

COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING

July 10, 2018

MINUTES

Present:

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

Also Present:

Samuel A. May, Executive Director
Ian Singer, Cherof, Doody & Ezrol, P.A.
Robert Massarelli, Assistant Executive Director
Diana Scarpetta, CRA Project Specialist
Chris Gaidry, Atlantic Studios
James Nardi, Advanced Asset Management

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:02 p.m., on Wednesday, July 10, 2018, by Chair Tommy Ruzzano. Roll call was taken followed by a moment of silence and the Pledge of Allegiance.

1A. APPROVAL OF THE MINUTES FROM THE APRIL 12, 2018 SPECIAL CRA MEETING

After Ian Singer, Board Attorney read the item title, Mrs. Peerman made the following motion, seconded by Mr. Caggiano:

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.

1A. APPROVAL OF THE MINUTES FROM THE MAY 9, 2018 REGULAR CRA MEETING

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

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

No one came forward to speak during Public Discussion.

3A. PRESENTATION: UPDATE ON GROOVE & GREEN EVENT SERIES

Sam May, Executive Director, asked Chair Ruzzano to have this item moved back as the speaker had not yet arrived. The Board members approved.

4A. RESOLUTION: AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE CITY OF MARGATE POLICE DEPARTMENT AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY FOR SPECIAL DUTY DETAIL AT MCRA SPONSORED EVENTS.

After Board Attorney Ian Singer read the resolution title, Mrs. Peerman made the following motion, seconded by Mr. Caggiano for discussion:

MOTION: SO MOVE TO APPROVE

Mr. Caggiano referenced item three of the agreement in the meeting back-up which indicated that the Margate Police Department was not obligated to provide Special Duty Details and that the Chief of Police reserved the right to decline a detail request for any reason. He questioned the Chief's ability to do so. Sam May, Executive Director, explained that if detail officers were not available to work for a given situation, then the Police Department would assign detail officers at overtime rates.

Lieutenant Joe Galaska explained that the verbiage was contained in all the Police Department's standard detail duty agreements. He said detail requests for the MCRA would take precedence over a request from a local bar, for example. He said detail duty was voluntary but if the Police Department did not have officers available to staff a detail duty event, then they could pull officers in on an overtime basis.

There was a short discussion about the detail duty rates and Lieutenant Galaska explained them. Ms. Schwartz asked the number of detail officers typically assigned to MCRA events. Lieutenant Galaska said it would depend on the scope of the event and the anticipated crowd, but for the Sunday events they liked to have two officers when alcohol was being served.

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

3A PRESENTATION: UPDATE ON GROOVE & GREEN EVENT SERIES

Ian Singer, Board Attorney, read the item title for the record. Chris Gaidry, Atlantic Studios, said he had planned to present a video that evening but he had encountered some difficulties. He said the video would be available on the website they were creating as well as on the Margatenews.com website. He proceeded with a PowerPoint presentation which detailed the expenses from the June 10, 2018 and June 24, 2018 Groove & Green events. He said the events were running in excess of \$4,000 which he anticipated, but he said the past two events ran \$5,000-\$6,000. He spoke about the weather conditions, turnout, and vendor participation for the events. He commented that a lot of money was spent on the music component as well as for tents, tables and seating, but that they were great additions to the event. He pointed out the other various expenses, including advertising which he said ran \$700-\$1,000 per commencement. He explained that in the past he did not need to obtain engineering drawings and sign-off by a general contractor in addition to permitting fees for the tent. He said he recently requested a premises permit for \$1,200 which would be valid through September, and then he would obtain another that would be valid for the fiscal year. He said it would eliminate the need to have the general contractor sign off each time. He said moving forward, it would be much cheaper. Mr. Gaidry explained that he had been paying the cost overage on the events because he saw it as an investment and once he had established proof of concept, he should be able to obtain event sponsors. He noted that the event would get better as the weather improved.

