

COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING SEPTEMBER 24, 2019

MINUTES

Present:

Arlene Schwartz
Antonio V. Arserio
Joanne Simone
Anthony Caggiano, Vice Chair
Tommy Ruzzano, Chair

Also Present:

Jeffrey L. Oris, Executive Director
Ian Singer, Goren, Cherof, Doody & Ezrol, P.A.
Robert Massarelli, Assistant Executive Director
James Nardi, Advanced Asset Management

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:10 p.m., on Tuesday, September 24, 2019, by Chair Tommy Ruzzano. Roll call was taken. There was a moment of silence followed by the Pledge of Allegiance.

1A. MINUTES FOR APPROVAL - (7/15/19 Special)

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

MOTION: SO MOVE TO APPROVE

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

1B. MINUTES FOR APPROVAL - (7/29/19 Special)

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

MOTION: SO MOVE TO APPROVE

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

2. PUBLIC DISCUSSION

Juli Van der Meulen, 2913 N.W. 68th Lane, suggested the MCRA might want to contact Ed Pozzuoli, attorney, to assist with the City Center litigation. She said he was a top attorney in the State of Florida who had strong political ties and could help the MCRA win its lawsuit.

Ms. Schwartz said she familiar with him and that she was open to contacting him in an effort to move the process along.

Ian Singer, Board Attorney, said he would relay the concerns to attorneys Doody and Tolces and ask them to get back to the them [Board]. Chair Ruzzano asked about the possibility of holding a shade meeting. Attorney Singer said he would follow-up with attorneys Doody and Tolces immediately after the meeting about their request.

3A. RESOLUTION 608: APPROVING AN EXTENSION FOR THE BUSINESS INCENTIVE GRANT FOR VO AN VIETNAMESE RESTAURANT LOCATED AT 1821 NORTH STATE ROAD 7

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

MOTION: SO MOVE TO APPROVE

Chair Ruzzano asked about the timeline and the permitting process. Jeffrey L. Oris, Executive Director, explained that the business owner had completed almost all the interior improvements but, because the permit was tied to exterior improvements, he was not able to obtain his Certificate of Occupancy (CO) until they were completed. He said the owner requested a 45-day extension but believed everything would be done within 30 days.

Chair Ruzzano asked whether the same type of grant would be offered in the future, and Mr. Oris said he would never recommend grants for interior improvements.

Attorney Singer pointed out that the extension date in the resolution was October 30, 2019, and Chair Ruzzano asked the owner, Phong Truong, if he was okay with that date. Mr. Truong said he thought it would be fine.

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

3B. RESOLUTION 609: RATIFICATION OF LICENSE AGREEMENT BETWEEN THE CITY OF MARGATE AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY FOR DEBRIS STAGING

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

MOTION: SO MOVE TO APPROVE

Jeffrey L. Oris, Executive Director, stated that the resolution extended the agreement through November 30, 2019, the end of the hurricane season; however, he said the Board might want to consider changing it to December 31, 2019, because of the unpredictability of the weather.

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

AMENDMENT: TO EXTEND TO DECEMBER 31, 2019

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

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

3C. RESOLUTION 610: APPROVING FISCAL YEAR 2019-2020 ANNUAL BUDGET

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

MOTION: SO MOVE TO APPROVE

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

4A. DISCUSSION & POSSIBLE ACTION: PROPOSALS FOR HOLIDAY LIGHTING ALONG MARGATE BOULEVARD

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

MOTION: TO DISCUSS

Nick Cucunato, Public Works Superintendent, explained that three proposals were received. He said the company that was used last year, Christmas Designers, was the best he had worked with in the past 15 years. He said the installation work was very thorough and they maintained the lights every night. He said their pricing was in between

the two other proposals with one being higher and one lower. He said he recommended them over the other two companies which he had also used in the past.

Chair Ruzzano agreed that the upkeep was very important. Mr. Cucunato spoke about his past experiences with Brandano and Holiday Lighting Designs.

