

# MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

## REGULAR MEETING May 12, 2021

### MINUTES

**Present:**

Joanne Simone  
Antonio V. Arserio, excused  
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 5:07 p.m., on Wednesday, May 12, 2021, by Chair Tommy Ruzzano. There was a moment of silence followed by the Pledge of Allegiance. Roll call was taken.

The meeting was held in the City Commission Chambers and also accessible virtually through Zoom technology. Board Attorney David Tolces read the Procedure for a Virtual Public Meeting.

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**1A. MINUTES FOR APPROVAL - (4/14/2021 Regular)**

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

**MOTION:** SO MOVE TO APPROVE

**ROLL CALL:** Ms. Simone, Yes; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

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**2. PUBLIC DISCUSSION**

No comments were made by the public.

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**3A. RESOLUTION 660: AWARDING CONTINUING SERVICES AGREEMENTS WITH CPZ ARCHITECTS, INC., SALTZ MICHELSON ARCHITECTS, STILES ARCHITECTURAL GROUP, AND WALTERS-ZACKRIA FOR REQUEST FOR QUALIFICATIONS MCRA RFQ 2021-01 ARCHITECTURAL SERVICES**

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, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

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**3B. RESOLUTION 661: AUTHORIZING AN AMENDMENT TO THE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND M & M LAWN SERVICES, LLC, FOR THE INCLUSION OF ADDITIONAL MAINTENANCE 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 asked a few questions about the vendor quote included in the meeting backup and she commented that it seemed too high for a vacant lot.

Cale Curtis, Executive Director, explained that several quotes had been obtained including one from Landscape Service Professionals (LSP), the landscape maintenance vendor used by the MCRA for its other properties, and M & M Lawn Care's was the lowest. He noted that the price also included quarterly hedge trimming and that commercial landscapers were different than residential. He offered to obtain additional quotes if desired.

James Nardi, Advanced Asset Management, confirmed the pricing and services and Mr. Curtis's comments. There was a brief discussion about insurance and Mr. Curtis commented on the City's insurance requirements.

David Tolces, Board Attorney, explained that the vendor was the same one used for the MCRA's bus shelter maintenance and it was his recommendation to consolidate both agreements into one master agreement which provided for insurance and indemnification.

Mr. Nardi explained the services provided for the bus shelters. Ms. Schwartz commented that daily trash pick-up on the medians was not being done. Mr. Nardi said that LSP performed trash pick-up on a daily basis, including weekends. He said there were times when Waste Management emptied its trash in the middle of the street that created an overabundance of trash, and they were contacted whenever it was observed.

**ROLL CALL:** Ms. Simone, Yes; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

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3C. **RESOLUTION 662:** AMENDING THE FY 2020-2021 BUDGET BY TRANSFERRING \$27,000 FROM THE CIP PROJECTS-CONTINGENCY ACCOUNT TO THE COMMUNITY CENTER-DAVID PARK IMPROVEMENTS ACCOUNT FOR ADDITIONAL PROJECT IMPROVEMENTS

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

Ms. Simone asked why this item was not included during the planning phase of the project. Chair Ruzzano responded and said that the water retention area was always one of his biggest complaints with projects done in the city. He said a retention area was put in David Park but it had become mosquito infested and it was not working as effectively as it should.

Cale Curtis, Executive Director, said when the retention area was initially done, it was essentially a grassy hole that collected water and its location at the front of the park was not very attractive. He was asked to have it redesigned. He said the retention area would be filled in and an underground retention area would be created. He said the original project had been designed many years ago and he did not know the details behind the design.

**ROLL CALL:** Ms. Simone, Yes; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

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3D. **RESOLUTION 663:** REINSTATING THE MARGATE COMMUNITY REDEVELOPMENT AGENCY'S COMMERCIAL FAÇADE IMPROVEMENT GUIDELINES FOR THE COMMERCIAL FAÇADE IMPROVEMENT MATCHING GRANT PROGRAM

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

Ms. Simone asked what changes had been made since they were last approved. Cale Curtis, Executive Director, explained that a third tier of funding for properties with frontage of 120 feet and above had been incorporated into the programs guidelines, in addition to the tiers for 0-60 foot frontage and 60-120 foot frontage.

