

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING July 8, 2025

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 Director
Robert Meyers, Acting CRA Attorney, Weiss Serota Helfman
Cole & Bierman

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 6:02 p.m., on Tuesday, July 8, 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.

1A. MINUTES FOR APPROVAL – (6/11/2025 Regular)

After Cale Curtis, Executive Director, read the item title, Ms. Simone made the following motion, seconded by Ms. Schwartz:

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.

2. PUBLIC DISCUSSION

Jonathan Kraljic, resident, said he had been unable to attend the last three MCRA meetings in person because of the 6 p.m. start time and inquired if the attendance had changed in any way because of the time change. He then questioned the purchase of the property at 1100 North State Road 7 for \$3.8 million, at \$300,000 over the appraised value, and asked the Board why they were motivated to purchase the property so quickly.

3A. DISCUSSION AND POSSIBLE ACTION: MCRA BUDGET PRIORITIES IN FY 2026

Cale Curtis, Executive Director, asked the Board for their input on the Budget priorities for Fiscal Year 2026. He suggested they finish currently budgeted capital projects, re-budget funds for land acquisition as opportunities arose and continue to sponsor and host events within the MCRA boundaries. He also recommended that they proceed with median enhancements throughout the MCRA, continue to fund some property improvement grant programs and focus their efforts on the City Center negotiations and planning over the coming year. Ms. Schwartz said she would like to see existing projects fully completed and Mr. Arserio and Ms. Simone expressed their full agreement. Vice Chair Ruzzano asked the Executive Director for an update on the Atlantic Boulevard Median Improvement project. Mr. Curtis said although the conduit had been laid for the electric to be run through the medians, the project had proven very expensive to finish. He said he did not remember the exact cost but would report back to the Board. Some discussion ensued and the Board agreed they would like to see the project completed. Vice Chair Ruzzano then enquired about the status of the gateway signs and Mr. Curtis said all four signs were at the final survey stage. He said the estimated cost of each of the four signs was about \$170,000 which did not include the cost to run dedicated electric lines to each sign. He said Broward County had given conceptual approval on their proposed locations within their various medians and vendors had been secured. Lastly, Vice Chair Ruzzano asked whether the [Family of God] Church had accepted the Board's terms of the extension of their lease as discussed at the last meeting and Mr. Curtis confirmed they had. Board Member Schwartz said it would have been polite to have received an acknowledgement of thanks from the tenant.

3B. DISCUSSION AND POSSIBLE ACTION: REVISING THE MCRA MEETING SCHEDULE FOR 2025

Cale Curtis, Executive Director, said the next meeting was scheduled for August 13, however, a number of Board Members would be traveling on City business and would be unable to attend. He said the meeting could either be

rescheduled to Tuesday, August 12 or cancelled altogether. The Board agreed unanimously to cancel the August 12 meeting.

4. EXECUTIVE DIRECTOR'S REPORT

Cale Curtis, Executive Director, provided the following updates:

Wayfinding Signs: As reported earlier in the evening, once the survey and electrical work were coordinated on the entryway signs, he expected to move forward with the fabrication and installation of the signs.

Margate Boulevard Improvements: A contractor was selected in May, and the project was delayed until after the July 4th parade. He expected construction to begin within the next month.

Southgate Boulevard Improvements: He said they were monitoring the health of some newly planted trees. He said one had to be recently replaced, but otherwise the project was substantially completed.

Coral Gate Park Improvements: The project was in its final phase, which was the replacement of the playground equipment and the rehabilitation of the building.

4A. TENANT UPDATES

James Nardi, Advanced Asset Management, said there were two tenants in Chevy Chase Plaza and two tenants in Ace Plaza that had not yet paid their rent, however he did not anticipate an issue collecting the unpaid rent. Cale Curtis, Executive Director, advised the Board there was a closing scheduled for the following day on the property located at 1100 N. State Road 7. Mr. Arserio asked if a final walk-through would be conducted before closing to be sure the property was vacant and Mr. Curtis replied that it would.

6. BOARD MEMBER COMMENTS

Ms. Schwartz - She complimented everybody on the recent July 4th celebrations and said City staff had done an excellent job. She asked about the construction which was ongoing on US 441 and whether anything could be done to finish it in a timelier manner. Cale Curtis, Executive Director, said he would reach out to the County to get a construction timeline and report back to the Board. Ms. Schwartz then congratulated Liberty Elementary which became an A-rated school and both Atlantic West and Margate Middle which became B-rated schools. She commended the students, staff and parents for all their hard work. Lastly, she confirmed it was the MCRA who had approached the motel [at 1100 N. State Road 7] directly to purchase it, as it was considered an eyesore, and she regarded the little difference in price worthwhile as it would have cast a shadow on the downtown development that was planned nearby.

