

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING June 10, 2026

MINUTES

Present:

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

Also Present:

Cale Curtis, Executive Director
Larry Vignola, Assistant Executive Director
David Tolces, Weiss Serota Helfman Cole & Bierman
Carlos Pierre, Pastor, Family of God Ministry

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 6:01 p.m., on Wednesday, June 10, 2026, 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.

1A. MINUTES FOR APPROVAL – (04/08/26 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, Yes; Mr. Arserio, Yes; Ms. Simone, Yes; Mr. Ruzzano, Yes; Mr. Caggiano, Yes. The motion passed 5-0.

3. PUBLIC DISCUSSION

Carlos Pierre, Pastor, Family of God Ministry, thanked the Board for allowing the ministry to remain in the property it had sold to the MCRA while their new church was being built in the City of Tamarac. He acknowledged \$100,000 was to be held in escrow in the meantime and rent was agreed at \$10,000 per month, however, the new construction had taken much longer than anticipated. He said the church had vacated the property in early April 2026 and respectfully requested the Board to consider a proration of the last month's rent. Cale Curtis, Executive Director, explained the MCRA bought the property from the church with whom they entered into a post-occupancy agreement and said in addition to the rent charged there were also other costs incurred to clean up after the church vacated the property. David Tolces, Board Attorney, stated the escrow amount was \$100,000 from which \$80,000 was deducted in rent (calculated as 8 full months from September 1, 2025 through April 30, 2026 @ \$10,000 per month) plus \$1,700 in clean up fees. He said although the church vacated the property on April 6, 2026, they were charged for the entire month and therefore \$18,300 was returned to the church in May 2026. He noted if the Board agreed to prorate the rent, the church would pay for 6 days of rent from April 1st to 6th. Some discussion ensued and the Board gave general consensus to prorate the church's rent for the last month and refund the difference.

3A. DISCUSSION AND POSSIBLE ACTION: SPONSORSHIP OF NATIONAL NIGHT OUT

Cale Curtis, Executive Director, said this was an annual request from the Police Department for sponsorship in support of the National Night Out in an amount not to exceed \$15,000. Chair Caggiano made the following motion, seconded by Mr. Arserio for discussion:

MOTION: SO MOVE TO APPROVE

Mr. Arserio clarified the event was mostly funded by a Law Enforcement Trust Fund (LETF) and not taxpayer dollars. He said the LETF was comprised of proceeds confiscated from illicit activities such as drug trafficking and fraud. He added the funding was strictly regulated and could only be used in specialized law enforcement and crime prevention.

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

3B. DISCUSSION AND POSSIBLE ACTION: PROPOSAL FROM TRI COUNTY DISCOUNT LIQUORS TO PURCHASE EITHER THE LOT LOCATED DIRECTLY ON THE NORTHWEST CORNER OF US 441 AND PARK DRIVE OR THE PARCEL OF LAND LOCATED AT 891 NORTH STATE ROAD 7

Cale Curtis, Executive Director, said he received a proposal in early May from Mr. Munna Rangam, the owner of Tri-County Discount Liquor Store to purchase one of two MCRA lots where he intended to build a new standalone liquor store. He added Mr. Rangam had since withdrawn his request to purchase the lot located on the northwest corner of US 441 and Park Drive, however he intended to pursue the parcel identified as 891 North State Road 7. Mr. Curtis recommended postponing the sale of any additional parcels until further progress was made on the City Center planning and development.

Munna Rangam, owner of Tri-County Discount Liquors, stated the business was his family's life's work and he wished to continue operating it in the City. He highlighted the benefits of the MCRA tenancy, including below-market rent, responsive property management, and the location near City Center. He noted the business had paid approximately \$1 million in rent, consistently met its lease obligations, and provided long-term stability as a tenant. He emphasized the store's unique boutique-style offerings and its contribution to the local business community. He concluded, after more than 20 years as an MCRA tenant, the business hoped to eventually transition from tenant to property owner. Some discussion ensued about the cost of the property and future property taxes. Mr. Rangam estimated the cost to build a new standalone store would be between \$2.3 and \$2.9 million. Vice Chair Ruzzano enquired if there was a timeline to build a new store and Mr. Rangam said it was dependent on how construction of the new City Center development affected the existing store. Vice Chair Ruzzano expressed his support for the proposal and stated the MCRA properties had long been viewed as incubators for future development and business ownership opportunities. He commended the applicants for their investment in the community and their willingness to invest substantially in a new property. He stated placing the property on the tax rolls aligned with the MCRA's goals and encouraged the Board to further consider the proposal. Ms. Schwartz agreed with Mr. Curtis and said no one should spend any money until they saw what the developer proposed. Mr. Rangam asked if he could have first right of refusal on the parcel of land and David Tolces, Board Attorney, replied the developer would have to give their consent for any sale due to the terms of the development agreement. Mr. Arserio also supported the Executive Director's recommendation to wait until there was greater clarity regarding the City Center's scope, design and timeline. He acknowledged existing businesses should be given opportunities to remain and potentially transition into the redeveloped area, however, it was premature to make long-term decisions at this time. Ms. Simone expressed her agreement with the previous two Board Members and Executive Director and encouraged Mr. Rangam to wait a little longer.

