

# MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

## REGULAR MEETING November 12, 2020

### MINUTES

**Present:**

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

**Also Present:**

Cale Curtis, Executive Director  
David Tolces, Weiss Serota Helfman Cole & Bierman  
Cotter Christian, Project Manager, DEES

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 5:10 p.m., on Thursday, November 12, 2020, by Chair Tommy Ruzzano. Roll call was taken. There was a moment of silence followed by the Pledge of Allegiance.

This was a virtual public meeting held via Zoom. Board Attorney David Tolces read the Findings and Procedure for a Virtual Public Meeting. Those physically present in the Commission Chambers were: Chair Tommy Ruzzano; Joseph Kavanagh, City Clerk; and Rita Rodi, CRA Coordinator.

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**1A. MINUTES FOR APPROVAL - (10/14/2020 Regular)**

After David Tolces, Board Attorney, read the item 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.

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**2. PUBLIC DISCUSSION**

No one from the public requested to speak.

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**3A. RESOLUTION 644: AMENDING FISCAL YEAR 2019-2020 AND FISCAL YEAR 2020-2021 ANNUAL BUDGETS**

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

**MOTION:** SO MOVE TO APPROVE

Ms. Schwartz asked for clarification on the calculations. Cale Curtis, Executive Director, explained that there were two transfers totaling \$3.548 million of which \$2.548 million was going to land acquisition and \$1 million to improvements for S.W. 6<sup>th</sup> Street. The \$2.548 for land acquisition was in addition to the adopted budget amount for land acquisition in the fiscal year 2020-2021 budget which brought the total to \$6.5 million.

Mr. Curtis commented about the need for proposed improvements to S.W. 6<sup>th</sup> Street. Chair Ruzzano expressed support for the project and commented about the need to be mindful that many of the residents on the street currently used the median for overflow parking.

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

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**3B. RESOLUTION 645: APPROVING THE AGREEMENT FOR PETROLEUM CLEANUP PARTICIPATION PROGRAM WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ("PCPP AGREEMENT") FOR THE PROPERTY LOCATED AT 1291 NORTH STATE ROAD 7, MARGATE, FLORIDA; AUTHORIZING THE CHAIR AND EXECUTIVE DIRECTOR TO EXECUTE THE PCPP AGREEMENT**

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 why the Department of Environmental Protection changed its mind after it gave approval. Cotter Christian, Project Manager, explained that there were two different agencies involved: Broward County; and the State of Florida, which had differing opinions. He explained that the County Environmental Protection Department administered the program for the State of Florida Department of Environmental Protection (FDEP). The report done in 2019 showed the absence of any residue petroleum in the ground water which the County agreed with and they sent it to the State for final resolution. The State agreed that the petroleum levels looked good but they did not think there had been sufficient monitoring done for background lead in the water, and they requested the installation of several monitoring wells to monitor for lead for a short period of time before they would give final closeout. The State agreed to participate in the cost at 75 percent. Mr. Christian explained that the first report would be done after 3-6 months of monitoring and, if there was no lead or lead was at an acceptable level, no further monitoring would be needed.

David Tolces, Board Attorney, said it would always be subject to the FDEP's final determination as they were responsible for issuing the No Further Action Report. Mr. Cotter said the last step would be to file a report to abandon the monitoring wells. Ms. Schwartz commented that it might be one to two years before anything could be done with the property; Mr. Christian said he thought it might be sooner.

There was a short discussion about whether the gas station should have been forced to mediate the property when it left. Attorney Tolces referenced a report in the meeting backup that indicated that the tanks were removed and monitoring wells were installed prior to the MCRA acquiring the property. He said it was possible there was not a No Final Action Report issued then and it was being required at this time.

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

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**4A. DISCUSSION & POSSIBLE ACTION: PROPERTY MANAGEMENT SERVICES**

Cale Curtis, Executive Director, advised that James Nardi, Advanced Asset Management (AAM) had provided property management services to the MCRA since December, 2007. He explained that the current contract would be expiring in May, 2021, and he was looking for direction from the Board before going out for a Request For Proposal (RFP). He spoke about Mr. Nardi's experience and knowledge with the MCRA which were very beneficial and important to keep as the MCRA came to its end in near future. He commented that the last RFP for property management services resulted in two respondents: AAM and another that did not meet the MCRA's expectation.