Mr. Arserio asked how the price compared to last year and whether the maintenance was included in the contract. Mr. Cucunato said the price was comparable and maintenance was in the contract, and the vendor kept the oak trees in the median lit until the beginning of March at no added cost. He said the lights would be turned on for Thanksgiving.

Ms. Simone referenced the meeting back-up and noted that Brandano would provide a 20-foot Christmas tree for \$2,500. Mr. Cucunato explained that Brandano provided a tree for the past several years and they gave the MCRA a greatly discounted price compared to the other companies. He noted that Brandano also did lighting elsewhere in the City.

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

MOTION: SO MOVE TO APPROVE CHRISTMAS DESIGNERS

Mr. Cucunato suggested including approval of a three-year contract. Jeffrey L. Oris, Executive Director, explained that based on prior discussions, the expense would be passed to City in the future; therefore, the MCRA could not enter into a multi-year contract.

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

5. EXECUTIVE DIRECTOR'S REPORT

Jeffrey L. Oris, Executive Director, provided the following update:

Demolition of 891 North State Road 7 would be starting in approximately one and one-half weeks. He said the property would be cleared, graded, and sodded and then discussions about disposal would be had. Mr. Arserio asked why the MCRA was spending the money to demolish the building instead of putting it up for sale. Mr. Oris said it was not a building the MCRA wanted to maintain. Mr. Caggiano agreed that MCRA should take down the building and wait until it had someone interested in doing something that fit the MCRA's vision of a future downtown. Mr. Arserio agreed.

5A. TENANT UPDATES

James Nardi, Advanced Asset Management, reported the following:

- Sweet Spot was up-to-date as of that day.
- Tenant at 1029 North State Road 7 would be up-to-date on their rent the following day.
- There were two tenants in the Ace Plaza that owed rent for September.

Ms. Schwartz asked about the status of the former Alzheimer's building. Mr. Nardi said he had several showings on the building since the sales price was lowered. He said he would be adding it to the Multiple Listing Service (MLS) and a few other commercial websites.

Mr. Caggiano asked when the restaurant might open [5801 Margate Boulevard]. Mr. Nardi said the MCRA funded walk-in cooler had been installed but a permit and the electrical hook-up were still needed, and the process was underway with the vendor. He said it was his understanding that it was the final piece needed in order for the tenant to obtain their State license. He said one air conditioner had been replaced and the second had been repaired.

In the event multiple offers were received for the Alzheimer building, Mr. Arserio asked whether the Board would get to see them and provide input. Mr. Oris said he would review them and bring the best offers to the Board followed by a contract as opposed to negotiating in public.

6. BOARD MEMBER COMMENTS

Ms. Simone had no comments.

Mr. Arserio had no comments.

Ms. Schwartz wished everyone a happy Rosh Hashanah.

Mr. Caggiano said he was looking forward to the Fall Festival, the holiday lighting, and the Winter Festival and invited everyone to come out.

Jeffrey L. Oris, Executive Director, asked the Board if they wished to change the meeting date for the November 13, 2019 MCRA meeting since two of them would be attending a conference. After a short back and forth discussion, it was agreed that the meeting date would remain November 13th and Mr. Caggiano and Mr. Arserio would call or Skype in. Chair Ruzzano suggested having a lighter agenda for the meeting.

Chair Ruzzano asked about having a sign put up to rebrand the Ace Plaza after all the improvements. He said he spoke to Mike Jones a few months ago about it. Mr. Oris said he had also spoke to Mike and he would like to find something more cost effective since the MCRA's intent was to tear down the plaza in the future. Chair Ruzzano said that he really wanted something that showed MCRA funds were used to make the improvements and that he would be willing to pursue funding if needed. Several of the other Board members agreed it was worth doing a plaque since it was unknown how long the plaza might be there.

There being no additional business, the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Transcribed by Rita Rodi, CRA Coordinator

Tommy Ruzzano, Chair