

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING December 8, 2020

MINUTES

Present:

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

Also Present:

Cale Curtis, Executive Director
David Tolces, Weiss Serota Helfman Cole & Bierman

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 5:07 p.m., on Wednesday, December 8, 2020, by Chair Tommy Ruzzano. Roll call was taken. There was a moment of silence followed by the Pledge of Allegiance.

This was a virtual public meeting held via Zoom. Board Attorney David Tolces read the Findings and Procedure for a Virtual Public Meeting. Those physically present in the Commission Chambers were: Chair Tommy Ruzzano; Cale Curtis, Executive Director; Joseph Kavanagh, City Clerk; and Rita Rodi, CRA Coordinator.

1A. MINUTES FOR APPROVAL - (11/12/2020 Regular)

After David Tolces, Board Attorney, read the item title, Ms. Simone made the following motion, seconded by Vice Chair 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

No one from the public requested to speak.

3A. RESOLUTION 646: AMENDING RESOLUTION 633 AND DESIGNATING CALE CURTIS AS EXECUTIVE DIRECTOR AND LARRY VIGNOLA AS ASSISTANT EXECUTIVE DIRECTOR AND DESIGNEE

After David Tolces, Board Attorney, read the resolution title, Mr. Arserio made the following motion, seconded by Vice Chair Caggiano:

MOTION: SO MOVE TO APPROVE

Ms. Schwartz said that she would prefer to hire someone dedicated to and knowledgeable about CRA's and its rules and regulations since there were only about 5-6 years left in the MCRA, rather than give additional responsibilities and the amount of money being requested to individuals who already worked 10-12 hours a day.

Mr. Arserio said that he respected Ms. Schwartz's viewpoint, but he would prefer not to place a full time person in the position because of the uncertainty of the job once the MCRA sunset in 5-6 years.

Ms. Schwartz reiterated her comments about the need for someone with CRA experience and her opposition to allocating the amount of funds being requested especially during the current pandemic. She commented that a new hire could be reabsorbed into the City in 5-6 years.

Chair Ruzzano commented that it was a savings for the MCRA because it was unlikely the MCRA would find anyone interested for the amount of money being paid, and he agreed with Mr. Arserio's comments about the position's future.

ROLL CALL: Ms. Simone, No; Mr. Arserio, Yes; Ms. Schwartz, No; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 3-2.

4A. **DISCUSSION & POSSIBLE ACTION: APPROVAL OF THE MCRA MEETING SCHEDULE FOR 2021**

Chair Ruzzano asked if there were any date conflicts and also commented that the schedule could be amended if needed. No conflicts were mentioned; Ms. Schwartz made the following motion, seconded by Vice Chair 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.

5. **EXECUTIVE DIRECTOR'S REPORT**

Cale Curtis, Executive Director, provided the following capital project updates:

Atlantic Boulevard Median Improvements - Commented that Broward County had started installing the long-awaited irrigation along the median on Atlantic Boulevard near Rock Island Road which would allow for landscape enhancements by the MCRA.

Chevy Chase Plaza Improvements - Commented about the plaza repairs that were underway which included permitting for the signs and the electrical service, obtaining quotes for stucco work, columns, stone accents, and painting, as well as plans for an asphalt scope of work, and reviewing proposals for storm water drainage.

Sports Complex Covered Field Project - Commented that the project was progressively quickly and that it would be a big attractant to people outside the City.

Serino Park Renovations - Commented that the MCRA was coordinating with Purchasing and Parks and Recreation on the preparation of the scope for a Request For Proposal for a design/build. The scope would include replacement of playground equipment and surface, and the addition of bathrooms, security cameras, etc.

Ms. Schwartz commented that the Board had received negative feedback about the uniform signage after the Ace Plaza renovations, and she asked if the new signage for Chevy Chase would be identical. She said the comments were that the uniformity was boring. Mr. Curtis said it would be similar to the Ace Plaza. Chair Ruzzano said he preferred the use of logos over uniformity.

