

COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING DECEMBER 9, 2014

MINUTES

Present:

Tommy Ruzzano
Joyce W. Bryan
Lesa Peerman
Joanne Simone, Vice Chair
Frank B. Talerico, Chair

Also Present:

Douglas E. Smith, Executive Director
Eugene M. Steinfeld, Board Attorney
Ben Ziskal, Director, Economic Development
Rachel Bach, Assistant Director, CRA
Kim Vazquez, Project Manager, CRA
Kim Briesemeister, Principal, RMA

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 9, 2014, by Chair Frank Talerico. There was a moment of silence followed by the Pledge of Allegiance. Roll call was taken.

1. **MINUTES FOR APPROVAL:** (10/22/14)

After Eugene M. Steinfeld, Board Attorney, read the item title, Mrs. Bryan made the following motion, seconded by Ms. Simone:

MOTION: TO APPROVE

There was no discussion.

ROLL CALL: Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes;
Mr. Talerico, Aye. The motion passed 5-0.

2. **PUBLIC DISCUSSION**

No one came forward to speak during Public Discussion.

3A. **RESOLUTION 437:** Authorizing the execution of an agreement between DP Development of the Treasure Coast, LLC, and the Margate Community Redevelopment Agency for the Coconut Creek Median Improvement Project in an amount not to exceed \$381,902.00.

After Eugene M. Steinfeld, Board Attorney, read the resolution title, Mrs. Bryan made the following motion, seconded by Ms. Simone:

MOTION: SO MOVE TO APPROVE

ROLL CALL: Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes;
Mr. Talerico, Aye. The motion passed 5-0.

3B. **RESOLUTION 438:** Amending Resolution No. 332 and designating Diane Colonna, of Redevelopment Management Associates (RMA), as contractual Executive Director of the MCRA, Rachel Bach, Director of CRA Management for RMA, as designee in the absence of the Executive Director, and the Margate City Manager as designee in the absence of both Diane Colonna and Rachel Bach.

After Eugene M. Steinfeld, Board Attorney, read the resolution title, Ms. Simone made the following motion, seconded by Mr. Ruzzano:

MOTION: SO MOVE TO APPROVE

Mitch Pellecchia, 6890 N.W. 9th Street, asked the amount of salary being paid.

Rachel Bach, Assistant Director, responded that there was a contractual amount of \$245,000 for staffing of a full time Executive Director, a part-time Project Manager, and a part-time Project Coordinator. Mr. Pellecchia said a salary range of \$90,000 to \$110,000 was mentioned at the last CRA meeting; he asked what the salary range was for the Executive Director.

Douglas Smith, Executive Director, said the agreement was with Redevelopment Management Associates (RMA) and it was up to RMA as to how they set up their salary and benefits packages.

ROLL CALL: Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes;
Mr. Talerico, Aye. The motion passed 5-0.

4A. **DISCUSSION & POSSIBLE ACTION:** Presentation by Kimley-Horn and Associates, Inc. on the additional design elements for Copans Road median improvements.

Eugene M. Steinfeld, Board Attorney, read the item title.

Rachel Bach, Assistant Director, introduced George Puig, the landscape architect from Kimley-Horn who was responsible for designing the median improvements. She recalled discussions at the last CRA meeting about trying to incorporate some unique elements into the hardscape areas of the project. She said Mr. Puig would show the Board several options for their consideration and direction. She said the plans were almost 90% complete. Once the Board provided direction, plans would be ready to be finalized and to go into permitting with Broward County.