Mr. Arserio – He thanked all the staff for a job well done at the recent July 4th celebrations and fireworks display. He noted the City changed their display a few years ago from 30 minutes to 15 minutes, however it had the same number of fireworks and said it was all-action. He added that he would like to see drones added to the display, if possible, but otherwise the display was phenomenal.

Ms. Simone – She thanked the staff for a wonderful job at the July 4th activities and the residents for coming out and supporting the City.

Vice Chair Ruzzano – He said the staff did a great job as usual, and he loved the parade. He said he would like to see how they could get schools involved somehow and perhaps have marching bands participate in upcoming years. He asked if there was any update on the Rahael project at Cocogate Plaza and Mr. Curtis replied that no plans had yet been submitted to the Building Department for review. He said he had met the week before with the developing partner and their representative and understood from the meeting that they had not anticipated the extent of the financial impact fees. He explained the city impact fees related to utility undergrounding requirements, parks and recreational fees as well as utility infrastructure for the lift station that served that property as well as neighboring properties. He further explained the residential portion of the project had the potential to further impact the capacity of the existing lift station that would trigger further upgrades for which the developer would be liable. He said the property was within the MCRA boundary and it was likely the developer would request some sort of assistance from the MCRA with those public improvements. Some discussion ensued about the Board's options. Mr. Curtis referenced the existing undergrounding of utility lines project along US 441 from Atlantic Boulevard to Coconut Creek Parkway. He said, whilst it stopped just short of this project and to provide the Board with the option, he had asked staff to request a quote from FPL to continue north on US 441 and include the Cocogate Plaza in the undergrounding project. Mr.

Arserio agreed that was a good idea and said this project would likely finish before the downtown would be started. He said it was a beautiful residential project with restaurants that would lead into the downtown area.

Vice Chair Ruzzano asked if specific amounts were discussed for impact fees and whether they could be subsidized at all. Mr. Curtis said park impact fees were around \$1 million based on the number of residential units that would be built. He said the developer had not anticipated any impact fees so was looking at various ways to mitigate them. Ms. Simone suggested the installation of public art might provide a solution. Vice Chair Ruzzano said the Board should look to mitigate some of the impact fees on behalf of the developer where possible because no one would want to see funding taken away from the project itself. Mr. Curtis said he would gladly convey the message of the Board's support to the developer and their representative.

Vice Chair Ruzzano then raised a question about the two entryways between Lesters and the bank on Coconut Creek Parkway. He said he was told one of entryways had to be eliminated and he would like to get clarification as to why that was the case. Mr. Curtis said he would find out and report back.

Vice Chair Ruzzano enquired about the warehouses built on Coconut Creek Parkway and Lyons Road and asked if the City had received any impact fees due to the increased trailer traffic. Mr. Curtis said other than equivalent residential connection (ERC) fees from the additional services for water and wastewater he was not aware of any additional fees, however, a traffic study was done, and he would have another look at the study to determine how they planned on traversing trucks in and out of that area. Ms. Schwartz reminded the Board that the City of Coconut Creek weighed in several years ago when Propane USA opened in Margate, so Coconut Creek should not have an issue if the City of Margate asked about the impact of the warehouses on Margate's roads. She added that she also wanted to see the utilities buried underground along US 441 by Cocogate Plaza.

Lastly, Vice Chair Ruzzano asked about the beautification of the medians along Banks Road and Mr. Curtis advised him that the city limits between the City of Margate and the City of Coconut Creek was just west of the medians on Banks Road and therefore those medians belonged to the City of Coconut Creek. Some discussion ensued about the delineation of city limits near Banks Road and Atlantic Boulevard.

Chair Caggiano – He thanked the staff for a wonderful job during the July 4th festivities. He also reminded everyone about the upcoming National Night Out that would take place on the first Tuesday in August and encouraged everybody to attend what promised to be a great event. He thanked Mr. Meyers for standing in for Mr. Tolces.

There being no additional business, the meeting was adjourned at 6:41 p.m.

Respectfully submitted,

Transcribed by Fiona Christmas, CRA Coordinator

Anthony N. Caggiano, Chair