

# MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

## REGULAR MEETING July 13, 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  
Larry Vignola, Assistant Executive Director

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 5:04 p.m., on Tuesday, July 13, 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.

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**1A. MINUTES FOR APPROVAL - (6/9/2021 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, Yes; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 5-0.

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**2. PUBLIC DISCUSSION**

No comments were made by the public.

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**3A. DISCUSSION & POSSIBLE ACTION: APPROVAL OF A TEMPORARY USE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND BOY SCOUTS OF AMERICA-SAWGRASS DISTRICT TO HOLD A SCOUTING SHOWCASE ON SEPTEMBER 18, 2021**

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

**MOTION:** TO APPROVE THE TEMPORARY USE AGREEMENT AND WAIVER OF THE EVENT FEE

Cindee Fernon, on behalf of the Boy Scouts of America-Sawgrass District, explained that the scouting event would showcase scouting for the Cub Scouts, Scout BSA, Ships and Venture Crews. She said the event would encompass the Sawgrass District as a whole and it would represent all levels. She spoke about the promotional efforts planned to increase awareness of scouting and the event, noting that there had been a downturn in scouting.

Vice Chair Caggiano, an Eagle Scout, commented that he was thrilled that Margate had been selected to showcase scouting, and he spoke about the benefits and value of scouting.

The motion was clarified to also include approval of the use of the property in addition to the fee waiver.

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

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**3B. DISCUSSION & POSSIBLE ACTION: CONSIDERATION OF STONE COLUMN OPTIONS ALONG ATLANTIC BOULEVARD WALL**

David Tolces, Board Attorney, read the item title, and Chair Ruzzano introduced the item, gave a brief history, and asked the Board for their feedback.

Vice Chair Caggiano said the wall was fine the way it was and the money should be saved and spent for something else. Mr. Arserio said he would like stone installed the full length of the columns. Ms. Schwartz said the only rendering she liked was the one that showed the columns in full stone at the entryway only; however, since it accentuated the unattractive fence adjacent to it, her preference was to do nothing and to touch up the paint on the columns as needed. She said it did not make sense to put stone on the columns that had foliage in front of them.

Vice Chair Caggiano asked why some of the columns had spaces between the cap and the column. Cale Curtis, Executive Director, said he would need to look into it.

Ms. Simone said she liked the stone on the full length of the column as shown in Photo 2 in the back-up. She added that she liked the stone and suggested using a lighter colored stone.

Chair Ruzzano said he preferred wrapping all the columns with stone all the way up. Mr. Curtis said the estimate included in the back-up was based on square footage plus some extra for the site conditions, and the cost was in the range of \$30,000-\$45,000 to do every column. He suggested doing all of the columns.

There was a short discussion about the stone color and Mr. Curtis said he would obtain some samples of a lighter colored stone. He commented that Yarelis in the City Manager's office had done the renderings in-house which saved the MCRA about \$4,000.

Mr. Curtis summarized that the consensus was to move forward with doing stonework all the way up on all the columns and that he would obtain different color stone samples for their review. Ms. Simone suggested using stone of varying sizes and Mr. Curtis agreed and pointed out that the stone at Ace Plaza included different sizes.

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**3C. DISCUSSION & POSSIBLE ACTION: CONSIDERATION OF ROOF SIGNAGE ON COVERED SPORTS FIELD STRUCTURE**

David Tolces, Board Attorney, read the item title. Cale Curtis, Executive Director, referenced images that were included in the meeting back-up.

Chair Ruzzano commented that while he thought it was a great idea, it was too costly. He suggested the possibility of doing something in the future such as having a light that cast an image onto the rooftop. Mr. Curtis agreed it was a unique concept, but it was not cost effective as the initial installation would be \$46,000-\$50,000 plus the monthly maintenance that would be required would cost approximately \$30,000 a year. There was consensus among the Board members that it was not cost effective at this time.

