

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING

August 17, 2021

MINUTES

Present:

Joanne Simone
Antonio V. Arserio (virtual)
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 7:15 p.m., on Tuesday, August 17, 2021, by Chair Tommy Ruzzano. Roll call was taken. There was a moment of silence followed by the Pledge of Allegiance.

The meeting was held in the City Commission Chambers and also accessible virtually through Zoom technology.

1A. MINUTES FOR APPROVAL - (7/13/2021 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

Joshua Rydell, P.A., 633 Southeast Third Avenue, Fort Lauderdale, on behalf of the Broward County Fair, said he had spoken with Board Attorney Tolces since he was last before them and that things were moving in a beneficial way. He asked the Board to consider holding a Special MCRA meeting the following week so they could do a presentation that would address any concerns they had and to obtain their approval to move forward with the Broward County Fair.

Mr. Arserio asked whether the Cease and Desist letter that had been received a few days prior would be addressed. Board Attorney Tolces said one of the goals of holding a Special meeting would be to address the letter.

The Board discussed several date and time options. The Board unanimously agreed to hold a Special meeting on Tuesday, August 24, 2021 at 5:00p.m.

Mr. Rydell said his intention was to send a packet of information to Mr. Tolces prior to week's end for the meeting.

3A. RESOLUTION 668: AMENDING THE FY 2020-2021 BUDGET BY TRANSFERRING \$161,000 FROM THE "CIP-PROJECTS CONTINGENCY" ACCOUNT TO THE "STORMWATER IMPROVEMENTS-OTHER" ACCOUNT FOR STORMWATER IMPROVEMENTS IN CONJUNCTION WITH THE CHEVY CHASE PLAZA IMPROVEMENTS PROJECT

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

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

3B. **RESOLUTION 669:** AMENDING THE FY 2020-2021 BUDGET BY TRANSFERRING \$60,000 FROM THE "CIP-PROJECTS CONTINGENCY" ACCOUNT TO THE "SPORTS COMPLEX COVERED SPORTS FIELD PROJECT" FOR ADDITIONAL IMPROVEMENTS

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

MOTION: SO MOVE TO APPROVE

Ms. Schwartz asked why the cameras were not part of the original project scope. Cale Curtis, Executive Director, explained that the original project plan had been done years ago before cameras had been contemplated.

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:** FISCAL YEAR 2021-2022 ANNUAL MCRA BUDGET

After David Tolces, Board Attorney, read the item title, Chair Ruzzano asked the Board members if they had any questions.

Ms. Schwartz commented that she was in favor of having a MCRA director who would be dedicated full time to the MCRA for future development plans and projects. Chair Ruzzano gave a brief history of past MCRA management and he said the pros of having the City Manager serve as the Executive Director outweighed the cons, particularly in the area of project completion. Ms. Schwartz commented that neither the Executive Director or Assistant Executive Director had CRA expertise nor sufficient time to allocate to the MCRA given their current full time responsibilities, and the hope was that the MCRA would be taking on additional projects which would require full time management. Chair Ruzzano commented about the positive progress that had taken place under Mr. Curtis.

Ms. Simone agreed with Ms. Schwartz that the positions of City Manager, Assistant City Manager, and City Attorney should be separated from the MCRA.

Mr. Arserio commented that he was happy with the current arrangement and had seen improvements in slum and blight conditions. He said he was not in favor of hiring additional resources. Ms. Schwartz said there would not be a problem placing a competent person in the City after the MCRA sunset, particularly to work with businesses.

Vice Chair Caggiano said he agreed with the views of Chair Ruzzano and Mr. Arserio.

With no further budget comments presented, Cale Curtis, Executive Director, said the budget would come back before the Board in September for final adoption.

Ms. Simone stated that she would like to see the Executive Director become more knowledgeable of Chapter 163. Mr. Curtis responded that he would be attending the upcoming Florida Redevelopment Conference and participating in its courses. He commented that Board Attorney Tolces was well versed in Chapter 163 as well as other staff. He said he was open to furthering his education of the CRA and all aspects of government.

Chair Ruzzano commented the MCRA was doing well and he would not require the Executive Director to take classes.

5. **EXECUTIVE DIRECTOR'S REPORT**

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

Atlantic Boulevard Streetscape Improvements: A contractor was working on repairing the irrigation along Atlantic Boulevard median for future improvements which would include a simple design of manicured grass and singular trees. He said staff was working with a supplier of stone to obtain quotes for the columns along the wall. He said he had some samples of stone in his office to share with the Board. He said he would share the scope of the planned landscape improvements, noting that there would not be any cabbage or sabal palm trees installed along the median.

Chevy Chase Plaza Improvements: The budget transfer approved earlier would enable drainage issues in the parking lot to be addressed first followed by the aesthetic improvements. Also, staff was working with a contractor using piggyback pricing for roof replacement, tenant signage was being manufactured, and quotes were being reviewed for general contracting work which included façade, stonework, painting, etc.

Sports Covered Field: The project was substantially completed and there were some minor punch list items that still needed to be corrected. The budget transfer approved earlier would provide for final site furnishings. A big kick-off party was being planned.

Serino Park Renovations: Commented that he had discussed proposed scope increases with the Board in an effort to address everything in the initial project scope, which included a new-style fitness court, new landscaping and lighting, and new park lighting.

Margate Boulevard Improvements: Said the project was currently in the design phase and the construction of the Design-Bid-Build project would take place next year. The scope included removing and replacing paver crosswalks, resealing and restriping the roadway, replacing the landscaping in the roundabout, and installing new lighting along Margate Boulevard.

Southwest 6th Street Improvements: Commented that the streetscape improvement project was in the design phase and construction would commence next year.

Sounds at Sundown: He said the concerts would return starting September 4th and would be held the first Saturday of each month. Mr. Arserio commented that the Sounds at Sundown needed to be rebranded, be consistent, have a catchy name, and the events should have a whole different look and feel. He commented positively about the Bites-N-Sips events in Coral Springs. Ms. Schwartz agreed with the need to freshen up the Sounds at Sundown.

5A. TENANT UPDATES

Ms. Schwartz asked for clarification on the spaces occupied by Margate Boulevard Hardware. Jim Nardi, Advanced Asset Management, provided some background on the tenant's leasing arrangements. He said the tenant was leasing an additional 3,200 square feet effective August 1, 2021.

6. BOARD MEMBER COMMENTS

Mr. Arserio: No comments.

Ms. Simone: No comments.

Ms. Schwartz: Commented that there was a County wetlands park located in the south end of Margate since 2004 but few people knew about it. She said she became aware of it because the County had included it in a YouTube video which has recently been posted on Margate's Facebook. She spoke about the need to promote the park. She mentioned that school started the following day and asked people to be aware and careful of the children.

Vice Chair Caggiano: Asked that people watch out for the children who were returning to school.

Chair Ruzzano: Wished everyone a safe school year.

There being no additional business, the meeting adjourned at 7:51 p.m.

Respectfully submitted,

Transcribed by Rita Rodi, CRA Coordinator

Tommy Ruzzano, Chair