George Puig, project manager and landscape architect, Kimley-Horn, showed a display board that included several hardscape options. He explained that the four medians contained grass as well as concrete at the tips and in the narrow areas. He said they looked at ways to set Margate apart from other communities by doing something different with the concrete. Mr. Puig spoke about two options where they proposed removing and replacing the existing concrete. The first, option A, showed the concrete being replaced with colored concrete in shades of green and blue in wavy patterns to mimic the new logo. When using colored concrete, he said two things needed to be considered: the longevity of the color because it was prone to fading from the sun and heat; and the need to pressure clean to remove gum, oils, debris. He said option B used regular concrete that was spread with tumbled glass aggregate atop. He showed examples of where both options were in use locally. He said the uneven appearance of option B was more forgiving than option A when there was gum, oil, or debris because it was not a solid colored surface. Mr. Puig proposed using separate colored glass bands of green and blue as shown in the top image of the display. He noted that it would set Margate apart because no other city had done this with their median tips up to now.

Mrs. Peerman asked about the timeframe on fading. Mr. Puig said it depended on the color used but it would be about seven to ten years, less if shaded by a tree. Mr. Puig noted that the glass would not fade. He said the it was recycled glass that had been tumbled so it did not have sharp edges, and it came in colors.

Mrs. Peerman made the following motion, seconded by Mrs. Bryan:

MOTION: GO WITH MEDIAN HARDSCAPE OPTION A USING
MATERIALS RECOMMENDED FOR OPTION B

Todd Angier, 1913 N.W. 79 Terrace, asked whether the median would have other landscaping. Mrs. Peerman responded that there would be colored glass as well as landscaping. Mr. Angier asked whether the color scheme and the improvements being made to the medians were to complement the existing development or were in anticipation of future development. Mrs. Peerman explained that the blue and green colors were fairly generic and covered all of Margate because of its canals and greenways. She said the colors were also part of the new logo and hopefully all the medians could be done similarly throughout the City.

Mitch Pellecchia, 6890 N.W. 9th Street, questioned why median improvements were being discussed and asked about the cost. Ms. Bach responded that the remainder budgeted for the project was \$142,000. She said the original estimates came in around \$100,000 and the CRA was estimating the cost for the aggregated glass would be an additional \$22,000. Mr. Pellecchia asked who would maintain the median and at what cost for the next twenty years. Chair Talerico responded that the Board had not received that information at this time.

Mr. Ruzzano asked whether there was a price per square foot should the City choose to use the same materials elsewhere in the City. Mr. Puig responded that the glass aggregate was \$11.00 a square foot installed. Mr. Ruzzano said it was reasonable.

Mrs. Peerman commented that Public Works would be purchasing a pressure washing truck in the near future.

ROLL CALL: Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes;
Mr. Talerico, Aye. The motion passed 5-0.

4B. **DISCUSSION & POSSIBLE ACTION:** Approving a request from the Margate Firefighters Benevolent Association, Inc., for use of CRA-owned property February 1-19, 2015 to hold a carnival on February 5-15, 2015.

Eugene M. Steinfeld, Board Attorney, read the item title.

Paul Phillips, Captain, Margate Fire Department and Vice President of Margate Firefighters Benevolent Association, said they wanted to hold a carnival to raise funds for the Benevolent Association.

Chair Talerico clarified that the event would still need to go through the Development Review Committee (DRC) process; the Board would be deciding on whether they could hold a carnival on the property.

Doug Smith, Executive Director, advised that the CRA had just received a request from the Chamber of Commerce to hold their fair event in March for a time period of more than 15 days, as well as a request from St. Vincent's Church to extend next year's event from 14 to 21 days with additional time for set-up and tear down. Mr. Smith reminded the Board that the St. Vincent Carnival was extended last year due to weather related issues. He noted that the 15 day time period was significant because it was what had been authorized in the City Code for events city wide. He said the City Commission might want to consider amending it. He pointed out that the Firefighters Benevolent Association was also requesting additional time above the 15 days for set up and tear down. Mr. Smith said the way the Board handled the St. Vincent

carnival weather situation last year was to consider it as two events. He said it should be kept in mind that there was a limit of four of the same type of events on CRA property. If the CRA Board approved an event beyond 15 days, it would be considered as two of the four events, until such time as the Code was changed.

