

COMMUNITY REDEVELOPMENT AGENCY BOARD

WORKSHOP MEETING

September 14, 2016

MINUTES

Present:

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

Also Present:

David Tolces, Board Attorney
Diane Colonna, Executive Director
Kim Vazquez, Project Manager
Ben Ziskal, Director, Economic Development
Cotter Christian, Engineer/Project Manager
Lauren Harris, Marketing Coordinator
Michael Jones, Director, Parks and Recreation

The special meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 6:00 p.m., on Wednesday, September 14, 2016, by Chair Lesa Peerman. Roll call was taken.

1A. SPORTS COMPLEX COVERED FIELD – STATUS UPDATE

Cotter Christian, Engineer/Project Manager introduced Charles Michelson of Saltz Michelson, the architect working on the Sports Complex project.

Charles Michelson, Architect, presented concepts and designs for the proposed Sports Complex.

Mr. Talerico asked if the facility is primarily for public recreation and does it meet size regulations for professional sports. He wondered if the roof height would create an issue with older age groups.

Mr. Michelson stated the field is custom designed and is strictly for youth recreation. At its lowest point the roof is 20 feet, and its highest is about 30 feet.

Mr. Talerico asked Mr. Michelson if the field lines are amendable for different sports. Mr. Michelson stated for flexibility permanent lines are not installed. He stated the goal is to paint the stripes based on the scheduled activity.

Mr. Ruzzano said he loves the project and likes that the field can be altered. He questioned if there will be additional parking. Mr. Michelson responded that there were no plans to add parking.

Mr. Ruzzano asked if there is a fence around the entire perimeter. Mr. Michelson responded yes, it will be a secured site.

Mr. Ruzzano asked Michael Jones if the field would be available to the public or for rentals only. Michael Jones, Director, Parks and Recreation replied whether it is open to the public or a rental it would be scheduled administratively through the City.

Mr. Ruzzano commented the facility would be great for movie nights. He asked if it would accommodate flag football. Mr. Jones responded he has reached out to a flag football organization that plays at Oriole Park to let them know about the new facility.

Ms. Bryan questioned the possibility of having artwork on the columns. Mr. Michelson stated it could be accommodated.

Ms. Bryan asked if skylights could be added. Mr. Michelson stated that would depend on the budget.

Ms. Bryan added she would like to see a driveway for parents to drop off their children. Mr. Michelson stated a drop off is included in the plan.

Ms. Simone suggested adding metal artwork along the fence. She noted she has seen the metal art done in other parks.

Ms. Peerman asked if the bleachers are movable. Mr. Michelson said they were not.

Mr. Ruzzano raised the possibility of adding parking along Banks Road. Mr. Michelson stated he can look into it, however he advised against adding parking along roads similar to Banks Road.

Michael Jones noted there was a discussion on the possibility of using parking in the nearby warehouses.

Mr. Ruzzano suggested adding a "Coming Soon" sign to the site.

2B. COMMUNITY CENTER PRESENTATION AND DISCUSSION OF PRELIMINARY RESULTS OF FEASIBILITY STUDY BY SPORTS FACILITIES ADVISORY (SFA)

Evan Eleff, Executive Vice-President, SFA, introduced himself and Steve Dickerhofe of Lose and Associates.

Mr. Eleff, gave a review of the study to date and stated he has received input from the CRA, Parks and Recreation staff, and New Urban Communities. He explained through the process four critical facility components were identified: community event space, wellness space (fitness center, elevated track and exercise rooms); a gymnasium and active recreation components. The active recreation component options include a FlowRider and Clip & Climb. He showed videos for each concept.

Mr. Dickerhofe and Mr. Eleff discussed design options. Option A includes the Clip & Climb. Option B includes the FlowRider and Option C included a combination of option A and B.

There were discussions on revenues and expenses of each option.

Ms. Peerman suggested adding both the FlowRider and Clip& Climb. Mr. Eleff indicated having both options would not be possible given the \$6 million budget.

Mr. Ruzzano expressed concern about lack of additional parking on the site and questioned if the facility can be done for less than \$10 million. Mr. Eleff said costs are based on available data and price estimates are market adjusted.

Mr. Ruzzano said he likes both options but doesn't think the CRA can afford both options.

Ms. Peerman requested staff to follow up on the cost to have both the FlowRider and Clip & Climb included in the facility.

Ms. Simone said she favors the Clip & Climb. She commented the FlowRider is an expensive fad and would be expensive to maintain. She would like to see an arcade, bowling alley or trampoline center added to the facility. Mr. Eleff clarified there is actually a history of repeat purchases with FlowRider because it is so specialized.

Mr. Talerico asked how many basketball courts are in the facility. Mr. Dickerhofe said there is one 84 foot regulation sized basketball court, cross lined with two youth courts.

Mr. Talerico asked about the size of the track. Mr. Dickerhofe said the track is 1/16 of a mile around and has three lanes. Mr. Talerico said a FlowRider can be a draw to bring people downtown. Mr. Eleff responded that the most successful FlowRider models are located near the beach or near other tourist attractions. The City Center site is not ideal.

Ms. Peerman said she thinks the facility should include both because it would appeal to all age groups. She also thought the center should include an area for boat rentals.

Ms. Byran said she loves FlowRider but Clip and Climb adds another dimension. She said she would like to have both.

Mr. Ruzzano and Ms. Simone suggested adding a trampoline center to the Clip & Climb option.

Mr. Jones raised concerns regarding the reinvestment costs to maintain each option and administrative expenses to manage the facility, if both the Flow Rider and Clip & Climb are included. He was concerned that the facility would be a burden to the general fund.

Mr. Ruzzano asked how many additional jobs would be created. Mr. Eleff said four full-time, and numerous part-time equivalents would be necessary to run the community center.

There being no additional business, the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Transcribed by Courtney Easley

Lesa Peerman, Chair