

COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING JANUARY 9, 2018

MINUTES

Present:

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

Also Present:

Samuel A. May, Executive Director
James Cherof, Goren, Cherof, Doody & Ezrol, P.A.
Adam Reichbach, Assistant CRA Director
Reddy Chitepu, Director of DEES
James Nardi, Advanced Asset Management

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:01 p.m., on Tuesday, January 9, 2018, by Chair Tommy Ruzzano. Roll call was taken followed by a moment of silence and the Pledge of Allegiance.

1A. MINUTES FOR APPROVAL: (8/21/17, 9/18/17, 11/8/17)

After James Cherof, Board Attorney, read the item title, Ms. Simone made the following motion, seconded by Mrs. Peerman:

MOTION: SO MOVE TO APPROVE

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

2. PUBLIC DISCUSSION

Manny Lugo, 1129 East River Drive, commented that the development contract represented a loss of 20 million dollars in real estate value of tax payer owned land, it violated land use regulations, and it took the Board one year four months to vote that the site plan could not be approved without the provision of additional units by the City. He read some verbiage from the contract and previous meeting minutes that indicated that the Board would be threatened with a lawsuit for specific performance.

Colleen Neubauer, 1013 N.W. 62nd Avenue, said she was a 27-year resident and had seen David Park go through good and bad changes. She said the park closed at night but there were always people who went there to drink and do drugs. She said she and her neighbors were strongly opposed to the additional parking that was being planned. She commented that she and others attended and voiced their concerns at the Board of Adjustment meeting on January 2, 2018 but their comments were ignored. She commented that the parking was unnecessary, it was too close to the playground area, and it was a safety concern.

Mr. Ruzzano told Ms. Neubauer that he had stayed in touch with her neighbors, Mr. and Mrs. Haynes. He said the project was approved because of the need for overflow parking for people bringing their children to the park. He said the Haynes made him aware of problems that existed. Ms. Neubauer said she had called the police on numerous occasions since the variance meeting to prove that there were problems. Mr. Ruzzano said it was a City issue and it would be addressed. He said the additional parking would also address the problem of people parking on the street. He asked her to identify the main problem. She said the parking being so close to the kids was a major problem. She said the street curved and there would be a blind spot when cars pulled out.

Mrs. Peerman asked if the angled parking spots could be perpendicular to the street.

Sam May, Executive Director, said there might be some other options and he mentioned reverse 45 degree parking where people would back into parking spaces. Mr. May asked Ms. Neubauer to give him and staff a little time to discuss alternatives. Ms. Neubauer said people parked in the street when the City held meetings, and in front of the fire hydrant. Mrs. Peerman pointed out that it was one of the reasons additional parking was being planned. Mrs. Peerman said there were three convention rooms that the City rented plus the playground area, and there was insufficient parking. There was a back and forth discussion about the number of parking spaces that existed. Ms. Neubauer questioned whether it was worth tearing up the beautiful grass and the possibility of injuring a child for ten parking spaces. Mr. Ruzzano said he understood her concerns and he explained that the project went through several phases of review in the City. Ms. Neubauer said she had only heard about it when a sign went up about the variance meeting. Mr. Ruzzano asked Ms. Neubauer if she was against the parking. She responded that she did not want any parking. He asked if there was a parking problem on the street and whether the additional parking would help the problem. She acknowledged that there was problem but she said it was not a busy road unless there were fireworks. She said the problem with people parking on the street increased in the last two to three years. She said it made no sense to tear up so much playground area for ten parking spaces. Mrs. Peerman responded that the area being discussed was a swale and not a playground area and people had a better chance of getting hit by a car playing on the swale. Ms. Neubauer commented that she almost had a speeding car hit her home and that she had called many times about having speed bumps put in and was told she needed to follow a process. There was additional back and forth discussion about speeders and speed bumps. She said the speed bumps would protect kids at the playground. She said there were police reports of calls and past incidents. Mr. Ruzzano said the matter would be looked into. While looking at the proposed drawing, he commented that there was a median between the street and the parking area and someone would need to really slow down to pull into that area. Ms. Neubauer said it was because there was a fire hydrant in front of her house. She said she saw the proposal and the parking was a few feet from the sidewalk, and she commented how it was mostly women wearing high heels or flip flops who accidentally hit the gas instead of the brake when pulling into a parking spot. Mr. Ruzzano said he agreed with her on the subject of children's safety.