Ms. Simone said her concern was that Margate was trying to get away from being 'Carnival City USA'.

Mr. Ruzzano said he loved carnivals. He asked whether it would help if it was limited to a two day set up and a two day break down period. Mr. Smith said it would be an action that the City Commission could grant; he said other options and recommendations could be explored and brought back to the City Commission if they wished.

Rachel Bach, Assistant Director, clarified that the CRA had encountered this issue in the past and the CRA Board had interpreted the Code to allow for the event to take place for no more than the required days, but to still allow the set up and tear down which were not included as those consecutive days of the event.

There was a short discussion about whether the changes needed be made via ordinance or resolution and Attorney Steinfeld said it would be by ordinance through the City Commission. Chair Talerico asked the Board Attorney if something could be available at the first City Commission in January; Attorney Steinfeld agreed. Chair Talerico asked if tentative approval could be given; Attorney Steinfeld said it would be subject to the changes to the Code.

The following motion was made by Mr. Ruzzano, seconded by Mrs. Bryan:

MOTION: TO ACCEPT APPROVAL UPON TENTATIVE CHANGES
TO BE MADE AT THE NEXT COMMISSION MEETING

Rick Riccardi, 4829 South Hemingway Circle, President of the Margate Chamber of Commerce, said that having this carnival three weeks prior to theirs would crush their carnival. He said he hoped the Benevolent Association could have their carnival three months after theirs.

Mrs. Peerman asked if it were possible to change the dates of the Firefighters Benevolent's carnival.

Captain Phillips said he was not sure what the schedule was for the carnival provider they were using and he could not respond without checking with the management company. Chair Talerico asked if they had signed a contract and Captain Phillips responded that they had not signed one. Chair Talerico mentioned how the carnivals were typically here during this time of year and moved to other parts of the country in the summer and fall. After a short discussion about possible alternative dates, Mrs. Peerman suggested the CRA come up with a schedule that had a minimum of two to three months between the events. Captain Phillips said he would try to see about rescheduling. Mrs. Peerman asked if the Board could approve it without the exact date to see if they could work out a better date. Chair Talerico said it was not a question of whether they had the property; it was a question of when. Mrs. Peerman asked him to see if it were possible to change. Captain Phillips asked if they would still be able to have it as requested if it were not possible to change the dates. Mrs. Peerman said there was not much that could be done now because a schedule had not been set up. Captain Phillips said they would do their best to change it. Mrs. Peerman made the following amendment, seconded by Mrs. Bryan:

AMENDMENT: TO APPROVE USE OF THE PROPERTY WITH A POSSIBLE
DATE CHANGE

Ms. Simone asked how the carnival company was different than Hildebrand Rides. Captain Phillips said that they saw them at a carnival in Miami and that their rides were very clean. He said they had a different assortment of rides and they might possibly bring a roller coaster and a double ferris wheel. He said he was very impressed with them.

Mrs. Bryan asked how much money was made from the carnivals. Mrs. Peerman responded that the CRA made \$5,000. Captain Phillips said this was their first carnival and they did not know what to expect. Mr. Riccardi said it depended on the weather. He said last year they expected to make \$35,000 but because of bad weather, they made \$15,000. He said he thought that St. Vincent's made \$60,000-\$80,000 and Chair Talerico clarified that it was \$50,000. Mr. Riccardi said it was clear profit and the monies fund the Chamber for the year. Chair Talerico commented that they should do better this year since the Broward County Fair was no longer in operation. Chair Talerico suggested that Mr. Phillips get together with Mr. Riccardi to try to work out some dates. Mr. Riccardi said that they would be calling their event the Margate City Fair and it would include arts and crafts, a car show, and other things beside the carnival.

Ms. Simone said she would be more inclined to vote for it if were for some other type of entertainment instead of a carnival and suggested water slides or something unique that had not been done in Margate.

