

COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING Wednesday, October 11, 2017

MINUTES

Present:

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

Also Present:

David N. Tolces, Board Attorney
Samuel May, Executive Director
Adam Reichbach, Assistant Director
Kim Vazquez, Project Manager
Cotter Christian, CRA Engineer/Manager
Danielle Sabat, Marketing Coordinator
Courtney Easley, Coordinator

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:02 p.m., on Wednesday, October 11, 2017 by Chair Tommy Ruzzano. There was a moment of silence followed by the Pledge of Allegiance.

1. **PUBLIC DISCUSSION**

Manny Lugo, 1129 E. River Drive, stated his concerns regarding the City Center negotiations between the CRA and the developer. He feels the negotiations may be in violation of the Florida Sunshine Law. He read into record various legal opinions on the matter. Ms. Schwartz stated there have been no back room meetings during the negotiations and the CRA Attorney has cautioned the Board not to have conversations on the matter. Mr. Tolces said he works with the Board to ensure they remain within the Sunshine Laws.

Mitch Pellecchia, 6890 NW 9th Street Margate, represented the Margate Waterfront Foundation. He spoke on the matter of unpaid police bills by Hildebrand Rides. He stated he was unaware police bills had not been paid on behalf Margate Waterfront Foundation Carnival. He explained the Margate Waterfront Foundation submitted an application to host a carnival in January 2018. Concurrently, he was told by St. Vincent Catholic Church that they will not host their annual carnival in November. Mr. Pellecchia requested his Foundation move its carnival dates to December 22 until January 1, 2018.

Sam May, Executive Director, stated the current agreement with the developer only allows use of the property until December 31, 2017. Mr. May agreed to allow the Foundation to extend their move out dates from January 1st until January 3, 2018. Mr. May also noted CRA policy only allows an organization to host one event of the same type. The Foundation has held a carnival earlier this year so a waiver of the CRA policy would be required for approval of another carnival.

Rick Riccardi, Margate Chamber Council, 4829 South Hemmingway Circle, requested that the CRA draft a letter to the developer requesting an extension for use of the 1000 N. State Road property for the Margate Chamber Carnival in June. Mr. Tolces asked Mr. Riccardi to provide the dates of the carnival to the CRA and Mr. Tolces would submit a request to the developer.

2. A RESOLUTION OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY, TO AMEND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY'S BY LAWS; AMENDING ARTICLE 2, SECTION 2.2, "CHAIR" TO PROVIDE FOR THE CHAIR TO APPROVE THE AGENDA PRIOR TO PUBLICATION; AMENDING ARTICLE 4, SECTION 4.3, "PURCHASING PROCEDURES", AND ARTICLE 5, SECTION 5.7 "MAINTENANCE AND DISBURSEMENTS OF FUNDS" TO PROVIDE FOR THE IMPLEMENTATION OF THE CITY OF MARGATE PROCUREMENT POLICY PURSUANT TO MARGATE CRA RESOLUTION NO. 533, AS MAY BE AMENDED FROM TIME TO TIME; 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. Peerman, Yes; Ms. Schwartz, Yes; Ms. Simone, Yes; Mr. Caggiano, Yes. The motion passed 5-0.

- 3A. APPROVAL OF TEMPORARY USE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND THE MARGATE/COCONUT CREEK KIWANIS CLUB

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

The Board voted to waive the property use fee of \$2,500.

MOTION: SO MOVE TO APPROVE

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

4) EXECUTIVE DIRECTOR'S REPORT

Sam May reported the next Margate Under the Moon event is on October 14, 2017.

Sports Complex – The plans are complete and will be submitted to the Building department for pre-review.

Colonial Drive Pedestrian Improvements – The invitation to Bid will be issued in October.

Wayfinding Signage – The bid documents were submitted to Purchasing for review.

Executive Business Seminar – The event will be held on October 26, 2017 at Stage Door Theater.

A. TENANT UPDATES

Jim Nardi, Advanced Asset Management, reported that the tenants were appreciative of the 25% discount off October rent. He reported one tenant has not paid rent.

5) BOARD MEMBER COMMENTS

Ms. Schwartz asked Mr. May if he was seen a prototype of the wayfinding signs. Mr. May responded no, however the bid documents indicates the companies must submit a prototype. Ms. Schwartz asked for an update on regarding the chairs in the new CRA building. Mr. May reported the chairs were transferred for staff use in the Economic Development department.

Ms. Peerman reported the award the CRA for Margate Under the Moon for Marketing and Promotions was a highly sought award. MCRA competed against other RMA cities and won.

Ms. Simone read several articles related to mixed-use development and residential projects are various cities. She questioned if Margate is headed on the right track in regards to redevelopment.

Mr. Caggiano noted that at the last CRA Board meetings, there were discussions held on who has to approval for CRA agenda. Mr. Caggiano recommended the Chair has input on the agenda before it's published.

Mr. Ruzzano asked if Peppertree Plaza is located with the CRA boundaries. Mr. May responded no. Mr. Ruzzano said heard a new hotel will be built at the former Golden Corral site in the plaza. Mr. May said he would follow-up with an answer from the City.

Having no other business, the meeting ended at 8:26 P.M.

Respectfully submitted,

Transcribed by Courtney Easley

Tommy Ruzzano, Chair