

# COMMUNITY REDEVELOPMENT AGENCY BOARD

## REGULAR MEETING FEBRUARY 14, 2018

### MINUTES

#### Present:

Arlene Schwartz  
Lesia Peerman (via phone until 7:50 p.m.)  
Joanne Simone  
Anthony Caggiano, Vice Chair  
Tommy Ruzzano, Chair

#### Also Present:

Samuel A. May, Executive Director  
Donald J. Doody, Goren, Cherof, Doody & Ezrol, P.A.  
Adam Reichbach, Assistant MCRA Director  
Reddy Chitepu, Director of Environmental & Engineering Services  
Stephen Williams, Keith & Associates  
Jamilee Lahey, Keith & Associates  
James Nardi, Advanced Asset Management  
Chris Gaidry, Atlantic Studios, Inc.

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:02 p.m., on Wednesday, February 14, 2018, by Chair Tommy Ruzzano. Roll call was taken followed by a moment of silence and the Pledge of Allegiance.

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Mrs. Peerman asked the Chair for a point of personal privilege. She asked to amend the agenda and she made the following motion which was seconded by Ms. Simone:

MOTION: TO AMEND THE AGENDA TO ADD DISCUSSION FOR DAVID PARK PARKING, AND TO ADD POSSIBLE ACTION FOR IT TO A FUTURE AGENDA FOR A VOTE ON THE PROJECT

Mrs. Peerman said she had requested to have the item added to that night's agenda because it needed further discussion. She said some changes had occurred since the time the Board first voted on the project and there were now other possibilities and a vote should be taken on whether to move forward with it.

Manny Lugo, 1129 East River Drive, said the item did not need to come back before the Board. He said the findings by the Margate Board of Adjustment on January 2, 2018, should be considered null and void unless the Margate Community Redevelopment Agency (MCRA) provided proof that Margate Ordinance Section 31-55 [Public Notice] was honored. He said residents that had concerns about the negative impact of the David Park project were not given a fair hearing and an opportunity to change the plans.

Colleen Neubauer, 1013 N.W. 62<sup>nd</sup> Avenue, commented on the time line of the application and meeting dates. She said no formal letters had been received, nor had they received any indication that anything was in the works and she assumed there was a closed door discussion about it.

Chair Ruzzano asked the Board Attorney whether the questions raised by the two residents about the process of the Board of Adjustment had anything to do with the MCRA. Board Attorney Donald J. Doody responded that they did not and that the Board did not have the ability to revisit the issue that night.

Chair Ruzzano commented that the park was discussed last year, he had listened to some comments that were made, and he had met with one of the homeowners. He said some written concerns were received that day from the resident and he forwarded everything to the MCRA Executive Director to be addressed. He said he had no problems with the park.

Ms. Simone expressed a concern about an email which indicated that the Chair had met with the resident and told them that the MCRA would do certain things. Mr. Ruzzano disagreed. He said there were four people at the meeting and there were four items of concern which were written down. He said the concerns were received in an email today from the husband's wife and the Executive Director had them. Ms. Simone's asked if the items listed in the email had been agreed upon. Chair Ruzzano said he could not promise them anything; they were told that the City would look at them. He said he told the resident that the speed humps and the signs would need to be addressed by the City versus the MCRA. He said he agreed with some of the recommendations and he told the resident that they would be relayed to the Executive Director.

There was a short back and forth discussion between Ms. Peerman and Chair Ruzzano about why this item was taken off the agenda as she had requested to have it added. Chair Ruzzano said it was not added as he did not see a reason to have it on the agenda. He asked Board Attorney if the request needed to be added if it were asked in public. Attorney Doody said it did not; he clarified that there was a motion on the floor and the question was whether the Board wanted to add it to the agenda to discuss. Ms. Schwartz questioned the process and asked whether the item needed to be discussed again by the Board, noting that the MCRA did not have an issue with some of the resident's requests. Chair Ruzzano explained that the plans were ready for bid and, while there were some additional items requested, he did not think it needed to come back to the Board unless the reason to bring it back was to delete or move the project. Sam May, Executive Director, commented that the plans were complete and Mrs. Peerman was asking whether the plans should move forward as designed. He said the suggestions from the homeowners were ancillary and did not change the design of the plans.

