

COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING

April 10, 2019

MINUTES

Present:

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

Also Present:

David Tolces, Goren, Cherof, Doody & Ezrol, P.A.
Robert Massarelli, Assistant Executive Director
Cotter Christian, Project Manager (arrived 7:30pm)
Diana Scarpetta, CRA Project Specialist
Ty Vassil, Division Chief Operations-Fire Dept.
James Nardi, Advanced Asset Management

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:04 p.m., on Wednesday, April 10, 2019, by Chair Tommy Ruzzano. Roll call was taken followed by a moment of silence.

PLEDGE OF ALLEGIANCE

Cameron Foster and Cook Foster led the Pledge of Allegiance.

1A. MINUTES FOR APPROVAL - (2/19/19 Regular)

After David Tolces, Board Attorney, read the item title and Mr. Caggiano made the following motion, seconded by Ms. Simone:

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.

David Tolces, Board Attorney, addressed the Board and asked for direction on the issue with the Safety Fest event scheduled to be held later in the month. He said his firm had received a letter from the attorneys for New Urban Communities. He said the Deputy Chief expressed a desire to move the event from the east side of State Road 7 to the west side of State Road 7. He asked the Board for direction for his firm and the Executive Director to take steps to effectuate the move of the event from the east to the west side of State Road 7.

Ms. Schwartz asked the Division Chief to provide an explanation of the Safety Fest to the public.

Ty Vassil, Division Chief of Operations, Fire Department, explained that it was an educational event for the public. He said the event included County resources, the Fire Chief's Association, sponsors, and regional resources such as the Technical Rescue Teams (TRT), Hazardous Materials Response Teams (Hazmat), helicopter flyovers or landing, as well as prevention personnel for fire extinguisher training and safety training. He said they would also have Paint-a-Fire Truck, a smoke house to educate children, and other fun children's activities. She asked the number of Certified Emergency Response Teams (CERT) that would be participating and he said every CERT in the County was asked and mostly regional teams would be participating, and he named them. She asked Chief Vassil about the use of "fest" for the event's name, and he responded that it was a corny name that it was given. Both agreed that the term "expo" would be more appropriate and serve the same purpose.

Ms. Schwartz commented that the public should understand that the entity that did not have ownership of the property on the east side of State Road 7 was attempting to threaten the MCRA with an Injunction to stop it from using the property because the event was called Safety Fest and that they waited two and one-half weeks before the event to notify the MCRA. She asked the Board Attorney to see to it that there would never be a repeat of this situation in the future, and she asked him if the event by definition of what was in the contract equated to a carnival.

Attorney Tolces read section 3.4 of the Development Agreement which stated that the MCRA would not utilize the site for carnivals or fairs after May 1, 2017. He said, in his opinion, the event described by the Division Chief would not qualify as a carnival or a fair but it was a decision that a judge would make, not him.

Ms. Schwartz noted, for the record, that she had asked the question on two occasions as to whether there was a conflict with the Development Agreement and the legal response she had been given was that there was no conflict. She asked him what had changed, and he responded that nothing had changed from his perspective.

Ms. Schwartz commented that the west side of State Road 7 would not be large enough to accommodate the necessary parking for the possible attendance of 2,000 people. She asked if it would be a problem to use the east side of the State Road 7 for overflow parking and a helicopter landing spot. Attorney Tolces responded that, with the Board's direction, his firm would work with the event's sponsors to move the event to the west side and to look into what the east side could be utilized for, i.e., public activities that were non-participatory such as parking or helicopter landing. Ms. Schwartz commented that she was using great restraint to hold down her anger. Attorney Tolces said he understood and that they were confident that they could work with the event sponsors, and the Executive Director to ensure that the event was held in a safe manner and provided sufficient parking and space and parking. She asked whether New Urban Communities had to give final approval. Attorney Tolces said they would be informed how the event was being run and it would be up to them to decide what they wanted to do.

