COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING
January 16, 2019

MINUTES

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

Also Present:
Samuel A. May, Executive Director
Ian Singer, Goren, Cherof, Doody & Ezrol, P.A.
Robert Massarelli, Assistant Executive Director
Cotter Christian, Project Manager
Diana Scarpetta, CRA Project Specialist
Jochen Esser, What's Cooking, Inc.
James Nardi, Advanced Asset Management

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:13 p.m., on Wednesday, January 16, 2019, by Chair Tommy Ruzzano. Roll call was taken followed by a moment of silence and the Pledge of Allegiance. Chair Ruzzano explained that the start of the meeting was delayed by the debut of the new City of Margate police car.

1A. **MINUTES FOR APPROVAL -** (09/12/18 Special)

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

MOTION: SO MOVE TO APPROVE

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

1B. **MINUTES FOR APPROVAL -** (11/14/18 Regular)

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

MOTION: SO MOVE TO APPROVE

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

1C. **MINUTES FOR APPROVAL -** (11/20/18 Special)

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

MOTION: SO MOVE TO APPROVE

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

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2. **PUBLIC DISCUSSION**

John Francis, 2990 N.W. 2nd Avenue, Pompano Beach, President of Margate-Coconut Creek Kiwanis, thanked the Board for their cooperation and support of the Christmas tree lot. He said the location was super and the tree sale sold out three times and it was very, very successful. He stated that he was also putting in a reservation for next year and he would get back to the MCRA with the dates. He also left applications for membership into the Kiwanis.

3A. **RESOLUTION 583**: AUTHORIZING A ONE-YEAR EXTENSION TO THE AGREEMENT BETWEEN THE MCRA AND CRAVEN THOMPSON & ASSOCIATES, INC.

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

MOTION: SO MOVE TO APPROVE

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

3B. **RESOLUTION 584:** AUTHORIZING A ONE-YEAR EXTENSION TO THE AGREEMENT BETWEEN THE MCRA AND KEITH AND ASSOCIATES, INC.

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

MOTION: SO MOVE TO APPROVE

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

3C. **RESOLUTION 585**: AUTHORIZING A ONE-YEAR EXTENSION TO THE AGREEMENT BETWEEN THE MCRA AND SALTZ MICHELSON ARTCHITECTS, INC.

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

MOTION: SO MOVE TO APPROVE

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

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4. **EXECUTIVE DIRECTOR'S REPORT**

Sam May, Executive Director, provided the following updates:

Utility Box Project: He said staff was moving forward with wrapping two utility boxes and the utility drop box in the City Hall parking lot. He said staff would be applying for the permits with the County which would take three months. He said additional images were needed and he asked Board members to provide any more Adobe images they might have. Mr. Caggiano commented that the Board had previously approved six images plus two others and he asked if the MCRA was moving forward with all eight of them.
Diana Scarpetta, Project Specialist, said that the eight images that were presented were all for utility boxes within the MCRA. She said two were approved, plus one for the utility box at City Hall. She said the Board made some recommendations on the others.
Robert Massarelli, Assistant Executive Director, stated that two were approved, and recommendations were given for two images of Margate children that the MCRA was still working on, and for two images of Veterans Park and another patriotic image. He said those pictures had been taken and they would be distributed for their input.

Ace Plaza Improvements: He said work would begin on the stormwater pipe lining the following day. He said each Board member met with Jim Nardi, Advanced Asset Management, to review stone samples for the wall and columns and consensus was obtained. He said they also reviewed the mansard paint color for which a lighter color was being recommended because of its relationship to the signs.
James Nardi, Advanced Asset Management, said his one-on-one meetings with each Board member on the improvements were positive. He said the plan was to have backlit signs which would require a lighter mansard color than what was presented to them. He said three of the Board members indicated a preference for a lighter mansard color and the backlit signs.

Mr. May reitereated that the MCRA was moving forward with the lining of the pipes and the sidewalks. He said the paint color for the walls had been selected and Mr. Nardi would be working with each of them to obtain consensus on the mansard color. He identified all the disciplines that were part of the improvement project.

Ms. Schwartz commented that she did not like the rust color look of the stone as it looked like stone that had been hit by a sprinkler system continuously. She also said that the dealer did not recommend sealing it. Chair Ruzzano commented that he had recommended sealing it based on feedback he received from many contractors. Mr. May noted that sealing enhanced the color of the stone. Messrs. May and Nardi showed images of the stone sample that had been put on the Atlantic Boulevard wall before and after sealing. Discussion ensued about the stone color. Ms. Simone asked the reason the dealer recommended not sealing it. Mr. Nardi said he was told that it would alter the color and possibly fade the color over time, and a heavy glazing might dry out and appear hazy over time. He said almost all stone he had seen installed had some type of sealer on it.