Following up on discussions at the last MCRA meeting about hiring an architect to do the initial conceptual designs, Mr. Curtis said he spoke with Steven Fett who had developed the MCRA's Design Guidelines and had also worked with other cities doing conceptual designs. As a pre-planning effort, Mr. Curtis said he would have Mr. Fett develop conceptual designs for a business in each of the three tiers that could be used as a marketing tool when meeting with businesses. He showed two before and after examples of designs that been done by Mr. Fett in other cities. He

explained the next phases of the grant program which included partnering Mr. Fett with a business interested in the façade grant and they would work together on a conceptual design that would come before the MCRA Board for review and approval. If the Board approved the conceptual design, the business would hire their own architect to do the full drawings and plans. Mr. Fett would review the plans to ensure they met the Design Guidelines and the Board's expectations; then the plans would come back to the Board for final approval. He said Mr. Fett would be the MCRA's representative. Ms. Schwartz asked if that would preclude the business from hiring Mr. Fett to draw up their plans.

Board Attorney Tolces said he did not think there would be a conflict but would need to review it because it could provide Mr. Fett with an opportunity for potential clients that would not have been available to other architects. Ms. Schwartz said her concern was that Mr. Fett would also be the one giving the final say as to whether the design met the Design Guidelines.

**ROLL CALL:** Ms. Simone, Yes; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

**3E. RESOLUTION 664: REINSTATING THE MARGATE COMMUNITY REDEVELOPMENT AGENCY'S LANDSCAPE IMPROVEMENT MATCHING GRANT PROGRAM**

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 asked if Steven Fett was involved in this program. Cale Curtis, Executive Director, responded that he was not and that there had not been any changes since the last meeting. She asked about the budget for the various programs and Mr. Curtis stated that approximately \$1 million had been budgeted for all the grant programs and that the Board would have authority over the approval or denial of all requests.

**ROLL CALL:** Ms. Simone, Yes; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

**3F. RESOLUTION 665: REINSTATING THE MARGATE COMMUNITY REDEVELOPMENT AGENCY'S NEW BUSINESS INCENTIVE GRANT PROGRAM**

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

Cale Curtis, Executive Director, explained that the New Business Incentive Grant was being reinstated based on the Board's direction. He said no changes were made to the program, noting that it was the same program used by Culver's of Margate.

Ms. Schwartz questioned how the different length of time requirements were determined between the grants, noting that the façade program was eight years while the new business grant was five years. Mr. Curtis commented that the programs were pre-existing but they could be changed. A short discussion ensued about making them all the same number of years and Ms. Sschwartz made the following motion, seconded by Ms. Simone:

**AMENDMENT: TO CHANGE LENGTH OF TIME REQUIREMENT TO EIGHT YEARS ON THE NEW BUSINESS INCENTIVE GRANT**

Chair Ruzzano commented that eight years was too much time and he did not see the problem if the property changed ownership after five years. Vice Chair Caggiano agreed noting that a property that had been upgraded and improved should sell for more money which would benefit the City.

**ROLL CALL ON THE AMENDMENT:** Ms. Simone, Yes; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, No; Mr. Ruzzano, No. The amendment failed 2-2.

Board Attorney Tolces stated that the Board could modify the guidelines for a specific applicant at the time it awarded the grant based on the circumstances.

**ROLL CALL:** Ms. Simone, Yes; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

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3G. **RESOLUTION 666:** TERMINATING THE MARGATE COMMUNITY REDEVELOPMENT AGENCY'S COMMERCIAL DEMOLITION MATCHING GRANT PROGRAM

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, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

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3H. **RESOLUTION 667:** APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF MARGATE AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY FOR THE CONVEYANCE OF THE COVERED ATHLETIC FIELD FACILITY PROPERTY, INCLUDING ALL IMPROVEMENTS

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 asked if this process would need to take place with everything owned by the MCRA. Board Attorney Tolces stated that a Purchase and Sale Agreement should be done whenever something was conveyed to another entity, including the City.

Ms. Schwartz asked why the MCRA would not continue to maintain it for the remaining five years. Cale Curtis, Executive Director, spoke about the role of the MCRA. Ms. Simone asked if the estimated cost of maintenance was known and he said it was not.