Chair Ruzzano asked if any streets would need to be closed if the event were held on the west side. Chief Vassil said that no streets would be closed down. Chair Ruzzano asked Attorney Tolces to notify the MCRA as soon as possible if it were determined that the east side could not be used for parking or the helicopter landing.

Attorney Tolces said no vote was needed; he heard the Board's consensus for them to work to ensure the event was a success.

2. PUBLIC DISCUSSION

Manny Lugo, 1129 East River Drive, asked when the MCRA was going stop pussyfooting around with New Urban Communities. He asked why there wasn't an anticipatory attention to Judge Robinson telling him to stop allowing New Urban Communities to abuse Margate if he was already aware that he was going to stop the event.

3A. RESOLUTION 594: AUTHORIZING A FOURTH AMENDMENT TO EXTEND THE AGREEMENT WITH ADVANCED ASSET MANAGEMENT, INC., FOR ONE ADDITIONAL YEAR FOR PROPERTY MANAGEMENT SERVICES

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

MOTION: SO MOVE TO APPROVE

There was no discussion.

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

3B. RESOLUTION 595: APPROVING AN AMENDMENT TO THE AGREEMENT WITH LANDSCAPE SERVICE PROFESSIONALS, INC.; FOR ADDITIONAL SERVICES

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

MOTION: SO MOVE TO APPROVE

Ms. Schwartz asked the reason the terms of the agreement approved in January, 2019, were being amended, and why there was additional amount being requested.

Robert Massarelli, Assistant Executive Director, explained that three areas were inadvertently missed when the contract was reviewed which included funds for repairs caused by accidents, refurbishment, and contingency.

James Nardi, Advanced Asset Management, explained that contingency would include unforeseen situations, and refurbishments would include improving the landscaping on the circle on Margate Boulevard, as an example. He noted that there was nothing wrong with the current landscaping there, but some of it had matured and needed to be replaced, some needed to be thinned out and some needed replacement. He commented that accidents were constant and that the MCRA had been successful in obtaining reimbursement from insurance companies for its expenses.

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

3C. **RESOLUTION 596:** APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE MCRA AND THE CITY OF MARGATE FOR MANAGING THE CONTRACT FOR MAINTENANCE OF THE BUS SHELTER LOCATED ON THE SOUTHSIDE OF SAMPLE ROAD WEST OF BANKS ROAD.

After David Tolces, Board Attorney, read the resolution title, Ms. Schwartz 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.

3D. **RESOLUTION 597:** AUTHORIZING THE FINAL NEGOTIATION AND EXECUTION OF AN AGREEMENT BETWEEN BURKE CONSTRUCTION GROUP, INC., AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY FOR THE DAVID PARK PAVILLION AND PARKING IMPROVEMENTS PROJECT

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

MOTION: SO MOVE TO APPROVE

Ms. Schwartz asked if there was a completion date.

Cotter Christian, Project Manager, said revised plans needed to be submitted which would take about 30 days for approval and so the project would start in about 45 days. He said the contract was for 180 days but he thought it would be done in four to five months.

Chair Ruzzano asked about the bollards being used and Mr. Christian said the custom ballards were in the plans.

Mr. Christian distributed a copy of updated bid pricing. He explained that negotiations with the contractor were still underway at the time the agenda item was finalized. He said the bottom line amount remained about the same but the Contingency line item increased and the Permit Fees decreased; the net result should be a little lower.

Chair Ruzzano gave a brief overview of the project.

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

4A. **DISCUSSION & POSSIBLE ACTION:** WINTER FESTIVAL 2019

Chair Ruzzano read the item title. He commented that Margate had the best winter festival in Broward County. He explained that a 3-D movie had been displayed on the side of City Hall for the past three years and the MCRA Board decided that it wanted to do something new. He showed some snow slide images on the Mondopad from the vendor that did the Las Olas winter festival. He said the vendor would set it up and either they or the City could blow the snow on it. Mr. Caggiano referenced the meeting back-up and noted that the pricing for the snow mountain started at \$9,500. Chair Ruzzano said it was one idea to consider and, if the Board wished, Parks and Recreation could look into it further. He said one drawback might be that only two children could go down the slide at a time, so other children's activities would be needed. He asked the Board members for their ideas.

