

# COMMUNITY REDEVELOPMENT AGENCY BOARD

## REGULAR MEETING

September 12, 2018

### MINUTES

#### Present:

Arlene Schwartz  
Lesia 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  
Christian Cotter, Project Manager  
Chris Gaidry, Atlantic Studios  
Jochen Esser, What's Cooking, Inc.  
James Nardi, Advanced Asset Management  
Teresa DeCristofaro

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:22 p.m., on Wednesday, September 12, 2018, by Chair Tommy Ruzzano. There was a moment of silence followed by the Pledge of Allegiance and roll call.

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Chair Ruzzano advised that item 3B had been removed from the agenda. He asked the Board to have items 4A and 4B moved to be heard prior to the resolutions. No Board members objected.

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#### 1A. APPROVAL OF THE MINUTES FROM THE JULY 10, 2018 REGULAR CRA MEETING

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

**MOTION:** SO MOVE TO APPROVE

Ian Singer, Board Attorney, advised Chair Ruzzano that the Executive Director requested that item 3H also be moved. No Board members objected. He then read the item title for 1A.

**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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#### ITEMS 3H, 4A, 4B AND 3K WERE MOVED BEFORE ITEM 2.

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3H. **RESOLUTION 570:** APPROVING A BUSINESS INCENTIVE GRANT AGREEMENT IN AN AMOUNT NOT TO EXCEED \$25,000 WITH THE NO FAMILY DENTAL DBA MOLAR BEAR DENTAL LOCATED AT 533-535 NORTH STATE ROAD 7

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

**MOTION:** SO MOVE TO APPROVE

Ms. Schwartz asked how long they had been in business. Diana Scarpetta, Project Specialist, said it was a new business and their main office located in Wellington had been in business since 2014.

**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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**4A. DISCUSSION & POSSIBLE ACTION:** APPROVING A TEMPORARY USE AGREEMENT WITH THE AMERICAN CANCER SOCIETY TO HOLD A "BARK FOR LIFE" FESTIVAL ON DECEMBER 1, 2018, PRIOR TO THE MARGATE UNDER THE MOON EVENT.

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

MOTION: SO MOVE TO APPROVE

Chair Ruzzano suggested amending the motion in case there was a change in the name of the Margate Under the Moon event, and Ms. Schwartz suggested approving the date regardless of the event's name. Mrs. Peerman commented that the approval also included the waiver of the event fee and she changed the motion to read as follows, seconded by Ms. Simone:

MOTION: SO MOVE TO APPROVE THE EVENT TO BE HELD ON DECEMBER 1, 2018

Ms. Simone asked how the times of 1:00 pm. to 4:00 p.m. for the event were chosen.

Theresa DeCristofaro, 6600 Brandywine Drive South, explained that it would give the adequate time before the event for set-up and clean-up. She provided an overview and explained that the Bark for Life was a new event to Broward County. She said it was a kick-off fund raising event for the main Relay for Life event that would be held in March. She said the event reached out to pet owners who were dealing with cancer. She proceeded with a PowerPoint presentation. She said the program helped raise monies for cancer research and was also a celebration for cancer survivors and their canine companions as well as canine cancer survivors and their owners. She said the event would include a dog parade, demonstrations, dog show, and contests. A therapy dog group would be in attendance as well as pet CPR and first aid demonstrations.

Ms. DeCristofaro said the event would utilize the existing set-up of the tent, tables, chairs, and stage that would already be in place for the evening event. She said the Groove and Green vendors had the option to participate. She asked for the waiver of all fees, including stage, staff, generator, water supply, use of the property, and use of the portable toilets. Mrs. Peerman responded that the MCRA could approve the use of the property but the City Commission would need to approve waiver of fees for the other items.

Mrs. Peerman suggested reaching out to rescue groups for adoptions, Broward County Animal Control, and an organization that did microchips so long as they had the proper legal paperwork. Ms. Schwartz suggested she reach out to the American Kennel Association for judging.

Ms. DeCristofaro requested having traffic barriers from the stage around and across U.S. 441 and Margate Boulevard.

