

# 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.

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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.

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2. **PUBLIC DISCUSSION**

No one came forward to speak during Public Discussion.

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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.

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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.

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 Pellicchia, 6890 N.W. 9<sup>th</sup> 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. Pellicchia 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



Ms. Simone asked how the carnival company was different than they saw them at a carnival in Miami and that their rides were very different assortment of rides and they might possibly bring a roller coaster. They were very impressed with them.

Mrs. Bryan asked how much money was made from the carnival. Captain Phillips said this was their first carnival and they made \$5,000. Mr. Riccardi said it depended on the weather. He said last year because of bad weather, they made \$15,000. He said he thought that \$15,000 was a good profit. Chair Talerico clarified that it was \$50,000. Mr. Riccardi said it was clear profit and the money was good 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. 9<sup>th</sup> 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. 9<sup>th</sup> 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.

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**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

*It turned out  
that they did have a  
contract so their  
dates were not going  
to change.*

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. 9<sup>th</sup> 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