**ROLL CALL:** Ms. Simone, Yes; Mr. Arserio, Absent; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-0.

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4. **EXECUTIVE DIRECTOR'S REPORT**

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

**Atlantic Boulevard Streetscape Improvements:** Staff was in the process of obtaining quotes for restoring all of the irrigation components along Atlantic Boulevard which would allow for some enhancements to the landscaping.

**David Park:** The park identification sign had been installed and was in the process of getting the electrical hooked up for illumination at night. Staff was working with Broward County on the permitting for the retention area. He said a ribbon-cutting would be held once all the work was completed.

**Ace Plaza:** Staff was working replacement of the monument sign on Margate Boulevard and it would be consistent with the wayfinding signage program.

**Sports Covered Field:** The contractor was doing a great job and the project was moving along nicely. Staff was still waiting on Florida Power & Light to install the power connection and for the installation of the stone façade on the building. He said he was looking at replacing the Sports Complex sign and he showed a rendering of the proposed sign from the company that produced the sign for David Park.

**Wayfinding Signage:** He planned to hold some individual one-on-one discussions with the Board about the next steps with the wayfinding program. He commented on a former design package that had been done that he would share with the Board.

Chair Ruzzano said he would like to see a sign similar to the rendering shown placed on Margate Boulevard heading east on the other side of Paradise Gardens with arrows pointing to City Hall, the Building Department, and either

Margate Elementary or a church. Mr. Curtis said the rendering was part of the sign package but modified by removing the wave from the top and replacing the logo with the City seal. He commented that there were many components of the wayfinding signage package that could be modified to work throughout the City and that he really wanted to get the wayfinding program done. Ms. Schwartz commented how much she liked the slant on the right side of the sign.

**Margate Boulevard Improvements:** Staff met and did a walk through with Chen Moore & Associates to discuss a rejuvenation of Margate Boulevard including landscaping, the paver walkways and crosswalks, median lighting, replacement landscaping at the roundabout, and restriping of the roadway. He said the landscaping in the median east and west was sufficient. A proposed task order had been received and was being reviewed and he would bring it back to the Board for approval.

**Southwest 6<sup>th</sup> Street:** Staff met with Calvin Giordano & Associates to review and discuss planned improvements which included a curbed median, irrigation and landscaping on the median, and an entryway sign, and were waiting on their proposal. Chair Ruzzano commented that one of the roads leading to the park flooded when there was heavy rain, and he asked if that would be addressed. Mr. Curtis said he would have the consultant look at it.

Ms. Schwartz said she recalled that the approval of the storage facility next to the park on State Road 7 was contingent upon them bringing in other businesses. Vice Chair Caggiano said a representative from the property had met with Development Services to discuss other potential businesses but either the size or the orientation of the lot had not worked for them. He said they had been trying to find the right business fit.

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#### 4A. TENANT UPDATES

James Nardi, Advanced Asset Management, commented that the one tenant that was overdue had switched banks and payment had not been received.

Ms. Schwartz asked whether there had been any prospects for the vacant spaces at Chevy Chase Plaza. Mr. Nardi said several people had looked at the spaces but there was an issue with the volume the sewer could handle without it requiring major upgrades. He said the preference would be for retail versus a bar. He had received an inquiry from a private gym recently and he expected more interest once the plaza renovations started.

Ms. Schwartz asked Mr. Nardi about the two available spaces at Ace Plaza. He said Ace Hardware submitted a proposal to take back the 3,200 square foot space which included some proposed improvements they wanted to make. He said there also had been an interest in the 3,000 square foot space in the past 30 days. She asked that the Board be made aware of the lease terms with Ace Hardware before anything was signed.

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#### UPDATE ON NEW URBAN LITIGATION

David Tolces, Board Attorney, provided a brief update on the litigation with New Urban Communities. He said the Fourth District Court of Appeal issued its opinion several weeks ago regarding the MCRA's appeal concerning the fact that New Urban could not seek economic damages from the City or the MCRA under sovereign immunity. On May 11, 2021, New Urban filed a Motion for Rehearing, and Michael Burke, the attorney representing the MCRA, would be filing a response by month end in opposition to the Motion for Rehearing.

