

COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING

April 13, 2016

MINUTES

Present:

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

Also Present:

Eugene M. Steinfeld, CRA Board Attorney
Diane Colonna, CRA Executive Director
Kim Vazquez, Project Manager
Cotter Christian, CRA Engineer
Ben Ziskal, Director, Economic Development
Doug Smith, City Manager
Doug Gonzalez, City Attorney

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:00 p.m., on Wednesday, April 13, 2016, by Chair Frank Talerico. There was a moment of silence followed by the Pledge of Allegiance. Chairman Frank Talerico recognized new City Attorney Doug Gonzalez.

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- 1A. **MINUTES FOR APPROVAL:** March 9, 2016 — Regular Meeting
March 16, 2016 – Special Meeting

After Eugene M. Steinfeld, Board Attorney, read the item title, Ms. 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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2. **PUBLIC DISCUSSION** - No comments

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3. **PRESENTATIONS**

A. RECOGNITION OF MCRA ATTORNEY EUGENE STEINFELD

Chairman Talerico and the Board recognized Eugene Steinfeld for his years of service to the CRA Board from the years 1996 to 2016. Chairman Talerico presented Mr. Steinfeld with a plaque of recognition and appreciation from the MCRA Board. Mr. Steinfeld commented he has learned a lot representing the Agency. He thanked the staff and commented that the CRA is doing great work. Board members wished him the best in his future endeavors and thanked him for sharing his knowledge and service.

B. RECOGNITION OF AND BRIEF PRESENTATION BY NILDA COMAS, FINE ARTIST AND SCULPTOR OF THE KAYE STEVENS STATUE

Chairman Talerico recognized Ms. Nilda Comas as the artist of the Kaye Stevens statue and presented her with flowers and said words of appreciation. Ms. Comas thanked the Board and staff for their assistance in moving the project along. She commented it was a nice experience working with CRA staff and friends of Kaye Stevens. She presented a PowerPoint presentation highlighting the design process of the statue. Ms. Comas encouraged Margate and other cities to continue to engage in cultural arts.

4A. **A RESOLUTION OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING AN AMENDMENT TO THE AGREEMENT BETWEEN KIMLEY – HORN & ASSOCIATES, INC. AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY FOR CIVIL ENGINEERING SERVICES.**

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

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.

4B. **A RESOLUTION OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY, AMENDING THE TASK ORDER WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR THE MELALEUCA DRIVE IMPROVEMENT PROJECT.**

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

MOTION: SO MOVE TO APPROVE

Ms. Simone asked why it costs \$1,235 to replace the original trees with flowering trees. Kim Vazquez, CRA Project Manager, responded these are additional design services provided. Ms. Colonna explained that at a previous CRA Board meeting the Board requested that some of the plant materials be modified to include additional flowering trees and shrubs. Staff then asked Kimley-Horn to revisit the landscaping plans and include conceptual color designs. Staff will notify the property owners living along Melaleuca Drive that the renderings are available for viewing. The flowering trees were not included in the original budget.

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

4C. APPROVAL OF A TASK ORDER WITH CRAVEN THOMPSON & ASSOCIATES, INC. FOR SURVEY AND CONSULTING SERVICES ASSOCIATED WITH THE PROPOSED CITY CENTER WATERFRONT PROMENADE

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

MOTION: SO MOVE TO APPROVE

Mr. Ruzzano noted that a portion of the surveyed property is located at the north end of the property (former Swap Shop). He asked about the status of the stormwater permit. Cotter Christian, CRA Engineer, responded that the permit has been issued. Ms. Colonna commented that the permit was issued based on widening the canal. Broward County wanted two additional acres for a retention area. The permits need to be modified because the City Center plan does not include widening the canal. Mr. Christian added that the proposed improvements are part of the master plan. This task order will include a topographical survey used to design the lake area and the canal area around it.

