

# COMMUNITY REDEVELOPMENT AGENCY BOARD

## REGULAR MEETING Wednesday, March 8, 2017

### MINUTES

**Present:**

Tommy Ruzzano, Chair  
Anthony Caggiano, Vice Chair  
Lesa Peerman  
Arlene Schwartz  
Joanne Simone

**Also Present:**

David N. Tolces, Board Attorney  
Diane Colonna, CRA Executive Director  
Kim Vazquez, Project Manager  
Cotter Christian, CRA Engineer/Manager  
Sam May, Interim City Manager  
Danielle Sabat, Marketing Coordinator

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:05 p.m., on Wednesday, March 8, 2017 by Chair Tommy Ruzzano. There was a moment of silence followed by the Pledge of Allegiance. Item 4B was moved to the top of the agenda after Approval of the Minutes.

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#### 1A. **MINUTES FOR APPROVAL:** Minutes from February 8, 2017 CRA Board Regular Meeting

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

**MOTION:** SO MOVE TO APPROVE

**ROLL CALL:** Mr. Ruzzano, Yes; Ms. Schwartz, Yes; Ms. Peerman, Yes; Ms. Simone, Yes;  
Mr. Caggiano, Yes. The motion passed 5-0.

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#### 4B. **ACCEPT THE MCRA INDEPENDENT AUDITOR'S REPORT FOR FY 2016**

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

**MOTION:** SO MOVE TO APPROVE

**ROLL CALL:** Mr. Ruzzano, Yes; Ms. Schwartz, Yes; Ms. Peerman, Yes; Ms. Simone, Yes;  
Mr. Caggiano, Yes. The motion passed 5-0

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#### 2. **PUBLIC DISCUSSION**

Frank Tropepe, 5823 Margate Blvd, asked the Board to continue to assist the businesses in the CRA-owned shopping plazas during the City Center negotiations.

Rick Riccardi, 4829 South Hemmingway Circle, Margate, requested the Board waive the property use fee for the upcoming Margate Council (Chamber) Carnival.

Mr. Caggiano made the following motion, seconded by Ms. Schwartz:

**MOTION:** TO WAIVE THE PROPERTY USE FEE OF \$5,000 FOR THE MARGATE COUNCIL (CHAMBER OF COMMERCE) CARNIVAL

**ROLL CALL:** Mr. Ruzzano, Yes; Ms. Schwartz, Yes; Mrs. Peerman, No; Mr. Caggiano, Yes; Ms. Simone, No. The motion passed 3-2.

Rich Popovich, 6066 Winfield Boulevard, asked for an update on the Winfield Boulevard improvement project. He said he spoke to his neighbors and they don't support the plans. He said there is nothing wrong with the road except that drivers speed on it constantly. He said he spoke with the Police Chief about adding extra patrolmen to monitor speeds. He questioned whether the CRA is using bond money for the improvement project.

Diane Colonna, Executive Director, said the plan approved by the Board includes two roundabouts with landscaping and that the proposed speed tables were no longer included. She clarified that bond funds were not being used for the project - the money already exists in the budget.

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3A. A RESOLUTION OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE APPROVAL OF A TASK ORDER FOR CPZ ARCHITECTS, INC., FOR PROFESSIONAL CONSULTING SERVICES (ARCHITECTURAL, CIVIL AND LANDSCAPE DESIGN, SITE PLAN DRAWINGS, BIDDING ASSISTANCE AND CONSTRUCTION OVERSIGHT) FOR THE DAVID PARK IMPROVEMENTS; PROVIDING FOR AN EFFECTIVE DATE.

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

**MOTION:** SO MOVE TO APPROVE

Mr. Caggiano commented on Exhibit 1 of the contract that referenced fees for additional meetings. Ms. Colonna said the contingency includes funds for additional meetings and for plan revisions. Mr. Caggiano questioned the cost of the design work when the project includes pre-fab structures.