Ms. Simone asked whether there was a warranty on the stone and whether the application of sealer would void the warranty. Mr. Nardi said he would need to find out.

Mr. Nardi said he would be sharing images of three or four sample signs for the Board's review, and if a backlit sign was preferred, the mansard would need to be a lighter color. He said there was plenty of time to select the paint color as painting would be the last step.

Mr. Arserio asked about the plans for installing irrigation and landscaping in front of the bar as well as skinny trees within the parking lot. Mr. Nardi said space was very limited unless parking spaces were taken out which would require various approvals. He said palm trees or crape myrtles were possibilities.

Chair Ruzzano commented about the need to move forward.

Atlantic Boulevard Wall: Mr. May commented that all the Board members had seen the wall and that it looked great. There was a back and forth discussion about the color of the sill and the option of using coping stone or paint. Chair Ruzzano said a cap gave it a more finished look. Mr. Nardi said he was only able to get samples in lighter colors. Mr. May said they were trying to get a darker color sample, black bean, that would match the color of the columns.

Discussion ensued about the percentage of the wall that would have stone. Mr. Nardi said the stone would come down two feet, leaving two feet of painted space. He explained that there was a pitch to the wall so it would vary over the 3000 linear feet of wall. Ms. Schwartz asked the reason for the stone being more than halfway up the wall. She said she would prefer to see the stone halfway up the wall. He said there was no standard.

Ms. Simone asked if the wall would be painted to cover the green. Ms. Schwartz commented that it had been previously discussed to leave the wall green and to consider painting it at a future time, and Mr. May concurred. Chair Ruzzano asked the Board what they wanted to do. Mr. May said the stone could be put up and if the dark brown columns and cap were left, he said it would be easy to roll paint on the wall. Ms. Simone said she would prefer to see beige color paint and Mr. May suggested an off white color. Chair Ruzzano suggested the Board members view the wall with the stone sample from across the street at Cumberland Farms and let Mr. May know their thoughts. He said Mr. Nardi would then paint the wall an off-white/cream color and install sample caps in dark and light colors. He recommended having the stone dropped down a row or two.

Chair Ruzzano asked about the status of the grass. Mr. May said there had been previous discussion about removing the grass and putting in concrete. He said the wall along Southgate Boulevard in North Lauderdale had concrete all the way to the edge and it created a real hard look and feel. He said the options of leaving the grass or putting in turf were discussed, but the grass was high maintenance and turf was very expensive. He said Mike Jones, Parks and Recreation gave him a price of about $90,000. Chair Ruzzano said he thought Mr. Jones might have since gotten a lower price. Mr. May said a colored concrete with a color complementary to the wall might work. He said he had a quote of $47,570 for four-inch thick concrete at $35.50 per square yard. Ms. Schwartz commented that astroturf was a waste of money and was not very "green." She commented about the possibility of a child getting nicked when riding on the concrete close to the wall. She suggested leaving the grass. Chair Ruzzano disagreed with keeping the grass, noting issues with sprinklers, dead grass, and trash that it collected. He said putting down the astroturf was a better choice. Mr. Arserio said the turf would pay for itself in couple of years when you factored in the maintenance costs. Ms. Simone said she was okay with the turf. Mr. Caggiano said he was for the least amount of maintenance, so he was in agreement with the turf. Ms. Simone asked about the warranty on the turf. Ms. Simone questioned how a vote could be taken on something without having all the details. Mr. May said he would need to find out from Mike Jones, noting

that there would not be a lot of traffic on it. Mr. Nardi said he would work with Mike Jones to get a quote and find out about the warranty.

Chair Ruzzano recapped and said the Board was leaning towards painting the wall once samples were approved, having caps put on the stone, bringing the stone wall down a bit, and getting pricing for the turf.

Ms. Schwartz asked that an inspection be done first because a resident who lived behind the wall between N.W. 80th and 3rd Terrace said their side of the wall was cracked. Mr. May said he would have it looked into. He said the wall was 20 years old and there had not been any real issues with it.

Mitch Pellecchia, 6890 N.W. 9th Street, asked Ms. Simone to repeat a comment she had made earlier that he said was very relevant. Ms. Simone said she had commented about voting on items before having all the details, specifically in reference to the warranty on the turf. He said consensus or a majority vote should never be given if even one of the Board members was undecided. Chair Ruzzano clarified that nothing had been voted on; rather, consensus had been requested to come back with information on the warranty. Ms. Simone said she had also asked for warranty information on sealing the stone.