There was a short discussion about the MCRA purchasing a tent. Sam May, Executive Director, said the pros and cons were being reviewed and that there was a big expense in putting up and taking down the tent each time. He said possibly the tent could be left up but the canopy would rot over time. He said various options were being considered including a long term rental.

Ms. Simone asked Mr. Gaidry if they were able to track attendance from their advertising. Mr. Gaidry said they had not started surveying but they were able to tell their draw from their analytics on Facebook and Instagram. Also, he said they had been distributing a lot of printed collateral at their other events. Mr. Gaidry said the design for signs at the corners of major intersections was done and the signs needed to be printed and installed. Ms. Simone stated that she had heard from some residents that they would like if the event ran a little later. Mr. Gaidry agreed and said they had extended the hours at the last event to 9:00 a.m. to 2:00 p.m. from 9:00 a.m. to 1:00 p.m. He said they considered changing the times to 10:00 a.m. to 3:00 p.m. but they were reluctant to do so since it had already been marketed as starting at 9:00 a.m. He said he thought the 9:00 a.m. to 2:00 p.m. timeframe worked well. He said a problem would be getting a band to play for 5-6 hours. He spoke about some options such as starting the music later or taking longer breaks. He said sales were strong between 12:00-1:30 p.m., but seemed to drop off after 2:00 p.m. Ms. Simone suggested monitoring activity at the next few events to see if it made sense to change the start time to 10:00 a.m. Mr. Gaidry said the organizer for the car show was very happy with the event and might be able to involve Velocity in the event as well. He said the second Sunday's event would include a car show.

There was a short discussion about the tent vendor that was used for the Margate Under The Moon events. Ms. Schwartz expressed a concern that the vendor was not giving Mr. Gaidry a break on the cost being that they were getting guaranteed business twice a month. He explained that he had done some shopping around and he had been getting a break because he provided assistance with permitting, but now the compliance costs have put the vendors on par with each other. She asked if it would be cheaper for him to purchase a tent for the many events he ran. He explained that he did not have the manpower to set up and take down the tent in addition to liability issues. He was not in favor of holding the event on the same weekend as Sounds at Sundown and Margate Under The Moon because of the dilution factor. She commented that there would be a cost savings and that the events drew different audiences. Mr. Gaidry explained the role of the sound engineer. Ms. Schwartz asked Mr. Gaidry what he charged the vendors and he responded that the most he charged was \$25, and he had a current special rate of \$20 if they participated in both events in the month. Produce vendors were free he said, and he explained his challenges with securing a produce vendor during the summer.

Mrs. Peerman said she preferred the timeframe of 9:00 a.m. to 2:00 p.m. She suggested having fewer jewelry vendors, and she would like to see more plant vendors including orchids and citrus trees, and pet rescue groups or pet adoption. She said she pleased that he was using a Margate vendor for the tent and she suggested that two tents were needed. She said the market was doing well. Mr. Gaidry said he had been actively reaching out to local Margate businesses, particularly those in the shopping plazas. She said the challenge for the businesses was that they either did not have the staff or the generators needed to keep their food warm.

Mr. Caggiano commented on the high quality of the vendors at the event and that attendees were happy. He said he would love to see an omelet vendor. Mr. Gaidry said he would work on arranging it; however, he said there was a food truck making omelet sandwiches and another with croissants and coffee.

Chair Ruzzano said he enjoyed the event very much and he saw it continuing to grow. He acknowledged that the event was costing more than it was taking in, but he said additional tents were needed. He suggested that the MCRA purchase tents. Discussion ensued about the pros and cons of leaving the tent up, as well as the cost savings that would be realized by purchasing a tent and having the MCRA logo on it. Sam May, Executive Director, said he and Mr. Gaidry would visit Universal Tents to discuss tent options. Chair Ruzzano suggested purchasing two or three tents. Mr. Gaidry commented about a 8,000 square foot tent that Delray used for the Garlic Festival which he said was anchored in the ground and quick to take up and down. Mr. May said he would look at various options and tent sizes. Mr. May commented that purchasing a tent would save a lot of money; however, the biggest expense was for the labor to put it up and take it down.