Chris Zimmerman, Principal at CPZ Architects, 4316 W. Broward Boulevard, Fort Lauderdale responded, stating that said normally there is not a charge for up to two or three meetings, however if there are several additional meetings requested there may be fees involved. In regards to the construction drawings and the pre-fabricated building, he said CPZ Architects is providing the civil engineering site plan drawings plus the plans required for the electrical and water service. They have to design the foundation for the restrooms and the plans for the additional parking lot. Lastly, he noted construction administration will be charged on an hourly basis and only as needed. Mr. Ruzzano suggested to the Interim City Manager that a City position be created for a construction manager to provide the oversight needed on City/CRA projects, and hopefully reduce costs. Mr. Zimmerman agreed that would be a way to limit construction oversight fees charged by consultants.

**ROLL CALL:** Mr. Ruzzano, Yes; Ms. Schwartz, Yes; Ms. Peerman, Yes; Mr. Caggiano, Yes; Ms. Simone, Yes. The motion passed 5-0.

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3B. A RESOLUTION OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH ADVANCED ASSET MANAGEMENT FOR PROPERTY MANAGEMENT SERVICES; PROVIDING AN EFFECTIVE DATE.

After David Tolces, Board Attorney read the item title; Ms. Peerman made the following motion, seconded by Ms. Schwartz:

**MOTION:** SO MOVE TO APPROVE

**ROLL CALL:** Mr. Ruzzano, Yes; Ms. Schwartz, Yes; Ms. Peerman, Yes; Ms. Simone, Yes;  
Mr. Caggiano, Yes. The motion passed 5-0

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3C. A RESOLUTION OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY (MCRA), AUTHORIZING AN AMENDMENT TO THE AGREEMENT BETWEEN LANDSCAPE SERVICE PROFESSIONALS, INC. AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY FOR MAINTENANCE OF LANDSCAPE AND IRRIGATION SERVICES FOR COCONUT CREEK PARKWAY AND MELALEUCA DRIVE; PROVIDING FOR AN EFFECTIVE DATE.

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

**MOTION:** SO MOVE TO APPROVE

**ROLL CALL:** Mr. Ruzzano, Yes; Ms. Schwartz, Yes; Ms. Peerman, Yes; Ms. Simone, Yes; Mr. Caggiano, Yes. The motion passed 5-0

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3D. RESOLUTION AUTHORIZING THE EXPENDITURE OF \$17,668.30 FOR SECURITY ENHANCEMENTS AT 6280 W. ATLANTIC BOULEVARD

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

**MOTION:** SO MOVE TO APPROVE

Discussion on the motion followed. Mr. Caggiano stated he doesn't believe the Economic Development department or the CRA should move into the building. The building should be sold and a For Sale sign should be placed on the property. He said the building had already cost too much money to repair and he doesn't support spending more.

Ms. Schwartz referenced the back-up to the item which said the building also needs a re-roof. She said if this is the beginning of expenditures for the building, maybe it's time to cut the losses. Cotter Christian said some water infiltration has occurred over the last several months and patch work has been done to maintain it. He has been working with Public Works to get a handle on the issue. Mr. Christian said he has spoken to four roofing companies regarding repair solutions and the associated costs of each approach.

Ms. Schwartz commented it may be better to sell the building and relocate the CRA to another area or to one of the CRA-owned shopping plazas. Ms. Colonna responded the building is in good condition and noted the CRA department is scheduled to move tomorrow. Also, there are other City departments waiting to move into the current CRA office. She stated that the property should be looked at as a long term investment that will increase in value. Originally the CRA did look into moving in the Chevy Chase plaza and obtained estimates on building out the space that were close to \$40,000.

Ms. Simone expressed concern that problems with the building weren't found out with the initial roof inspection that was done in September 2015. It indicated the roof was generally in good condition and had recently been repainted to extend the life of the roof. She wondered if there could be any recourse with the inspection company. Ms. Simone proposed using a waterproof sealant over the existing roof, which could

save money. She is not happy investing more money into the building and said the security glass can be added at a later date.