Ms. Schwartz pointed out that the Las Olas event had a sponsor and she commented that it would be a great idea to have some sponsorships of the events possibly from law or accounting firms or vendors with whom the City did business. Chair Ruzzano agreed and he mentioned that while there was no charge for the ride, he was told that often times there was a donation box for a charity. Ms. Schwartz commented that how Margate's events were never publicized on the television or in the newspaper. She said relationships needed to be developed so that people recognized Margate as something other than a city they passed through on their way to somewhere else. She also suggested reviewing the layout of the events, specifically for seating, the location of food vendors, and the stage.

Mr. Arserio agreed that large events should have sponsorships and they did not necessarily have to be Margate businesses. He said MCRA staff should seek sponsorships and he mentioned Coconut Creek casino, Al Hendrickson Toyota, a refuse company, and JM Lexus as examples. He also agreed that the set up needed to be tweaked a bit, noting that the stage area was set back too far. He said the snow slide was a great idea and it should be in addition to the current snow pile. He said he would also like to see the event become bigger and better and he suggested a small fireworks show or another type of 'wow' factor. He said he did not think the MCRA currently had the capabilities to accommodate a large band.

Ms. Simone said she had recommended an outstanding band that she had seen at the Walk to the Executive Director. She commented that they would be a big draw if the MCRA could get them for the Winter Festival.

Ms. Schwartz suggested an ice skating rink that was located close by the snow.

Chair Ruzzano said he liked the location of Santa and walking down Margate Boulevard with the lights. He said he would like to have snow falling. He said Margate Boulevard seemed a little congested and he suggested just having the vendors that were selling things there and having the stage at the end with the kids and the snow slide and mounds on one side, and having the food vendors by the tent on the other side with another play area and rides. He also suggested having a band after the children's performances and finishing with a 10-minute fireworks display.

Mr. Caggiano suggested getting a band that was doing its retirement tour. Chair Ruzzano suggested having a decorated animal contest on stage. Ms. Schwartz suggested an American Idol type performance. Chair Ruzzano asked the public for their ideas.

Robert Massarelli, Assistant Executive Director, said he understood the consensus was for a snow mountain, a band, and fireworks. He said the MCRA would work with Parks and Recreation on the configuration of the event and he suggested having a sketch of the event layout in October.

Ms. Schwartz asked about the possibility of a little bumper car track for the small children. .

4B. **DISCUSSION & POSSIBLE ACTION:** CONSIDERATION OF AN EXTENDED LEASE TERM

Robert Massarelli, Assistant Executive Director, said that the MCRA had been receiving increased inquiries about Ace and Chevy Chase plazas. He said the MCRA was finding that some of the prospective tenants needed a lease with a term of ten years in order for them to obtain financing which was beyond the standard three years currently offered by the MCRA. He said direction was needed from the Board as to whether to consider longer term leases for new tenants. He said the leases would include a cost of living increase.

Mr. Caggiano asked if it had been done for other tenant for the same reason.

James Nardi, Advanced Asset Management, said it had been done for Ace Hardware and Beauty Land and both had two five-year leases.

Ms. Schwartz asked the location of the prospective business and the type of table top games that would be offered. Mr. Nardi suggested having the prospective tenant address the details.

Chair Ruzzano explained that the MCRA had been struggling to fill the plaza. He said the lease was key to any business and he encouraged long term leases. He said the plan for the remodeling of the plaza was being done with the idea that it would be there for a long time. He said he spoke to Mr. Acevado and he had done his homework. He said Mr. Acevado might not fully disclose his plans that night because he wanted to keep it a secret for the time being, but they could ask him specific questions after the meeting.

Mr. Nardi said the MCRA Board had always controlled the amount of time on the standard lease, and it was currently at three years and anything beyond that came before the Board for their consideration.