The Board gave direction to the Executive Director to move forward with looking into various tent options.

Chair Ruzzano asked Chris to look into some kids features such a bounce house or a slide. Mr. Gaidry said he had shied away from them in the past because it nullified their general liability policy. He said a separate "day of event" policy would be needed and he would look into it. Ms. Schwartz asked about getting a clown that did balloons. Mr. Gaidry said that have a clown that they have worked with in the past for Margate Under the Moon. He said he would reach out to him. Other Board members suggested checking with Home Depot about doing a Kids Corner, or story time reading.

Chair Ruzzano said that as the event progressed, he would like to see the hours extended from 9:00 a.m. to 3:00 p.m., for church attendees. Mr. Gaidry said those would be their target hours especially "in season" when it was not as hot. Chair Ruzzano mentioned the influx of Canadian visitors during the winter season.

4B. **RESOLUTION:** APPROVAL OF THE PROPOSED BUSINESS INCENTIVE GRANT PROGRAM

After Ian Singer, Board Attorney, read the resolution title, Mrs. Peerman made the following motion, seconded by Ms. Simone:

MOTION: SO MOVE TO APPROVE

Mr. Caggiano referenced the page 5 of the guidelines and asked about the necessity of requiring that all work be done by a licensed general contractor when in some instances a person with a specialty license could perform the work.

Robert Massarelli, Assistant Executive Director, clarified that it meant that the work did not necessarily have to be done by a licensed general contractor, but the work to be done someone licensed to do the work such as licensed plumbers, licensed electricians, and the like. He said the word “general” would be removed. Mrs. Peerman asked Chair Ruzzano if he were in agreement with the change in wording. Chair Ruzzano said he was fine with the change and he explained that the general contractor took the primary position on a job and could take it or sub it out to specialty contractors.

Rick Riccardi, 4879 South Hemingway Circle, asked for a brief explanation of the program.

Ms. Schwartz stated that the program would include improvements for interior walls, HVAC systems, interior plumbing, flooring, interior electrical systems, lighting, fees for design and architectural services, hood and fire suppression, grease trap installations, commercial kitchen improvements, and permanently attached commercial grade kitchen equipment systems. She said the program was for new and existing businesses and was a 50/50 matching grant up to \$25,000.

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

4C. **RESOLUTION:** APPROVAL OF THE PROPOSED EXISTING COMMERCIAL AND INDUSTRIAL PROPERTY IMPROVEMENT PROGRAM

After Ian Singer, Board Attorney, read the resolution title, Ms. Simone made the following motion, seconded by Mrs. Peerman:

MOTION: SO MOVE TO APPROVE

Ms. Schwartz asked whether the plaza owner would be able to receive \$750,000 through this program while individual tenants in the plaza would be able to receive \$25,000 for interior improvements. Sam May, Executive Director, stated that was correct.

Chair Ruzzano asked the amount budgeted for the program and Mr. May said \$1.5 million dollars was being budgeted in the first year that could be used for two shopping plazas at maximum payout. He said Ralph Merritt of Carolina Springs Plaza was very interested in the program. Chair Ruzzano asked if the Architectural Design standards that were being worked out would apply to this program, and Mr. May responded that they would apply.

Ms. Schwartz asked if it was a matching program and Mr. May indicated that the program had an 80/20 match that was forgivable over ten (10) years. She asked what happened if a recipient sold their business. Robert Massarelli, Assistant Executive Director, said that the loan was reduced by 10 percent each year and, if sold, the amount outstanding needed to be repaid.

Rick Riccardi, 4829 South Hemingway Circle, asked how businesses could learn about the program and how the project recipient would be selected. Mrs. Peerman said outreach would be done once the program was approved. Mr. Riccardi said that the Chamber could assist in communicating the program.

