

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING

March 10, 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
Stephen Fett, Stephen Fett Architecture, Inc.

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 5:06 p.m., on Wednesday, March 10, 2021, by Chair Tommy Ruzzano. There was a moment of silence followed by the Pledge of Allegiance. Roll call was taken.

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; Vice Chair Anthony Caggiano; Board Member Arlene Schwartz; Cale Curtis, Executive Director; Joseph Kavanagh, City Clerk; and Rita Rodi, CRA Coordinator.

1A. MINUTES FOR APPROVAL - (2/10/2021 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

Rita Rodi, CRA Coordinator, read a letter submitted by Mitch Pellecchia, MargateNews.net, 6890 N.W. 9th Street regarding MCRA agenda item 4B (ID 2021-090). In his letter, Mr. Pellecchia expressed concern over the circumstances and transparency of a proposal for \$18,300 submitted by Steven Fett Architecture. He listed five questions in his letter which he stated were not addressed in the meeting back-up.

Chair Ruzzano said the questions in the letter would be addressed when the item was discussed.

3A. RESOLUTION 655: ACCEPTANCE OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY INDEPENDENT AUDITOR'S REPORT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2020

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

Chair Ruzzano thanked everyone involved in working on the audit. He asked the Executive Director the amount of the MCRA's current assets. Cale Curtis, Executive Director, said the MCRA had \$58 million in total assets including \$21 million in cash equivalents.

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

3B. RESOLUTION 656: APPROVING THE AMENDED AND RESTATED AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND ADVANCED ASSET MANAGEMENT, INC. FOR PROPERTY MANAGEMENT SERVICES

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

MOTION: SO MOVE TO APPROVE

Ms. Schwartz suggested that Jim Nardi, Advanced Asset Management, provide new tenants with any code restrictions on the property as well as the architectural standards. Cale Curtis, Executive Director, said he preferred to work with Mr. Nardi to provide code related handouts to new tenants rather than add it into his agreement. David Tolces, Board Attorney suggested having Mr. Nardi approve the tenant package that would be provided to new tenants. Ms. Schwartz agreed with that proactive approach.

Ms. Simone commented that Mr. Nardi was well liked by the tenants and she expressed a concern about the proposed salary because it was not inclusive of all services he might provide. Mr. Curtis explained the pricing and services provided under the contract totaled of \$122,604 plus fees for new leases and renewals. He said additional services such as owner representation services were brought before the Board for approval.

Chair Ruzzano asked whether the business owner or the property owner would be fined if there was a code problem with a business such as having full window coverage. Mr. Curtis explained that it depended on the situation; for example, the tenant would be responsible for correcting window coverage, but the property owner would be responsible for landscaping in the plaza.

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

3C. RESOLUTION 657: APPROVING THE MARGATE COMMUNITY REDEVELOPMENT AGENCY'S BUILDING DESIGN GUIDELINES; RECOMMENDING THAT THE CITY ADOPT AND IMPLEMENT THE MARGATE COMMUNITY REDEVELOPMENT AGENCY'S BUILDING DESIGN GUIDELINES WITHIN THE MARGATE COMMUNITY REDEVELOPMENT AREA

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

MOTION: SO MOVE TO APPROVE

Cale Curtis, Executive Director, introduced the item and explained that after a series of meetings with the Board members and staff over the past several months, these were the final guidelines for adoption by the MCRA. He said the developer of the guidelines, Steven Fett, Steven Fett Architecture, was available to share a presentation of the final guidelines and answer any questions.

Discussion ensued between the Board members and Mr. Fett. Mr. Fett spoke about the establishment of a matrix of compatible mixed uses on page 108 which he said was the only page added since the last time he met with the Board. He said a lot of the uses were categorized visually throughout the document except for three: lodging, nightclub, and commercial recreation which he said were different and more restrictive than the others. He explained that commercial recreation had to do with providing a form of indoor amusement or sport such a gym, mini golf, or a Chuckie Cheese-type business, noting that while the use might be compatible, it could not be a nuisance. He said staff would need to make the determination about compatibility.

