

COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING Wednesday, 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
Cotter Christian, Engineer/Project Manager
Ben Ziskal, Director, Economic Development
Douglas Smith, City Manager
Dana Watson, Chief of Police
Lauren Harris, Marketing Coordinator

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:00 p.m., on Wednesday, September 14, 2016 by Chair Lesa Peerman. There was a moment of silence followed by the Pledge of Allegiance.

1A. **MINUTES FOR APPROVAL:** Minutes from August 23, 2016 CRA Board Meeting

After David Tolces, Board Attorney, read the item title, Ms. Bryan made the following motion, seconded by Ms. Simone:

MOTION: SO MOVE TO APPROVE

Mitch Pellecchia, 6890 NW 9th Street, Margate, said he hopes that every Board member has reviewed the minutes.

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**

Rick Popovich, 6066 Winfield Blvd, stated he has not attended the last few meetings and asked if the development agreement was signed by the Board. He expressed concern that the City purchased the vacant CRA property for \$30 million and is selling it for \$10 million to the developer.

Mr. Talerico stated Ms. Colonna had success with the CRA in Delray Beach and asked her if they'd done similar type of real estate deals in Delray Beach. Ms. Colonna responded it is not unusual for CRA's to sell real estate at a loss. The CRA Board had reviewed two comparable offers and selected the project they felt was most appropriate for the property. She stated the development will add to the tax base and the economic growth of the City, in addition to the developer investing millions into the project.

3A. A RESOLUTION OF THE MARGATE REDEVELOPMENT AGENCY, APPROVING FISCAL YEAR 2016-2017 ANNUAL BUDGET AND AUTHORIZING THAT ANY FUNDS REMAINING FROM FISCAL YEAR 2015-2016 BUDGET WHICH ARE UNENCUMBERED AND EXPENDED AS OF

THE LAST DAY OF THE FISCAL YEAR SHALL BE RE-APPROPRIATED FOR THE SAME PURPOSE OR PROJECT OR REALLOCATED PURSUANT TO EXHIBIT "A".

David Tolces, Board Attorney, read the item title. Mr. Talerico made the following motion:

MOTION: SO MOVE TO APPROVE

Ms. Peerman passed to the gavel to Vice-Chair Simone then seconded the motion.

Ms. Colonna and Ms. Vazquez, CRA Project Manager, gave a presentation on the FY 2017 budget. Ms. Colonna said the FY2017 budget workshop was held in July 2016 and staff reviewed preliminary numbers with the Board. She said the budget needs to be adopted prior to September 30th. Ms. Colonna reviewed estimated tax increment revenues, capital projects, marketing and promotions, property maintenance, property insurance, grant programs and incentives, debt service. Ms. Vazquez summarized the projects included in the capital plan.

Mr. Ruzzano asked how many parking spaces are proposed for the downtown parking garage. Ms. Colonna responded the plans aren't to that level of detail yet.

Ms. Bryan asked if the lower level of the parking garage will be used for a public market on Saturdays. Ms. Colonna stated there is open space near the amphitheater that could be used for a market.

Rick Popovich, 6066 Winfield Boulevard, commented that \$15,000 in event fees for use of the CRA's vacant property should have been waived because the community events benefit the residents. He questioned if there is a duplication of projects in the CRA plan and the Parks and Recreation Master Plan. He questioned the increase in the cost of street holiday lighting.

Frank Messano, 7310 NW 1st Street, Apt 206 Margate asked if funding due to the CRA from the sale of the City Center property is included in the FY 2017 budget. Ms. Colonna responded that the sale of the property will close in phases, with the first phase occurring in the upcoming fiscal year. The closing process will occur once the developer has pulled permits and is ready to start construction and site plan approval process.

Anthony Caggiano, 7856 NW 1st Street, referred to the City Center Enhancements Bike Pedestrian crossing capital improvement project and asked why it is estimated to cost \$800,000. Ms. Colonna replied there are four crosswalks, an intersection at Park Drive, and intersections at Margate Boulevard. The CRA is working with the Metropolitan Planning Association on street and sidewalk enhancements.