Mitch Pellecchia, 6890 N.W. 9th Street, asked what the amendment was. Mrs. Peerman said it was to approve the use of the property but not the dates because they might come back with a different date. Mr. Pellecchia commented that the Firefighters Benevolent Association did not have a plan as to what type of carnival they were presenting. He said the St. Vincent's carnival was a very good event. He said that the Chamber of Commerce was counting on their carnival for funding but the Firefighters Benevolent did not have a plan. Chair Talerico responded, for the record, that the Benevolent Association had presented a plan and that it was in the back-up.

**ROLL CALL ON THE
AMENDMENT:**

Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, No;
Mr. Talerico, Aye. The motion passed 4-1.

Mitch Pellecchia, 6890 N.W. 9th Street, commented that having too many carnivals might not be a good thing from a branding perspective and the Board should not approve a carnival within 3-5 weeks of another carnival.

Mr. Ruzzano commented that having the monthly food truck events did not prove to be excessive. He said, as a parent, carnivals were popular events.

**ROLL CALL ON THE
MOTION AS AMENDED:**

Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, No;
Mr. Talerico, Aye. The motion passed 4-1.

5. EXECUTIVE DIRECTOR'S REPORT

A. RMA Status Report

Eugene M. Steinfeld, Board Attorney, read the item title.

Rachel Bach, Assistant Director, referenced the status report that was included in the meeting back-up. She said the Coconut Creek Parkway median project would be underway with the award of the construction

contract that night and a schedule would be provided at the next meeting. She also mentioned the CRA would research incorporating some of the design elements discussed for the Copans Road project.

Ms. Bach said the new Executive Director would be starting the first Monday in January and CRA staff was looking at office space options in the Ace and Chevy Chase plazas.

She said the pre-proposal meeting for the City Center Request for Qualifications (RFQ) would take place on December 10, 2014; the date for RFQ submittals was January 14, 2015. She said there was a concern that the response may not be as good as expected due to the holidays; as such, the CRA would evaluate the responses and it may recommend a deadline extension.

Ms. Bach said the geo-technical field work for the stormwater master permit was expected by the end of the week. She said the survey work which included boundary and topographic surveys for all the properties were being completed.

Ms. Bach advised that the drains had been cleaned at Ace Plaza and pot holes had been repaired. The landscape contractor was in the process of finishing the mulching on all the CRA maintained medians.

B. CRA Meeting Calendar

Eugene M. Steinfeld, Board Attorney, read the item title.

Rachel Bach, Assistant Director, said the 2015 calendar was provided for their review and she pointed out four dates that were changed from the regular meeting schedule.

C. Tenant Updates

Eugene M. Steinfeld, Board Attorney, read the item title.

Rachel Bach, Assistant Director, referenced a copy of the rent rolls that was in the meeting back-up.

D. Community Garden

Eugene M. Steinfeld, Board Attorney, read the item title.

Rachel Bach, Assistant Director, said CRA staff spoke with Jeremy Earle, Executive Director of the Dania Beach CRA. Mr. Earle agreed to make a presentation at the January CRA meeting regarding their community garden.

6. BOARD MEMBER COMMENTS

Mrs. Peerman: Mrs. Peerman complimented RMA on the first event they put on noting that it was very well done. She said that there had been prior discussions about an item she was bringing forward and being that there were two projects that were just approved, she made the following motion, seconded by Mrs. Bryan:

MOTION: TO MAKE BOARD MEMBER TOMMY RUZZANO THE CRA PROJECT REPRESENTATIVE OVERSEEING PROJECTS LIKE COCONUT CREEK PARKWAY AND COPANS ROAD; TO REPORT HIS FINDINGS TO THE CRA DIRECTOR FOR FOLLOW-UP.

Chair Talerico asked Mr. Ruzzano if he was in agreement with this request; Mr. Ruzzano responded that he was fine with it.