Mr. Curtis said it was recommendation for the Board to authorize him to enter into negotiations with AAM and bring an agreement back to the Board for approval for property management services through the end of the life of the MCRA.

Chair Ruzzano commented that Mr. Nardi had a wealth of knowledge about the MCRA and the plazas, did a great job, and that he would like to have Mr. Nardi stay with the MCRA.

Ms. Schwartz asked Mr. Nardi why the median on Melaleuca Drive was torn up. James Nardi, Advanced Asset Management, commented that water lines were being replaced in the neighborhood. Mr. Curtis said as they replaced the water lines, they would do some temporary restoration and when completed, they would do a final restoration and to bring everything to its original condition. She asked about the status of the missing trees on the corner area. Mr. Curtis said he had approved some quotes to replace the flowering trees as per the landscape plans.

Mr. Arserio commented that Mr. Nardi did a great job and he was in support of Mr. Curtis's recommendation.

Vice Chair Caggiano said he was in favor of extending a contract with Mr. Nardi through the end of the MCRA.

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## 5. EXECUTIVE DIRECTOR'S REPORT

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

**Atlantic Boulevard Median Improvements** - Commented that the County had previously committed to the installation of irrigation on the medians along Rock Island Road and Atlantic Boulevard. He said Mike Jones, Parks and Rec, had informed him that the County was ready to start and there would be no cost to the City or MCRA for the project. He said the irrigation would allow the MCRA to move ahead with landscape improvements to the median

**David Park Construction** - Commented that the project was substantially complete. The park identification sign was nearly 90 percent complete. The sign was part of the Wayfinding sign package and it would be used as the "test" sign for others in the future. He said the MCRA was looking at the redesign and construction of the retention area. Currently the retention area was in the front of the park and the water pooled water there when it rained. A scope of work had been obtained from Chen Moore & Associates for the design of a underground storage drain area that would eliminate stagnant pooling and could be grassed over and made into usable space. In addition, he said 11 sabal palms would be replaced with double princess hurricane palms at a cost of \$9,000. He said the cost for all the improvements would result in a budget transfer of \$43,000 from the Contingency budget line.

**Sports Complex Covered Field Project** - Commented that good progress had been made and the foundations had been poured. He said there had been some weather delays.

**Winfield Boulevard Entry Sign** - Commented that the sign had been erected, stucco had been applied, and the stone and sign lettering were on order. There was a small issue being worked out between the contractor and FPL. This project faced some weather delays as well.

**Serino Park** - Stated that he would be working with the Director of Parks and Recreation and Purchasing on a Design/Build for the park. The project scope included replacement of equipment, removal and replacement of sand, bathrooms, and security cameras. He asked the Board if there were other items they wished to see at the park. Ms. Schwartz asked if there was a public address (PA) system at the park for communicating emergencies such as hurricanes or tornadoes. Mr. Curtis said the parks had lightening alarms that worked very well and could be heard blocks away, but he would look to see if there were other versions of the lightening alarms that included other types of alerts.

Ms. Simone commented that the park was widely used by the residents and she would like to get community input to find out what the residents would like to see done at their park. She asked about the possibility of sending out a survey to the surrounding neighborhood and Mr. Curtis said it was a good idea.

Chair Ruzzano said he had spoken to some of the residents in that area and, besides the issue with the sand, they also wanted coverage from the elements, a bathroom and a water fountain. He said some also mentioned a walking track. Mr. Curtis said he thought Mr. Jones included a fitness trail in the design.

**Property Taxes** - Advised that invoices for the property taxes on the plazas had been received and they were a slightly higher than budgeted and a budget transfer of \$2,600 from Contingency to Property Taxes had been done to cover the shortfall. The assessed value at both plazas increased with Ace Plaza being up 15 percent likely due to the improvements that had been made.

**City Center Vision** - Commented that the Board had previously spoken about having a plan ready for the future vision of the downtown area. He said he and Larry Vignola, Assistant City Manager, met with the Executive Director of the Urban Land Institute (ULI) of South Florida. He explained that ULI was a non-profit organization that offered a variety of resources to assist cities and CRA's navigate difficult land use issues, provide recommendations on the best use of land, etc. He said he would be emailing the Board members information about what ULI had to offer, which included workshops with area experts from a variety of disciplines to provide education on trends, best use, etc., as well as a Technical Advisory Panel (TAP) which was a more formalized process where ULI would put together a panel of local experts that would meet with the Board, city representatives, and do site visits. They would then put together a final report that could be used for developing a vision.