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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**4B. DISCUSSION & POSSIBLE ACTION:** SOUNDS AT SUNDOWN EVENTS FOR FISCAL YEAR 2018-2019

After Ian Singer, Board Attorney, read the item title, discussion ensued among the Board members about the Sounds at Sundown events. Highlights of the comments were as follows:

Mrs. Peerman commented that the Sounds at Sundown and Margate Under the Moon should remain as two separate events as they attracted two different audiences and options for Margate's residents. She said she spoke to vendors at the Groove and Green event about participating in an event the following day and it did not go over well. She said the Sounds at Sundown was food trucks, a band and was for residents while Margate Under the Moon included vendors, garage bands, alcohol sales/craft beer tastings, and it attracted a different group of Margate residents and well as people from outside of Margate. She preferred to keep the Sounds at Sundown less commercialized, with food trucks, lawn chairs, coolers, and a band. She preferred two separate events with two separate names, each being held for six months and on the first Saturday of the month for consistency.

Chair Ruzzano agreed with the consistency of having it on the first Saturday of the month. He commented that the name of the event should be the same. He was not in favor of having the City run one event and an independent company running the other for more money. Sam May, Executive Director, commented that the outside company's fee

included the price of a tent and that price would come down once the MCRA purchased a tent. Chair Ruzzano said he had not seen an amended proposal for \$6,000 less the tent cost.

Chris Gaidry, Atlantic Studios, said the proposal for \$6,000 was prior to discussions about the tent set-up. He spoke about the major differences between the Sounds at Sundown and the Margate Under the Moon events, specifically, Margate Under the Moon included a large hospitality tent 35 feet by 80 feet, Do-It-Yourself activities, two or three bands, and a lot more marketing. He said the event was more like a festival and more costly because it had more components. He explained that Sounds at Sundown's music was more mainstream cover bands while Margate Under the Moon started off with classic rock and shifted to indie rock or original music and the music ran from 5:00 p.m. until close. He spoke about some of the other differences as well.

Ms. Schwartz asked what his fee was the previous year. Mr. Gaidry said it was always \$6,000 and it cost more than \$6,000 to operate the event, but he said he subsidized it with the vendor fees, food trucks, and bar. He said the fee would change if he did not need to provide the tent.

Mr. Gaidry said his company never enforced the cooler policy and it could be removed. He said he spoke to the Police Department and there was language that could be put in the contract should someone need to be trespassing.

Ms. Schwartz asked Mr. Gaidry if he was aware of the proposal from What's Cooking, Inc. He said he was not aware of it until he saw the agenda. She said What's Cooking was offering to pay the MCRA \$25 for each food truck. Mr. Gaidry said that when Atlantic Studios got the licensing agreement for Sounds at Sundown in 2015, they were providing the same \$25 revenue share. After discussions with Mike Jones, Parks and Recreation, he said it was easier for them to discount the audio services so that it ended up working out about the same. Ms. Schwartz asked Mr. May if Parks and Recreation hired a sound engineer when it operated the event. Mr. May said the band typically provided their own sound engineer or they would charge the City for their sound people. He said some bands charged \$1,000 for a sound system and engineer. He commented on the benefit of consistency when using Atlantic Studios for sound. Mr. Gaidry commented that his company provided the audio services for the Winter Festival and July 4<sup>th</sup> events.

Ms. Simone asked whether What's Cooking, Inc. would be willing to do the event for six months, January to June, instead of a full year as proposed. Also, she asked how the Board would vote on a proposal when it did not have costs that excluded the tent amount.

Chair Ruzzano stated that the proposal for Margate Under the Moon had not changed; it still included the no cooler policy and sole alcohol provider language. Mr. Gaidry responded that he had no issues with removing the no cooler policy but removing the sole alcohol provider language would be difficult and would be affected by whether the tents were being provided. He said the alcohol sales figured into a lot of their time behind the scenes. Mr. Gaidry said perhaps something could be worked out in those instances when another vendor wanted to sell alcohol such as a reimbursable fee of \$400-\$500. He said they preferred to do the alcohol sales because they had themed drinks and specials. Mr. Gaidry said he did not have issue with a brewery wanting to offer samples but selling was different. He said they would need to be properly indemnified and he would like for them to offer some money to offset their lost sales. He said they used the profit margin on the alcohol sales to help them run the event.