Michelle Haynes, 1009 N.W. 62nd Avenue, addressed Mr. Ruzzano and said her emails to him were based on major events that occurred at night versus the day; she said there were two separate items. She said she understood that the additional parking was to accommodate the anticipated increase in people due to park improvements. She spoke about the mission of the City and the Parks and Recreation Department. She quoted comments made by Director Mike Jones at the Board of Adjustment meeting on January 2, 2018, about how the park improvements would attract people from neighboring communities giving others priority over the residents of Margate. Mr. Ruzzano and Mrs. Peerman clarified that Mr. Jones was speaking about attracting people from other Margate communities, not other cities. Ms. Haynes disagreed. She said putting in the parking was deeply impactful to the residents and caused additional hardships for them. She quoted additional comments made by Director Mike Jones about the parking situation. She said a lot of the parking issues had to do with signage problems and people ignoring the "no parking" signs. She questioned why the City did not partner with the Library since they were not open on Sunday and there was available parking on other days as well. She asked how the parking would be monitored at night. She said the City was not embracing its mission statement. Mr. Ruzzano responded, for the record, that a lot of money had been invested into the park to make it something for the whole community to enjoy. He said during camp seasons and in the summer, the parking lot was full. Ms. Haynes commented that she lived directly across the street and reiterated the issues with parking. Mr. Ruzzano said he had heard in the past that there were parking problems on her street with people parking on both sides of the street. He said the parking problem intensified after the City made improvements to the park which was the reason for the additional parking. She questioned why other solutions were not being considered. Mr. Ruzzano and Ms. Peerman responded that the situation would be looked at again to see whether there were other options. Ms. Haynes suggested redirecting the money that would be spent on the parking elsewhere. Discussion ensued about other

possible options including using the library, building on the retention pond, or changing the configuration of the parking. Ms. Haynes commented that the Margate police had been responsive when they have called them but she did not want to have to call them every night. Mrs. Peerman said the police reports would be reviewed as part of the research in reviewing the problem, and she encouraged residents to continue to call the police if there were illegal activities taking place as the police reports were used to support decisions. Ms. Haynes said they would continue to appeal. Mrs. Peerman said comments had been heard from two homes on the street and she encouraged other neighbors to speak out.

Ms. Neubauer said she spoke with most of her neighbors and they were not able to attend due to conflicts. She said some had attended the variance meeting but did not speak. She said a lot of her neighbors were concerned. Mrs. Peerman suggested they email their concerns. Ms. Neubauer said she stopped calling the police because she did not want to be a Grinch; however, she has been calling the police since the variance meeting and they were probably getting tired of hearing from her. Mr. Ruzzano suggested she call the City Commissioners. He again said that the matter would be looked into.

Norman Grad, 7460 N.W. 18th Street, #3, suggested utilizing the monthly newsletter to provide the community with an explanation about the purpose of the Community Redevelopment Agency (CRA) and to provide monthly or quarterly updates about what it was doing and its future plans. Mrs. Peerman said the CRA had done some outreach to the condo associations in the past.

Ms. Schwartz commented about the strong message that had been given that night from residents about the need to police David Park. She also commented that many of the good things that the CRA had done never seemed to make it to The Forum or the Sun-Sentinel. She mentioned that two amazing Margate events, National Night Out and the Winter Festival, received no coverage.

Ms. Schwartz referenced a picture from the Board of Adjustment meeting, and she asked whether parallel parking versus head-in parking would be a more viable option at the park because it would be away from the children and take people off the street. She commented that people parked on the wrong side of the street in her neighborhood as well.

Mrs. Peerman also referenced the picture and pointed out that there were palm trees in front of the parking stoppers before one would reach the sidewalk and playground area. Ms. Neubauer said the photo was not shown or discussed at the variance meeting. She commented that there was a huge retention pond that never had water in it that could be used for parking. Mrs. Peerman said the empty retention ponds were required for drainage. Ms. Neubauer commented that there were many parks in Margate that did not have any parking. Mr. Ruzzano said the Board would look into the matter and get back to them.

