



5790 Margate Boulevard  
Margate, FL 33063  
954-935-5320  
www.margatefl.com/cra

## Summary Agenda - Final Community Redevelopment Agency

*CRA Chair, Anthony N. Caggiano  
CRA Vice Chair, Tommy Ruzzano*

*CRA Board Members:  
Antonio V. Arserio, Arlene R. Schwartz, Joanne Simone*

*CRA Executive Director, Cale Curtis  
CRA Assistant Executive Director, Larry Vignola  
CRA Attorney, David N. Tolces*

---

Wednesday, April 9, 2025

7:00 PM

Commission Chambers and Zoom.us  
Webinar ID: 835 7790 4733

---

<https://us02web.zoom.us/j/83577904733>

### CALL TO ORDER

### ROLL CALL

### MOMENT OF SILENCE

### PLEDGE OF ALLEGIANCE

### 1) MINUTES FOR APPROVAL

- A. [ID 2025-081](#) APPROVAL OF THE MINUTES FROM THE MARCH 12, 2025 REGULAR MCRA MEETING

Attachments: [MINUTES](#)

### 2) PUBLIC DISCUSSION

### 3) RESOLUTION(S)

- A. [ID 2025-082](#) ACCEPTANCE OF THE MCRA INDEPENDENT AUDITOR'S REPORT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024.

Attachments: [RESOLUTION](#)  
[BACKGROUND: FINANCIAL STATEMENTS](#)

- B. [ID 2025-084](#) APPROVING THE CHANGE IN THE START TIME OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY SCHEDULED MONTHLY MEETINGS FROM 7:00 PM TO 5:00 PM

Attachments: [RESOLUTION](#)  
[BACKGROUND: MCRA 2025 MTG SCHEDULE](#)

- C. [ID 2025-088](#) APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND BPG ACQUISITIONS, LLC, RELATING TO THE NEGOTIATION OF THE LONG-TERM LEASE AND DEVELOPMENT AGREEMENTS ASSOCIATED WITH THE DEVELOPMENT OF THE MARGATE CITY CENTER PROJECT

Attachments: [RESOLUTION: MOU](#)  
[AGREEMENT](#)

#### 4) DISCUSSION AND POSSIBLE ACTION

- A. [ID 2025-083](#) CONSIDERATION OF A REQUEST BY CURRENT CAPITAL REAL ESTATE GROUP FOR GRANT FUNDING IN AN AMOUNT NOT TO EXCEED \$600,000 FOR RENOVATIONS TO THE ATLANTIC CENTER SHOPPING PLAZA LOCATED AT 6828-6896 WEST ATLANTIC BOULEVARD

Attachments: [PROPOSAL/OFFERING MEMORANDUM](#)  
[BACKGROUND: PARCEL MEASUREMENT](#)  
[BACKGROUND: PIP GRANT GUIDELINES](#)  
[BACKGROUND: BCPA-ATLANTIC CENTER](#)

#### 5) EXECUTIVE DIRECTOR'S REPORT

- A. [ID 2025-085](#) TENANT UPDATES

Attachments: [RENT ROLL - CHEVY CHASE PLAZA](#)  
[RENT ROLL - ACE PLAZA](#)  
[RENT ROLL - OUTLYING PARCELS](#)

#### 6) BOARD MEMBER COMMENTS

#### ADJOURNMENT

If a person decides to appeal any decision made by the Community Redevelopment Agency with respect to any matter considered at this meeting, s/he will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the transcript.

Any person wishing to appeal a decision of the Community Redevelopment Agency must do so in the City Clerk's office within seven calendar days of the written decision of the Board. Any person with a disability requiring auxiliary aids and services for this meeting may call the City Clerk's office at (954) 972-6454, with their request at least two business days prior to the meeting date.

One or more members of the City of Margate Boards may be in attendance and may participate at the meeting.

Members of the public are invited to view this meeting through Zoom using Webinar ID: 835 7790 4733 or can listen via telephone by calling one of the following phone numbers: US: +1 312 626 6799 or +1 929 205 6099.

- A copy of the Agenda for this Meeting is posted on [www.MargateFL.com](http://www.MargateFL.com) and on the main bulletin board outside City Hall located at 5790 Margate Blvd, Margate, FL 33063

**THROUGH THE CITY'S WEBSITE:**

Go to [www.margatefl.com](http://www.margatefl.com)

Go to "Agendas & Minutes" > Find the respective meeting date and click "Agenda Summary" to view the agenda items and see the Zoom meeting information.

**ALTERNATE OPTION FOR VIEWING AND LISTENING TO THE MEETING THROUGH ZOOM.US**

**Instructions:**

Topic: "Margate Community Redevelopment Agency Meeting"

Enter the following link to join the webinar: <https://us02web.zoom.us/j/83577904733>

Telephone:

Dial (for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 929 205 6099.