Chair Ruzzano commented about various developments in Broward and Palm Beach counties and he asked where mixed use with residential had worked. Mr. Fett explained that it tended to happen mostly in established historic parts of cities. He said it could be found in parts of Fort Lauderdale and Hollywood and it had to do with density and the cost of land. He commented that Margate currently had a little mixed use and, when working on the guidelines, the team imagined mixed use with the liner type and horizontal mixed use categories. He explained that the guidelines provided for the option of mixed use development.

Ms. Schwartz commented that Margate was more conducive to lower building heights and she asked Mr. Fett what he envisioned. Mr. Fett said he could see the current one-story buildings going to two stories when redeveloped and

building heights of three or four stories on the corners of the bigger intersections, but that he did not see six or seven stories in the next 25 years. He shared some additional ideas about mixed use in Margate.

Mr. Ruzzano thanked Mr. Fett for the work he had done for the MCRA. He asked him how his involvement with Margate came about. Mr. Fett said he became familiar with Margate while working with the Treasure Coast Regional Planning Council several years ago. About a year or so ago, he said the former Executive Director contacted him and asked if he could assist with the design guidelines. He said working with Margate had been a pleasurable and rewarding experience.

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: AUTHORIZATION TO NEGOTIATE CONTINUING SERVICES AGREEMENTS FOR ENGINEERING WITH THE TOP FOUR RANKED FIRMS

David Tolces, Board Attorney, read the item.

Cale Curtis, Executive Director, explained that the MCRA would like to contract with all four firms so that it had the ability to select firms that best matched the expertise needed on the variety of projects that would occur throughout the remaining life of the MCRA.

Chair Ruzzano and Vice Chair Caggiano commented that all four firms were very capable and thanked the Selection Committee for their efforts.

Board Attorney Tolces stated the names of the four firms for the record: Calvin Giordano & Associates; Chen-Moore & Associates; Kimley-Horn and Associates; and Keith Engineering.

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.

4B. DISCUSSION & POSSIBLE ACTION: CONSIDERATION OF A PROPOSAL FOR THE DESIGN OF A CENTRAL BUSINESS DISTRICT IN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY

David Tolces, Board Attorney, read the item title.

Chair Ruzzano commented that the information included in the meeting back-up was from other projects Mr. Fett had done to show the services he could provide and it was not intended to reflect Margate's vision. Cale Curtis, Executive Director, further clarified that the samples were to show work Mr. Fett had done for other organizations to demonstrate his artistic capabilities to the Board. He explained that part of the scope of work would include meeting individually with the Board members, holding workshops and gathering public input to collectively develop a diagram. He commented that Mr. Fett had worked very well with the Board and was in tune with the Board's vision for the MCRA which was why he supported his continued involvement, noting that the design guidelines Mr. Fett developed already provided much of the information he would need. Chair Ruzzano agreed.

Ms. Schwartz asked Mr. Fett to identify the Central Business District. Stephen Fett, Stephen Fett Architecture, said he understood the downtown area to be where State Road 7 shifted on both sides of the road and the Central Business District (CBD) would be areas north and south of it. He said he envisioned those areas as having the most opportunity due to the significant amount of available land, and the way the traffic moved with the curve of State Road 7 also made those areas visually interesting for the CBD. He added that it was home to the administrative part of the City as well. He said the core would center around Margate Boulevard but there might be smaller pockets that focused on some intersections to the north that could be linked either visually or with a trolley; however, he said the area needed to be concentrated to get critical mass. He said it could be done in phases if the downtown area became successful. He said he would look to them for direction on what was needed and wanted, as well as input from the business owners.

