

COMMUNITY REDEVELOPMENT AGENCY

REGULAR MEETING

Monday, September 18, 2017

MINUTES

Present:

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

Also Present:

David Tolces, Board Attorney
Samuel A. May, Executive Director
Adam Reichbach, Assistant Executive Director
Kim Vazquez, Project Manager
Cotter Christian, Project Engineer/Manager
Danielle Sabat, Marketing Coordinator
Sharon McCormick, Marketing Director
Sarah Blake, Marketing Manager

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:00 P.M. on Monday, September 18, 2017 by Chair Tommy Ruzzano. There was a moment of silence followed by the Pledge of Allegiance, Roll call was taken.

1. MINUTES FOR APPROVAL: Minutes from July 11, 2017 CRA BOARD MEETING FOR APPROVAL

After David Tolces, Board Attorney read the item title: Motion for approval made by Commissioner Peerman, seconded by Commissioner Simone.

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

2. PUBLIC DISCUSSION

Manny Lugo, 1129 E River Drive, said at the July meeting, Mr. Tolces stated that property owned by the CRA should be sold for fair value. He read verbatim FS 163.380 (1) regarding the sale of property at fair value. He voiced his concerns about negotiations not being held in a public forum with input by the elected officials. He encouraged the Board to terminate the agreement with New Urban Communities tonight.

Mr. Ruzzano asked for the status of where we are at in the negotiation process.

Mr. May responded we are close to ending discussions with the developer and should have a status within the next week.

Mr. Tolces said since this item is not on the agenda for action or discussion tonight, he would respectfully request the Board place an item on the next agenda.

Discussion ensued by the Board regarding the past history of the development project and the land use plan amendment process.

Julie Jones, 7871 NW 1st Street, said she is here on behalf of the organization Shoes of Freedom Against Human Trafficking and asked if there is any space available for temporary storage of shoes. Mr. Nardi responded there are a couple of bays that can be utilized but storage is not allowed by the zoning code. Mr. Tolces said it would be subject to a lease and what is allowed under the City's zoning code.

The following motion was made by Ms. Peerman, seconded by Ms. Schwartz:

MOTION: TO AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A LEASE WITH THE CITY FOR A LOCATION TO BE DETERMINED BY THE PROPERTY MANAGER FOR THE USE OF THE COLLECTION OF SHOES BY SHOES OF FREEDOM PURSUANT TO A LEASE AGREEMENT FOR A TERM OF 8 WEEKS FOR THE SUM OF \$1.

3A. APPROVAL OF FISCAL YEAR 2017-2018 ANNUAL BUDGET AND AUTHORIZING THAT ANY FUNDS REMAINING FROM FISCAL YEAR 2016-2017 BUDGET WHICH UNENCUMBERED AND UNEXPENDED AS OF THE LAST DAY OF THE FISCAL YEAR SHALL BE RE-APPROPRIATED FOR THE SAME PURPOSE OR PROJECT PURSUANT TO EXHIBIT "A"

Mr. Tolces, Board Attorney read the item title.

Mr. May presented the final FY 2017-2018 budget. He referred to the line item in the budget regarding CRA operations. He said the amount has been reduced and placed into operations contingency and anticipates the dollars will be reallocated in the November budget amendment. Mr. May reviewed the budget revenues, operations and capital project expenditures.

Discussion ensued between the Board and staff on the capital project budget line items and anticipated timelines of those projects. The Board suggested other improvements include the parking lot at Ace Plaza and questioned if the CRA could paint the wall facing onto Atlantic Boulevard as part of the beautification project.

The following motion was made by Commissioner Peerman, seconded by Commissioner Simone

MOTION: TO APPROVE THE FISCAL YEAR 2017-2018 ANNUAL BUDGET AND AUTHORIZE THAT ANY FUNDS REMAINING FROM FISCAL YEAR 2016-2017 BUDGET WHICH UNENCUMBERED AND UNEXPENDED AS OF THE LAST DAY OF THE FISCAL YEAR SHALL BE RE-APPROPRIATED FOR THE SAME PURPOSE

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

3B. AMENDMENT TO THE BY LAWS; SPECIFICALLY, ARTICLE 4-SECTION 4.3 PURCHASING PROCEDURES AND ARTICLE 5-SECTION 5.7 MAINTENANCE AND DISBURSEMENTS OF FUNDS

Mr. Tolces, Board Attorney read the item title.

The following motion was made by Ms. Peerman, seconded by Ms. Schwartz:

MOTION: TO TABLE THE ITEM TO THE NEXT MEETING

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

4A. APPROVAL OF TEMPORARY USE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND ST. VINCENT CATHOLIC CHURCH

Mr. Tolces, Board Attorney read the item title.