Manny Lugo, 1129 East River Drive, asked the number of businesses that could participate. Mr. Caggiano said it would cover two businesses if each maxed out at \$750,000. Mr. May said the proposed budget was for \$1.5 million dollars, and that the MCRA Board could decide to make additional funds available if they chose to do so.

Ms. Schwartz commented about the shopping plaza where Presidente supermarket was located and she suggested that the MCRA not give funding to plaza owners that excluded advertising of their tenants. She specifically mentioned a surgical supply store, but also noted that there were other tenants in that plaza that were unable to get their name on the monument sign as well. Mrs. Peerman said the O'Malley's plaza was also like that, and Ms. Simone said Palm Lakes Plaza was as well.

Mr. Massarelli said that when Paul Robinson, Business Development Coordinator, visited businesses, the number one complaint was lack of signage and visibility. He said they had been discussing the creation of another program where the MCRA could help fund new or larger monument signs. Ms. Schwartz disagreed and said that the property owner should take responsibility because they were collecting rent. Mr. May said there might be situations where the size of the monument sign limited the number of businesses that could be included on the sign. Mr. May said staff would look at adding a condition that the plaza owner needed to have proper notification of the businesses on their monument signs.

Chair Ruzzano asked whether the plaza owner would need to redo the entire plaza. Mr. Massarelli said the intent was to improve the entire plaza including landscaping, lighting, pedestrian access, and paving if necessary. Chair Ruzzano asked about the approval process and Mr. Massarelli said staff would process the applications and they would come to the Board for approval. Chair Ruzzano asked if the current grant program would continue and Mr. Massarelli said it would continue as it was developed for the smaller businesses.

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

4D. **RESOLUTION:** APPROVAL OF MCRA RESOLUTION FOR THE APPROVAL OF INTERLOCAL AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY (MCRA) AND THE CITY OF MARGATE FOR LANDSCAPING AND IRRIGATION SERVICES OF ATLANTIC BOULEVARD FROM STATE ROAD 7 TO EAST MCRA/CITYLIMIT.

After Ian Singer, Board Attorney, read the resolution title, Ms. Schwartz made the following motion, seconded by Mrs. Peerman:

MOTION: SO MOVE

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

4E. **RESOLUTION:** APPROVAL OF MCRA RESOLUTION FOR THE APPROVAL OF INTERLOCAL AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY (MCRA) AND THE CITY OF MARGATE FOR LANDSCAPING AND IRRIGATION SERVICES OF ATLANTIC BOULEVARD WEST FROM STATE ROAD 7 TO N.W. 81ST AVENUE.

After Ian Singer, Board Attorney, read the resolution title, Ms. Schwartz made the following motion, seconded by Mrs. Peerman:

MOTION: SO MOVE

Mr. Caggiano asked why the Request for Proposal (RFP) for landscaping was not being done first.

Diana Scarpetta, CRA Project Specialist, explained that agreements existed between the County and the City or between the City and the Florida Department of Transportation for the tasks specified, but there were no interlocal agreements between the City and the MCRA. The interlocal agreements would formalize the understanding between both entities for transparency and accountability. She stated that there were two roads currently being maintained by the City that would be maintained by the MCRA in the next fiscal year.

Ms. Schwartz identified a scrivener's error, noting that 81st Avenue should be 80th Terrace. Mrs. Peerman made the following amendment, seconded by Mr. Caggiano:

AMENDMENT: TO AMEND FROM N.W. 81ST AVENUE TO N.W. 80TH TERRACE

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

Rick Riccardi, 4829 South Hemingway Circle, clarified that the purpose of the agreement was to formalize existing agreements versus new project undertakings. Sam May, Executive Director, explained the interlocal agreements were for maintenance.

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

4F. **RESOLUTION:** APPROVAL OF MCRA RESOLUTION FOR THE APPROVAL OF INTERLOCAL AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY (MCRA) AND THE CITY OF MARGATE FOR LANDSCAPING AND IRRIGATION SERVICES OF COPANS ROAD FROM STATE ROAD 7 TO HAMMOCKS BOULEVARD.