Ms. Simone said she could not vote on something without definitive costs. She asked the cost without the tent. Mr. Gaidry said the 35 feet by 80 feet tent was \$450.00. He said the change in policy a few months ago resulted in an additional general contractor fee of \$600.00 plus \$200-\$250.00 for sealed, engineered drawings. The savings would be \$450.00 if the MCRA provided the tent.

Mrs. Peerman commented that there were three things going on. She suggested taking both events off and having them come back. She said a decision needed to be made as to whether to have one or two events and then have each vendor provide proposals. Chair Ruzzano said the problem with tabling it was that there was supposed to be an event in October. He said based on discussions at the last meeting, it sounded like the Board wanted to do Sounds at Sundown. He suggested doing Sounds at Sundown for three months with the City administering it with the food trucks, and then have both contractors submit proposals.

Board Attorney Singer asked for a Point of Clarification on whether the City referred to the MCRA Board. Chair Ruzzano responded that it was the MCRA paying the City and Mrs. Peerman commented that it would be through an interlocal agreement as had been done in the past. She questioned the cost because none of the proposals was for three months. Chair Ruzzano suggested asking the vendor if they would be willing to do it for three months, and reviewing proposals in December from two companies for the following year.

Jochen Esser, What's Cooking, Inc., 200 S.W. 2<sup>nd</sup> Avenue was asked by Chair Ruzzano if he would be willing to work with the City, the number of food trucks he would provide, and what incentive he would provide for three months. Mr. Esser responded that the proposal he submitted would stand for a three-month period. He explained that his company would need to invest a substantial amount of money to promote the event since Margate was a new market for them again. He said, however, they would be willing to do three months and the cost structure would be the same as if it were a 12-month contract.

Mrs. Peerman made the following motion, seconded by Ms. Simone:

**MOTION:** TO HAVE THE CITY ADMINISTER THE SOUNDS AT SUNDOWN EVENTS WITH WHAT'S COOKING, INC. FOR OCTOBER-DECEMBER, 2018

Chair Ruzzano asked if Mr. Esser if they would be willing to feed the Parks and Recreation, and Police and Fire staff at the event. Mr. May stated that there were typically three Parks and Recreation staff members and two Police detail officers. Mr. Esser said he would be happy to provide free meals for them.

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

For the record, Board Attorney Singer asked if the three month time period would be applicable to item 3K. Chair Ruzzano asked that item 3K be moved up to be heard next.

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3K. **RESOLUTION 572:** AUTHORIZING AN AGREEMENT WITH WHAT'S COOKING, INC. FOR THE SOUNDS AT SUNDOWN EVENT SERIES IN FISCAL YEAR 2018-2019.

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

**MOTION:** SO MOVE TO APPROVE

Mrs. Peerman made the following amendment, seconded by Ms. Schwartz who added the specific event dates:

**AMENDMENT:** TO AMEND PROPOSAL TO THREE MONTHS WITH PRICING FOR THREE MONTHS FOR THE OCTOBER 3, NOVEMBER 6, AND DECEMBER 1, 2018 EVENTS

**ROLL CALL ON THE**

**AMENDMENT:** Ms. Schwartz, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes; Mr. Caggiano, No; Mr. Ruzzano, Yes The motion passed 4-1.

**ROLL CALL ON THE MOTION AS AMENDED:** Ms. Schwartz, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes; Mr. Caggiano, No; Mr. Ruzzano, Yes. The motion passed 4-1.