The following motion was made by Ms. Peerman, Seconded by Mr. Caggiano:

MOTION: TO TABLE THE ITEM TO A SPECIAL MEETING DATE TO BE DETERMINED

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

Mr. May said the site is currently being utilized for hurricane debris and do not know if this operation will be completed prior to the dates projected for the carnival.

4B. COMPENSATION FOR SAMUEL A. MAY EXECUTIVE DIRECTOR

Mr. Tolces, Board Attorney read the item title.

The following motion was made by Mr. Caggiano, seconded by Ms. Simone:

MOTION: TO TABLE THE ITEM TO THE NEXT MEETING

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

Ms. Schwartz said she would like to go out for search for an Executive Director who has experience and hit the ground running.

The following motion was made by Ms. Schwartz, seconded by Ms. Simone:

MOTION: TO ADVERTISE FOR AN EXECUTIVE DIRECTOR OF THE CRA

Mr. Ruzzano and Ms. Peerman stated the process could be lengthy.

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

The following motion was made by Ms. Peerman, seconded by Mr. Ruzzano:

MOTION: COMPENSATION FOR SAMUEL A. MAY EXECUTIVE DIRECTOR IN THE AMOUNT OF \$12,000 AND SIX VACATION DAYS

Ms. Schwartz asked do you document your time spent on CRA activities. Mr. May responded the request was based on what the former City Manager and City Attorney received when acting in the capacity of the Executive Director and CRA Attorney.

Ms. Simone explained her vote is based not on the compensation but she feels the City Manager should not serve in the capacity as the Executive Director.

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

The following motion was made by Ms. Peerman, seconded by Mr. Ruzzano:

MOTION: COMPENSATION FOR SAMUEL A. MAY EXECUTIVE DIRECTOR IN THE AMOUNT OF \$12,000 AND TWO VACATION DAYS

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

The following motion was made by Mr. Ruzzano, seconded by Ms. Peerman:

MOTION: COMPENSATION FOR SAMUEL A. MAY EXECUTIVE DIRECTOR IN THE AMOUNT OF \$12,000 RETROACTIVE TO JULY 11, 2017

ROLL CALL: Ms. Schwartz, Yes; Ms. Peerman, Yes; Ms. Simone, No; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-1.

5. EXECUTIVE DIRECTOR'S REPORT

Mr. May reported the utility box art project will go out for a second "Call to Artist" he asked for consensus from the Board if photographs will be allowed. The consensus of the Board was to allow submittal of photographs.

Mr. May said due to time constraints he is asking for the authority by the Board to negotiate pricing for the 3D mapping show with Paintscaping, Inc.

The following motion was made by Ms. Peerman, seconded by Mr. Caggiano:

MOTION: TO AUTHORIZE THE EXECUTIVE DIRECTOR TO NEGOTIATE PRICING WITH PAINTSCAPING, INC.

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

Mr. May asked for consensus from the Board on the type of show preferred; either a new five-minute show, the same show or add two additional minutes to the existing show. Consensus of the Board was a new five-minute show.

Mr. May reminded the Board that Margate Under the Moon is this Saturday, September 23 and the last Meet the Business is next Tuesday September 26 at Stage Door Theatre.

Mr. May reported the CRA won the Florida Redevelopment Association award for the promotions category for Margate Under the Moon event.

Ms. Schwartz asked why the Margate Under the Moon event date is not consistent. Ms. Blake explained for this particular the second Saturday conflicted with another city event. Mr. Caggiano stated he feels we should pick a Saturday and be consistent and considering holding an event year-round.

5A. TENANT UPDATES

Mr. Nardi said three tenants still have outstanding rent. All power has been restored to the plazas since the storm.

Ms. Peerman asked if we can give a break to the tenants due to the storm. Mr. Tolces said it should be stated in writing and very clear this is for the month of October only. Mr. Ruzzano stated it should be for those tenants who are current with their rent.

The following motion was made by Ms. Peerman, seconded by Ms. Simone:

MOTION: PROVIDE A 25% DISCOUNT FOR THE MONTH OF OCTOBER RENT PROVIDED THE TENANT IS CURRENT WITH RENT PAYMENTS.

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

Ms. Schwartz wished everyone who celebrates Rosh Hashanah a happy new year.

Ms. Peerman said the award will be presented at the Florida Redevelopment Association annual conference.

Ms. Simone congratulated staff on the award and wished happy new year to those who celebrate Rosh Hashanah.

Mr. Caggiano said he was glad everyone came through the storm okay.

Mr. Ruzzano asked for keys to the CRA building.

Having no other business, the meeting ended at 10:09 P.M.

Respectfully submitted,

Transcribed by Kimberly Vazquez

Tommy Ruzzano, Chair