Ms. Neubauer commented that variance request signed by Mr. May made reference to a safety issue when parking was moved closer to the playground area. Mr. May said lines were being crossed between the City and MCRA. He said the Haynes's were asking for bollards; decorative bollards were being looked at and they would definitely increase the safety. He said the question that was being raised was whether to have a discussion at the next meeting about moving forward with the project. Attorney Doody advised, as a point of reference, that no action could be taken that night. He said the Board could consider a motion to amend the agenda for the purposes of discussing potential action in the future.

Ms. Simone said residents had previously expressed concerns and she asked whether the Board voted to move forward with the project at that time despite their concerns. Mr. May said there was no vote and there was not anything to stop it from moving forward. He said the Board of Adjustment voted to approve the parking and it did not need to come back to the MCRA or the Commission for a vote as it had previously been approved.

Mrs. Peerman said she was asking to be able to make a motion during this agenda to bring the item back for a vote as to whether or not to move forward with the existing plan or to consider other options.

Ms. Schwartz said it was her understanding that the only time a Board of Adjustment item came before the City Commission was if the petitioner appealed being denied. Mrs. Peerman said the vote on the parking lot was made when the playground was approved, and this was phase two of that project. She said the MCRA had to go before the Board of Adjustment because a variance was needed to build on the swale. She said that since the time the plans were approved, residents had suggested other possible options and those options were not being looked at. She said she would make that motion if it were allowed to go on that night's agenda for discussion. During the discussion, she said she would make a motion to have a vote put on the next agenda.

Chair Ruzzano responded that a vote had previously been taken on the park and it passed. He said he did not see a reason to bring it back. Ms. Simone said she wanted to bring it back because the resident's voices needed to be heard. She questioned whether it was worth the trouble to gain only four parking

spaces. She said if the residents parked along the street, by the time the parking was taken out and the angled parking was put in, only four or five parking spots were being gained.

Mrs. Peerman requested again to have the agenda amended so they could have the discussion, noting that the discussion was already being held.

Ms. Schwartz commented that the road was one lane in each direction and there was no parking on the street; anyone parking there was doing so illegally. Mr. May commented that there were curbs on the road and there was "no parking" on the resident's side of the road. He said parking was legal and allowed if there was a curb but, if no curb, parking would be on the swale. Ms. Schwartz said people were parking in the lane.

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

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1A. **MINUTES FOR APPROVAL:** (8/2/15, 5/18/16, 1/31/17, 2/7/17, 4/19/17, 9/28/17)

After Chair Ruzzano, read the item title, Ms. Simone made the following motion, seconded by Ms. Schwartz:

**MOTION:** SO MOVE TO APPROVE

Ms. Schwartz commented on the lateness of the minutes. Sam May, Executive Director, explained that a recent audit of the minutes had been done and it had been determined that the subject minutes had not been done by Redevelopment Management Associates. Mr. Caggiano echoed Ms. Schwartz's comments.

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

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2. **PUBLIC DISCUSSION**

Rick Riccardi, 4829 South Hemingway Circle, representing the Margate-Pompano Beach Chamber of Commerce, said they had applied for a carnival last year to be held during Easter break. He said the Chamber had a contract with the Carnival to hold a carnival, but they had not been officially notified whether they could have it. He said the Carnival company had it on their schedule and the Chamber had planned to hold the carnival. He said there had been conversations but no official notification. He asked whether they could hold the carnival or if it would be possible to hold the carnival in a different location.

Chair Ruzzano apologized and said a letter had been sent to Mr. Hernandez [New Urban Communities] to extend the date until June so the Chamber could hold its carnival but the request was denied. He asked the Executive Director if there was another property that could be used. Sam May, Executive Director, said there were no other MCRA or City owned properties that were large enough for a carnival. He explained that the parcel used for the Sounds at Sundown was part of the developer's agreement and was prohibited from being used for carnivals after a certain date.

Mr. Riccardi said he had spoken with the pastor at Atlantic Baptist Church and he had an interest in holding it there. He asked whether City approval would be needed. Mr. May said it would need to come before the Development Review Committee. He mentioned a large piece of property on the corner of Copans and Banks Road that was owned by the Ford dealership. Mr. Riccardi said he had spoken with them and it would need to be approved by their national headquarters.