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## 2. PUBLIC DISCUSSION

Eddie DeCristofaro, 6600 Brandywine Drive South, stated that the Margate Community Emergency Response Team (CERT) team was looking to bring the Safety Fest event back to Margate. He said they had done it in Coral Springs last year and it did not turn out to be worth it given the low attendance and the amount of work they had put into it. He asked for permission to hold an event at the former Swap Shop property on April 27, 2019. He said he had provided Board Member Schwartz with some paperwork and that he was looking for a decision the following Tuesday or he would need to find another location. Ms. Schwartz commented that the location was the biggest problem. Mrs. Peerman asked if they would have music. Mr. DeCristofaro responded that there would be music, police and fire departments, and a large 80 feet by 100 feet tent. Ms. Schwartz asked who paid for the tent and he responded that the City of Coral Springs sponsored it. Mrs. Peerman commented that it would be a big sponsorship if they were to get the property use fee waived. Mrs. Peerman asked Mr. DeCristofaro whether he needed to go to the Development Review Committee first. He responded that the site plan had been done but he needed a verbal approval first before he could go before the Fire Chief's Association and then put everything would be put in motion. Chair Ruzzano asked

the Board members if they were in agreement with bringing the CERT event back to Margate. The Board members gave consensus.

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- 3A. **RESOLUTION 565:** AUTHORIZING THE FOURTH AMENDMENT TO THE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND LANDSCAPE SERVICE PROFESSIONALS, INC.

Board Attorney Ian Singer read the resolution title.

Sam May, Executive Director, explained that the amendment was to request an extension to the current landscaping contract to continue services as the Request For Proposals (RFP) for landscaping services was in the process of being reviewed. He anticipated that the RFP would be released in another week.

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

**MOTION:** SO MOVE TO APPROVE

Ms. Schwartz expressed a concern about the 90-day extension and the possibility of two contracts overlapping. Mr. May stated that the new agreement would not start until the current agreement expired.

**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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- 3B. **RESOLUTION:** APPROVING FISCAL YEAR 2018-2019 ANNUAL BUDGET

Chair Ruzzano advised that this item had been pulled.

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- 3C. **RESOLUTION 566:** APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE MCRA AND THE CITY OF MARGATE FOR CONTRIBUTION, SERVICES, AND COMPENSATION

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

**MOTION:** SO MOVE TO APPROVE

Chair Ruzzano explained the purpose of the agreement. Sam May, Executive Director, explained that it was an annual agreement. Mr. May explained that some employees were paid 100 percent by the City and then reimbursed by the MCRA, and some employees were shared costs.

Ms. Schwartz asked if the MCRA paid rent for office space in City Hall. Mr. May said there should be an offset through the cost allocation study that had been done. She asked if the MCRA had an itemized list. Mr. May said the details would be provided as part of the budget. She asked that a copy be sent to the City Commission as well.

**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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- 3D. **RESOLUTION 567:** AUTHORIZING THE APPROVAL OF AN AMENDMENT TO THE TASK ORDER FOR KIMLEY HORN AND ASSOCIATES, INC., FOR PROFESSIONAL CONSULTING SERVICES FOR THE COPANS ROAD MEDIAN IMPROVEMENT PROJECT.

After Ian Singer, Board Attorney, read the resolution title, Ms. Simone made the following motion, seconded by Ms. Schwartz for discussion:

**MOTION:** SO MOVE TO APPROVE

Ms. Schwartz commented that an agreement for \$6,500 had been signed a few years ago and now a second agreement for almost the same amount of money was being requested. She asked to see the plans for which the money had been spent already.

Cotter Christian, Project Manager, explained that the original budget for construction was \$6,250 and that there were several reasons for the increase. He said in April, 60 percent of the total budget had been spent but construction had not started. He said that the project had been bid twice, the lengthy drawings review and the inexperience of the contractor all contributed to the delay. He explained that he was not involved in the project until the second bid but it was his opinion that the bid was low. He said the construction was now moving forward rapidly but much needed to be done. He said that for reasons unknown the original scope did not include a complete set of record drawings, but \$1,500 was now included in the scope. Ms. Schwartz asked whether the MCRA had recourse against the contractor if they did not deliver on the terms of the signed contract. Mr. Christian responded that contracts typically had limitations in them that the contractor could fall back on. He said he required contractors to document their time. He read a summary of the work and the amount of time they had spent on each task for the project.

Ms. Schwartz commented that the poor appearance of the median on Copans Road. Mr. Christian said they were scheduled to finish the irrigation the following week. He said new trees would be brought in once the irrigation was in place, and there would be colorful trees.