Ms. Peerman proposed the CRA move into the building. She noted there isn't enough space for the Economic Development department to move in with the Building department. Additionally, the cost to move the CRA to the shopping plaza could be expensive.

The Board continued to discuss the costs for improvements. Ms. Colonna suggested that since other departments were waiting to move into their offices at City hall, perhaps the CRA could move into the building but also put it up for sale, and delay moving the Economic Development department.

A vote was taken on the motion, with the following result:

**ROLL CALL:** Mr. Ruzzano, No; Ms. Schwartz, No; Ms. Peerman, No; Ms. Simone, No; Mr. Caggiano, No. The motion failed 0-5.

Mr. Caggiano made the following motion, seconded by Ms. Schwartz for discussion.

**MOTION:** CRA DEPARTMENT DOES NOT RELOCATE TO NEW BUILDING AT 6280 W. ATLANTIC BLVD

There was a discussion regarding the time frame for the Economic Development department to move in. Ms. Peerman commented she wants the CRA and Economic Development to move into the new building. After additional discussion Mr. Caggiano withdrew the motion.

The following motion was made by Mr. Caggiano and seconded by Mr. Ruzzano who passed the gavel.

**AMENDED MOTION:** DIRECT CRA STAFF TO TERMINATE THE LEASE WITH THE CITY FOR THE SPACE AT THE BUILDING AND ADD A FOR SALE SIGN TO THE FRONT OF THE BUILDING

There was some discussion regarding the number of staff people and parking spaces at the building. Ms. Schwartz asked Interim City Manager Sam May if there were plans for the office space on the 3<sup>rd</sup> floor being vacated by Economic Development. Mr. May said there were no plans for that space at this time. After additional discussion the motion was withdrawn by Mr. Caggiano and the gavel was returned to the Chair. The consensus of the Board was to have the CRA move into the building, and direct the Executive Director speak with the Economic Development department about delaying their move, and to also get another inspection of the building.

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#### 4A. ALTERNATIVE SIGN OPTIONS FOR THE WAYFINDING SIGNAGE PROGRAM

Todd Mayfield of Axia Creative reviewed the sign options included in the agenda back-up, with a PowerPoint presentation. Some of the options were more economical than others, but they were made with lesser quality materials.

The consensus of the Board was to move forward with the higher quality signs as originally proposed, as they would have a longer life span.

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#### 4C. DISCUSSION- CITY CENTER SITE PLAN SUBMISSION DEADLINE

Mr. Ruzzano commented that at the last CRA Board meeting the Board approved giving the developer 180 days to come back with a site plan. Mr. Ruzzano asked the developer (sitting in the audience) if they would like to change the time frame to be less than 180 day. The developers indicated from the audience that they do not want to lessen the time.

Ms. Schwartz reminded everyone about the last workshop held, when the Board first discussed increasing the time, one of the developers said they would not need 180 days. Ms. Schwartz read a written statement into the record regarding the original vision for the City Center area as a destination for shoppers and diners, and her feeling that the vision has been lost with the proposed plan. Mr. Ruzzano asked David Tolces, CRA Attorney if all the phases in the agreement have to be completed under one contract or is it multiple contracts. Mr. Tolces responded the proposed site plan is attached to the development agreement. The phases have specific numbers of units and commercial spaces allotted to each phase, which is an exhibit to the agreement. The reason for the 180 day extension was to allow time to amend both the terms of the Development Agreement and the site plan.