Boyd Haynes, 1009 N.W. 62nd Avenue, said he stood with his wife and neighbors in opposition to the parking across from his house. He said he had been in commercial construction for over 20 years and parking stoppers would not stop a car. He said he had a ton of ideas to help the City make improvements, and he asked where he could voice his concerns. Mrs. Peerman handed him her cell phone number.

3A. **DISCUSSION & POSSIBLE ACTION: ACQUISITION OF AVAILABLE PROPERTIES**

Sam May, Executive Director, led with PowerPoint presentation. He explained that one of the goals for the redevelopment of the Margate Community Redevelopment Agency (CRA) was to encourage the acquisition, demolition, and reuse of those properties which by virtue of their location, condition, or value no longer function at their highest potential economic use, were blighting influences or had negative effects on revitalization efforts.

He showed a map of commercial properties in the CRA area and explained that it was a snapshot in time of what was currently available. He asked the Board to give him the authority to negotiate and enter into a contract with a property owner in those instances where the CRA identified a property that was blighted and could be purchased and demolished and/or revitalized versus waiting for the next board meeting to discuss entrance into a contract. He said property purchases would be approved by the Board, but this would give him the authority to start the process.

He showed a series of slides that provided examples of the various types of properties that existed in the CRA which included empty lots, vacant buildings, vacant warehouses, and those in great condition. He asked the Board for their input. He said LoopNet was used to compile the current list of properties, noting that the CRA did not have an interest in acquiring any of the properties he had shown. He said the intent was to show the Board the type of properties that were available and to obtain their permission to enter in negotiations should the right opportunity present itself. He explained that before taking any action, he would look at the Broward County Property Appraiser's website to see the appraised value.

Mr. Ruzzano asked about the CRA's plan for those properties. Mr. May told the Board members that they should come to him individually if they saw a viable property. He said he would then take a look at the property and put down a deposit and then come back to the Board. He said currently he was required to come to the Board first to ask if they wished him to move forward on a property and then it became public knowledge. Mr. Caggiano asked whether the deposits would be refundable if the Board did not wish to proceed. Mr. May deferred to Board Attorney James Cherof and he explained that the contract could be drafted so that there would be an out without any cost or penalty.

Discussion ensued about various properties in the CRA and what the goals would be for acquiring them. Mr. May said the CRA was looking for slum and blighted properties, noting that vacant land met the definition of slum and blight. Mr. Ruzzano commented that he could understand buying properties near the downtown area but he did not understand the goal of buying other properties throughout the City. Ms. Peerman commented that the property at the southwest corner of Banks Road and Copans Road could possibly be used for a hotel to support traveling baseball in the future and resolve a parking problem. Mr. Ruzzano disagreed with the CRA spending millions on properties for which it did not have interested buyers.

Mr. May commented that there were certain properties that were eyesores. He reiterated that he was asking for the authority to negotiate on behalf of the Board and he would come back to them before any purchases would be made. There was a back and forth discussion about purchasing individual warehouses with the intent of owning and getting rid of all of them. Mr. Ruzzano expressed a concern about paying top dollar for properties without having a plan for them.

Mrs. Peerman made the following motion, seconded by Ms. Schwartz for discussion:

MOTION: TO GIVE SAM MAY APPROVAL TO START THE NEGOTIATION PROCESS ON PROPERTIES OF POSSIBLE INTEREST TO THE MARGATE CRA

Ms. Schwartz suggested that Mr. Nardi use a pseudonym so that prospective sellers would not know he was affiliated with the City and possibly raise their selling price. Ms. Peerman cautioned about being transparent. Attorney Cherof advised that the Board was ahead of itself; he clarified that the motion was for authorization for Mr. May to bring contracts to the Board and that the substance, details, etc., would be worked out before they were brought to them. He said it was possible under Florida law for someone to conceal their ownership of property through holding companies, trusts, etc.

Mr. May commented that buying commercial property was different than buying a home, noting that the CRA might not be in the 'big fish in the pond' as in the case of Wawa. He said if the CRA identified a

Property with good potential, it might be possible to court a certain type of business. He mentioned creating an art or microbrewery district as included in the CRA plan, possibly along 8th Street for example.