After Ian Singer, Board Attorney, read the resolution title, Mrs. Peerman made the following motion, seconded by Mr. Caggiano:

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.

4G. **RESOLUTION:** APPROVAL OF MCRA RESOLUTION FOR THE APPROVAL OF INTERLOCAL AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY (MCRA) AND THE CITY OF MARGATE FOR LANDSCAPING AND IRRIGATION SERVICES OF MELALEUCA DRIVE SWALE AREA.

After Ian Singer, Board Attorney, read the resolution title, Mrs. Peerman made the following motion, seconded by Mr. Caggiano:

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.

4H. **RESOLUTION:** APPROVAL OF MCRA RESOLUTION FOR THE APPROVAL OF INTERLOCAL AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY (MCRA) AND THE CITY OF MARGATE FOR LANDSCAPING AND IRRIGATION SERVICES OF U.S. 441/ STATE ROAD 7.

After Ian Singer, Board Attorney, read the resolution title, Mrs. Peerman made the following motion, seconded by Mr. Caggiano:

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.

5A. **DISCUSSION & POSSIBLE ACTION:** UPDATE ON THE MARGATE UTILITY BOX PUBLIC ART PROJECT

Ian Singer, Board Attorney read the item title.

A SHORT RECESS WAS TAKEN AT 8:35 PM; THE MEETING RECONVENED AT 8:47 PM

Diana Scarpetta, CRA Project Specialist, led with a PowerPoint presentation. She explained that the Utility Box Project was initially started by Redevelopment Management Associates (RMA) and that current staff had encountered some challenges locating all the records associated with the project. She said additional research was done to verify the inventory of the utility boxes, the Call to Artist, and the permitting, production, and installation of wraps. She said verification was also done with Broward County on the quantity, location, jurisdiction, and identification numbers of the traffic boxes located in Margate. The research revealed differences in the information presented by RMA. She said there were 27 utility boxes in the CRA as follows: 19 utility boxes; 7 Broward County Copper Communications cable junction boxes located next to the some of main utility boxes; and, one utility payment mail box at City Hall. Outside of the CRA area, she said there were 10 utility boxes and 1 cable junction box. She slowed a slide of a map that identified the location of the various utility boxes.

Ms. Scarpetta stated that the Call to Artist process was completed by RMA and the art submissions were made available through the CaFE online application. Although the membership with CaFE had expired, she said they agreed to provide the art designs and contact information for the artists. She said it appeared that RMA had requested quotes, but staff could not locate any records. Ms. Scarpetta explained that the MCRA had entered into an agreement with VSP Marketing Graphic Group, LLC, on November 22, 2017 for permitting, production, and installation of 23 wraps for a total cost of \$46,533.88. She advised that the MCRA recently provided written notice of termination of the agreement for convenience, and she explained the reasoning for the action.

Ms. Scarpetta identified the next steps in the process which included:

- providing hard copies of the art submissions to the Board members for review and preliminary selection of the top 38 images. She said staff had been unable to locate the art selections made by some of the Board members; therefore,

the Board members would need to review the art again and make their selections. She said they would be provided with hard copies later in the week.

-final selection to be completed during the August MCRA meeting

-MCRA to work with Purchasing to release two separate formal requests for quotes to engage a vendor to permit, produce, and install the wraps at locations inside and outside the MCRA.

Ms. Scarpetta said two actions were being requested from the Board:

-ratify by motion the termination of the agreement between the MCRA and VSP Marketing Graphic Group

-direct MCRA staff to request from the City Commission that the City cover the costs of wrapping utility boxes outside of the MCRA area.

Ms. Simone commented that the picture selection they reviewed previously was poor. She recommended that the MCRA contact other cities such as Coral Springs and Deerfield Beach to find out who they used.

Chair Ruzzano asked if the bid would be available to Margate companies and Ms. Scarpetta said it would be open to them. She indicated that the price of \$2,000 each seemed high because other cities reported spending about \$1,000 per box, but she was not sure if their prices included the permitting.