He asked the Board members to review the information he sends them and to let him know if there were any areas of interest that they wanted him to pursue and he would schedule some time with ULI and the MCRA.

Mr. Ruzzano commented that it was unusual for a city to own property and be landlords but the MCRA's situation was unique and he was in favor of keeping the MCRA property and developing it with MCRA funds and then having the City acquire it in the future. He commented that Lakewood Plaza, Peppertree Plaza, and Publix plaza were averaging \$30-\$40 per square feet in rent. He said it would be beneficial to the City, and possibly other cities as well, and it was something he wanted to look into.

**Design Standards** - Commented that many of the projects planned for the year involved median and landscape improvements and it triggered the idea about having a landscape master plan/ design regulations for landscaping on the medians, roadways, and right-of-ways throughout the City. He said he would be looking at hiring a consultant to develop a landscape master plan by selecting portions of the MCRA that would be representative of the entire City, i.e., Margate Boulevard, S.W. 6<sup>th</sup> Street, Southgate Boulevard, etc., and then using that plan throughout the City. He said it was currently an idea and he did not have any costs or proposals for it yet, and there were funds budgeted for professional services.

Mr. Arserio said he would be interested in hearing more about it. Chair Ruzzano said he would also be interested and he mentioned a previous consultant that had been contacted to beautify the south end of State Road 7 had quoted a cost of \$200,000 just for the drawings. Mr. Curtis said he spoke to the consultant the MCRA had been using for the Building Design Guidelines and he thought it was something that could be done for far less.

**Pop's Chicken and Waffles** - Commented that at the last MCRA meeting, the direction was given to not pursue legal action against Pop's Chicken and Waffles but to find out if they would be amenable to paying their outstanding water bill. He said Mr. Nardi contacted the former tenant and he had agreed to pay the water bill.

**Barbershop USA** - Stated the business had been sold and the new owners planned to operate the business the same as the previous owner. He said no Board action was required but he would be sending a letter to the new owners to memorialize the sale

Chair Ruzzano asked Mr. Curtis to look into what it would cost to make the Party Caterers building rentable.

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## 5A. TENANT UPDATES

James Nardi, Advanced Asset Management, advised that one tenant from each plaza owed rent for the month of November.

Cale Curtis, Executive Director, announced that the City had partnered with Broward County to administer both small business and residential assistance programs through the CARES Act. He encouraged Margate's small businesses to go to [broward.org/CARES](http://broward.org/CARES) to find out about eligibility. He said he thought the County was administering \$500,000 for Margate small businesses and approximately \$240,000 for residential assistance through CARES funding. He mentioned that the program for small businesses was tiered and they could get from \$5,000 to \$15,000 depending on the number of employees. Ms. Simone asked the information be communicated on the City's website and through social media. Mr. Curtis said that the information was in the process of being communicated through various channels.

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## 6. BOARD MEMBER COMMENTS

**Ms. Simone:** Commented for everyone to continue to be safe and be well.

**Mr. Arserio:** Congratulated the three fellow Board members on their re-election. He also told everyone to stay safe.

**Ms. Schwartz:** Thanked the residents that had been patronizing the local businesses.

**Mr. Caggiano:** No comments.

**Mr. Ruzzano:** Commented that he had someone ask about opening a gun range in Margate. He asked Mr. Nardi to find out whether the City's zoning allowed for a gun range. James Nardi, Advanced Asset Management, said that there were some locations available.

Chair Ruzzano said the tenants at the MCRA plazas were very appreciative for the assistance provided by the MCRA.

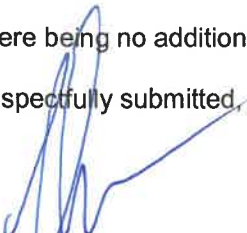
David Tolces, Board Attorney, wished everyone a very happy Thanksgiving.

James Nardi, Advanced Asset Management, congratulated the Board members on their re-election. He thanked the Board for their positive comments about his work performance and said he welcomed the opportunity to continue to work with the MCRA.

There being no additional business, the meeting adjourned at 6:06 p.m.

Respectfully submitted,

Transcribed by Rita Rodi, CRA Coordinator

  
Tommy Ruzzano, Chair

