

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING January 13, 2021

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
Steven Fett, Steven Fett Architecture, Inc.

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 5:14 p.m., on Wednesday, January 13, 2021, 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.

Chair Ruzzano announced that the internet was down throughout the City and he asked the Board members if they wished to postpone the meeting. Cale Curtis, Executive Director, advised that the capability to host the meeting existed, a full quorum of the Board was available, the Board attorney and the presenter were available, and that members of the public were logged into Zoom and had access. He said he understood that the outage was associated with AT & T. Board members were in agreement with moving forward with the meeting.

1A. MINUTES FOR APPROVAL - (12/08/2020 Regular)

After David Tolces, Board Attorney, read the item title, 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.

2. PUBLIC DISCUSSION

No one from the public requested to speak.

3. PRESENTATION: ARCHITECTURAL DESIGN GUIDELINES FOR THE MARGATE COMMUNITY REDEVELOPMENT DISTRICT

Cale Curtis, Executive Director, introduced Steven Fett, Steven Fett Architecture, Inc. He explained that Mr. Fett had previously presented preliminary design guidelines and he would be presenting a near final document to them that evening. He said the guidelines would be used throughout the MCRA District and would be used for economic development incentives and grant programs for façade improvements.

Steven Fett, Steven Fett Architecture, Inc., explained that the document being presented was in its entirety and it included two new chapters. He stated that his office had very positive collaboration with City staff and he thanked Elizabeth Taschereau, Andrew Pinney, and Bob Meehan for their feedback and diverse perspectives. He thanked Cale Curtis for his leadership and Rita Rodi for coordination efforts.

Mr. Fett explained that he would move through the presentation quickly as the Board had already seen most of it, but he would pause and discuss any of the Board's questions or comments.

Discussion ensued about the good example shown for outdoor seating at a strip center (page 20 of 94). Ms. Schwartz pointed out the example was not preferable because it had pedestrian flow through the seating area since there was no sidewalk. Mr. Fett explained that he tried to use Margate examples and the image's intent was to show that the width of the arcade was wide enough to accommodate seating and pedestrians. He said he could make an edit to the caption that the space could be arranged differently. Another option was that the width could be increased from the proposed 10-foot to 12-foot based on building height, or the image could be replaced with a better organized space, but it might be from outside Margate. He said retail frontage for non-restaurants would be a concern if it were too deep.

Mr. Fett explained that the example was a strip mall type which was popular in Margate. He said when the strip malls were redeveloped or new ones were built, they would need to adhere to certain principles supported by the guidelines.

Chair Ruzzano referenced page 26 and commented about how the City's sign code impacted the allowable sign size of a business. He mentioned the large signs at Lester's Diner and Ilash Nail Spa compared with the small sign at Dandee Donuts due to the building's positioning and architecture. He said it was something that should be addressed with the City for future businesses.

Vice Chair Caggiano referenced the example of page 25 and asked if the bad example would be improved with a tiki hut top and Mr. Fett agreed that it would because it would make the space useable year-round. He mentioned that the City/MCRA might consider incorporating more of the small plazas in parking lots when there was new development, and they could be used for civic purposes or rented and be revenue generators.

Chair Ruzzano commented about the City's current parking code and asked Mr. Fett whether there was a different model used for a downtown area. Mr. Fett said the goal was to reduce the parking requirement in a downtown area whenever possible which he said could be accomplished through a few methods, i.e., mixed use which allowed for shared parking, more on-street parking, or to plan for a structured parking garage in case parking became a problem. He said that having too much parking could also be a handicap in a downtown area because downtowns behaved differently than suburban areas. He said he would add into the guidelines that Margate was not overly urban and that the car was considered a primary mobility option, but he suggested that it be thought about differently when planning for the downtown area. He also noted how the increased use of ride share services and the possibility of automated vehicles might require less parking in the future. He said the document included verbiage about planning for future transportation options.

Mr. Arserio asked who paid for the electricity for the charging stations for electric vehicles. Mr. Fett said it would probably be at the discretion of the landowner or developer but the onus could be placed on the electric vehicle owner or it could be offered as a perk by the retailer or plaza owner.

Mr. Fett showed example of plazas that had some parking in front and additional parking spaces between the parcels through shared parking lots which allowed access to businesses without the need to go onto State Road 7. Mr. Arserio said the concept was great but he asked about how to attract a nice business to go next door to a less desirable one and how to get the two parcel owners to cooperate. Mr. Fett explained that some of the issues would be part of the due diligence. He also explained that language in the guidelines specified that the cross parcel connections would be triggered once the cost of building improvements were over 50 percent of the value of the building. The onus would be placed on the new business to make the access possible versus the neighboring business.

