

# MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

## REGULAR MEETING December 13, 2022

### MINUTES

#### Present:

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

#### Also Present:

Cale Curtis, 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 7:00 p.m., on Tuesday, December 13, 2022, 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.

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#### 1A. MINUTES FOR APPROVAL - (11/9/2022 Regular)

After David Tolces, Board Attorney, read the item title, Ms. Simone made the following motion, seconded by Vice Chair Caggiano:

**MOTION:** SO MOVE TO APPROVE

**ROLL CALL:** Ms. Simone, Yes; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

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#### 2. PUBLIC DISCUSSION

No comments were made by the public.

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#### 3A. RESOLUTION 696: AUTHORIZING A SECOND AMENDMENT TO THE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND LANDSCAPE SERVICES PROFESSIONALS, INC., PROVIDING FOR A ONE-YEAR EXTENSION TO THE AGREEMENT, AND APPROVING A FIVE-PERCENT RATE INCREASE; PROVIDING FOR AN EFFECTIVE DATE

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

There was no discussion.

**ROLL CALL:** Ms. Simone, Yes; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

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#### 3B. RESOLUTION 697: APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF MARGATE FOR FUNDING CONTRIBUTION, SERVICES AND COMPENSATION; PROVIDING FOR TERM; PROVIDING FOR COMPENSATION RATE INCREASE ON AN ANNUAL BASIS; PROVIDING COMPENSATION TO THE CITY OF MARGATE FOR THE FISCAL YEAR 2022-2023 IN THE AMOUNT OF \$1,596,345

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

There was no discussion.

**ROLL CALL:** Ms. Simone, Yes; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

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- 3C. **RESOLUTION 698:** APPROVING AN AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND ADVANCED ROOFING, INC., FOR ROOFING SERVICES ASSOCIATED WITH THE EMERGENCY REPLACEMENT OF THE ROOF AT 1041 NORTH STATE ROAD 7 AT THE CHEVY CHASE PLAZA

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

Cale Curtis, Executive Director, notified the Board that they were also approving the waiver of bidding and approving competitive pricing in the amount of \$39,039 for materials associated with the roofing project as well.

**ROLL CALL:** Ms. Simone, Yes; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

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- 4A. **DISCUSSION AND POSSIBLE ACTION:** APPROVAL OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY MEETING SCHEDULE FOR 2023

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

**MOTION:** SO MOVE TO APPROVE

Chair Ruzzano advised that the meeting schedule could always be revised if needed.

**ROLL CALL:** Ms. Simone, Yes; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

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- 4B. **DISCUSSION AND POSSIBLE ACTION:** MARGATE CHAMBER OF COMMERCE

Chair Ruzzano said he asked to have this put on the agenda because he wanted to discuss doing more to showcase Margate businesses. He acknowledged that Margate was part of the Pompano Beach Chamber and he said he would like to see a return of the "In the Biz" events. He asked the Board for their feedback and ideas about getting more involved with the businesses either through a chamber or in other ways.

Ms. Schwartz suggested soliciting input from Margate businesses through email to gauge their level of interest. Cale Curtis, Executive Director, pointed out that the MCRA was limited by its geographic boundaries so the MCRA might want to make a recommendation to the City to join forces with it to provide a City-wide initiative. He spoke about educating the business community about the benefits of a chamber to determine if there would be sufficient interest and volunteers that would be interested in running it. The City and MCRA could help support a chamber by providing annual sponsorships and providing meeting space, promotions, etc. He explained that while Margate was a part of the Pompano Beach Chamber of Commerce, it received very little coverage. He said the Coral Springs-Coconut Creek Chamber and the Parkland Chamber had strong groups of dedicated volunteers that helped make theirs successful. He suggested starting small with business programs such as the Margate Delish, as well as other promotions to involve the businesses.

Vice Chair Caggiano asked if the Coral Springs-Coconut Creek Chamber had a paid staff. Mr. Curtis said he would research it and also find out whether they would be interested in allowing Margate to join forces with them which seemed to be a better fit for Margate than Pompano Beach. He spoke about how technology and social media had impacted the manner in which chambers operated, making it easier for businesses to get their message out.

Ms. Schwartz commented that the Margate Chamber never flourished on its own and that it did better when it was part of a multi-city chamber such as when it was part of the Tri-City Chamber of Commerce years ago. She was in favor of Margate joining the Coral Springs-Coconut Creek Chamber.

Vice Chair Caggiano commented that the biggest problem with the Margate Chamber was with the leadership after Rick Riccardi termed out as president and his predecessors were not as attentive.

Chair Ruzzano spoke about his past experiences with the Chamber and how networking had evolved with social media making the luncheon meetings archaic. He agreed that teaming up with another city or two was the best option for Margate. Vice Chair Caggiano disagreed and said that the Chamber worked best when people got together because people did business with people they knew and liked, and the feeling of belonging would not be obtained through a website. Chair Ruzzano clarified that the luncheons where people handed out their business cards were unproductive whereas social media could be used to communicate the meet-up locations for attendees to go and spend their money in support of those businesses. He suggested taking small steps like the In The Biz program to start.