Mrs. Peerman said that even though the CRA had an engineering company to oversee projects, the Board did not get informed about issues and they preferred to hear about problems in advance. She noted that the position was not a paid position.

Eugene M. Steinfeld, Board Attorney, commented that it might be more appropriate to have Mr. Ruzzano report back to the CRA Board and then have the Board instruct the Executive Director. Mrs. Peerman felt that it was too many steps. She said she preferred that he go to the Executive Director to get whatever problems he found taken care of in the fastest way possible. Also, she said it would be a good way to find out if the engineering company that was on retainer was doing their job. She said he could possibly report back to the Board once a month if they wished.

Mitch Pellecchia, 6890 N.W. 9th Street, said he agreed with Mrs. Peerman's recommendation to utilize Mr. Ruzzano's expertise to deliver information to the Board. Mrs. Peerman clarified that if Mr. Ruzzano found something wrong, he would bring it to the CRA Director and the CRA Director would send the Board an email advising them of his findings and a recommended course of action.

Ms. Simone asked Doug Smith if he saw any cons to Mrs. Peerman's recommendation. Doug Smith, Executive Director, responded that the communications needed to be carefully handled on items that might come before the Board for a vote in the future. He also said to consider the impact of direction and management of the staff from a Board member and that there might be items that might need to be discussed by the full Board. He offered the suggestion that Mr. Ruzzano sit down with the incoming Executive Director to discuss the concept and if either of them had additional thoughts, they could bring them back to the Board for further discussion or clarification on the proposed concept.

Mrs. Bryan clarified her understanding which was that if Mr. Ruzzano found items that did not meet required specifications; he would make the Executive Director aware so that she could look into the matter. Mrs. Peerman agreed and spoke about the matter with Kaye Stevens Park. Mrs. Peerman clarified that Mr. Ruzzano's role was to be the CRA Board's eyes and source of expertise on construction related matters. She said she spoke with the incoming Executive Director about told her of her plan to bring this idea forward. She said she was speaking only about projects that had already been approved; it would not apply to future projects.

ROLL CALL: Mr. Ruzzano, Yes; Mrs. Bryan, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes;
Mr. Talerico, Aye. The motion passed 5-0.

Mrs. Bryan: Mrs. Bryan said the Celebrate Margate event was well done and she enjoyed it. She said she received good feedback from her neighbors as well. She said she also received some good feedback on the incoming Executive Director.

Mr. Ruzzano: Mr. Ruzzano said the event [Celebrate Margate] was great and he had a great time. He asked why his seat was moved. Chair Talerico told him it had to do with the changes and he assured him it would be taken of. He asked about the possibility of an advisory board. Rachel Bach, Assistant Director, said it was currently being researched and they wanted to give the incoming Executive Director an opportunity to weigh in on it. Mr. Ruzzano said he attended the grand opening at Northwest Hospital and that it was excellent. He asked Ms. Bach about the possibility of looking into a neighborhood improvement

project, noting that it had been a topic of discussion the past few years. Ms. Bach said it could be discussed with the new Executive Director. She said RMA had been recommending moving forward with a wayfinding signage package which would include neighborhood and city entry signs. Mr. Ruzzano commented that he would like to see the Northwest Focal Point building match the color of City Hall for consistency. He mentioned that there were many lights out on the figures on the roundabout.

Ms. Simone: Ms. Simone had no comments.

Mr. Talerico: Mr. Talerico welcomed Ms. Simone back and wished her well. He asked Attorney Steinfeld whether the Rules of Conduct for the City of Margate's commission applied to the CRA Board. Attorney Steinfeld responded that it would be clarified and they would be. He asked when the new Executive Director would be starting. Ms. Bach responded she would start on January 5, 2015.

There being no additional business, the meeting adjourned at 8:12 p.m.

Respectfully submitted,

Transcribed by Rita Rodi

Frank B. Talerico, Chair