Michael Moskowitz, legal representative for New Urban Communities, stated he was not at the workshop that occurred a few weeks ago. During that meeting, there were extensive discussions held about potential changes to the site plan, including lowering of the number of units and the City taking over the commercial aspects. Subsequently, at the following City Commission meeting, the Commission did not adopt the Land Use Plan Amendment (LUPA) that was sent to the County, in order to approve the number of units that will be necessary for the development. He said that puts the developers in a state of confusion as it appears the discussion held with the CRA Board was inconsistent with what the City Commission was intending. The developer is still willing to reach a resolution consistent with the discussion that occurred one month ago. If a resolution is not reached, the developer will proceed with the site plan as originally envisioned. The City Commission and CRA Board need to be on the same page with regard to the number of residential units being permitted. Ms. Schwartz asked if the developers are willing to reduce the number of residential units on the east side. Mr. Moskowitz said his client has expressed a willingness to reduce the number on the east side to 316 units. He would have to discuss with his client the possibility of reducing it further. Ms. Peerman recommended that the developer doesn't move forward with negotiations on the Agreement with the CRA until the City Commission accepts the Land Use Plan Amendment and agrees to allowing 750 units for this project. Mr. Ruzzano re-affirmed his opposition to having residential units on the east parcel.

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#### EXECUTIVE DIRECTOR'S REPORT

##### 5A. MCRA WORKPLAN STATUS REPORT FOR FEBRUARY 2017

Ms. Colonna introduced Danielle Sabot as the new CRA Marketing Coordinator.

Melaleuca Drive Improvements – Sidewalks are completed and irrigation is being installed,

Sports Complex – Staff has started the application for the plat amendment for City review and approval. The next step is to prepare an application for Broward County plat amendment.

Colonial Drive – The consultant and CRA staff met with Broward County Traffic Division and temporary pedestrian signs were installed. The consultants are working on the permanent design for the project.

Winfield Boulevard – The survey of the right of way was completed.

Annual Report- 2016 Annual Report is near completion and due at the end of the month to various taxing entities. The Finance Department completed most of the work on the audit.

## 5B. NOTIFICATION OF BUDGET TRANSFER

Ms. Colonna reported a change of the water source for irrigation on Melaleuca Drive. The water was originally going to be drawn from a well but upon further inspection of the well, it was determined it was had been capped and deemed unusable. The other issue with well water is the stains to the new sidewalk. The decision was made to use City water. That involves paying impact fees to the City. A budget transfer was executed to move \$15,000 from Capital Contingency account to the Melaleuca Drive Improvement account.

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## 5C. TENANT UPDATES

The latest rent roll has been distributed. All tenants are up to date.

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## 5D. TENANT UPDATE – LATIN CAFÉ

Ms. Colonna reported Latin Café is moving into the former Bei-Jing Restaurant space. They want to paint the building a different color than the rest of the shopping center. The proposed colors are light beige with a orange tone trim. They are using colors on the City's approved color palette. Additionally, they are planning to apply for a license to sell beer and wine. There is a restriction in the City's code that prohibits alcohol sales within 1000 feet of a church. Peace of Peace Lutheran Church is located within 950 feet. She said she will make sure the church is notified of the hearing date.

Angel Amal, Owner of Latin Café said they have applied for a variance and are awaiting a response. They asked if the Board would object to putting a shell of a classic car on the roof. Ms. Colonna stated it may require another variance.

Ms. Colonna said she sent the Board copies of proposed legislation that could negatively impact CRAs. She noted a resolution is on the next City Commission meeting agenda the regarding the issue.

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## 6. BOARD MEMBER COMMENTS

Ms. Schwartz questioned why the CRA is paying interest on bonds when there is money in the budget to cover projects and other costs. Ms. Colonna responded the funds have been allocated to future projects and this CRA may not be eligible to issue any future debt if needed, due to time constraints.

Ms. Peerman - No Comment

Ms. Simone - No Comment

Mr. Caggiano - No Comment

Mr. Ruzzano said he liked the lifestyle banners along Margate Boulevard.

Having no other business, the meeting ended at 9:14 P.M.

Respectfully submitted,

Transcribed by Courtney Easley

Tommy Ruzzano, Chair