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**3D. DISCUSSION & POSSIBLE ACTION: CONSIDERATION OF ADDITIONAL SIGNAGE ON COVERED SPORTS FIELD FACILITY ENTRY FEATURE**

After David Tolces, Board Attorney, read the item title, Cale Curtis, Executive Director, introduced the item. He explained that the City seal had been added to both sides of the crossbeam at the north entryway, and it was being proposed to install offset backlit lettering of "City of Margate" across the top of the cross beam. He said a decision was needed on whether City of Margate lettering should appear on both sides of the crossbeam. Ms. Schwartz said she did not see the reason to have it on the inside. Mr. Curtis said it would be visible to those people who were attending an event. The price to install one side was approximately \$17,000.

Ms. Simone suggested installing the signage on the north side only.

There was a short discussion about the color of the lettering and it was suggested to have a mock-up done in Margate blue as opposed to bronze or black.

Ms. Schwartz said she was fine with doing the signage on the north side only. Mr. Arserio said he preferred having signage on both sides. Vice Chair Caggiano said he was in favor of one side only.

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**3E. DISCUSSION & POSSIBLE ACTION: FISCAL YEAR 2021-2022 ANNUAL MCRA BUDGET**

David Tolces, Board Attorney, read the item title. Cale Curtis, Executive Director, said the staff had been working with the Assistant Executive Director, Larry Vignola, on capital projects that were currently in the MCRA plan. He said land acquisition efforts for strategic properties would continue, and several projects associated with the downtown development were also being considered. He said he was looking for input and direction from the Board as the budget for fiscal year 2021-2022 was being developed. A draft budget would be presented to the Board for their review and further discussion in August.

Vice Chair Caggiano asked whether the MCRA would be able to contribute towards the cost of the Fire fees, and Mr. Curtis explained that the MCRA could not fund operating expenses of the City in accordance with State Statute.

Ms. Schwartz asked who paid the fire assessment fee on MCRA owned properties, i.e., owner or tenant. David Tolces, Board Attorney, said he would need to review the fire assessment ordinance but it was likely the property owner.

Larry Vignola, Assistant Executive Director, spoke about some potential capital improvement projects as follows:

- Pedestrian crosswalk on Margate Boulevard and State Road 7 that would include brick pavers and/or concrete which would establish a visual and audible sense of place for the future downtown
- Replacement of traffic signalization with a mast arm in the downtown area
- Burying of the power lines along State Road 7 – in addition to being a visual enhancement, it would also attract development along the corridor. The initial proposal would be for the area from Atlantic Boulevard to Coconut Creek Parkway, and depending on the feasibility and cost, potentially going up to Copans Road.

Ms. Simone expressed frustration with the MCRA and the City's lack of foresight on projects by waiting to take action on something until it had to be done. She said when she sat on the Board for the Metropolitan Planning Organization (MPO), she had begged the City and the MCRA to give her projects to turn into them. She said this project that was part of the developers agreement would have met the MPO's criteria five years ago and would probably have been funded. Mr. Curtis told Mr. Simone that he understood her frustration and he explained that there was no time constraint for getting it done and it could still be pursued for funding with the MPO. He noted that there had been considerable turnover with MCRA administration and he and Mr. Vignola were evaluating the plans and budgets to prioritize projects moving forward.

Ms. Simone recommended that it be added to the MPO's projects to see what they would cover. Vice Chair Caggiano said he would be willing to give the MPO a try but he did not want to put the project off for more than one year or two. Mr. Curtis suggested putting in the design costs for the project versus the whole project cost because often times the MPO looked for shovel ready projects that had already been fully designed and engineered. He suggested putting in design costs for year one and to schedule construction costs in year two. He said sometimes projects through the MPO were reimbursable where the work could be done upfront and then submitted when funding became available. He said potential projects would be coordinated with the MPO to see where they would fall in their funding cycles and he would report back to the Board.