Mitch Pellecchia, 6890 NW 9th Street, commented that the CRA can spend funds on community policing.

David Tolces said that under the CRA Statutes, CRA's are limited in their expenditures after respect to community policing. The MCRA would need to develop a community policing initiative.

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. A RESOLUTION OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN PE SERVICES, LLC AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY FOR THE MELALEUCA DRIVE IMPROVEMENT PROJECT.

After David Tolces, Board Attorney, read the item title, Mr. Talerico made the following motion, seconded by Mr. Ruzzano:

MOTION: SO MOVE TO APPROVE

Mitch Pellecchia, 6890 NW 9th Street, asked if the resolution attempts or proposes changing the zoning for the area. Ms. Peerman responded it's a beautification project that includes installing sidewalk improvements and tree and light installation. It will not affect the current zoning in the area.

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

DISCUSSION AND POSSIBLE ACTION

4A. RATIFICATION OF AN AMENDMENT TO THE TEMPORARY USE AGREEMENT BETWEEN THE FRATERNAL ORDER OF POLICE LODGE #75 AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY.

After David Tolces, Board Attorney, read the item title, Mr. Talerico made the following motion, seconded by Ms. Simone:

MOTION: SO MOVE TO APPROVE

Amalin Guarino, President, Fraternal Order of Police Lodge 75, stated there will be an additional 5-6 police stationed inside and outside the carnival during the upcoming weekend. Ms. Bryan asked if too many tickets were sold for the event. Ms. Guarino said she was not aware of how many tickets were sold.

Mr. Ruzzano asked if the funds are going back to Margate schools. Ms. Guarino said the proceeds are going to assist elementary schools in Margate.

MOTION: Mr. Ruzzano made a motion to waive the additional fee for the extended days for the carnival. Seconded by Ms. Bryan.

Mitch Pellecchia commented the public owns the land and said there should not be a fee to use the lot.

Roll call was taken on the motion to waive the additional fees.

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

MOTION: TO RATIFY THE AMENDMENT

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

4B. APPROVAL OF AN AMENDMENT TO A TEMPORARY USE AGREEMENT BETWEEN THE MARGATE/COCONUT CREEK KIWANIS CLUB AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY

After David Tolces, Board Attorney, read the item title, Mr. Talerico made the following motion, seconded by Ms. Simone:

MOTION: SO MOVE TO APPROVE

Ms. Colonna explained the original request was to conduct the sales for 30 days. The amendment adds an additional fourteen days.

Mitch Pellecchia, 6890 NW 9th Street, commented any group or individual that makes a request of the Board should be present at the meeting. Ms. Peerman agreed. Mr. Talerico added unless there are extenuating circumstances.

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

4C. REIMBURSEMENT FOR THE COST OF EQUIPMENT FURNISHED BY ATLANTIC STUDIOS FOR THE SOUNDS AT SUNDOWN EVENTS

After David Tolces, Board Attorney, read the item title, Mr. Talerico made the following motion, seconded by Ms. Simone:

MOTION: SO MOVE TO APPROVE

Ms. Simone asked Ms. Colonna if the CRA is being billed for items not in the contract. Ms. Colonna stated the contract for the Sounds at Sundown series did not include a provision for reimbursement of various expenses. The CRA had planned to pay directly for equipment such as light towers. When the contract was brought before the Board for approval, the board asked that there be additional tables and chairs at the event to make it more comfortable. Subsequent to approval of the contract, it was discovered that Atlantic Studios could secure the light towers at a much cheaper price than the CRA, because of volume discounts and the fact that they could pick up and return the items themselves. The same was true for the tables and chairs. Therefore, staff directed the event coordinator to take care of those items and submit invoices for reimbursement. The contract should have been brought back to the board to make that adjustment.

Ms. Bryan commented she attended the most recent Margate Under the Moon event and had a good time. She said she received positive feedback from attendees.