Harlan Bast, carnival owner, Sebring, Florida, commented that about the aggressive schedule they had in South Florida and how the Carnival brought jobs. He talked about an unfortunate situation that happened to one of his vendors from Wisconsin, Jeff Dills, and how it worked out. He assured the Board that he had

never left anyone stranded. He thanked the MCRA Board for all the great years he had working with the City.

Joey Ruiz, 6217 Margate Boulevard, Way Back When, said they had a fantastic event and he thanked the City of Margate and City Commissioners for the support. He said they had a great response and his business received some coverage in the Sun-Sentinel. He said it was a dream come true for a small business owner. He said he would love to do it again, but with a bigger room.

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### 3A. **PRESENTATION:** ATLANTIC BOULEVARD MEDIAN IMPROVEMENTS

At 7:50 p.m., Mrs. Peerman advised that she needed to end the phone call as she had a meeting. Chair Ruzzano asked her if she had any concerns regarding the landscaping improvements of the median in the following presentation. She said she did not.

Stephen Williams, civil engineer for Keith and Associates, explained that they were general consultants to the MCRA and they were tasked with developing concept plans for the median strips along Atlantic Boulevard. He introduced Jamilee Lahey, landscape architect. He proceeded with a PowerPoint presentation which he said would cover the concepts with the hopes of developing the scope and then the construction plans.

Jamilee Lahey advised of the following main goals:

- to highlight existing conditions and illustrate opportunities for the median and outside the median;
- to confirm existing conditions and create proposed design guidelines and standards;
- to make the improvements, based on design standards and opportunities, to the planting and existing irrigation system with emphasis on the median.

Mr. Williams stated the improvements outside the median could be possible beautification to the walls along the corridor, as well as the addition of bike lanes in a future phase. Ms. Lahey showed a slide and indicated that the scope of the project would extend from State Road 7 east to the City limits. She noted the high percentage of residential properties and said they wanted to promote walkability and the beautification of the streetscape. She showed a series of slides that showed enlargements of the various areas and the conditions that existed which included: median plantings; utility lines running across streets; three lane wide streets; hedging; canals; rust stains; shrub conditions; street intersections; irrigation/utility boxes; open green "utility" spaces; buffer walls; scarce plantings; and, school zones. She said groundcover would remain in some areas of the medians as shown due to Florida Department of Transportation (FDOT) standards.

They showed additional slides and pointed out the constraints and opportunities in various areas. They mentioned the following possible improvements:

- updating irrigation system to pull water from the canals so as to avoid rust stains
- removing items that blocked views of the canals
- beautifying irrigation and utility boxes
- updating the appearance of buffer walls
- making signage improvements and art features both inside and outside the medians; possibly creating a standard for the City of Margate. Suggested making the median signage more linear, visible, and eye catching. Mr. Williams commented that the project did not stand on its own. He said possibly a design concept for signage and landscaping could be put together that could be used throughout the City. Ms. Schwartz commented that the City was working on wayfinding signage.
- designating pedestrian routes through use of fencing, landscaping, or mounding to encourage people to use crosswalks and discourage them from not crossing outside the crosswalks.
- evaluating use of utility easements for trails or park space in the future to promote walkability

-adding bike lanes in the future by possibly narrowing the existing 12-13 foot traffic lanes to calm traffic. Mr. Williams said a traffic study would be required, noting that other cities such as Pompano Beach had successfully reduced lane size. He spoke about a seven foot buffered bike lane which he said worked well.

-enhancing the streetscape by using planting and mounding in the medians. Mr. Williams commented about the need to have hardy landscaping in the medians and to be mindful of the maintenance requirements.

Ms. Lahey showed a “before and after” slide of an area along Atlantic Boulevard that included existing mature oak trees, a textured wall treatment, groundcover in clear sight zone areas, clusters of flowering trees, multi-level planting of shrubs and groundcover, and rust-free curbing.

Ms. Schwartz commented about the short plantings along the wall and asked about the possibility of a hedge that would grow and cover the wall. Ms. Lahey said it could be done but they were suggesting a wall treatment that would enhance the appearance of the wall which was the main feature. She said there were some hardier plants that they could put in that would enhance the groundcover area.