Manny Lugo, 1129 East River Drive, commented that he agreed with Mr. Ruzzano. He said it was his understanding that the basic purpose of the CRA was to create affordable housing. He commented that there was a lot of tension in the City about Carolina Golf Club because people did not want apartments. He said the CRA projects required impact studies. He said that the economy and the free marketplace would determine development, noting that the power was in zoning.

Ms. Peerman commented that the main goal of a CRA was not affordable housing; rather, it was to stimulate economic development and to change a depressed area into a thriving area. She said areas such as Delray Beach, Pompano Beach and Oakland Park were examples of how well CRA's worked. She explained that the majority of the Margate CRA's existence had been spent on building the downtown, but now the CRA would be focusing on stimulating other areas of the CRA.

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

4. **EXECUTIVE DIRECTOR'S REPORT**

Landscape Median Improvements

Sam May, Executive Director, advised that the CRA had been working with Keith and Associates to landscape the median on Atlantic Boulevard from State Road 7 west to the City limits. He said staff met with them that day and reviewed conceptual sketches. He said a formal presentation would be given at the CRA meeting on February 14, 2018.

Mr. Caggiano asked whether the CRA would be looking at median upgrades similar to those on Rock Island Road which looked awesome or those in front of Aldi which looked horrible. He said he wanted people to say "Wow." Mr. May concurred.

Ms. Simone asked whether there something would be done to prevent people from crossing across Atlantic Boulevard. Mr. May said they would do so wherever it was possible. He said the medians where pedestrians crossed over into the neighborhoods could not be closed off. There was discussion about the crossing problems by the condos and the middle school. He said the median would be lushly landscaped so people could not cross through. He noted that there were areas with gaps in the road that would have to be addressed through enforcement.

There was a discussion about the poor appearance of the landscaping in front of Aldi's and Mr. May said that the area was not in the CRA but it would be remedied. There was also a short discussion about the hedges being too high on the median when coming from the east and turning left into the shopping plaza before the red light where Pasta And was located. Mr. May indicated that he was working with the CRA's property manager to raise the standards on the landscaping on all the medians in the CRA. Ms. Schwartz commented that some of the medians had quite a bit of trash on them and she questioned whether the contractors were maintaining the medians seven days a week as per their agreements. Mr. May said that trash pick-up would be stepped up as well.

Mr. Ruzzano asked about installing an entranceway sign on Atlantic Boulevard when leaving Coral Springs. He mentioned previous discussions about installing signs at all the major entranceways including Sample

Road, Atlantic Boulevard, North and South State Road 7, Royal Palm Boulevard, as well as Winfield Boulevard. Mr. May said he recalled that it was part of the plan for Atlantic Boulevard.

4A. Tenant Updates

James Nardi reported there was one tenant in the Chevy Chase plaza that owed December rent and they would be given a three-day notice. He said one tenant in the Ace Plaza owed rent for January.

Mr. Ruzzano asked if there had been any interest on the end unit. Mr. Nardi said he had received a few inquiries but nothing of substance.

Ms. Schwartz said she had sent some photos and suggestions to Sam May about improvements to the parking lot at Ace Plaza such as staggering the parking and adding landscaping. Mr. Nardi said he was working with Mr. May on a few improvement projects and he anticipated he would hear more about these suggested improvements. Ms. Schwartz commented that the tenant spaces in the alcove area between the barbershop and Ace Hardware would be a good location for a luncheonette/coffee shop with outdoor seating. Mr. Nardi agreed and said there were no leasable spaces available at the present time.

Ms. Simone asked about the tenant that had been three months past due. Mr. Nardi said that Margate Cleaners had paid November and December rent prior to that night's meeting. She asked about the CRA policy for giving a 3-day notice. Mr. Nardi explained that a tenant that was one month behind in rent would be given a 3-day notice on the first day of the following month.

Ms. Peerman asked Mr. Nardi to make sure the bathroom at Ace Plaza was being kept clean. He advised that it was being serviced three times per week.

Mr. Ruzzano asked whether Margate BBQ was allowed to have outdoor dining. Mr. Nardi said it would be up to the Building Department and the Department of Health. Ms. Peerman said the business could pay a \$60 fee and submit a drawing that showed the placement of the tables which she said could not be in the walkway. She said the tenant had very limited space and would only be able to fit one or two tables. Mr. Nardi said he had referred the tenant to Andrew Pinney in Planning and Zoning. Ms. Peerman said outdoor dining was allowed in the CRA; it depended on whether it encroached into the walkway.