Chair Ruzzano suggested the following project initiatives in preparation for the future downtown area development:

- construction of a bridge in the area of Atlantic Boulevard and Dunkin Donuts that would interlink five neighboring cities via the water. It was a project he had been advocating for many years and was one which the MPO might be able to help with.
- creation of a drawing or plan for development particularly on the east side along with some studies that showed the costs to build it, maintain it, and a rental analysis
- determination of stormwater management options for the property on the east side through discussions with the County about use of the lake

Mr. Curtis asked the Board for any other items that they wanted to pursue for the upcoming budget. He said the intent was to retain the current events schedule as well as the property improvement grants and business incentives.

Chair Ruzzano asked about developing a magazine for the MCRA that would showcase stores and restaurants in the MCRA. Mr. Curtis responded that the multi-media specialist that had been hired for the MCRA was working on a similar project that highlighted restaurants and small businesses.

Vice Chair Caggiano suggested having a free online phone directory of all businesses in Margate that had a valid business tax receipt. Mr. Curtis said he would look into having the City work on the directory initiative.

Ms. Schwartz said she would like to see the MCRA partner with businesses for monument signs and property improvements to improve the appearance of the city. She suggested actively promoting the grant program.

Mr. Curtis said Steven Fett Architecture was working on conceptual drawings for the property improvement grant program as well as renderings for the downtown area.

Chair Ruzzano asked about resuming the concert series. Ms. Schwartz commented that people had been asking about them. Vice Chair said people came out for them and they created a family feel in the community. He spoke highly of the July 4<sup>th</sup> band. There was a short discussion about the need to settle on one name and a set schedule. There was a suggestion to hold them every other month and to select high quality bands.

Mr. Curtis said he would take their feedback and move forward with developing preliminary budget drafts.

Mr. Curtis commented that the City had a project in the works to bury powerlines at Fire Station 58. He said Florida Power and Light (FPL) had quoted \$200,000. The Assistant Director of DEES reached out directly to the contractor FPL used and they quoted a price of \$70,000. He mentioned that the MCRA had contacted FPL in 2018 about burying the powerlines in the entire MCRA and they were quoted a price of \$31 million.

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#### 4. EXECUTIVE DIRECTOR'S REPORT

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

**Atlantic Boulevard Streetscape Improvements:** A purchase order had been issued and the vendor was obtaining permits for the electrical restoration of the irrigation pumps which would provide for irrigation along Atlantic Boulevard west of Rock Island. After restoration was done, the area will be sodded and landscaped. In addition, a proposal for a feasibility study had been requested for the extension of the Atlantic Boulevard wall in front of the Oriole Margate IV neighborhood on both the east and west sides since it involved private property. In addition, staff was also looking at the possibility of doing a buffered wall on the north side of Atlantic Boulevard and Rock Island by the FPL easement. The cost to address all three areas was \$3,000 per site and he asked the Board if they were comfortable with moving ahead with the feasibility study. He explained that the study was needed because the conditions were unknown, it involved dealing with private property and obtaining rights, and it would provide an approximate cost estimate for the work. The Board voiced no objections.

**David Park:** The design of the modified retention area had been approved by Broward County and staff was in the process of obtaining quotes. The David Park project would be completed once the retention area was redesigned.

**Ace Plaza:** Staff was in the process of obtaining quotes for off-site tenant signage. He said it would be necessary to obtain a variance from the City for the off-site signage.

**Chevy Chase:** A sign mirroring the Ace Plaza sign would also be done for Chevy Chase; the signs would be on opposite sides of Margate Boulevard to create a uniform look.

An on-site roof inspection was done to finalize a scope of work to redo the roof and obtain a quote from a piggyback contract with the City of Sunrise. A proposal was received from a architecture/engineering firm for parking lot improvements. Proposals were also being put together for general contracting work including painting, stucco work, column repairs, and decorative stone. Mr. Nardi was working with the sign company to modify some of the fonts for the tenant signs to more closely match the tenant's requested look.