Mr. Caggiano asked for an explanation of the term “lane diet.” Mr. Williams said a lane diet would entail reducing the number of lanes on Atlantic Boulevard from six lanes down to four and adding bike lanes. Mr. Caggiano said he was not in agreement with a lane diet. Mr. Williams said it was an overall concept that was being looked at throughout many areas. He said it would be something that would be driven by the City and extensive studies would be done before being approved by the State or County. Mr. Williams said a lane diet could also mean reducing the size of a lane from 12 or 13 feet to 10 or 11 feet, but the bike lane would be smaller.

Ms. Simone commented that a lane diet could reduce traffic because people might opt to use other roadways to get to their destination. She commented that she liked the stone wall on Commercial Boulevard west of the turnpike by the new development, and she noted that they used pavers instead of foliage at the bottom of the wall. Mr. Williams said that nowadays there were many more decorative walls being built. He said improving an existing wall was more challenging but they would look at various options to see what best fit the budget.

Chair Ruzzano said, further to Ms. Simone’s comments, that an architectural band could be put half way up the wall with stone underneath and wrap the columns with stone. He said he really liked the “after” picture; he said it was the new Margate.

Mr. Caggiano agreed with Mr. Ruzzano but said he would also like to see some murals. He commented that there were some amazing storefronts and walls in Richmond, Virginia. Mr. Williams said that was one of the “complete street” ideas which also included involving the community in painting the murals.

Chair Ruzzano said he loved the design treatment for the cross walk areas using the stamped concrete and the bright yellow signs. He asked the Executive Director if Atlantic Boulevard would be a pilot project for the other medians. Sam May, Executive Director, responded that it would be. He said the County would resurface the road when the median improvements were completed. He said the MCRA currently had a contractor pressure washing and sealing the pavers on State Road 7. Mr. Ruzzano said he would prefer to see magnolia trees instead of palm trees, especially sabal and cabbage palms. He directed them to remove the existing sabal palms, but noted that foxtail palms were nice.

Ms. Lahey showed a slide of the proposed median design elevations which included more mounding, more understory plantings and ground cover which made the landscaping appear fuller and more park-like. She showed two slides of a tree library and understory library which featured trees and plants that they proposed to use. She said they were open to suggestions on plants prior to moving forward with concepts.

Ms. Schwartz said she would like to see some flowering MCRA crape myrtles or anything colorful.

Mr. Caggiano said he liked paint designs on the roadway. Mr. Williams said one had to be careful with painted roadways, especially on roads with heavy traffic. He said it was not typically seen on major roadways.

Ms. Simone commented about the need to improve the bus benches and that there were some very unique bus bench designs being used that would work beautifully in the areas being improved.

Ms. Lahey spoke about plant maintenance and said they would provide a maintenance manual with their drawings. She showed a slide of some other possible design elements for the future of Margate and for other roads such as median art installments, pavers, shade features, and ideas for inside the right-of-ways.

Ms. Simone spoke about beautiful designs that had been painted in the street in intersections in West Palm Beach to slow down traffic. Ms. Lahey referenced Mr. Williams' earlier comments about painted roadways and she said the painted designs on Las Olas Boulevard were part of a design competition. She said there were other ways to create the designs by using pavers. Mr. Williams said there was a thermoplastic paint product that was more durable than paint but he cautioned about using paint because it might reduce friction in an intersection.

Ms. Lahey showed a slide of some entry signage ideas and art elements that could be used in a median.

Rick Riccardi, 4829 South Hemingway Circle, commented that he owned property on the corner of Banks Road and Atlantic Boulevard. He asked whether the project could start at the City line. Mr. May said the MCRA would be looking at all areas in the MCRA and the City for median improvements once the current project was finished. There was a short discussion about whether Banks Road was in the MCRA and Mr. May said that some of the medians were maintained by Coconut Creek and some were maintained by Margate.

Manny Lugo, 1129 East River Drive, commented that any ideas for limiting traffic lanes by either number or width were not safety measures. He said increasing driver frustration would increase accidents, and slowing people down would frustrate them.