**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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3E. **RESOLUTION 568:** APPROVING AN AGREEMENT WITH CHRISTMAS DESIGNERS FOR 2018 HOLIDAY LIGHTING.

After Ian Singer, Board Attorney, read the resolution title, Ms. Simone 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.

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3F. **RESOLUTION:** AUTHORIZING THE APPROVAL OF A TASK ORDER FOR KEITH & ASSOCIATES, INC. FOR PROFESSIONAL CONSULTING SERVICES FOR THE WINFIELD BOULEVARD TRAFFIC CALMING AND STREETScape IMPROVEMENTS (ROUNDAABOUT WITH WATER FEATURES)

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

**MOTION:** SO MOVE TO APPROVE

Mrs. Peerman recalled from the previous MCRA meeting that the discussion was that the project would be downsized from a roundabout to a median enhancement. She asked whether the task order should be changed or whether the process needed to start anew. Chair Ruzzano commented that it would be better to start fresh.

Cotter Christian, Project Manager, explained that the task order before them was very specific to the design of a water feature in a roundabout.

Chair Ruzzano recommended that the MCRA look to use a firm other than Keith and Associates, the engineering company that worked on the Colonial Drive project. He said he would comment further under Commission Comments,

Richard Zucchini, 380B Lakewood Circle East, commented that there should be three considerations for slowing traffic. In addition to roundabouts which could create line of sight problems and speed humps which were effective, he suggested using rumble strips. He said rumble strips were less expensive, easy to install, and easier on one's car.

**ROLL CALL:** Ms. Schwartz, No; Mrs. Peerman, No; Ms. Simone, No; Mr. Caggiano, No; Mr. Ruzzano, No. The motion failed 0-5.

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3G. **RESOLUTION:** APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF MARGATE AND THE MCRA FOR THE WINFIELD BOULEVARD ROUNDAABOUT PROJECT

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

MOTION: SO MOVE TO APPROVE

**ROLL CALL:** Ms. Schwartz, No; Mrs. Peerman, No; Ms. Simone, No; Mr. Caggiano, No; Mr. Ruzzano, No. The motion failed 0-5.

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A SHORT RECESS WAS TAKEN AT 9:39 PM; THE MEETING RECONVENED AT 9:53 PM

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3I. **RESOLUTION:** AUTHORIZING AN AGREEMENT BETWEEN ATLANTIC STUDIOS, INC., AND THE MCRA FOR THE MARGATE UNDER THE MOON EVENT SERIES DURING FISCAL YEAR 2018-2019.

Ian Singer, Board Attorney, read the resolution title. There was no motion brought forward. The item died for the lack of a motion.

Sam May, Executive Director, asked if the item could be brought back at another time. Mrs. Peerman said the direction was to do Sounds at Sundown for three months, and to review proposals in December for either Sounds at Sundown or Margate Under the Moon in the new year.

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3J. **RESOLUTION 571:** AUTHORIZING AN AGREEMENT WITH ATLANTIC STUDIOS, INC., FOR THE "GROOVE AND GREEN" EVENT SERIES IN FISCAL YEAR 2018-2019

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

**MOTION:** SO MOVE TO APPROVE OPTION ONE

Mrs. Peerman asked about the possibility of having bounce houses for the children.

Chris Gaidry, Atlantic Studios, said he would need to look into it because it changed the scope of their insurance policy. He said bounce houses were dangerous and that he would check with Universal rentals to see if maybe they could handle it under their policy.

Mrs. Peerman asked whether the non-exclusivity clause had been removed. Mr. Gaidry said that it was non-exclusive. He commented that Margate had one of the larger markets and it would get bigger once season started.

Chair Ruzzano asked about the two options shown in the agreement. Mr. Gaidry explained that option one was to operate as they had been in the past and the Margate pavilion would be curated by someone else. He said under option two they would assist with the curation of the Margate pavilion which was for the free Margate vendors and included the vetting and application processes, ensuring they had proper licenses, and clean up. He explained that without a professional vendor on site, things could get broken, garbage would be left behind, and it might appear disorderly.

