MCRA Project Specialist position and distribute a portion of the funds budgeted for that position amongst the four dedicated MCRA employees. Additionally, he proposed putting additional funding towards the position of the regraded and reclassified Multi-Media Producer so the MCRA would be able to further advance its promotional efforts. Ms. Schwartz requested that in the future any proposed salary increases be shown as a total, of both City and MCRA salaries combined.

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

3B. RESOLUTION 714: APPROVING THE SECOND 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 Vice Chair Caggiano:

MOTION: SO MOVE TO APPROVE

Chair Ruzzano thanked Mr. Tolces and said that he appreciated the level of service that the Board received.

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

Attorney Tolces thanked the Board on behalf of himself and his law firm and stated that it was an honor and a privilege to serve as the MCRA's attorney.

3C. RESOLUTION 715: 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 MCRA PURSUANT TO THE INTERLOCAL AGREEMENT BETWEEN THE MCRA AND THE CITY OF MARGATE FOR FISCAL YEAR 2023-2024

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

4A. DISCUSSION AND POSSIBLE ACTION: APPROVING A DRAFT OF AN ADVERTISING SIGN FOR THE UPCOMING KOMIM KARES VETERAN'S EVENT TAKING PLACE ON NOVEMBER 11, 2023, AT MARGATE SPORTS COMPLEX

David Tolces, Board Attorney, read the item title.

Vice Chair Caggiano said the advertisement was written in large enough font that people could read it from their vehicles, and it contained all the pertinent information. He said he did not have a problem with the draft as it was presented. Mr. Arserio said that he was satisfied that it was not political in nature and was strictly for the purposes of advertising the event taking place.

Ms. Schwartz asked when the advertising would go up and for how long. Cale Curtis, Executive Director, said that the Fall Festival was currently being promoted throughout the City and the advertising for the Veteran's Day event would follow the Fall Festival advertising. He also said it would be removed the day after the event.

Rich Zucchini, resident, said he was responsible for the graphic design of any advertising work for Komim Kares (KOMIM). He said the draft provided that evening was originally designed as a window display and would be modified before being printed. The modifications would include enlarging the font of the address of the event and changing the logo for KOMIM. He guaranteed there would be no other verbiage added to the advertising. Some discussion ensued about approving a draft that would be modified later. Mr. Arserio said he did not want to have the item come before the Board a second time therefore he proposed that the final draft be presented to Mr. Curtis before going to print. The Board were in general agreement with this suggestion.

Mr. Arserio made the following motion, seconded by Vice Chair Caggiano:

MOTION: SO MOVE TO APPROVE ON THE CONDITION THAT A FINAL VERSION OF THE ADVERTISING SIGN BE PRESENTED TO THE EXECUTIVE DIRECTOR FOR APPROVAL BEFORE BEING SENT TO PRINT

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

5. EXECUTIVE DIRECTOR'S REPORT

Cale Curtis, Executive Director, said that they were no significant updates from the prior meeting except for the following:

The damaged wall on 77th Avenue and Atlantic Blvd was finally being replaced that week. The crew had mobilized earlier that week and were finalizing some site restoration with caulking and painting.

Margate Boulevard & Southgate Boulevard Median Improvements – Design and permitting were ongoing for a number of the street improvement projects.

Gateway Signs – He said he was working on having a final draft rendering of the gateway signs to bring before the Board.

Lastly, he thanked the Board on behalf of himself and his staff for their continued support and confidence and said he was very pleased and proud to work for them.

Chair Ruzzano asked if there was an LED type design monument sign available for Calypso Cove and Mr. Curtis said there was. He said that the Department for Engineering and Environmental Services (DEES) had a similar one that was approved and was currently being manufactured that could serve as a template for similar signs once installed.