Chair Ruzzano commented that Margate was almost built out and he had always been interested in opening up the waterways in Margate as well as in the neighboring cities. He said he envisioned a downtown with a waterway that came into it on the east side, adding that it would be revenue maker and increase home values. He said he was

excited to sit down and talk with him about it. He commented about two hurdles they faced: retention areas; and, connectivity between the cities that would require a bridge. He spoke about attracting a big anchor like Outdoor World, Duffy's or Flanigan's with a long term lease to locate by the water.

Ms. Simone commented that while she understood the reasoning behind it, she felt it was premature because of the uncertainty of when the lawsuit would be settled, noting that trends and the vision might change by then. She asked who would develop the Board's vision.

Discussion ensued about the need to have a plan ready for when the lawsuit ended. Chair Ruzzano commented that since the MCRA owned the property, it could utilize a variety of options to lease it, and it might not use a developer. He said the MCRA could also build on the property and charge less in rent and he explained the process.

Vice Chair Caggiano agreed with the Chair's vision. He said the canals were going to be around in 30 years, but it was important to maintain adequate water flow through them to minimize pollution and keep the water clean.

Mr. Arserio also agreed with spending the money and having a plan. He commented that University Commons in Boca Raton was owned by Florida Atlantic University and it had several anchor stores and many restaurants. He said they offered 100-year leases and they were doing very well. He also agreed with the waterways plan which he said would be a collaborative effort with the other cities. He also suggested speaking with the Metropolitan Planning Organization (MPO) about assistance with such things as docks and bridges.

Ms. Simone asked if Mr. Fett had any experience with opening the waterways. Mr. Fett said he had developed many good relationships over the years with a variety of professionals including those at the South Florida Waste Management District (SFWMD) and he was aware of similar type plans. He commented that canals had been viewed as engineering projects in the past as opposed to also being viewed as amenities and beautification projects. He spoke about how the element of timelessness over fashion and how projects needed to be viewed as having a life of 50 plus years.

Chair Ruzzano asked the Board members and Executive Director to drive behind Walmart to see Lemon Tree Lake, a large lake owned by the City. He suggested the possibility of filling in a portion of the lake and having it developed with a five or six story condo building. Ms. Schwartz commented that years ago people used to be able to kayak in the waterways but the vegetation had become overgrown making them unable to be navigated. She said the MCRA should address opening up the waterway areas in the MCRA, noting they were slum and blight. Mr. Arserio agreed and commented that any equipment purchased would eventually go to the City when the MCRA sunset.

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

MOTION: TO ACCEPT THE PROPOSAL SUBMITTED BY STEVEN FETT ARCHITECTURE

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

5. EXECUTIVE DIRECTOR'S REPORT

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

Chevy Chase Plaza Improvements – He recently signed off on a change order to allow for different fonts and logos on some of the tenant signage. He said an estimate using a piggyback contract for an all-inclusive roof replacement had been received in the amount of \$500,000. He said other estimates for parking lot improvements were between \$250,000-\$350,000. Additionally, underground drainage improvements were estimated at \$100,000. He said quotes were also being obtained for aesthetic improvements including stucco work, stonework on the columns, painting, and upgrading the mansard, etc. He said the budget for Chevy Chase improvements had been approved for \$500,000 which was a reduction from the prior year budget. It may have been an oversight or based on previous direction to make repairs versus improvements. He said a revised budget plan for the plaza improvements would be brought back to the Board, and a budget amendment would be needed to cover the additional expenses. He said the total project would cost approximately \$1.4 million to \$1.5 million. He said the major expenses were for the roof and parking lot issues. The MCRA was continually spending thousands of dollars on roof repairs and it was at the point where it needed to be replaced he said.

Discussion ensued about the high estimate for the roof and the need to get additional bids. Mr. Curtis said Mr. Nardi had been working with the Garland Group and they would manage the roof replacement from start to finish, including evaluating what was needed, creating the cost estimate, and putting it out to bid. He said one portion of the roof was in need of immediate repair and could not wait for the bidding process to be completed.