5. BOARD MEMBER COMMENTS

Ms. Schwartz asked Board Attorney James Cherof whether any of the CRA properties could be used for a green market on the weekends. Executive Director Sam May responded that he had spoken with Attorney D.J. Doody about it and he was waiting to hear back from him.

Ms. Peerman commented that the CRA used to hold a green market on the northwest corner and that the problem was coordinating it with other cities markets because many used the same vendors.

Ms. Schwartz suggested also using the property to hold arts and craft festivals. Mr. Ruzzano agreed noting that the CRA had one of the best pieces of property to do so.

Ms. Schwartz questioned the status of the vacant position for the Economic Development/CRA Director position. She said she would like it filled because there were holes in some of the previous economic development initiatives such as the Meet The Business Tuesdays, and there was a need to promote businesses in the City. Mr. May responded that an advertisement was being run for the Development Services Director which would encompass economic development. He said the CRA and Development

Services were not combined. Ms. Schwartz said she saw economic development as a shared responsibility between the CRA and the City. Ms. Peerman noted that Ben Ziskal [previous Economic Development Director] was involved in both. Mr. May said the CRA was working on a modified version of the Meet the Business events with Atlantic Studios, the company that had been running them in the past.

Ms. Peerman asked for Board approval to attend and be reimbursed for a Florida Redevelopment Association Board meeting that was going to be held in Tallahassee on February 15, 2018. Board members gave verbal consent.

Ms. Peerman recommended CRA Board members, the Executive Director, and someone in Economic Development to consider attending the ICSC Conference being held in Las Vegas in May. She commented that Wawa and Paintscaping were two opportunities that resulted from attendance in the past. She said the conference also featured informative sessions. She commented how the City and CRA went equipped with information on available properties in the past. Several of the Board members agreed with the benefits of attending the conference. She suggested Board members contact Rita Rodi about attending. Mr. Ruzzano asked Board Attorney Cherof if it would be necessary to go through the Request for Proposal (RFP) process if the CRA met a prospective business while out in Las Vegas. Board Attorney James Cherof responded that CRA property needed to be opened up for public competition and the RFP process would be required.

Ms. Simone agreed with Ms. Schwartz about having a combined CRA/Economic Development Director. She questioned the direction of the CRA. Mr. May spoke about some of the CRA's plans which included a million dollar median project on Atlantic Boulevard that was underway, as well as looking at the feasibility of reuse on some of the other medians. He said property acquisition was also important to the plan, and the focus was now on areas outside of the downtown area. He advised that the CRA Redevelopment Plan and the Florida Statutes guided the CRA.

Ms. Simone asked Mr. May who he turned to for expertise. Mr. May said he referenced the CRA Plan, the Florida Statutes and the CRA Attorney. She expressed a concern about the lack of CRA staff. He responded that he was building staff which included an experienced CRA Coordinator. He said he was consulting with Atlantic Studios that had worked with Margate and many cities on events. He advised that Jim Nardi had taken on some additional responsibilities. He said if the Board wanted to hire a CRA Director, he would assist in finding one. She commented that there used to be agenda reviews prior to the CRA meeting. Mr. May said he was not aware that such reviews had been held.

Ms. Simone expressed concerns about the lack of CRA staff to carry out the activities and projects that were planned. Discussion ensued about the green market and how it had done well initially when run by the CRA and then it failed for various reasons. Mr. May said he was working with Chris Gaidry, Atlantic Studios, and he expressed optimism about the future of the market. Ms. Peerman emphasized the need to not hold the market on the same dates as Parkland's market because of the availability of the vendors.

Ms. Schwartz asked who worked for the CRA beside Sam May, Adam Reichbach, Rita Rodi, Paul Robinson, part time, and Jim Nardi. Mr. May said Cotter Christian, engineer/project manager, worked for D.E.E.S., and he was handling most of the CRA's projects. He said the position of CRA Project Specialist was currently being advertised. He said the CRA was also working with Chris Gaidry, Atlantic Studios.

Ms. Schwartz questioned the status of the Copans Road project. Mr. May said that the purchase order for the project was in process.

Mr. Caggiano asked for the projected start date of the Winfield Boulevard project. Mr. May said he thought it was less than six months, but he would need to get back to him.