Mr. Arserio commented about the need to attract better businesses to the City and he stressed to the MCRA staff the importance of incentivizing and recruiting the right businesses into the City. Ms. Schwartz commented that the onus was also on code compliance to ensure that businesses maintained their properties. She said all businesses coming into the MCRA and City should be given a list of expectations in the beginning.

Mr. Curtis commented that the architectural guidelines would serve as a precursor to some of the tools the MCRA would have to help incentivize current and future plaza owners. Ms. Schwartz asked that the guidelines include some type of penalty if the grantee did not meet the MCRA's expectations for maintaining the property improvements.

Vice Chair Caggiano spoke about how a more desirable business that generated a lot of traffic could eventually push out the less desirable business next door and provide the opportunity to bring in another business that accentuated it. He said the change would occur over time, as it did with the Walk, but getting that first business was key. Mr. Arserio agreed and again stressed the importance of proper recruitment. Chair Ruzzano spoke about the need to remodel the Chevy Chase plaza first noting that a quality look was needed to attract quality businesses. Ms. Schwartz commented

about the need to send a message by stepping up the enforcement based on how the MCRA wanted the plaza to look. Vice Chair Caggiano spoke about the use of themes to attract other businesses, and he used the example of Way Back When to bring in a high-end consignment store.

There was a short discussion about whether the guidelines would be adopted by the City. Mr. Curtis said once approved by the MCRA, the guidelines would be shared with the City for their consideration for use as they provided enough flexibility to accommodate all aspects of the City.

Several Board members commented on the attractiveness of the building shown in the good example for Office type on page 44 of 94, and the new building in the Penn Dutch plaza, as well as the nice appearance of the City as one approached from the north to the south.

Discussion ensued about ways to incentivize a business to spend substantially more money to change a “bad” building to a “good” building. Mr. Fett explained that there might be some architectural elements in the bad examples that needed to be improved, such as the amount of windows, the location of entrance, width of the arcade, etc. He spoke about encouraging second-story uses for buildings, noting that they could not be required within the Code. Possible types of incentives mentioned were planned processing time, financial incentives, or waiver of permitting or impact fees. He spoke about a shift in mindset that could occur for those considering coming to Margate once they saw one or two of such projects undertaken. He also pointed out that the MCRA/City’s investment into developing architectural guidelines sent a good message to new incoming business that the City was vested in the future of the business as much as its own.

There was a short discussion about how soon the guidelines would be adopted and become effective. David Tolces, Board Attorney, stated that the MCRA could make a recommendation to the City, however, the City would need to adopt the guidelines via resolution or ordinance and they would become effective immediately.

There was a short discussion about the canopies at the hospital.

Mr. Fett explained the matrix on page 55 of 94 which showed the compatibility of mixed-use categories. He explained the three main types of Mixed Use: horizontal, vertical, and liner buildings and showed examples of each. He spoke briefly about slip streets (frontage roads) and showed good and bad examples of them.

Mr. Fett moved on to the chapter for Materials and commented that the South Florida environment was dominated by reinforced concrete and stucco. He spoke about the many different applications, techniques and finishes that existed for concrete, as well as metal, all of which were outlined in the guidelines.

Mr. Fett said his intention when creating the guidelines was that it would have a long life and he tried to include more timeless designs and to avoid using examples that were ultra-modern.

Mr. Fett commented about his discussions with City staff about special districts in the City, specifically in the downtown district, and whether some of the regulations should be relaxed or further encouraged in that district, and he asked the Board for their thoughts on it. Chair Ruzzano and Vice Chair Caggiano voiced their support, noting that the downtown needed to be a showplace different than the rest of the city. Mr. Fett said it might be where the MCRA incentives were focused, where there were more requirements on the building types, or where parking requirements were lowered.

Chair Ruzzano commented that he really liked the good example on page 72 of 94, and that shingle roofs as shown in the bad example should not be allowed in the MCRA business district as they diminished the MCRA’s ability to attract quality businesses. Mr. Fett said there was language in the Code to cover it. Other Board members also commented on the classic, ageless beauty of the building on page 72.