Mr. Curtis said the signs had already been ordered but the tenants would be asked whether they had logos that could be incorporated. James Nardi, Advanced Asset Management, explained that in several instances incorporating their logos would reduce the size of their sign face due to their small frontage., such as with Manny's and The Gem, but he said he would ask them again. Others like Beautyland, Sweet Spot and Barbershop USA were fine with the signs. Ms. Schwartz said it was okay if they were all the same color, but she suggested using another font(s) on alternating signs to differentiate the businesses, instead of just the block font. Mr. Nardi said he would speak with Andrew Pinney [Senior Planner] to find out what the Code would allow. She commented that the MCRA was spending a lot of money to improve the plaza and it would be worthwhile to look into what it would cost to make the changes. Mr. Nardi agreed to look into it, and he noted that the tenants were thrilled with the change from the cabinet signs underneath to having the signs atop the mansard similar to the Ace Plaza.

Mr. Arserio asked about the status of Common Area Maintenance (CAM) charges once the pandemic was over [inaudible]. Mr. Nardi said he done some homework on neighboring plazas and costs on MCRA plazas were available. He said it would be beneficial for everyone to sit down collectively to discuss the types of leases offered by the MCRA and to quantify what a fair CAM should be. He said the MCRA offered competitive lease rates but there were some below market elements, such as the 12-month termination clause. He said the discussion should also include ways to implement the CAM, such as incentives, etc. Mr. Arserio agreed.

Chair Ruzzano agreed with Ms. Schwartz about the sign font and he asked about the format for the marquee sign and whether it would have logos and different fonts. Mr. Nardi said he would speak with Andrew Pinney about what the Sign Code allowed.

5A. TENANT UPDATES

Ms. Schwartz asked about the status of a dedication plaque at Ace Plaza. Cale Curtis, Executive Director, said he would look into it.

James Nardi, Advanced Asset Management, said there was one tenant in the Ace Plaza that owed rent for December.

Mr. Curtis asked the Board members if they had any questions about his previous conversations with them about the proposed lease for the expansion of Flynn's Gaming. He said the tenant planned to making improvements costing about \$52,000 to the new space. He said Mr. Nardi had negotiated lease credits of \$36,000 that the tenant would receive over a 3-year period in the form of reduced rent.

Chair Ruzzano asked about available space at the plaza. Mr. Nardi said there was 3,200 square foot previously rented by Margate Hardware that was being looked at by a potential tenant and another 3,000 square foot near his office that was available.

Ms. Schwartz asked whether the \$52,000 was firm and Mr. Nardi said it was a figure provided by a general contractor and the expectation was that the cost would be greater. He said the particular space had never been leased, the sewer lines had been blocked, and it would require a significant amount of work needed to bring it up to Code. He said the tenants had been working with Andrew Pinney and Richard Nixon to get as much information as needed. Chair Ruzzano commented that Flynn's Gaming was a good example of a business that started small and then looked to expand.

6. BOARD MEMBER COMMENTS

Ms. Simone: She wished everyone a Happy Hanukkah, Happy Kwanza, Merry Christmas, and many blessings and good health in the New Year.

Mr. Arserio: He wished everyone a Merry Christmas, Happy Hanukkah, Happy Kwanza and to stay safe and healthy.

Ms. Schwartz: She echoed Board members Simone and Arserio's holiday wishes and added wishes for a Happy New Year. She wished everyone good health and asked everyone to continue wearing masks and to practicesocial distancing.

Mr. Caggiano: He echoed the previous board members comments and he said he was very happy about Flynn's expansion.

Mr. Ruzzano: He mentioned two upcoming events on December 18th and 19th. Cale Curtis, Executive Director, advised that there would be an outdoor concert with food trucks on Friday, December 18th. On Saturday, December 19th, the Polar Express movie would be playing. He said advance registration for a 10'x10' space was required due to limited capacity; social distancing practices would be in place and masks would be required. Registration would be open the following day on the City's website and it would be promoted via social media. He said the MCRA and City were looking forward to celebrating the holidays in a safe and appropriate manner.

Chair Ruzzano wished everyone happy holidays and Happy New Year and to be safe.

Board Attorney Tolces wished everyone happy holidays.

There being no additional business, the meeting adjourned at 5:42 p.m.

Respectfully submitted,

Transcribed by Rita Rodi, CRA Coordinator

Tommy Ruzzano, Chair