Chair Ruzzano commented that he heard that five stores left the Promenade in the past week and he asked Mr. Nardi if he knew what they charged for rent. Mr. Nardi said he thought it might be more than \$30 per square foot and Chair Ruzzano said that he heard it was between \$30 to \$40 per square foot, while the MCRA's rents were under \$15 per square foot.

Eduardo Acevado, 1316 N.W. 58th Terrace, explained that table top gaming was similar to family game nights of the past that used to include such games as Monopoly and chess, but now included games like Dungeons and Dragons, and Magic: The Gathering. He said there was a difference between arcade, video, and table top games but he and his partner's concept was to merge the gaming worlds together. He said they would offer a menu of games that could be played. He said their days of operation would be Thursday to Sunday based on their demographic research. Thursday's would feature an after school special for kids. He said their hours of operation would be 3:30 p.m. to close and they would remain open as long as they were allowed. Ms. Schwartz asked how late they had in mind to which Mr. Acevado said the gaming world tended to go late, sometimes overnight, but they were thinking about 12:00 a.m. He said their demographics broke into three age groups: 13-16 years; 21-25 years; and 45-55 years.

Mr. Caggiano said he understood the flexibility of the times and he mentioned a game Axis & Allies that he said could last from one and one-half hours to 11-1/2 hours and how players wanted to play to the end of the game.

David Tolces, Board Attorney, said the Board needed to provide direction to move forward and the lease would come back to them for approval. The Board members gave general consensus.

Mr. Nardi said the process would start off with a Letter of Intent from the MCRA to give Mr. Acevado the ability to pursue financing arrangements. Attorney Tolces said a Letter of Intent was not contractually binding. He said if the Board wished, the Board could authorize the Chair to execute the Letter of Intent on behalf of the MCRA with the understanding that the final lease still needed to come back before the Board for approval. The Board members gave general consensus. Ms. Simone asked how a ten-year lease would work with the pending litigation. Mr. Nardi said all of the leases carried a 12-month out clause which meant the MCRA always had the ability to issue a 12-month notice. Ms. Schwartz commented on the assumption that current tenants would be given the first right of refusal in the future mixed-use redevelopment plan, and Mr. Nardi concurred that the intent was to give tenants in good standing some type of opportunity in the future development.

4C. **DISCUSSION & POSSIBLE ACTION: PARADIGM CINEMAS**

Chair Tommy Ruzzano said he had received a letter the prior week inquiring about bringing a movie theatre to Margate. He said he had posted it on social media and it spurred a lot of interest and questions so he invited Mr. Daiguillon to the meeting to explain his request.

Armand Daiguillon, Paradigm Cinemas, explained that they wanted to put in a movie theatre in Margate because there were none and there were only two others in the area-one in Coral Springs and the other in Coconut Creek. He said their aim was to offer an affordable product and their philosophy was to occupy smaller spaces so the savings could be passed on to the consumer, thereby attracting more moviegoers. He said they were looking at a space on State Road 7 and Coconut Creek Parkway. He said they initially looked at Tamarac but they would be required to go through a lengthy and expensive Special Exception process. He thought it would be easier in Margate since it was a permitted use in the Transit Oriented Corridor (TOC) zoning district and it was in the MCRA area.

Chair Ruzzano asked whether it would be a cheap movie theatre and Mr. Daiguillon responded that it would be affordable. He said the average ticket price in Broward County was \$10 which would likely be their pricing and concessions would be half of what other theatres charged. He said the theatre would have recliner chairs and the highest occupancy theatres would seat fewer than 100 people while the smaller theatres would seat fewer than 50 people. He said they planned to serve beer and wine and that they would feature first run movies as opposed to dollar theatres.

Mr. Caggiano said he liked the concept and he asked if it had worked for them in other areas. Mr. Daiguillon said it was their first attempt and while it was not seen much in Florida, it was common in the Northeast. He said it was most similar to IPIC theatres in that they had a lot of very small theatres.

Mr. Daiguillon said they were looking to Margate because it did not require a Special Exception process but they ran into some oddities in how things were done in Margate as compared to almost all other cities in Broward County.