James Nardi, Advanced Asset Management, concurred with Mr. Curtis' comments, and said the 50,000 square foot of roof was comprised of several different composite materials. A large part of what the Garland Group would provide was the scope of work that they would let out for each individual roof. He said they anticipated repairs associated with crane service to lift and reset air conditioning units. He said the 10,000 square foot roof at Thrift City was in very poor condition and interior damage was starting to occur. He said Garland's estimate included services from start to finish, including assistance with permitting, inspections, as well as acting on the behalf of the MCRA with the installers.

Chair Ruzzano commented that it was not a complicated job and any local roofer would charge between \$300,000-\$350,000 for a 50,000 square foot roof. He said using piggyback contracts was expensive and he recommended getting three local quotes for the roof. Mr. Nardi explained that Garland had already inspected the roof, taken core samples and provided a 45-page report. He said the roof over Thrift City had been re-roofed twice and per Code would need to be stripped down and removed. He said the goal that day was to let the Board know that re-roofing would be needed versus a silicone coating and what the approximate cost would be.

Mr. Curtis explained that the main point of his update was that there was \$500,000 in the current budget and there was a lot more work than that needed at the plaza. The report from the Garland Group indicated their findings and that they could replace the roof for \$500,000, but the MCRA did not need to go forward with them. He said he would meet with Mr. Nardi and discuss the best course of action relative to the situation with Thrift City, speak with the Board members individually, and then make a recommendation to the Board. Vice Chair Caggiano recommended obtaining additional quotes and holding a special meeting if necessary.

Ms. Schwartz questioned why the Garland Group was needed to assist with things like permitting and inspections instead of having the City handle them and saving the money. Mr. Curtis reiterated he was not seeking approval of a contract with them and that further quotes would be sought. He said the roof had been a problem for some time and had always been in the original scope of work.

Sports Complex Covered Field – He said the primary structure was fully erected and the construction of the concession and restroom buildings were well underway. He notified the Board of two budget transfers totaling \$7,205 for additional permit fees for a separate foundation permit and unanticipated survey work on the adjacent property in connection with drainage approvals. Additional work to be completed included grading in preparation of the field turf, installation of the field turf, lighting, irrigation and final landscaping.

Winfield Boulevard Sign – The pump and electrical panel were installed but Florida Power and Light still needed to connect the service. A purchase order had been issued for colorful landscaping and it would be installed immediately once the sign was completely done. There was a brief discussion about the need for cameras.

5A. **TENANT UPDATES**

There were no comments on this item.

6. **BOARD MEMBER COMMENTS**

Ms. Simone: No additional comments.

Mr. Arserio: He commented that some of the trees in the median on Copans Road east of Culver's were leaning over and the median needed some attention.

Ms. Schwartz: She thanked Mr. Nardi for getting the two new trees installed on the corner of Melaleuca Drive and Park Drive. She asked to have the plants that surrounded the trees replaced when they died out.

Mr. Caggiano: Commented that he was happy with the appearance of the landscaping in the MCRA. In reference to the Central Business District, he said it was critical that the focus be placed in the core area of Margate Boulevard because the success of that area would naturally expand outward and grow Margate into a place people drove to instead of through.

Mr. Ruzzano: Agreed with Vice Chair Caggiano and said he could imagine it having the nightlife of the Promenade in Coconut Creek. Vice Chair Caggiano said the MCRA could take businesses from the Promenade with the right long term leases and make the downtown a destination place.

Chair Ruzzano commented that he would like to include improvements to Banks Road in the upcoming budget discussions and to speak with Coconut Creek about a possible partnership on the project. He congratulated Coconut Creek commissioners on the election.

There being no additional business, the meeting adjourned at 7:00 p.m.

Respectfully submitted,

Transcribed by Rita Rodi, CRA Coordinator

Tommy Ruzzano, Chair