Chair Ruzzano said that entryway signs were already budgeted for neighborhoods in the MCRA and he hoped to see one at a location on East and West Palm Drive but he was not sure of the correct name for the neighborhood. Mr. Arserio asked who would be responsible for maintaining the signs in the event the MCRA sunsets. Mr. Curtis explained that the responsibility would fall to the City in that instance. Mr. Arserio asked about private communities and neighborhoods with associations, and whether it would be possible to have some sort of joint maintenance put in place for their signs. Mr. Curtis said the MCRA could create a program such as an interlocal agreement or easement agreement whereby the association would agree to maintain the sign if the MCRA installed it.

5A. TENANT UPDATES

Ms. Schwartz asked if the rent rolls were up to date.

Jim Nardi, Advanced Asset Management, responded that Natural Hair Designs had paid in full. However, two other tenants had received three-day notices that day and both said they would have rent to Mr. Nardi by the following day.

Ms. Schwartz said it was unfortunate that it was the same tenants every month that appeared to be late with their rent.

6. BOARD MEMBER COMMENTS

Ms. Simone: She asked if the MCRA would be following the same protocols as the City Commission regarding the recent decision to allow public comment over Zoom. Chair Ruzzano replied that the City Commission had agreed to try it for a three-month period so he would be happy to follow the same protocol for the MCRA. Ms. Schwartz said the residents would need to be informed about the change in Zoom policy.

Mr. Arserio: He said he had two items he wished to discuss. Firstly, he was concerned about the escalation of parking of midsize commercial vehicles on Margate Boulevard over recent weeks. He said he would like to see some type of sign put up advising that no overnight parking was allowed. He said that it could become a safety issue if not addressed quickly. Secondly, with regards to the five or six Canary Date Palms that were planted on State Road 7 just south of Margate Boulevard, he noted their current location was slated for development and they should be moved, if possible. If the Board agreed, he suggested asking the same vendor that offered to transplant the Sylvester Palms donated by the Field's family for \$750 a tree, to relocate these Canary Date Palms for the same rate. The general consensus was that if they could get the same rate, they could move them.

Ms. Schwartz: She wished everyone a Happy New Year. She said she looked forward to the Fall Festival and that she appreciated everyone within the MCRA.

Vice Chair Caggiano: He agreed with Ms. Schwartz, and he wanted to add that the Sounds at Sundown was just phenomenal. He said that people were coming out in droves and that the MCRA should be very proud to support these events.

Chair Ruzzano: He echoed what the Vice Chair said about the events being awesome. He said they were getting bigger and bigger, and the bands themselves were talking about playing in the City of Margate. He asked the Vice Chair about two grand openings that happened earlier that day.

Vice Chair Caggiano said that he and Board Member Schwartz attended two grand openings that day. The first was at Que Perros at 2147 North State Road 7, across the street from Arrigo Dodge. It was a Colombian Fast Food restaurant that cooked their burgers in an oven and they were amazingly juicy. The second was a Mexican bakery, Caprichitos Bakery & Pastry Shop, located at 230 North State Road 7. The smell of the pastries was fabulous. He said it was wonderful to see so many great businesses coming into Margate and reminded the public to get out and support them.

Chair Ruzzano said that while rents would continue to rise in the locality, it was his opinion that businesses would flock to the newly developed downtown, knowing that it was a City or Board owned plaza because they would know that they would not have to rush their customers in and out of their businesses in order to maximize their profits. He asked if the Trunk or Treat would take place in the City Hall parking lot, as in previous years.

Cale Curtis, Executive Director, replied that the date was set for Tuesday, October 31, between 5 - 8 pm.

Chair Ruzzano also reminded everyone that the new Chipotle was due to open on September 25, 2023. He said it was supposed to be the first Chipotle in the State that would have a drive through pick up window for food ordered from the comfort of your home.

David Tolces, Board Attorney, wished everyone a Happy New Year.

Ms. Schwartz asked the Board Attorney if there was any news on the court's decision yet. Attorney Tolces replied that the case had been fully briefed and that there was no time by which the 4th District Court of Appeals had to render a decision, but counsel was hopeful it would be by the end of this year.

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

Respectfully submitted,

Transcribed by Fiona Christmas, CRA Coordinator

Tommy Ruzzano, Chair