David Tolces, Board Attorney, advised Mr. Daiguillon that he was speaking to the MCRA Board and they did not have any control over City ordinances and processes.

Chair Ruzzano told Mr. Daiguillon that he would be allowed to address the hurdles that he encountered in trying to bring his business into Margate and that the information would be shared with the City Commission. Mr. Daiguillon said there were two areas of concern that affected any business trying to come to Margate. First, he said Margate was the only city where a Change of Occupancy was required to go through the Development Review Committee (DRC) process. He said the DRC process was arduous and required a lot of plans such as landscaping, irrigation, photometric, etc., which were not required in any other city in the County. The second issue was the manner in which commercial parking was calculated and that it was not conducive to shared parking. He distributed a handout which showed the parking calculations for Crossroads Shopping Center.

Chair Ruzzano said he recalled that something had been passed by the City that affected shared parking between businesses and residential versus shared parking between businesses and he asked Mr. Massarelli to look into it. Robert Massarelli, Assistant Executive Director, said the action the Commission took was for no shared parking at all.

Mr. Daiguillon spoke about the parking calculations shown on the handout. He said Margate had the most restrictive code for shopping centers where it required one space every 182 square foot while others had a minimum of one to every 225 square foot. He said Coconut Creek had one to every 300 square foot which was the same as the TOC. He said most other cities factored in the business hours and operations of other businesses in a plaza. He said he understood that other shopping plaza owners have raised the same issue, and that the landlord in the plaza where he wanted to locate was not willing to sign a lease until the situation was addressed because he had been burned in the past.

Several of the Board members thanked Mr. Daiguillon for doing his homework and bringing the matter forward and said that the City Commission should address those ordinances that were not so business friendly.

Richard Zucchini, Chair, Planning and Zoning Board, said he looked over the required Code changes and Chair Ruzzano asked that he contact Mr. Massarelli directly.

Charles Artner, 6631 N.W. 22nd Court, said he had been in many meetings and the only shared parking he had heard discussed was between tenants and commercial in relation to the City Center. He said shared parking anywhere in the City of Margate had never been limited.

5. EXECUTIVE DIRECTOR'S REPORT

5A. TENANT UPDATES

James Nardi, Advanced Asset Management, said rents in Ace Plaza were up-to-date through April. He said Jet Link had moved out. In Chevy Chase Plaza, there was one tenant, Pop's Chicken and Waffles, that owed for March and April and they were issued a 3-day notice. He said he spoke to the tenant and they planned to have payment in full by next Monday. Several Board members asked about the status of available tenant spaces. Mr. Nardi reported that a lease had been presented to a current tenant that was looking to expand into the former Margate Cleaners space. He said he also had someone interested in the former Chamber space. It was pointed out that space formerly occupied by Jet Link had been redone and was very attractive and that there was another space that had the same 3,000 square footage that had never been made available for rent. Mr. Nardi commented that after the renovations were completed in both plazas, if all spaces were rented, the MCRA might realize close to \$1 million in rents.

5B. Paint Color For Atlantic Boulevard Wall

James Nardi, Advanced Asset Management, said he was looking for consensus on the color of the Atlantic wall. Mr. Caggiano said he preferred the lighter color on the left side [Smoky Taupe] but he would go along with the darker color to move the project along. Ms. Schwartz said she preferred the darker color on the right side [Ashton Tan]. Mr. Arserio said he preferred the color on the left but he agreed with Mr. Caggiano's comments about getting it done. Ms. Simone said she preferred the right side, Ashton Tan. Chair Ruzzano said he preferred the color on the right side also.

Slides were shown of a few neighborhood entryway signs that Chair Ruzzano had provided which incorporated stone. He suggested having an entranceway done on the east and west sides of the wall. He suggested doing something similar for Paradise Gardens coming in from and going out from Rock Island. He asked the Board members if they wished to give direction to staff to look into prices for signage and font style options and they gave general consensus.