Mr. Fett introduced the Color Palette section and said his team studied a number of methodologies about how colors related to one another and were applied and enforced in cities which was typically done through a color book provided by a paint manufacturer. He spoke about color theory and how it helped establish color relationships as shown on the color wheel on page 73. He said they used the Margate color palette as a starting point which allowed for a base color, a trim color, and an accent color. He said the guidelines required that the base colors be lighter than the trim and accent colors. He referenced the color palette and pointed out how the top three colors would be the base colors and the darker colors were for trim and accent.

Several Board members thanked Mr. Fett for his hard work. Having received general consensus, Mr. Curtis said he would work with Mr. Fett and staff to finalize the document and it would be brought back to the Board at the next meeting for formal adoption.

Vice Chair Caggiano asked Mr. Fett his thoughts on the best way to move forward with the vision outlined in the guidelines. Mr. Fett suggested sharing the document with a potential developer or a partner(s) who might be interested in doing a project that went beyond just a façade improvement so the breadth of the full package could be shown, i.e., pedestrian/vehicular connections, use of covered public spaces in the front, etc. He said having one or two physical examples to showcase would be powerful.

A BRIEF RECESS WAS TAKEN. THE MEETING RECONVENED AT 7:47 P.M.

4A. **RESOLUTION 647:** AUTHORIZING A 90-DAY EXTENSION TO THE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND CRAVEN THOMPSON & ASSOCIATES, INC.

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

MOTION: SO MOVE TO APPROVE

Vice Chair Caggiano commented that the contracts in items 4A, 4B, and 4C were all for two years with three, one-year extensions for a maximum of five years. He asked if the intent was to enter into new contracts with them.

Cale Curtis, Executive Director, explained that the 90-day extension was being requested in order to provide sufficient time to complete the Request For Qualification (RFQ) solicitation process for each discipline. He said the MCRA has had positive experience with them and they were welcome to respond to the bid.

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

Prior to moving to the next item, Chair Ruzzano asked if anyone in the public wished to comment on the Architectural Design Guidelines presentation.

Richard Zucchini, resident, offered the following comments:

- first floor level of the building design should be higher for better street presence
 - eliminate mansard roofs and mansard overhangs for better aesthetics, signage, and visibility
 - planters were needed to protect outdoor seating areas that are near parking spots, and an overhang
 - commercial parking minimums had previously been eliminated by the City
 - canopies for seating areas needed to be high enough to not obscure storefront recognition but not so tall as to impede good signage
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4B. **RESOLUTION 648:** AUTHORIZING A 90-DAY EXTENSION TO THE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND KEITH AND ASSOCIATES, INC.

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

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.

4C. **RESOLUTION 649:** AUTHORIZING A 90-DAY EXTENSION TO THE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND SALTZ MICHELSON ARCHITECTS, INC.

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

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.

- 4D. **RESOLUTION 650:** APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF MARGATE AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY FOR CONVEYANCE OF PROPERTY AND PAYMENT OF COSTS ASSOCIATED WITH THE WINFIELD BOULEVARD IMPROVEMENTS

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

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.

- 4E. **RESOLUTION 651:** APPROVING CHANGE ORDERS TO THE COVERED SPORTS FIELD PROJECT; CHANGE ORDER NO. 1 IN THE AMOUNT OF \$50,000 AND CHANGE ORDER NO. 2 IN THE AMOUNT OF \$16,150 TO THE COVERED SPORTS FIELD PROJECT CONSTRUCTION AGREEMENT WITH MBR CONSTRUCTION, INC.

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

MOTION: SO MOVE TO APPROVE

Vice Chair asked whether the change orders could have been foreseen and made part of the original bid process. Cale Curtis, Executive Director, said staff always strove to include all elements of the design and construction of a project in the bid. He said change orders were the result of unforeseen conditions or owner initiated changes to the project scope both of which occurred here. He said the County drainage issue was unforeseen and it was fortunate that an agreeable solution was reached at a reasonable cost. The other change order was owner initiated for the addition of an underground power system for special events and it had not been considered in the original design.

A short discussion ensued about the origin of the request for the power system and Mr. Curtis explained that the idea had been presented to him and he authorized staff to request a proposal from the contractor.

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

- 4F. **RESOLUTION 652:** AMENDING THE FY 2020-2021 BUDGET BY TRANSFERRING \$66,150 FROM THE CIP-PROJECTS CONTINGENCY ACCOUNT TO THE SPORTS COMPLEX COVERED SPORTS FIELD ACCOUNT FOR ADDITIONAL PROJECT MODIFICATIONS

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

MOTION: SO MOVE TO APPROVE

Cale Curtis, Executive Director, explained that the resolution was a companion to the two change orders approved in the previous agenda item and it provided for a budget transfer to cover their funding. He said the covered sports field project would be a multi-use artificial field that could be used for T-ball and other sports, as well as events, concerts and other gatherings.