Rich Zucchini, resident, said no MCRA-owned properties should be sold before completion of the City Center development and expressed his concern at selling any land purchased with taxpayer money at well below market value.

Nina Culver, resident, asked for and received clarification on the location of the parcel in question. Some discussion ensued as to whether the developer had any particular plans for the parcel of land. She expressed her support for the proposal and hoped the developer would agree to the sale.

Mr. Curtis asked for direction from the Board and Chair Caggiano acknowledged there was not enough consensus to approve the proposal at present.

4. EXECUTIVE DIRECTOR'S REPORT

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

Margate Boulevard Improvements – He advised the project was nearing completion, however, the weather was certainly a factor. He added the goal was to have the roadway available for the Fourth of July parade.

Chevy Chase Plaza Improvements - He said the resealing of the parking lot had been completed and the painting of the building and sidewalks would start shortly.

Sports Complex Turf Fields - He reported negotiations with the highest qualified bidder were almost finalized and he should have an agreement back before the Board by July. Ms. Schwartz asked how much the project was estimated to cost and Mr. Curtis replied \$4.7 million. Some discussion ensued on the cost of the project versus what it would save on annual maintenance and field preparation. Mr. Curtis said he would have those figures when the item was brought back before the Board.

4A. TENANT UPDATES

Chair Caggiano referenced the rent rolls and noted there were three tenants in arrears. Jim Nardi, Advanced Asset Management, said he expected to receive the rent plus late fees with no issues.

5. BOARD MEMBER COMMENTS

Chair Caggiano – He requested to go first as he had to leave early. He wished everyone a happy Fourth of July and reminded everyone to prepare for the upcoming hurricane season.

Chair Caggiano left the meeting at 7:00 p.m.

Ms. Schwartz – She emphasized MCRA funds now consisted entirely of City taxpayer dollars and stated all expenditures, and property transactions should be evaluated with that in mind. She noted, with no contributions from other taxing authorities, the MCRA must exercise greater caution in its spending decisions and prioritize essential projects. She further stated discretionary initiatives may need to be deferred given the changing financial landscape and the need to protect taxpayer resources.

Mr. Arserio – He said an incredible firework show was planned in honor of the nation's upcoming 250th anniversary and he encouraged everyone to attend the celebration. He said a lot of events were planned throughout the day and wished everyone a happy Fourth of July.

Ms. Simone – She referenced the outstanding balance of almost \$56,000 The Fair at Margate still owed the City and asked if there was a plan to collect the balance. Cale Curtis, Executive Director, replied it was on the agenda at the next City Commission meeting to request authorization to begin legal proceedings against the amusement provider. Ms. Simone encouraged residents to attend the community fireworks event rather than use fireworks at home. She cited concerns about fire risk, property damage, litter, noise impacts on pets and veterans and consideration for neighbors.

Vice Chair Ruzzano – He reported he had been contacted by a film production company interested in locating a studio facility in the City of Margate who were seeking approximately 100,000SF of space. He said Margate was an attractive location for them due to its accessibility and regional connections and he suggested the production company could generate economic activity and increased visibility for the City. He indicated he would provide the appropriate contact information to the Executive Director who could explore potential opportunities with the company. He also wished everyone a happy Fourth of July and said the parade was always awesome. He referenced the comments about the impacts of fireworks on animals and asked everyone to be considerate. Mr. Arserio agreed with the importance of being considerate when using fireworks and encouraged residents who choose to use fireworks to be courteous by removing litter from their own and neighboring properties.

There being no additional business, the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Transcribed by Fiona Christmas, MCRA Coordinator

Anthony N. Caggiano, Chair