Mr. Arserio suggested that general housekeeping also be done in conjunction with the project, such as pressure cleaning the sidewalk, so the project as a whole looked good. Ms. Schwartz commented about looking at the transition point where the wall connected. Chair Ruzzano asked if the Board members were okay with staff looking into those ideas and the Board gave general consensus.

Robert Massarelli, Assistant Executive Director, said the next step was to have the scope written, noting that it was very complicated because it was critical that the measurement between the stone and the top be exact. Chair Ruzzano said it had to be done right because a contractor built things the way they were drawn.

Winfield Boulevard sign – Mr. Massarelli reported that the MCRA had received one bid, and two other vendors said they were too busy. He said additional bids were being sought and the item would come back to them at the May meeting for a decision. He said the understanding was that the Winfield sign would be constructed to determine if it was the design the Board wanted to use for entranceway signs elsewhere in the MCRA.

5C. High Level Timeline and Status Report for the Ace Plaza Exterior Property Improvement Project

Diana Scarpetta, CRA Project Specialist, referenced the project timeline and status report in the back-up which showed the project's progress. She said the estimated completion date was June 30, 2019.

Ms. Schwartz asked whether the MCRA was contracting with the City to do inspections. Chair Ruzzano said the MCRA was being handled by the City like any other customer. Chair Ruzzano commented that the project was progressing very well.

Ms. Schwartz asked about the status of the Florida Power and Light pole that had been hit and its subsequent repair. James Nardi, Advanced Asset Management, said he had met with Todd, the City's electrical inspector, who had been in touch with FPL. He said FPL had not finished their work on it so Todd was going to submit a work order. Mr. Nardi said he was going to provide a copy to the local FPL representative and ask if they could expedite it. Ms. Schwartz said she would provide contacts at FPL to make them aware that it was a very dangerous situation.

Chair Ruzzano asked whether the four medians that were installed would have electrical and water. Mr. Nardi said they had water only. Chair Ruzzano asked about plans for a sign and Mr. Nardi said he had a sample of a possible sign but did not have drawings yet. He said the intention was to place a sign at the plaza as well as one on the corner of State Road 7. He said the landscaping should be in place by the end of April. Mr. Arserio asked whether it would be costly to install electric in the medians at the entranceway. Mr. Nardi said it was not in the original scope but it should not be difficult to do. Chair Ruzzano said it should be done as it would make the landscaping stand out. Mr. Nardi said he would get a quote.

Robert Massarelli continued with the following updates:

Chevy Chase Plaza – A similar project timeline and status report was being put together and it would be presented to them in the near future.

Annual Report – The MCRA Annual Report was completed and submitted to the taxing authorities and copies were provided to the Board members. Copies of the City's Comprehensive Annual Financial Report (CAFR) had been provided separately. He asked that the Board members confirm that they received the CAFR, and each Board member confirmed receipt by voice.

Enforcement of Lease Terms – The Board had recently directed staff to enforce all lease terms with tenants. He said a review of the leases prompted staff discussion about other factors for consideration which included:

- rent rates and whether they were appropriate in view of improvements being made;
- Common Area Maintenance charges—should the MCRA start charging it;
- Late fees—should the MCRA start enforcing the compounding of late fees as specified in the leases.

He said these items would be brought forward at the May MCRA meeting for discussion.

It was discussed that the rent increases would be applicable to new tenants only. Chair Ruzzano commented that the MCRA was creating a partnership with the tenants through the improvements and he agreed with sticking with the terms of the leases.

6. BOARD MEMBER COMMENTS

Ms. Schwartz commented that an ordinance that went in effect in November, 2018 concerning window coverage was not being enforced and she mentioned one of the tenants in a MCRA owned plaza, Beauty Land, that was in violation. She asked Mr. Nardi what was being done. James Nardi, Advanced Asset Management, said he and code officer Dan Topp had met and identified three tenants that needed modifications to their windows. He said he believed Mr. Topp gave notice to those tenants and that he would follow up with him. He said he had not spoken directly to the tenants and he would find a way to cite the tenant within the lease.