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 Streetscape Improvements – There were some additional landscaping planned once Florida Power and Light (FPL) finished its restoration project. He said Broward County was almost done with the installation of irrigation and some landscaping along the median at Rock Island and Atlantic Boulevard. He said the MCRA had budgeted funds to further enhance the improvements made by the County.

David Park – Project was substantially complete with a few outstanding items remaining including the redesign of the water retention area which should be completed by month end and it would then move on to permitting. He said there were some sabal palms removed that would be replaced with princess/hurricane palms or an alternative.

Chevy Chase Improvements – An evaluation report on the roof had been received that day that he needed to review and would report back to the Board. A proposal for a survey of the asphalt scope of work had been received. Signage had been paused while working with the tenants to get their logos and fonts.

Sports Complex Covered Field Project – He had provided renderings of the color schemes and stone veneer on the buildings. Raising the stone veneer a little higher than the 25 percent in the original scope and contract was being looked at along with the cost associated with doing so.

Mr. Arserio asked if the County had any other open permits or projects in the MCRA that involved redoing the medians and landscaping. Mr. Curtis said he was not aware of any; the Atlantic Boulevard project was one that had been started a long time ago and it required pressure from staff and Chair Ruzzano to get the County to complete it. Mr. Arserio thanked Chair Ruzzano and County Commissioner Bogen for their efforts.

Wayfinding Signage – The Master Plan had been completed and approved and it provided for about 100 signs split between the City and the MCRA. The first sign was an identification sign at David Park which had been 100 percent fabricated and completed but there had been some electrical permitting delays. The David Park sign and the Winfield Boulevard sign represented the theme for the wayfinding signs that would be done throughout the City. Once the signs were completed, recommendations for a Request For Proposal to do the signage throughout the MCRA would be coming back to the Board for direction on prioritization as it would be a multi-year project.

Winfield Boulevard Streetscape Improvements – The sign had been installed and was substantially complete except for a few items including an electrical permit and the installation of electrical service by FPL for the fountain pump. MCRA staff was coordinating a landscaping plan with Parks and Recreation for the median and around the sign. Ms. Schwartz asked that the landscaping include some colorful plants.

Serino Park Renovations – MCRA staff was coordinating the preparation of a Design/Build Request For Proposal (RFP) with Purchasing and the Parks and Recreation. The project scope would include replacement of the playground equipment, playground surface, addition of bathrooms, and the networking for security cameras.

Chair Ruzzano suggested having separate RFP's done for the building and playground because with a design/build on the whole project, it would be unlikely that the MCRA would get a contractor with expertise in playgrounds and they would subcontract it out which could result in costing much more money. Mr. Curtis said the request was appropriate and reasonable and he asked the Board if they were in agreement with the Chair's recommendation. Ms. Schwartz and Vice Chair Caggiano voiced their approval.

Budget Transfer – A budget transfer of \$12,000 was made from the Contingency account to cover the FPL meter, irrigation, and landscaping for the Winfield Boulevard sign.

5A. TENANT UPDATES

Ms. Schwartz asked if there were any potential new tenants. James Nardi, Advanced Asset Management, said he received phone calls almost daily from parties looking for available space. Mr. Arserio asked Mr. Nardi to share a list

of any potential businesses with all the Board members. Mr. Nardi agreed. He said currently there was one space available in Chevy Chase and three available spaces in the Ace Plaza.

Ms. Schwartz asked about the status of the dead landscaping on the corner of Melaleuca Drive. Mr. Nardi said there had been some underground work done by the City in that area and some irrigation electrical lines had been hit. He said he worked with the MCRA landscaper vendor and the other contractor to have the repairs made at their expense. All but three of the 16 irrigation zones had been repaired as of that day. He said Mr. Curtis had previously approved the new plantings, the irrigation repairs were expected to be completed that week, and the new landscaping would be done shortly thereafter.

Ms. Schwartz said she had received comments from residents about the non-enforcement of the City's Sign Code on MCRA owned properties. She specifically mentioned Beauty Land noting that their windows were covered 100 percent and it was both a security and beautification issue that had been brought up multiple times.

Chair Ruzzano commented that Code violations had been issued at many of the big plazas in the City and there was a lot of money owed to the City. He suggested the violations be given to the owners of the properties and have liens put on the properties if not paid. He said he had issues with the Sign Code, but the MCRA needed to obey it, and that the City needed to revisit it.