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4A. **RESOLUTION 541:** AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN ANJED GROUP, INC., AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY FOR THE COLONIAL DRIVE ROADWAY IMPROVEMENTS PROJECT IN THE AMOUNT NOT TO EXCEED \$135,483.43; PROVIDING FOR AN EFFECTIVE DATE.

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

**MOTION:** SO MOVE TO APPROVE

Chair Ruzzano referenced the meeting back-up, and asked about whether the Engineer's Estimate on the Bid Tab Summary sheet was included in the bid package. He asked Reddy Chitepu, Director of DEES, whether the numbers were added in after the bid came out. Speaking from the audience, Mr. Chitepu indicated that they were added afterwards.

**ROLL CALL:** Ms. Schwartz, Yes; Mrs. Peerman, Absent; Ms. Simone, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

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5A. **DISCUSSION AND POSSIBLE ACTION:** THE MARGATE EXCHANGE EVENT

Chair Ruzzano said that the Executive Director had been directed to come up with a music-themed farmers market and he contacted Chris Gaidry, Atlantic Studios, who coordinated the Margate Under the Moon

events. A brief conversation ensued about the name and while Mr. Gaidry loaded the presentation, the Executive Director, proceeded with item 6.

(ITEM 5A CONTINUES AFTER ITEM 6)

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## 6. EXECUTIVE DIRECTOR'S REPORT

Sam May, Executive Director, provided the following update on the MCRA's capital projects:

- Keith and Associates completed the initial conceptual design for Atlantic Boulevard which had been presented earlier under Item 3A.
  - The County signed off on the Coconut Creek Parkway Median Improvements project. MCRA staff was in the process of obtaining the return of the cash bond.
  - A contract for the Colonial Drive Roadway Improvements had been approved by the Board under item 4A.
  - The contractor for the Copans Road Median Landscape project was undertaking pre-construction activities.
  - Construction documents were being finalized for David Park and the General Stormwater Management License with Broward County was being processed.
  - Construction documents and bid packages were being finalized for submittal to Purchasing for bid advertisement for the Sports Complex covered field and restroom building, in addition to continued processing of plat documents with Broward County.
  - Construction documents and bid packages for paving, drainage, and landscape improvements were being finalized for Winfield Boulevard; options for sculptures and hardscape features within the roundabout were being explored. Mr. May said there would be possibly two or three sculptures; one at the entrances, one in the roundabout, and one in the park area. A short discussion ensued about the number and size of possible sculptures. Mr. May said the intent would be to put sculptures in other areas of the MCRA as well.
  - Met with Saltz Michelson, architects, to review façade improvements for Ace and Chevy Chase plazas. He said the parking lot overlay would be done as part of the overall façade improvements package.
  - Asked the Board to review the artwork that had been submitted to them for the Utility Box wraps. Mr. May asked them to rank their preferences so the project could move forward.
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## 5A. CONTINUED (DISCUSSION & POSSIBLE ACTION: THE MARGATE EXCHANGE)

Chris Gaidry, Atlantic Studios, proceeded with a PowerPoint presentation. He said Atlantic Studios was a marketing/public relations company that started in 2003, and they had been producing events for more than ten years. He gave highlights of three similar projects done by his company:

- Margate Under The Moon – they produced this event and had contracted with the MCRA to operate it since 2015. It featured music, food, shopping, do-it-yourself (DIY) workshops and projects. He said there were typically 3,000-5,000 attendees per event. He said they were a first place winner at the 2017 Florida Redevelopment Association in the Promotion category. He said they handled all the promotion, graphic design, outreach, and social media for the events.
- Hollywood Artwalk & Artisan Market – they produced this continuous monthly event which launched in 2016. He said it included live music, food, shopping, and art exhibition. He said it attracted 3,000-5,000 attendees. He said they were first place winners in 2016 by Broward New Times and 2017 by Miami New Times for Best Artwalk. He showed a slide and explained that it was a quarter-mile long event and had sustained attendance of 700-1,000 people. He said they envisioned something similar for the Margate event.
- Food In Motion – a farmers' market for which they won Broward New Times Best Farmers' Market in 2015. He said it was a good example to show that there were used to working with farmers' market type vendors.