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

4D. RESOLUTION AMENDING THE AGREEMENT WITH FRANK WEINBERG & BLACK, P.A FOR LEGAL SERVICES RE: CITY CENTER DEVELOPMENT AGREEMENT

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

MOTION: SO MOVE TO APPROVE

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

5. DISCUSSION AND POSSIBLE ACTION

A. APPROVAL OF TEMPORARY USE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND THE MARGATE WATERFRONT FOUNDATION

Ms. Colonna reported that the Margate Waterfront Foundation is a federal 501(c) 3 non-profit organization that promotes recreation, beautification and education of waterways in the City. The foundation has submitted an application to hold a community event called Margate Waterfront Days. The organization requested the Board waive the fee for use the Swap Shop property. The original dates in the request were in November; however they have revised the dates to January 23, 2017 – February 8, 2017. This includes set-up and breakdown time. The proposal includes live entertainment, vendors, rides, arts and craft vendors. Additionally, they request a waiver of the property fee of \$5,000. The Board approved amending the CRA event policy to allow for waivers or reductions but it only applies to one day events, not multi-day events. Ms. Colonna recommended amending the policy if the Board is considering waiving the fee for multi-day events.

Ms. Peerman commented that she doesn't have a problem with the carnival or event but would not approve waiving the fee.

Ms. Simone commented while she supports the foundation she won't approve having a carnival. She noted carnival events have been held on CRA property approximately every two months. In lieu of a carnival she would like to have this event take place along a canal or other waterways. If the event exists to promote recreation, beautification and education of waterways why not hold the event on a waterway. Recruit vendors to educate the public on the water safety and other activities. Have the event at Lemon Tree Lake, Kaye Stevens Park or Veterans Park. Ms. Bryan supported the idea of adding water activities to the event.

Mr. Talerico asked the sponsor to work with the Parks and Recreation department.

Bertha Smith, 569 Banks Road, Margate, stated she lives in Woodlake Isles, located on Lemon Tree Lake. She commented the carnivals are hard to tolerate with all the noise. She suggested having more water related activities in lieu of a carnival.

Ms. Peerman stated that the carnivals are an easy way to make money and bring enjoyment to the community. It is a good way for the organization to start earning money. Eventually, the property will not be available once development begins. She supported the idea of having more water-oriented activities along the City waterways.

Ms. Simone commented she realizes the intent is to raise money, however, if the organization is setting a foundation it would help to let people know about what they do. What better way than to have it on waterways, with vendors and children's activities. The Pageant and Talent Show are not aligned with the mission of the organization.

Ms. Bryan added that eventually, the carnivals will go away, but for now, this is a way for a new organization to raise funds.

Mitch Pellecchia, 1690 NW 9th Street, Director for the Margate Waterfront Foundation, stated that the event will raise startup funds and seed money so that the foundation can have water-related activities, as Ms. Simone noted. The foundation needs to have funds for kayaks and canoes, grant writers to create other income streams. The goal is to work in conjunction with City Management and South Florida Water Management District. The foundation is currently working with the Broward School System to discuss waterway projects for students in elementary and middle school. The carnival is a great way to get seed money to start programs.

Mr. Talerico requested that Mr. Pellecchia meet with Parks Director Mike Jones if the foundation does apply for grants so there isn't overlap in services.

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

MOTION: TO APPROVE WITHOUT WAIVING THE FEE OF \$5,000

ROLL CALL: Mr. Ruzzano, Yes; Ms. Bryan, Yes; Ms. Peerman, Yes; Ms. Simone, No; Talerico, Aye

6. EXECUTIVE DIRECTOR'S REPORT

A. MCRA WORKPLAN FOR MARCH 2016

Ms. Colonna reported that the MCRA 2015 Annual Report of CRA activities are completed. The Kaye Stevens statue and the Coconut Creek Parkway projects are completed. A final payment has been made to DP Development for the median improvement.

New projects include:

David Park Community Center

Staff met with the architects on site to determine improvements needed to the exterior of the building and the park.