Sounds At Sundown Event Series: Mr. May stated that MCRA staff recommended bringing forward an extension to the current agreement with Gourmet Truck Expo at the February MCRA meeting for the March through September, 2019 events. Chair Ruzzano commented that he attended the last event and it was well attended but it could have used a few more vendors. He commented that the success of these events was directly related to the entertainment provided, and he suggested spending a little extra to get quality bands so the events would continue to improve. Mr. Arserio said he received a lot of positive feedback about the event and he asked if it were possible to avoid scheduling our events on the same dates as neighboring cities so as to attract more vendors. Mr. Caggiano pointed out that Margate's events were scheduled to be held on the first Saturday of the month some time ago, and if others wished to hold events on the same date it was their business. Chair Ruzzano commented about communication with the other cities. He said that better bands would attract more people which would attract more vendors. Mr. Arserio asked whether the parking lot across the street could be used for parking. Mr. May said the lot could be used for parking but a police officer would be needed to help with crossings. Ms. Schwartz commented that there was not anyone directing parking and her car got hit. She pointed out that there were no rows and parking was a free-for-all. Mr. May said he would reach out to some local organizations to ask about parking assistance. Ms. Schwartz commented about having the Community Emergency Response Team (CERT) assist with parking.
Mitch Pellecchia, 6890 N.W. 9th Street, commented that the police department owned digital signs that could be used to promote events.

4A. TENANT UPDATES

James Nardi, Advanced Asset Management, advised that he had received a cashier's check for one month's rent for Sweet Spot and he said rent was still due and owing for all of December and January and $500 from November. He said the tenant fully understood that rent needed to be brought current.

Ms. Schwartz asked how often anyone visited the Chamber of Commerce office. Mr. Nardi responded that it was seldom. Ms. Schwartz suggested that since the Chamber had merged with another Chamber that owned a building, it should begin paying for the space. She said it was a waste of space since it was so seldom used and the MCRA should rent it out if it could. Mr. Nardi said he could put up a "space available" sign.

Mr. Caggiano said if that was the direction the Board wished to take, the Chamber should be given a desk or space in Margate City Hall so that Margate businesses had a place to meet with the Chamber instead of having to go to Pompano. Ms. Schwartz asked for statistics of how often the Chamber had met with someone at the Chamber office. She suggested the Chamber conduct some outreach rather than expect businesses to show up at an office that did not open. Rather than give the Chamber a desk or phone, she suggested promoting their phone number so people could call and speak to a live person. There was additional back and forth discussion about meeting space. Mr. May said he would look around to see if he could find a desk or space in the City to hold a meeting, possibly in the Community Center. Mr. Arserio agreed that the MCRA should actively promote the space.

Mr. Arserio said he wanted to be consistent with the tenants. He suggested offering Sweet Spot an opportunity to catch up and if they were not able to commit to a catch up plan, then the MCRA might need to move forward with eviction. Mr. Nardi said that he had made that point very clear and they understood they needed to get current.

Mitch Pellecchia, 6890 N.W. 9th Street, commented that there was no compassion for business owners that did not have the wherewithal. He said there was no reason to have any space in tax payer supported plazas being occupied by someone who could not pay rent, and if a tenant could not pay rent, they should be issued a notice based on law and the City's code. He said it was a business deal and if the MCRA did not handle it that way, it would never be able to redevelop the plazas. Chair Ruzzano said while he was sympathetic with the existing businesses in the plazas, once the plazas were revamped and the demand for space increased, the MCRA might get a little stricter.

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5. **BOARD MEMBER COMMENTS**

Mr. Arserio commented that he had spent some time on site at Ace Plaza and while it seemed that government moved slowly, the plaza improvements and Atlantic Boulevard wall projects were moving along and there was a lot of work that took place behind the scenes that the residents did not see.

Ms. Schwartz wished everyone a happy new year. She commented that government came with a lot of rules and regulations. She said she did not understand why food vendors in the MCRA's plazas did not participate in the Groove and Green and Sounds at Sundown events because it was a great opportunity to showcase their products. She commented that it seemed attendance at the Groove and Green event was dropping off and she questioned whether there were other things that could be done to bring people in.

Ms. Schwartz suggested that the MCRA and the City develop and publicize an anti-discrimination policy, and vendors at City or MCRA sponsored events be asked to sign it. Sam May, Executive Director, said he would follow up to see that an anti-discrimination clause was placed on all contracts for all vendors adding that it was already on all the government contracts. Ian Singer, Board Attorney, offered to have their firm provide the language and Mr. May said he would appreciate their doing so.

Ms. Simone commented that the MCRA was moving in the right direction. She said sometimes questions needed to be answered before rushing and moving forward with things.

Mr. Caggiano asked about the status of David Park and Mr. May said the project was moving forward and three vendors attended the pre-bid conference. Mr. Caggiano asked why the landscaped median on Copans Road looked like a desert.