Attorney Tolces requested an opportunity for an Executive Session with the MCRA Board in the near future to discuss litigation strategy, in anticipation of the case being brought back in the Circuit Court. He said the Circuit Court had placed the case on a trial schedule but it was anticipated that date would be set aside because the case was still pending in the Fourth District Court of Appeal. He said it was likely the trial court would postpone it to later in the year or into next year.

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#### 5. BOARD MEMBER COMMENTS

**Ms. Simone:** Commented that the area on U.S. 441 by Culver's still flooded and she asked whether anything was going to be done to correct it. Cale Curtis, Executive Director, said he was not aware that the MCRA had any plans to do anything with that area but he would check with staff about it.

She asked if the Board had interest in putting stone on the pillars and on the top of the wall on Atlantic Boulevard to improve its appearance. She asked if pricing could be obtained. Vice Chair Caggiano said it looked better than before but he would like to see pricing and a rendering of it with the stone. She noted that some of the landscaping was dying.

Mr. Curtis said there had been some problems with some of the podocarpus due to the very dry weather and they had been being replaced as needed. Chair Ruzzano agreed with taking a look at putting stone on the columns. Ms. Schwartz suggested using a flatter stone like on the wall on Commercial Boulevard. Chair Ruzzano said he thought the best look would be going halfway up the column and putting a cap on it. He suggested looking at both half and fully wrapped to see how it looked. Mr. Curtis said he would have renderings or samples done of columns with stone all the way up the column as well as halfway up and on the caps.

**Ms. Schwartz:** She congratulated Board member Arserio and his wife on the birth of their baby girl. She asked Jim Nardi about the tenant with the signage issue. James Nardi, Advanced Asset Management, said assistance from City staff had been requested to meet with the tenant and review the signage issues. She asked to have confirmation of their meeting and the outcome. Mr. Nardi said he was holding the lease renewal.

**Mr. Caggiano:** He also congratulated the Arserio's and wished them the best. He said he would like to have Margate's name put on the roof of the Sports Complex Covered Field so that it could be seen from the air as a sign of the City's pride. Chair Ruzzano and Ms. Schwartz agreed and suggested it read, "Margate - Welcome Home," "Margate Welcomes You Home," or "Margate Welcomes You." Mr. Curtis said he would look into the feasibility of it.

**Chair Ruzzano:** He asked if anyone knew the reason the plaza was named "Chevy Chase," but no one knew the answer. He congratulated the Arserio's on the birth of their daughter. He spoke about the desire to get projects moving, especially the Chevy Chase plaza improvements because it was not a visually appealing plaza. He said the tenants in the Ace Plaza had made improvements to their businesses as a result of the renovations made by the MCRA. A short discussion ensued about the needed improvements and Chair Ruzzano commented about the need to be conscientious about spending on capital improvements due to the skyrocketing costs of materials. He suggested concentrating on landscaping projects in addition to the Chevy Chase plaza improvements.

He said he had spoken with the Legacy Closet and they told him they were going to be receiving thousands of gifts and they wanted to partner with the MCRA and use its property to hold a "Christmas in July" distribution. He asked for consensus for the Executive Director to work with Legacy Closet to possibly do something at the Covered Sports Field for the gift distribution in case of rain. Ms. Schwartz said she had been in contact with Margi from Legacy Closet who was still working through the details for a plan of what she wanted to do and then she would need to submit the paperwork. He said he spoke to her about a one-time event in July, and he suggested the possibility of having a container at the Covered Sports Field to hold the gifts prior to and during the giveaway to keep them dry should it rain.

He commented that a Chipotle restaurant might be coming to Margate and that it would be a great addition and that it would be in the same plaza that a Crafty Crab was opening.

Ms. Schwartz made a formal request to receive a listing of prospective businesses that might be coming to Margate because assistance could be provided to help them. Chair Ruzzano agreed and said they needed to know when the request first came in. Vice Chair Caggiano said the information should not be put on Facebook until the business made the decision to locate in Margate. Ms. Schwartz said she was interested in knowing the number of leads or businesses that had made inquiries so they would know whether Margate was being looked at and considered, and whether there were concerns and hurdles that could be addressed.

There being no additional business, the meeting adjourned at 6:44 p.m.

Respectfully submitted,

  
Tommy Ruzzano, Chair

Transcribed by Rita Rodi, CRA Coordinator

