

COMMUNITY REDEVELOPMENT AGENCY BOARD

SPECIAL MEETING NOVEMBER 19, 2014

MINUTES

Present:

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

Also Present:

Douglas E. Smith, Executive Director
Eugene M. Steinfeld, Board Attorney
Kim Briesemeister, Principal, RMA

The special meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 6:15 p.m., on Wednesday, November 19, 2014, by Chair Frank Talerico. Roll call was taken.

- 1A. **DISCUSSION & POSSIBLE ACTION:** Discussion regarding Economic Development Services for the MCRA.

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

Douglas Smith, Executive Director, explained that he was bringing forth this item for the Board's discussion as a follow-up to dialogue that had taken place at the CRA meeting on November 12, 2014 regarding economic development. He said the Economic Development staff and Redevelopment Management Associates (RMA) would be meeting to develop a plan that identified which area would handle the various economic development services related to the CRA. He said Economic Development would have the opportunity to determine its involvement in economic development services. He stressed the importance of having good communication between Mr. Ziskal, the CRA, and City staff. Mr. Smith said Mr. Ziskal's job description could then be reviewed to make sure it accurately reflected his responsibilities.

Mrs. Peerman said that this offered a compromise for Mr. Ruzzano's request to involve Mr. Ziskal with the CRA and to utilize his expertise in economic development in the CRA in a legal way.

Mr. Ruzzano said he was glad that a compromise was being made and he wanted to see things move forward.

Mr. Smith advised that no further action was needed from the Board on the item.

- 1B. **DISCUSSION & POSSIBLE ACTION:** Confirmation of Selection of CRA Manager

Douglas E. Smith, Executive Director, explained that at the last CRA meeting the Board approved an agreement with Redevelopment Management Associates (RMA) which included a full time CRA Manager position that would be employed by RMA and work full-time for the Margate CRA. He said it was discussed at the last meeting that the position could also be designated as the Executive Director and report directly to the CRA Board with recommended contract oversight by the City Manager. Mr. Smith said the designation of Executive Director was previously approved by the CRA Board through a resolution, and he suggested following suit by bringing a resolution to the next CRA meeting to designate the new Executive Director. He said the action before them was the confirmation of the individual selected by RMA for the full time position, and staff recommendation was to approve that confirmation.

Mr. Smith introduced Kim Briesemeister of RMA.

Kim Briesemeister, Principal, RMA, said she wanted to reiterate to everyone involved that we [CRA/City] were about to go through an amazing process of redevelopment. She said the process would be very exciting and dynamic and that the CRA was going about it very systematically. She said that RMA was a consulting firm, but they viewed themselves as an extension of the staff. She said RMA was focused on ensuring that the right people would guide the CRA through the process. She commented that there was a lot of clean-up that occurred last year and the CRA was now ready to move forward. Ms. Briesemeister said that when RMA started to look at who would be best to lead the CRA, they felt there was no one better than Diane Colonna in the state of Florida. She spoke about her professionalism and her accomplishments. She said RMA was asking the Board for the opportunity to share its background and experience with Margate. She said they were ready to get started and Ms. Colonna would be starting the first week of January.

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

MOTION: TO APPROVE DIANE COLONNA AS CRA DIRECTOR

Mrs. Peerman commented that Ms. Colonna's 14 years of CRA experience was a first for Margate. She mentioned that Ms. Colonna participated on an expert panel that came to Margate many years ago so she already had some familiarity with Margate.

Mr. Ruzzano said he spoke with Ms. Colonna and she definitely had the experience and she would be an asset to the City. He commented on the beautiful transformation of Atlantic Avenue in Delray Beach.

Ms. Bryan said she was pleased with the responses Ms. Colonna had to her questions when she met with her. She said she was happy to recommend her.

Chair Talerico said he met with her briefly and he knew the dynamics in Delray Beach. He said he knew she would do her best for the Margate CRA.

Ms. Simone said she asked Ms. Colonna some very pointed questions when she spoke with her and she was pleased with her answers. She said she felt she brought the professionalism and expertise needed.

Chair Talerico commented about the importance of communication to the Board as well as to the stakeholders, the citizens. The more information the CRA could get out, the better it would be he said.

Rich Popovic, 6066 Winfield Boulevard, welcomed Ms. Colonna. He suggested she come to the microphone and explain the issues she planned to address to give the residents some faith.

Mitch Pellecchia, 6890 N.W. 9th Street, said he agreed with Mr. Popovic. He said he did not have any faith in the Board. He said he was excited that the Board had a lot of confidence in the proposed new hire. He commented that RMA had already been approved to hire whatever Executive Director they wanted because the Board had approved their contract for an Executive Director. He said he hoped for the best. He told Ms. Colonna that he was with Margatenews.net and that she would want to call and talk to him; otherwise, he would do whatever he thought was right. He said he preferred to have good information. He said he hoped the CRA would start to move forward.

Rick Riccardi, 4829 South Hemingway Circle, President of the Chamber of Commerce, welcomed Ms. Colonna and said the Chamber would be behind her and do whatever they could to help.

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

2. BOARD MEMBER COMMENTS

Mrs. Peerman: She commented about having the CRA staff look at the 3,000 square foot space in the back plaza that had not been rentable to see what work needed to be done.

Mrs. Bryan: None

Mr. Ruzzano: He commented about an idea he previously brought up about a covered area with astro turf fields at the Sports Complex. He said he was told it was a budget issue at that time. He said the Master Parks Plan was being presented that night and he hoped the CRA could look into and get involved in in the future.

Ms. Simone: She said she spoke to Ms. Colonna about the Chamber and how well the City and the Chamber worked together. She said Ms. Colonna told her she was looking forward to working with the Chamber.

Mr. Talerico: None.

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

Respectfully submitted,

Transcribed by Rita Rodi

Frank B. Talerico, Chair