He said the Margate Exchange would be a unique lifestyle, entertainment and sustainability-conscious event. He said it would take place on the property where the Margate Under the Moon events were held and he showed a slide of the proposed site plan. He said there would be a few food trucks and the focus would be on tented vendors with a large hospitality canopy of about 4,000 square feet. He said the canopy would allow them to operate the event year round. He said the event would be bi-monthly with 24 commencements per year. He mentioned the following event features:

- entertainment, live music featuring a full stage with concert sound
- large evaporative fans for cooling
- DIY area
- seating for people to enjoy brunch
- periodic informative lecture series and unique courses
- once a month add-on like a car show or antique market
- kids zone
- expansive brunch and shopping zone including prepared foods, mimosas, plants, sauces, jams, dips, honey, cheese vendors, breads, handmade vendors and local artisans.

He said he anticipated between 75-100 vendors within the first few months which would be comparable only to Parkland's market which did not operate year round. The Margate Exchange would operate the second and fourth week of the month he said.

He showed a slide of the breakdown of event expenses and explained that the costs should be viewed as a co-sponsorship or infrastructure reimbursement until they were able to shift more of the costs to private dollars. He said the vendor prices would be very low, especially for produce vendors, and some of the makers and artisans may pay a vendor fee of \$25 or less. He said the biggest line item was the canopy at \$1,500 per event for a 4,000 square foot tent which he said was at a reduced cost. He read through the expense list that totaled \$4,735 per event. He noted that the list did not include everything or cover all the costs; they paid themselves by way of the vendor fees. He said he thought the event had a great future and it would be a flagship event in the tri-county area.

Chair Ruzzano expressed a few concerns which included a dislike of the name and his preference for the event to be weekly. He asked the hours of the event which Mr. Gaidry said would be from 8:00 a.m. to 2:00 p.m. He asked if local Margate businesses would be charged. Mr. Gaidry said they would have a Margate business pavilion and they would not be charged. He said once a month they could showcase a Margate business and have them set up a booth and come on stage to talk about their business. Mr. Ruzzano asked whether local bands could participate and Mr. Gaidry responded favorably, adding that it would be light music like jazz, folk, or funk. Ms. Schwartz asked about the audio fees and Mr. Gaidry explained that they provided all the audio services. He said they were able to save money by getting better acts where the bands were able to just walk on stage and play. He said it also prevented wear and tear and issues with the bands bringing their amplifiers on and off the stage and wasting time.

Chair Ruzzano mentioned holding the event weekly. Mr. Gaidry said they recommend twice per month because having it every week would dilute it and keep it from conflicting with other events like the Parkland market, and they would be able to save money and produce a nicer event. Chair Ruzzano commented that it might be more cost efficient to hire a person to work with Parks and Recreation to run the event. Mr. Gaidry said hiring a person to do the event would cost at least the same amount because of the hard costs. He said it would be possible to reduce the costs by removing some of the amenities like the canopy. He said they were co-sponsoring it and providing all the marketing and graphic design. He said they were getting paid through the vendor fees and it would have to be a great event for that to happen. He said if the MCRA was not satisfied with the event, they did not expect to get paid. There was a short discussion about the rain/shine clause in the contract. Mr. Gaidry explained that it was a carryover from the Margate Under the Moon events when the Building Department was not open on Fridays and they had the canopy put up and inspected on Thursdays. He said if the event were to be cancelled solely by the MCRA or the City, and



they could not work it out, then they would want to be reimbursed for their hard costs because the vendors would have to be reimbursed. Chair Ruzzano said he did not want it to appear as though the MCRA was holding the event to make money. He said he would like to have Margate bands and vendors there. Mr. Gaidry responded that they always tried to get Margate based food trucks and vendors. He pointed out the largest line item in the budget (the canopy) was with a Margate business. He said he was not opposed to setting it up as a reimbursement agreement if that worked better for the MCRA.