Robert Massarelli, Assistant Executive Director, said staff met with the contractor that afternoon. He said the pump was not operational as a conduit was needed to run wire from a distant pole which was planned for the following day, and then Florida Power and Light would need to hook it up. He said the contractor intended to have everything done within the next two weeks. He said the contractor would be pouring a test plot of the glass aggregate the upcoming Saturday. He said sod had been ordered and it would be put down as soon as the conduit was laid and the pump was working.

Mr. Caggiano asked if our contracts penalized contractors for being behind or over budget or give a bonus if the job was done on time. Board Attorney Singer asked Mr. May for written direction to have their law firm conduct research and to report back to the Board at the next meeting; Mr. May said he would follow-up with an email.

Chair Ruzzano commented that every contract contained liquidated damages and if a job was not completed in accordance with the timeframe in the contract, the contractor would be fined. He said it seemed that the City was lackadaisical with its projects and it needed to tighten things up.

Chair Ruzzano asked about the status of the landscaping on Atlantic Boulevard. Mr. May said that it had been put on hold because some funds had been pulled for the Sports Complex project. He said he preferred to wait until that project was completed and any leftover funds could be put back into the Atlantic Boulevard project. Chair Ruzzano asked about the possibility of putting in some mounds and general landscaping on 31st Street to improve the appearance because it was currently dead grass. Mr. Massarelli said the time and cost involved in doing a simple landscape job still required approval from the County, engineering drawings, etc. Chair Ruzzano said he would handle it with the County. Mr. Massarelli pointed out that the MCRA budget was tight and its current priorities were the covered field at the Sports Complex and the Ace and Chevy Chase plaza improvements. Chair Ruzzano asked whether it was possible to put in 25-30 Crape Myrtles on Atlantic Boulevard. Mr. May said that 31st Street was the City's median while Atlantic Boulevard was the County's median which meant the whole process of doing engineering and getting the permits. Chair Ruzzano suggested working on getting the permitting now and once funding became available, be ready to move forward. Mr. May suggested finishing up the wall first. Chair Ruzzano asked if the MCRA

would be able to move ahead with putting the trees in the median if he were able to get a letter from the County. Mr. May said it would but irrigation was also an issue and was being worked through with the County. Ms. Schwartz commented about the need to be more responsible and proactive when dealing with contractors.

Mr. May commented that the MCRA had been working with and taking the advice of MCRA attorney D.J.Doody on the Copans Road project. He said attorney Doody did not think the MCRA was at the point of terminating the contractor's contract yet.

Chair Ruzzano asked whether the contractor used for the Copans Road project was also being used for South East Park and Veteran's Park. Mr. May said they were pulled off of South East Park and were not involved with Veteran's Park.

Chair Ruzzano asked about the Wayfinding signage. Mr. Massarelli said a package was being put together to send to a few sign vendors to get quotes for installation of the main entrance signs. Chair Ruzzano suggested putting up the large size sign on U.S. 441 and Margate Boulevard that listed all the businesses in place of the current wood sign. Mr. Massarelli said there was a process that the MCRA would need to go through because it was an off-site sign and it currently had a variance, and research was being done to see if another variance was needed. He said the sign was not part of the original signage package but it could be added. Chair Ruzzano asked the Board if they were in agreement with adding the sign and he got general consensus.

Chair Ruzzano asked about Winfield Boulevard. Mr. Massarelli said that it was part of the Wayfinding signs but it was not part of phase one as the focus was on main entrance signs first.

Chair Ruzzano asked about the Public Art project. Mr. Massarelli said three were being done and the others would be brought back to them.

Chair Ruzzano asked Jim Nardi what the estimated time was to finish the plaza. James Nardi, Advanced Asset Management, said he would be meeting with Sam May the next day to review all the bids and the procurement policy. He explained the order of the work, i.e., underground pipes, sidewalks, and asphalt which he estimated would be done in 45-60 days, followed by the stonework. He said the glasswork and lighting could be done right away. Chair Ruzzano asked if the plaza would be done by July 4th and Mr. Nardi replied that he hoped so.

Chair Ruzzano asked if it were possible to speed up procurement and whether the MCRA could piggyback on County contracts. He commented about an issue Parkland had when it used a County contract. He asked whether the MCRA could get three bids in lieu of a County contract. Mr. May said it depended on the procurement policy but the MCRA would do everything it could to get the best price. Ian Singer, Board Attorney, said their law firm would be happy to review the contract to ensure that it met piggyback requirements.

Chair Ruzzano said he was very excited about the plaza improvement project.

There being no additional business, the meeting adjourned at 9:09 p.m.

Respectfully submitted,

Tommy Ruzzano, Chair

Transcribed by Rita Rodi, CRA Coordinator