Based on the feedback shared by the Board, Mr. Curtis said he would explore the possibility of joining forces with the Coral Springs-Coconut Creek Chamber, and he would also look into other ideas such as expanding the Margate Delish program to highlight other types of businesses.

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4C. **DISCUSSION AND POSSIBLE ACTION: CROSS ACCESS PARKING AGREEMENT WITH PRINCE OF PEACE PROPERTY LOCATED AT 6012 N.W. 9<sup>TH</sup> COURT**

After David Tolces, Board Attorney, read the item title, Cale Curtis, Executive Director, provided some background. He explained that the Prince of Peace Church property located at 6012 N.W. 9<sup>th</sup> Court abutted the MCRA owned property at 911 North State Road 7 (former Wachovia Bank) and that the Church had been allowed to use the parking lot through a Cross Access Parking Agreement. He said the property at 911 North State Road 7 had always been a part of the development plan for the City Center project. He said the Prince of Peace Church was actively looking to sell their property and he was looking for support from the Board to send the Church a letter advising them the Cross Access Parking Agreement would end upon sale of the property so the property could be marketed for future redevelopment.

Vice Chair Caggiano made the following motion, seconded by Ms. Schwartz who said it was a shame that the Church had not considered selling the property to the MCRA since they had received the benefit of free parking for 13 years.

**MOTION:** TO PROCEED WITH SENDING A LETTER TO THE CHURCH

Mr. Curtis said the timing warranted the MCRA give formal notice prior to any decisions being made about the property so it was known that the parking agreement was not perpetual.

**ROLL CALL:** Ms. Simone, Yes; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

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5. **EXECUTIVE DIRECTOR'S REPORT**

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

**Serino Park**--The demolition had started; however, there have been delays in receiving materials which would impact the project timeline.

**S.W. 6<sup>th</sup> Street Improvements** and **Margate Boulevard Improvement** projects--He expected to have draft reports of the project designs available for the January MCRA meeting.

**Southgate Boulevard Median Improvement** project--He met with KEITH Engineering to put together a scope of work for the east and west sides of U.S. 441 which would include a redo of the landscaping with a simple, low maintenance design, replacement of the sable palm trees, and installation of electrical power to provide for median lighting. He discussed the possibility of installing a gateway sign similar to the sign done for the Winfield neighborhood that would read "Southgate," noting that there would be some constraints due to the size of the median. He asked KEITH to explore options and provide a proposal.

**Chevy Chase Plaza Improvements:** He reported that progress had been made on parking lot repairs: however, while in the process of making the repairs it was discovered that the cause of many of the large holes in the parking lot were

due to large trees that were rotting underneath the surface. It appeared that the entire parking lot had been paved over a mowed down swamp forest 60 years ago. He said redoing the entire parking lot would be a larger task than just doing an overlay. Some of the larger holes were repaired which required heavy equipment and additional resources. He said significant excavation work would be needed when that plaza got redeveloped in the future.

He said he was working with Jim Nardi on a scope of work for general contracting work for repairing stucco and electrical soffits, repairing the columns and wrapping them with stone to match Ace Plaza, painting, etc. Ms. Schwartz suggested using stone that had less space between the stones similar to Cumberland Farms. Chair Ruzzano said it was an old style and a look that varied by contractor.

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#### 5A. TENANT UPDATES

Jim Nardi, Advanced Asset Management, thanked the Board for their calls and well wishes and thanked MCRA staff for their assistance over the past month.

Ms. Schwartz referenced the Rent Roll and asked about the varying rent amounts shown for Wings Your Way. Mr. Nardi explained that the tenant had been delinquent and subject to late fees and they paid odd amounts. She asked about the three vacant spaces at Chevy Chase Plaza. Mr. Nardi explained that the MCRA had been waiting to repair the roof prior to offering two of the spaces for rent. The other was an odd shaped space and difficult to lease; it would require a great deal of work to make it usable.

Chair Ruzzano said it was nice to see the Rent Roll so full. He commented that the Ace Plaza looked great.

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#### 5. BOARD MEMBER COMMENTS

**Ms. Simone:** She looked forward to seeing everyone at the Winter Festival and she wished everyone all the best in the New Year. She welcomed back Jim Nardi.

**Mr. Arserio:** Absent

**Ms. Schwartz:** She wished everyone a Happy Hanukkah, Merry Christmas, Happy Kwanza, a safe holiday season, and a Happy New Year.

**Vice Chair Caggiano:** He echoed the wishes of the two former Board members.

**Chair Ruzzano:** He said the event held for the Broward Education Foundation at the Covered Sports Field two weeks prior was beautiful. He heard so many positive comments about everything, including City staff that assisted. He said the Broward Teacher's Union also planned to hold their annual End of Year party at the Covered Sports Field.

He asked if the MCRA would be changing its logo consistent with changes being made to the City's logo. Cale Curtis, Executive Director, said similar action would need to be taken.

Chair Ruzzano wished everyone Happy Holidays and a great year ahead.

**David Tolces**, Board Attorney, wished everyone a very happy holiday season.

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

Respectfully submitted,

Transcribed by Rita Rodi, CRA Coordinator

Tommy Ruzzano, Chair