Ms. Schwartz commented that holding the event across the street at the former Swap Shop would be a better location because parking was more readily available. She asked whether the Margate Under the Moon and Sounds at Sundown events would be held on different weekends than this event and he said Sounds at Sundown were held on the first Saturday of the month and Margate Under the Moon would stay on the first weekend. Ms. Schwartz said she was not excited about having alcohol early on a Sunday morning. She said she was not in favor of the rain or shine clause because sometimes the City did not get 72 hours' notice. She asked about the purpose of the large canopy tent. Mr. Gaidry said produce vendors needed a large linear space and was preferred over setting up 10-15 pop-up tents in a row. He said the canopy would also allow for demonstrations and break-out sessions and escape from the rain or heat. Ms. Schwartz said she was trying to mitigate some of the costs because \$9,500 a month was high. She said she was not in favor of spending that much on something that was brand new with the hope of it succeeding or growing. She questioned what Margate Under the Moon cost, and Mr. Gaidry responded that it was \$6,000 per event. Ms. Schwartz asked the Executive Director if there were stipulations that there had to be music to use the MCRA owned properties. Mr. May said the developer's agreement stated that live music was required. Mr. May said the Swap Shop property did not have any asphalt parking and was very rough while the corner property had asphalt and was graded and manicured.

Ms. Simone asked about the lecture series. Mr. Gaidry said it would be an informative, learning event and could be on a variety of topics. He said it could be under the canopy or on the stage. She asked Mr. Gaidry about adding vendors for dog products. He said dog vendors would definitely be part of the event. She asked Mr. May if it would be less expensive for the MCRA to purchase its own canopy versus renting it. Mr. May said it and any other cost saving ideas would be looked into and brought back to them. The Board gave Mr. May direction to work with Mr. Gaidry on any cost saving ideas.

Mr. Caggiano agreed with having one large tent that everyone could get under in the event of rain. He said it was critical that this event came off well.

Chair Ruzzano recapped some of the Board's comments and concerns:

- Name-- Mr. Gaidry said he was open to changing it.
- Liquor--Mr. Mays said they were planning on having mimosas, not liquor. Mr. Gaidry said it was to provide a brunch feel, but it could be removed if preferred.
- Dates-- It was agreed that it would be held twice per month on the second and fourth Sundays starting in April.
- Pet adoption center—Mr. Gaidry agreed to include pet adoption centers such as Cats Exclusive, Animal Aid, or Grateful Paws.

Ms. Schwartz commented that security was missing. Mr. May said if security were needed, the MCRA could provide for it.

Manny Lugo, 1129 East River Drive, commented about use of the properties. Chair Ruzzano explained that there were certain things the MCRA could and could not do with the properties. He said carnivals were not allowed, but other events could be held. Mr. Lugo asked if it were the result of the lis pendens given by the New Urban Communities attorney. Mr. May said it was the result of the development agreement. Mr. Lugo said he had not heard anything about the City Center developer agreement and he wondered what was going on. Board Attorney Donald Doody, said it was not the item under discussion. Mr. Lugo asked when it

would be talked about. Attorney Doody said there was nothing to talk about; he said it [the agreement] was in existence and the MCRA was adhering to its terms.

Andrea Grunfelder, 5100 S.W. 11<sup>th</sup> Street, said she had a cottage food business in Margate and she did lots of events with Chris Gaidry. She said his business was top notch and they held great events. She said a later start on Sundays might work better.

Mr. May said he would move forward with the April event and he would bring it back to the Board at the next meeting to clarify the name and firm up some things.

Ms. Schwartz suggested looking at including school choirs or performances and including talent shows as well. Ms. Simone suggested looking at the churches too.

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#### 6A. **TENANT UPDATES**

James Nardi, Advanced Asset Management, said there were two tenants that owed for January rent. He said there were four tenant spaces available for lease.

Chair Ruzzano asked why Ballet Elite left. Mr. Nardi said they needed a larger space. He said they had expanded here multiple times, and any further expansion would have required significant upgrades to the site.

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#### 7. **BOARD MEMBER COMMENTS**

Ms. Schwartz – no comments.

Ms. Simone – no comments.

Mr. Caggiano – wished everyone a safe weekend and a nice Valentine's Day.

Chair Ruzzano – wished everyone a happy Valentine's Day. He said he was asked about purchasing two pieces of property on Atlantic Boulevard at Oriole 4 and putting in a passive park. Sam May, Executive Director, said he would have Jim Nardi keep a look out for possible properties.

Mr. Ruzzano expressed sadness and offered prayers for those who lost loved ones that day.

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

Respectfully submitted,

Transcribed by Rita Rodi, MCRA Coordinator

Tommy Ruzzano, Chair