Chair Ruzzano asked the Board if they wanted to put up two tents, with one being for Margate residents and businesses.

Ms. Simone said she liked the idea of Margate residents being able to sell their items, but she was not in agreement with spending an additional \$12,000. She said the Margate residents should be required to clean up or they would face not being invited back again.

Sam May, Executive Director, said that staff from either the City or Atlantic Studios would be needed to manage, organize, and oversee it, as well as assist with clean-up. Mr. Gaidry commented that they had a separate application process and they would ensure they were Margate residents, were licensed if needed, insured, etc.

Ms. Simone said she recommended that the MCRA go with the one large tent and then mark spaces along the outside perimeter and allow individuals to set up tents. Mr. May said someone would be needed to oversee the items being sold.

Discussion ensued about the type of things that could be sold, how much advance notice was needed, and charges for Margate residents. Ms. Schwartz clarified that Margate businesses were allowed to promote their businesses for free but, if they were selling, then they would be charged a vendor fee. She said the second tent was meant to be for garage sale type items, not food. She said the same application and same scrutiny that the City used for its annual

garage sale should be used. She said another idea was to hold the garage sale as a separate event on alternating Sundays using the same tent that the MCRA was purchasing, or it could be held quarterly.

Board Attorney Singer advised, as a Point of Reference, that a review of the Developer's Agreement would be needed.

Chair Ruzzano asked Mr. Gaidry if he preferred holding the Groove and Green event on the first Sunday so he could use the tables, chairs, etc., that were set up from the event held the night before. Mr. Gaidry said the decision to hold the market on the second and fourth Sundays was to alternate with the Parkland market dates.

There was a short discussion about the monthly price reduction from \$8,000 to \$6,000 per month. Ms. Schwartz questioned the difference since the tent fee had been \$1,500 per event. Mr. Gaidry said his company had been losing \$450-\$500 per event. He said that the costs for putting up the large tents were included in the rental cost and the vendors put up the 10 feet by 10 feet tents.

Mr. May said the MCRA was currently going through the procurement process and it planned to have a tent at the next event.

Mrs. Peerman said she liked the garage sale element but she suggested holding off on it until there was a better plan.

Ms. Schwartz asked Mr. Gaidry why an engineer had to sign off each time when the tent was being set up in the same place. Mr. Gaidry explained the permit process and the associated costs. Ms. Schwartz commented that he should have gone before the City Commission to see if something could have been worked out with the Building Department.

**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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## 5. EXECUTIVE DIRECTOR'S REPORT

Sam May, Executive Director, provided the following updates:

- **Landscaping Improvements along State Road 7** to add colorful trees—he said consultant Keith and Associates provided a high price so the MCRA contacted the consultant that had done the project originally. He said the lowest price that could be obtained was \$34,000 for the design to add more trees. He explained that each median would need to be looked at in its entirety and would need to be re-permitted to be brought up to current Code as per the agreement with the Florida Department of Transportation (FDOT). He said the cost for 50 trees would be an additional \$29,000 for improvements south of the C14 canal. Mr. May said any changes to the design had to be done by a landscape architect and brought to the FDOT for review. Chair Ruzzano suggested the City hire a landscape architect and Ms. Schwartz suggested looking to a local school for a landscape architect to create a design. Mr. May explained that there was also the entire permitting process that needed to be done with FDOT. Ms. Schwartz suggested that the Broward League of Cities should take up the matter in an effort to facilitate processes between government entities.

- **Board Transfers**—four were done during the month which included \$6,700 for the Copans Road task order; \$6,887 for the balance of closing costs for the acquisition of 891 North State Road 7; \$1,500 for operating expenses to clean fallen ash caused by the fireworks; and, \$4,000 for Parks and Recreation staffing for the Groove and Green events that were not previously budgeted.

- **Land Acquisition**--as a follow-up to discussions held at the Workshop the previous week, he asked the Board to give thought to which projects would be impacted if they were to decide to purchase land.