Sports Complex

Staff met with Saltz Michelson Architects to discuss plans for the new facility.

City Center

Staff continues to hold meetings with the developer and attorneys to discuss and negotiate the terms of the development agreement.

Community Center

Selection committee will make a recommendation in May on a consultant to perform a feasibility study. There were two responses to the RFP.

Marketing and Events

The Sounds at Sundown event had a great turnout and nice weather. The 'In The Biz' event series starts on April 26, 2016 at Natural Hair Solutions Salon on 441. The program aims to promote local businesses that need assistance.

Margate Chamber of Commerce

CRA staff is making a presentation at the Chamber breakfast on April 28th. The Golf Tournament is on April 29th. The CRA is presenting an award to a Façade Program recipient during the lunch. She commented that there is a need for participants in the golf tournament. Ms. Peerman recommended offering the opportunity to City employees.

B. TENANT UPDATES

Ms. Colonna reported the CRA received rent payments from Margate Cleaners and a cashier's check for O'Meara's bar. There is a special agreement that O'Meara's rent was to be paid with a cashier's check by the 7th of the month. A check was given to the property manager on April 12th; five days past the deadline.

Ms. Simone commented that she thought it was clear when the board approved the lease amendment that there would be no more exceptions. Ms. Bryan stated that the Board made it clear to the tenant that this was the case. There are consequences and we have to follow through.

Eugene Steinfeld stated there is the option to return the check and file for eviction. Ms. Peerman commented that according to the agreement, he has to turn the keys over. Eugene Steinfeld responded that under Florida law we must go through the eviction process. Mr. Ruzzano asked how long is the process? Mr. Steinfeld responded it could take 2-3 months. Jim Nardi, Property Manager, Advanced Asset Management stated the cashiers' check was submitted last night and is dated April 12th.

Ms. Simone noted that Café Vincenzo is two months behind in rent payments for March and April. She asked if the CRA has collected late fees since this isn't the first time that he's been late on his payments.

Mr. Nardi responded there is an outstanding balance for Café Vincenzo's. A three day notice has been issued but includes rent and not late fees.

Mr. Steinfeld asked Mr. Nardi if Mr. McDonald has insurance for the businesses. Mr. Nardi responded McDonald has not shown proof of insurance. Mr. Steinfeld said a letter should be issued and he will check the lease for insurance provisions.

7. BOARD MEMBER COMMENTS

Ms. Peerman asked if staff could create an incentive program for new businesses. She commented it would be nice to provide some assistance to Rising Tide Car Wash, a new business opening in Margate. Ms. Colonna responded the CRA's current grant programs are for improvement to existing businesses. She noted that other CRAs have programs for new businesses that reimburse additional tax revenues or rebate a portion of taxes over a number of years. Ms. Peerman stated there must be something in place to help these new businesses.

Ms. Bryan commented that the Kaye Stevens Dedication Ceremony was a success. Additionally, she commented that she loves the design of the Annual Report.

Mr. Ruzzano thanked Ms. Comas for attending the meeting and commented that the Kaye Stevens Dedication ceremony was great. He requested more food trucks for the 4th of July event. He commented he would love to see better landscaping in the area at the entranceway into Margate on 441 from Coconut Creek Parkway. He reported that Rising Tide Car Wash is excited to come to Margate.

Ms. Simone commented that the Kaye Stevens Dedication Ceremony was a success. She also thanked the artist Nilda Comas for her work on the statue.

Mr. Talerico wished everyone a Happy Passover.

Mr. Steinfeld thanked the CRA. He made a clarification from the last meeting regarding a discussion of the proposed Broward County transportation infrastructure tax. He had advised Commissioner Simone that it would be okay to bring the issue up at a CRA board meeting because of time constraints, and because transportation and infrastructure issues do relate to the CRA. The discussion took longer than expected.

There being no additional business, the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Transcribed by Courtney Easley

Frank B. Talerico, Chair