David Tolces, Board Attorney, advised that while the MCRA had provisions within its lease, the MCRA would not be the entity that determined code violations, but it could show the tenant the notification of violation of an ordinance from the City.

Chair Ruzzano commented that the United States Post Office building that was located in the MCRA had mold growing on it and dead trees, and he suggested having Mr. Topp address it. Robert Massarelli, Assistant Executive Director, commented that the federal government pre-empted the MCRA on regulations on that property, and Mr. Ruzzano said they should be given a citation anyway. Ms. Schwartz suggested contacting United States Representative Ted Deutch for his assistance.

Mr. Arserio had no comments.

Ms. Simone had no comments.

Mr. Caggiano said he loved the improvements that were being made at the Ace Plaza and he liked the gaming idea presented by a prospective tenant.

Chair Ruzzano had the following comments:

- He asked whether the MCRA owned property on the east side could be used for dirt bike riding or monster truck events. Attorney Tolces said a discussion would need to be held with specific details in order to formulate a proposal.
- He said the utility box at City Hall that had been wrapped looked great.
- He commented about planning for the upcoming July 4th event.
- He said The Gem Eatery wanted to expand the outdoor dining area and this should be considered as part of the planning for the Chevy Chase plaza improvements.
- He had received complaints about speeding on Melaleuca and 7th Street by drivers trying to make the light onto Atlantic Boulevard. He said it was something the City needed to look into.
- Asked Board members to let Rita Rodi know about their plans for the ICSC Las Vegas conference so she could let him know so he could make his plans.
- He advised that the MCRA Director would be leaving and that the May meeting would be his last. He asked the Board members for their ideas on an Executive Director.

Mr. Arserio said the Board should keep with what they discussed previously which was to have a full time Executive Director instead of having the position shared by the City Manager and Executive Director. He suggested that an outside search be started immediately. He said the person would be a City employee but he did not want to just promote from within.

Chair Ruzzano commented that having the City Manager as the Executive Director had its benefits for moving projects forward. Chair Ruzzano asked Mr. Nardi which way of doing business had been the most effective. James Nardi, Advanced Asset Management, responded that it had been the current way because having someone who reported to the City Manager was very beneficial for getting projects done. He said past outside Executive Directors seemed to lack the ability to move projects because they were not affiliated with the City.

Ms. Schwartz commented it would be a sad day if the City Manager did not work in tandem with the Executive Director. She spoke about the breath of responsibilities within a CRA. She said she would like to see a full time person to work with the current staff paid for by the MCRA and it should be a seamless integration. She commented that if the MCRA looked bad, then the City looked bad.

Mr. Ruzzano commented that it used to require that Mr. Nardi go through three people to get to the City Manager and Ms. Schwartz said the Board should ensure that did not happen in the future. She said neither Mr. May or Mr. Massarelli had the knowledge of someone who had been involved in a CRA for 10-20 years nor would they be able to accumulate that knowledge while continuing to do their current jobs.

Chair Ruzzano asked the Board members for direction. Ms. Schwartz said an advertisement should go out for a CRA Director. Mr. Ruzzano asked if the person could also be the City Manager, and she said a new City Manager would need to focus on learning about the City, and it would be too much for someone who was not familiar with CRA's. Ms. Simone said she agreed 100 percent. Mr. Caggiano said he would consider whoever was presented to him. Mr. Ruzzano told Mr. Massarelli that the Board would like to put out a search for a CRA Executive Director. Mr. Massarelli suggested that a job description be put together first to ensure that it described what the Board wanted and then it would be advertised. Mr. Ruzzano suggested he also discuss it with Mr. Nardi and he said an emergency meeting could be held to compile the qualifications to expedite the search. Mr. Massarelli said he would also contact the Florida Redevelopment Association (FRA) and Jeff Oris.

Attorney Tolces suggested he reach out to Carol Westmoreland at the FRA as a good resource.

There being no additional business, the meeting adjourned at 9:13 p.m.

Respectfully submitted,



Tommy Ruzzano, Chair

Transcribed by Rita Rodi, CRA Coordinator