Chair Ruzzano asked the Board members if there was a certain theme that they wanted to follow. Mrs. Peerman responded that she would like to see each of them different, and Ms. Simone agreed and she added that she would like to see all new images from which to make their selections.

Mrs. Peerman asked if there were a few images that the Board could agree on now so as to move the project forward. Mrs. Peerman then made the following motion, seconded by Ms. Simone:

MOTION: TO TERMINATE THE AGREEMENT BETWEEN THE MCRA AND VSP
MARKETING GRAPHIC GROUP, LLC

Mr. Caggiano asked if the vendor had received any payment from the MCRA, and Ms. Scarpetta responded that they had not been paid anything.

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

Ms. Scarpetta said after the selections were reviewed in August, if additional images were needed, the MCRA might need to do another Call to Artists, but it could start with a limited selection.

Sam May, Executive Director, said there had been a request to do an American flag or a patriotic wrap on the utility box at City Hall. Several Board members expressed agreement with the request.

Ms. Simone said one of the issues with the images they had been given was that many of them were images of things people could see every day in Margate like the clock tower.

Mrs. Peerman suggested looking at that the entries from the Photo of the Month contest.

6. EXECUTIVE DIRECTOR'S REPORT

Sam May, Executive Director, provided the following updates:

- Undergrounding utilities in the MCRA for areas not along U.S. 441. He said an estimated price of \$32 million dollars was obtained which did not include site restoration, sod, landscaping, pavement, rearrangement of customer electric service entrances from overhead to underground, the trenching, backfilling, removing and undergrounding of other utilities, or acquiring, describing, or securing of easements for underground utilities. He said the MCRA or customers would be responsible for running their individual services. He said an estimate for undergrounding along U.S. 441 had not been received as of yet. Once the estimate was received, the Board might want to consider only doing the City Center area.

- ICSC Conference in Orlando – advised that the MCRA would have a display and staff in attendance. Discounted advance registration rates were available until July 27, 2018. He asked Board members to contact Rita Rodi if they planned to attend. Mrs. Peerman responded that she would be attending. Mr. Caggiano said he would advise.

- CRA Budget Workshop was scheduled for August 21, 2018 at 5:30 p.m., prior to the regular MCRA meeting.

- Margate Under the Moon (MUM) – advised that the MCRA would like to have the event start in September instead of August due to the unpredictable weather. Ms. Schwartz commented that having the Sounds at Sundown and MUM on Saturdays on different weeks of the month was confusing. Chris Gaidry, Atlantic Studios, said that MUM had been on the second Saturday, but now the thinking was to have it commence on the first Saturday so that there would be a separation between it and Groove & Green. He spoke about the advantages of changing the event dates to run September through December.

Chair Ruzzano asked if the City was still doing the Sounds at Sundown. Mr. May said the City still ran that event and Mr. Gaidry had a small part in it. Chair Ruzzano asked about the possibility of making it one event. Mr. Gaidry said that they had a licensing agreement for the past few years to run the Sounds at Sundown events. He said the big differences were that they did not provide the hospitality tent, the budget was less, and Parks and Recreation selected the bands. He said they provided the audio services, the operations, vendor procurement, and staffing.

Discussion ensued about the music. Mr. May said and Mr. Gaidry had discussed having classic rock bands at the beginning of the event and then having the more progressive bands in the latter part. Several of the Board members shared their opinions about the music selections. There was additional conversation about music options. Mrs. Peerman asked if two bands were needed. Mr. Gaidry said music was needed throughout the event but it was difficult to find individual bands that could play for the entire event. Mrs. Peerman suggested doing a battle of the bands. Mrs. Peerman said she was in favor of keeping the two events separate, noting that the Sounds at Sundown appealed to a different crowd.

- Winfield Boulevard improvements – Mr. May said cost estimates were being refined and would be presented at the August MCRA meeting.

- Façade Improvements for Ace and Chevy Chase Plazas – Mr. May said a presentation would be done by Saltz Michelson at the August MCRA meeting.