- **Sports Complex** bids were received that day. He said the architect had estimated the costs would be around \$2 million dollars; however, the bids came in substantially higher and ranged from \$3.4 million to \$4.3 million dollars. He said this item would be brought back to discuss further and to determine how the project would be funded if they decided to move forward with it. Chair Ruzzano asked whether it was a design/build project. Mr. May said it was designed by Saltz Michelson, but it might have to be a design/build project since it was over \$2 million dollars and would fall under the Consultant's Competitive Negotiation Act (CCNA). He said the attorney's office was researching whether the plans for which the MCRA had already spent money could be utilized. Discussion ensued about hiring an architect so that money would not be wasted on plans that were not used. Mr. May explained that the costs included a team of multiple engineering disciplines. Mr. Caggiano asked why the design/build option was not done all the time as it seemed to make more sense. Mrs. Peerman suggested that the topic of going with design/build in the future be placed on an upcoming agenda. Board Attorney Singer agreed. Mr. Ruzzano said it was not profitable for every project.



- **Utility Box Project**—MCRA staff sent SurveyMonkey via email to the Board members for them to review and select preferred images. He said staff also included paper copies of the images and they had also reached out to a variety of organizations for multi-cultural art selections. Ms. Simone commented that she had seen gorgeous wraps in other cities and she was disappointed in the art selections provided. She asked where other cities got their artwork. Chair Ruzzano said the images provided were pictures rather than art.

Diana Scarpetta, Project Specialist, said that most of the images were obtained from two local photographers. She said two Call to Artists had been done in the past and the eligible images were included. She said another Call to Artists could be done. Mr. Caggiano suggested reaching out to local middle schools and maybe hold contests for artwork. He said the images provided were photographs versus artwork. Ms. Schwartz suggested not looking for things that one saw all the time in Margate like the clock tower. Ms. Simone suggested to keep looking and to reach out to other cities. Mrs. Peerman commented that some of the wraps have images that looked like they were 3-dimensional. - FRA Conference—being held at the end of October and interested Board members should contact Rita Rodi.

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#### 5A. **TENANT UPDATES**

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

Mrs. Peerman asked the square footage and rental amount for the restaurant space at 5801 Margate Boulevard. Mr. Nardi said it was 3,750 square feet, had occupancy of 234, rent was \$12 per square feet, and available concessions based on the improvements being made. He said it included a walk-in cooler and a hood. He said the occupancy allowed for a liquor license.

Chair Ruzzano asked if it had a fire suppression system. Mr. Nardi said it did not and that it was his understanding that it was not a problem because it was not required based on the build-out and the time it was done. However, it would be different if someone were to come in and do a full renovation.

Ms. Simone commented that the owner of the recently opened restaurant, Abuela's, was interested in opening a second location in Margate.

Ms. Schwartz asked how the Sweet Spot was doing. Mr. Nardi said the tenant owed for September and that their rent would be increasing next month as they had a discounted rent for the past 12 months.

Mr. Nardi said the new owner of Bay Bay's Chicken & Waffles would be opening soon as Pop's Chicken & Waffles.

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#### 6. **BOARD MEMBER COMMENTS**

Ms. Schwartz – no comments.

Mrs. Peerman spoke about the upcoming Florida Redevelopment Conference that was being held October 24-26, 2018. She mentioned that the Academy was offering a CRA 101 class. She encouraged Board members to attend the conference for learning about redevelopment and what other cities were doing.

Ms. Simone asked the status of the former Alzheimer's building. James Nardi, Advanced Asset Management, said he had been showing the property and had an interested buyer. He said the City did a great job of patching the damage from the water leak, and there was still some painting and carpet work to do.

Mr. Caggiano commented that the food at Abuela's restaurant was outstanding.

Chair Ruzzano referenced his earlier comment about the engineer working on Colonial Drive. He said the bid tabulation included the signal crossings and the low bid was at \$2,000, the engineer's estimate was \$25,000, and several other bids were at \$25,000-\$30,000. He said the engineer did a report and gave a recommendation and it appeared to be an item that was missed. He commented that there needed to be more accountability in such situations.

There being no additional business, the meeting adjourned at 10:26 p.m.

Respectfully submitted,

Transcribed by Rita Rodi, CRA Coordinator

Tommy Ruzzano, Chair