Mitch Pellecchia, 6890 NW 9th Street, commented the contract was signed and didn't provide for reimbursements, therefore none should be paid. He thinks this is an effort by the company to recoup additional funds in addition to the contract, and alleged that there was an improper relationship between the event coordinator and one of the CRA staff people.

Ms. Colonna stated she was highly offended by Mr. Pellecchia's accusations.

Ms. Vazquez clarified that the CRA requested Mr. Gaidry to secure the equipment on behalf of the CRA because he could get it at a discounted cost. The provision for reimbursements was not in the original agreement with the CRA.

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

5) EXECUTIVE DIRECTOR'S REPORT

A. MCRA WORKPLAN FOR AUGUST 2016

Ms. Colonna reported there were additional expenses associated with the CRA Office Relocation. There was a budget transfer processed of \$7,000 from Contingency to the CRA Office Relocation account for design costs associated with an internet Wi-Fi tower, as well as surface treatment on the interior walls of the office.

She said there is a Winfield Boulevard project community input meeting to be held on September 28th at Calypso Cove.

B. REPORT ON DAMAGES TO THE MCRA MAINTAINED MEDIAN AREAS

Ms. Vazquez gave an update on the medians in the CRA district. She said there has been an increase in damages to the landscaping due to traffic accidents. The concern is that only a few of the accidents are reported to the police, therefore the CRA isn't always able to recover costs from insurance companies. There have been eleven accidents from May 2016 to date and the CRA has recovered approximately \$10,000 from insurance payments. Damages mostly include plants and irrigation.

C. TENANT UPDATES

Ms. Colonna said the CRA is waiting to receive rent payments from the Broward County Court on behalf of the Partnership II eviction case.

6. BOARD MEMBER COMMENTS

Mr. Talerico said he is upset that people make disparaging remarks that are out of line at the meeting.

Ms. Bryan is glad the Winfield Boulevard meeting is being held at Calypso Cove.

Mr. Ruzzano suggested added turf instead of grass in the green space areas in the downtown. He said he met with Michael Schuster of Global Response, a company that has over 2,000 employees. Mr. Schuster owns 20 acres behind Global Response and would potentially partner with the City to use the preserve for the City's benefit. The property is located within the CRA.

Regarding that property, Ben Ziskal, Economic Development Director said the area is planned to be a nature preserve with walkways and benches. The property is currently on the border of North Lauderdale and Margate. There has to be parking provided. Mr. Schuster wants visitors to access the park from the Margate side as opposed to the North Lauderdale entrance. The site plan is in the design phase.

Ms. Simone apologized for the disparaging comment that was made by Mr. Pellecchia about staff during the meeting. Ms. Simone asked the CRA Attorney to review the City Commission rules of conduct and create a similar policy with stronger language for the CRA.

Ms. Peerman recommended adopting Rules of Conduct and Procedure for the Board similar to the City Commission. She apologized for the comments made during the meeting. She announced that Saturday was the first CRA outreach meeting, held at Paradise Gardens Homeowners Association meeting. She said Ms. Colonna made a presentation on what the CRA was and talked about the downtown project.

She also said that residents at the meeting were inquiring about crime and vacancies at the Toscana apartments, and asked Ben Ziskal and Margate Chief of Police Dana Watson to give an update.

Ben Ziskal responded that the occupancy rate at Toscana is at 94%. The complex contains 240 apartments and 225 are filled. Of the 15 vacant units, one is a model apartment and 4 others are leased but not yet occupied, which leaves only 10 vacant units.

Dana Watson, Chief of Police said that prior to the completion of Toscana there was one burglary on the construction site in October 2015. Since opening in December 2015, there have been four crimes. Neighborhood police have gone to the site to organize a crime watch group and there is an increase in patrolling of the area. The residents were also provided tips on how to strengthen security in the building.

Respectfully submitted,

Transcribed by Courtney Easley

Lesa Peerman, Chair