- Acquisition of 891 North State Road 7 and Due Diligence – James Nardi, Advanced Asset Management, said the asbestos survey, boundary survey, and Phase I Environmental had been completed and everything was clear. He said the law firm was completing its work on the lien search and once that was received, it would be clear to move forward with closing. He said the Due Diligence would expire around August 4th with a closing date 30 days later.

6A. TENANT UPDATES

James Nardi, Advanced Asset Management, said there were three tenants behind in rent: two were two months behind; one was three months behind. He said notices were given as per the policy. He explained the situation with Bay Bays and noted that the two partners were in the process of working out an agreement.

Mrs. Peerman asked about the status of the work being done at Tri-County Liquors. Mr. Nardi said the purchase order was issued and the engineer was moving forward with the necessary documentation for the repair.

7. BOARD MEMBER COMMENTS

Ms. Schwartz commented that decisions were made on the seawall repair funding based on the fact that the contractor was supposed to start work six weeks ago. She asked why the MCRA would do business with a company that still had not shown up to do the job. Sam May, Executive Director, responded that the MCRA was not doing business with anyone. He said this project was between the contractor and the homeowner. Ms. Schwartz clarified that the MCRA was paying the bill and that the MCRA should cancel the contract since they were not doing what they were supposed to do and it was costing the MCRA money. Mrs. Peerman said that the City did not pass their permits initially but now the permits were done. Ms. Schwartz commented about the loss of the grant funding and Mr. May explained that as it had turned out, the determination was that the project was not eligible for the NRCS grant funding. Ms. Schwartz commented about the effect the decision had on the neighboring seawall.

Chair Ruzzano commented that it was his understanding the contractor was ready to go but that the City had held up the permit. He agreed with Ms. Schwartz about it being unacceptable. Mr. May agreed and said he also understood that the contractor was to have started the project a week after it was approved. He said he understood the permit took one week. Ms. Schwartz commented that another contractor should have been obtained. Mr. May clarified that the signed contract was between the property owners and the contractor. Chair Ruzzano stated that the contract should have included a start date and a penalty if it did not start on time. Ms. Simone commented that we [MCRA/City]

selected the contractor. Mr. May said that three contractors were sought out and presented to the owners: Shoreline (unresponsive); Qualmann; and B&M. Qualmann was the least expensive he said. Ms. Simone said the Board was told that the MCRA went with Qualmann because the work was to be done right away and they had the materials. Mr. May said he heard the same thing. Ms. Schwartz asked how the MCRA could have no responsibility for it, and she suggested that Mr. May seek legal advice as to what could be done.

Board Attorney Ian Singer responded that he had not been briefed on the matter and he had little information about it. However, he said if a contract existed to which the City was not a party, then the contract would be between the homeowner and the third party. Ms. Schwartz commented that the MCRA was the third party and she questioned why it would pay for something over which it had no control. Chair Ruzzano noted that Attorney Singer worked for the law firm that wrote the contract so he could review it. Board Attorney Singer said his firm would review whatever contract was provided to them.

Mr. Caggiano commented that he walked into the former Alzheimer's building and he noticed that there were walls that had been opened up and had pipes showing. He asked for an explanation. James Nardi, Advanced Asset Management, explained that a water leak had been noticed in a back office about a month prior. He said the wall was opened to locate the source of the water and it was determined that it was a relief valve on the hot water tank. He said a representative from the insurance company had come out the week prior and he was awaiting a response from them, but the repairs would be made in the meantime. Mr. Caggiano expressed disappointment that the Board had not been advised of the damage.

Mr. Caggiano commented that the July 4th event was very nice and well attended.

Chair Ruzzano said the July 4th event was awesome and he commended Parks and Recreation and City staff for their efforts.

There being no additional business, the meeting adjourned at 9:42 p.m.

Respectfully submitted,

Transcribed by Rita Rodi, CRA Coordinator

Tommy Ruzzano, Chair