Ms. Schwartz reiterated that the MCRA could not tell others they needed to comply with the Code when it was in violation of the Code. She noted that 100 percent coverage had never been approved.

Discussion ensued about possibly grandfathering the businesses as they were in their current state, whether it was the responsibility of the MCRA or the City, and if or when businesses may have been advised about the Sign Code. Ms. Schwartz said she was only speaking about MCRA owned properties.

David Tolces, Board Attorney, commented that those were City Code provisions that needed to be discussed at a City meeting. The MCRA had no authority to grant grandfathering. He deferred to Mr. Nardi regarding the tenant's obligations regarding signage under their lease.

Mr. Nardi agreed that Beauty Land was not in compliance, but he said he did not interpret the City's Code as part of his property management responsibilities. He said Beauty Land had been cited by Code Enforcement when the Code was 50 percent coverage. He said he had spoken with the tenant in the past and would continue to pursue it but it would result in the tenant being in default of their lease. Once they were in default of their lease, he said he would bring it back to the Board and give them the option to terminate the lease. He said the other option was for Code Enforcement to continue to seek compliance and let it go that course. He said he would continue to try to assist but if he found them in default of their lease, it would be brought to the Board for direction. He suggested that it should be allowed to run like any other code matter in the City.

Ms. Schwartz suggested the Executive Director find out what the process had been and how long it had been going on and whether it went before the Special Magistrate. She commented that it would be hypocritical to hold others to standards that the MCRA did not hold to on its own property.

Attorney Tolces said the tenants needed to be in compliance with all codes, regulations, rules and laws.

Chair Ruzzano asked to get a list of any tenants that were not in compliance to address with the City Commission. Attorney Tolces said he would speak with Mr. Nardi about other possible avenues under the lease with regards to signage.

Mr. Arserio recommended that those tenants that were at 50 percent window coverage when the Code changed to 25 percent apply for an exception. A short discussion ensued about it being a City issue and having the recommendation apply at the City level for those businesses that received a violation for being over 50 percent. Attorney Tolces said he suspected that there would need to be a specific provision contained in the City's Sign Code to allow a property owner to apply for an exemption and it might require an amendment to the Code. Mr. Arserio suggested the exemption be non-transferable or assignable.

6. BOARD MEMBER COMMENTS

Ms. Simone: No additional comments

Mr. Arserio: Thanked everyone for their input and efforts.

Ms. Schwartz: Referenced earlier comments from the Executive Director regarding the placement of stone and she asked about the location. Cale Curtis explained the plans for the buildings at the Covered Sports Field had stone veneer going up 25 percent of the wall and consideration was being given to raising it higher for better aesthetics. He showed a few renderings. She suggested looking at the stonework at Winn-Dixie and Cumberland Farms. He said 25 percent was what the bid was based on so if the stone was raised higher, there would be a change order and increased cost associated with it.

She thanked Jim Nardi for listening to her and told him that she was not picking on him.

The Monopad used for transmission of the meeting froze up temporarily. After a few minutes, Attorney Tolces suggested adjourning the meeting. Staff made another attempt to reconnect which was successful and the meeting continued.

Mr. Caggiano: Commented that the event of September 11th (9/11) changed everything and that nowadays it was like a 9/11-1/2 everyday with almost 400,000 people dead from the virus which he said was the equivalent of every person in Margate, Coral Springs, Coconut Creek, Parkland, North Lauderdale, and Tamarac. He said the virus was not a hoax and he begged everyone to please wear a mask and get vaccinated.

Mr. Ruzzano: Commented on the beautiful outcome of the remodeling that had been done to David Park. He said a small retention area was required to be put in. He suggested getting a rendering so people could see what was to come as well as to send it to the County and ask them if a similar project were done, would the requirement be to retain the water on the property or could it be back into the canal. He said this would be a proactive measure because it was likely there would be a lot of retention areas in the future redevelopment. Mr. Curtis said Mr. Fett might be able to assist with such a rendering.

Chair Ruzzano said he would also like to see a business plan if the MCRA were to build 200,000 square feet which included the estimated costs to building, rents, and profitability. It could be set up for the City when the MCRA sunset. Mr. Arserio suggested the MCRA take the first step and build such a facility which could set the tone for future development.

There being no additional business, the meeting adjourned at 9:24 p.m.

Respectfully submitted,

Transcribed by Rita Rodi, CRA Coordinator

Tommy Ruzzano, Chair