**Sports Covered Field:** The project was almost complete. FPL had to reschedule its power drop and once they completed the power hook-up, a final punchlist would be prepared for the facility. He mentioned that the Board had approved the "City of Margate" lettering for the entry feature earlier in the meeting. He said a grand opening/ribbon cutting event was being planned for some time in mid-August to celebrate the opening of the facility.

**Wayfinding Signage:** A Request For Proposal (RFP) was being drafted for the entryway signs on the north and south ends of State Road 7 and on the east and west ends of Atlantic Boulevard. The signs would be consistent with the design approved for the park entry sign at the Sports Complex Covered Field.

**Margate Boulevard Improvements:** Planned improvements included restriping and resealing the roadway from East River Drive to Margate Boulevard, sealing the pavers along the sidewalks, redoing lighting in the median, redesigning lighting at the roundabout, repairing and replacing paver crosswalks, and landscaping. The project had been budgeted for \$900,000; a Task Order for design and engineering work in the amount of \$90,000 had been signed off that day.

**Southwest 6<sup>th</sup> Street Improvements:** Improvements to this busy neighborhood street that led to South East Park included curbing and widening the median, installing irrigation and attractive trees and landscaping, and putting in an entryway feature at the corner of S.W. 6<sup>th</sup> Street and State Road 7.

**Property Improvement Grant Programs:** Promotion of the Commercial Façade Property Improvement Grant and Landscape Improvement Grant were underway and the MCRA had been receiving calls inquiring about the programs

Ms. Schwartz asked that the MCRA plant foliage that provided color even if it required replacement seasonally.

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#### 4A. TENANT UPDATES

Ms. Schwartz asked about the three adjacent open spaces at Chevy Chase Plaza that totaled 4,000 square foot. Jim Nardi, Advanced Asset Management, confirmed that it was one space and it had been occupied formerly by a bar. She suggested trying to bring in a business such as Cherry Smash.

Chair Ruzzano said he got a lot of inquiries about the former Party Caterers building and he asked Mr. Nardi what needed to be done to make it rentable. Mr. Nardi said it had been set up as a catering space with a small 1,000 square foot front office, and about 3,000 square foot of kitchen. Chair Ruzzano said someone had asked to rent it for karate classes; he asked what would be needed to rent it. Mr. Nardi suggested that it be gutted and remove the walk-in freezer, walk-in cooler, hoods, replace the roof and air conditioning, and address the plumbing as well. He said there was no value to anything in the building. He said uses for the property would be limited because of the minimal parking. Chair Ruzzano asked Mr. Nardi to find out the costs associated with making the repairs should someone want to look at the space.

Mr. Arserio asked Mr. Nardi about the status of the tenants with expired leases. Mr. Nardi said every tenant that had a lease or an expired lease took advantage of the opportunity to sign a multi-year year now to avoid a forthcoming rent increase tied to a consumer price index, except for Margate Hardware which already had an extended lease.

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#### 5. BOARD MEMBER COMMENTS

**Mr. Arserio:** Expressed his appreciation for the multi-media specialist position and for the ability of in-house staff to create the renderings that were presented earlier thereby saving the MCRA about \$4,000.

**Ms. Simone:** No comments.

**Ms. Schwartz:** No comments.

**Vice Chair Caggiano:** Thanked everyone who came out to the various July 4<sup>th</sup> events and wished everyone a safe summer.

**Chair Ruzzano:** Commented that July 4<sup>th</sup> was incredible and he recognized Parks and Recreation for their efforts. Said he was in the process of arranging a meeting with the Executive Director and the owner of Lester's Diner who was looking to do something on State Road 7.

Vice Chair Caggiano spoke briefly about creating a retro theme in one of the plazas which would require signage that was also reflective of the theme.

There being no additional business, the meeting adjourned at 6:26 p.m.

Respectfully submitted,

Transcribed by Rita Rodi, CRA Coordinator

  
Tommy Ruzzano, Chair