Mr. Caggiano said he had previously requested estimates to pave Ace Plaza. Mr. May responded that the CRA was looking at piggybacking on a contract. He said Mr. Nardi was working on obtaining quotes. He said initially the plan was to do a level and overlay but additional improvements were being requested and the price would increase substantially. He said it would also be restriped. Mr. May said estimates should be available at the next meeting.

Mr. Caggiano said he would like to have a "For Sale" sign on the former Alzheimer's building. He said he did not want City employees located there; he wanted it to be sold. Mr. May said that it would be the Board's decision. Mr. Caggiano asked the Board for consensus on selling the building. Ms. Simone said she was in favor of selling it; Mr. Ruzzano agreed. Ms. Schwartz asked what would be done with all the improvements and the furniture. Mr. May said the best value would be realized if it were sold with everything because the desks and partitions were custom fit to the spaces. She asked Mr. May if he had an estimate of what had been spent on the furniture. She commented that it was upsetting that the CRA paid for poor workmanship and she gave examples including stained ceiling tiles, cabinet drawers that did not open, etc. She said she would be interested if the CRA could get a good price for it.

Mr. Caggiano commented that the purpose of the CRA was to eliminate slum and blight and he asked about the possibility of changing the CRA boundaries so as to be able to provide assistance to some of the CRA neighborhoods. Ms. Peerman commented that it would be extremely complicated. Mr. Caggiano said that by fixing up and improving neighborhoods, it would make Margate more appealing and raise property values. Ms. Peerman said the areas would need to meet the criteria in order to be declared slum and blight, and added that the CRA had limited ability to improve homes. Mr. Caggiano asked Attorney Cherof if he had worked with other cities to amend their CRA boundaries. Board Attorney James Cherof said he had, but it had been a while ago due to the general push back against CRA's by the Legislature. He said if the Board wished, his firm could prepare a letter that outlined the procedures for modifying the CRA boundaries and then the CRA Plan. Mr. Caggiano said he would like to know how difficult the process would be. Ms. Peerman suggested contacting the Florida League of Cities about neighborhood revitalization grants that could be done through a city or a foundation. Mr. Caggiano asked whether the CRA could get grants. Mr. May responded that the CRA was looking to spend money at this time as per the Statutes.

There was a short discussion about the need to improve the infrastructure in the City. Mr. May said that D.E.E.S. had a plan in place to replace sewer lines. Ms. Peerman commented that the CRA had not been spending money because of the plans for the City Center, but the direction had changed and now the CRA was looking at spending in other areas of the CRA district. Mr. May said there were a number of allowable things in the Plan to help beautify the City.

Mr. Ruzzano commented that the town of Davie would be working with Redevelopment Management Associates to develop a 27-acre area that would include restaurants, a saloon, a museum, a hotel, and a shopping and entertainment area. He said one of the comments about the project indicated that no housing was needed to make it work. He questioned what was different between the two cities and why Margate needed to have 1,000 housing units. Ms. Peerman commented that their median income and business base might be a factor. She noted that what Davie ended up with might be different than what they wanted.

Mr. Ruzzano commented that FEMA used school lots in a few other cities for hurricane debris and they had their lots bulldozed and sprayed with sod. Mr. May said the lot used in Margate would be hydro-sodded too.

Mr. Ruzzano said he would like to see the CRA spend money to improve the Ace Plaza including a new façade. He said it was a profitable plaza and it needed to be beautified. Mr. May commented about using a thermoplastic system as a solution to give the effect of having brick pavers through the islands. Mr. Ruzzano said it was a good idea but he did not want to have the parking redone only to have to ripped up six months later when the façade work was done.

Mr. Ruzzano asked about the property on State Road 7 that was currently being remediated. He said he had received a phone call from someone interested in putting up a Starbucks. Mr. May said it would likely be one year to 18-months for the remediation to be completed. Mr. Ruzzano asked the reason it took so long to be remediated. Reddy Chitepu, Director of D.E.E.S., said the State ranked the contamination sites and this particular site was ranked low.

There being no additional business, the meeting adjourned at 9:21 p.m.

Respectfully submitted,

Transcribed by Rita Rodi, CRA Coordinator

Tommy Ruzzano, Chair