

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING

February 9, 2022

MINUTES

Present:

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

Also Present:

Cale Curtis, Executive Director
Larry Vignola, Assistant Executive Director
David Tolces, Weiss Serota Helfman Cole & Bierman
Maged Guirguis, Calvin, Giordano & Associates
Harlan Bast, Hildebrand Amusement Rides

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:02 p.m., on Wednesday, February 9, 2022, 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 was also accessible virtually through Zoom technology.

1A. MINUTES FOR APPROVAL - (1/12/2022 Regular)

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

MOTION: SO MOVE TO APPROVE

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

2. PUBLIC DISCUSSION

Richard Zucchini, 380 Lakewood Circle E, said he was circulating a petition in his community to request a wayfinding sign at the entryway of the community on Atlantic Boulevard to replace two old signs currently there. He said the location had a wide median, electricity, and water. The petition would be submitted to the Board when completed.

3A. RESOLUTION 681: AUTHORIZING THE APPROVAL OF TASK ORDER NO. 2 FOR CALVIN GIORDANO AND ASSOCIATES, INC., FOR ADDITIONAL CIVIL ENGINEERING, LANDSCAPING AND PROJECT MANAGEMENT SERVICES FOR THE S.W. 6TH STREET IMPROVEMENTS PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE TASK ORDER; PROVIDING FOR AN EFFECTIVE DATE

After David Tolces, Board Attorney, read the resolution title, Cale Curtis, Executive Director, provided a brief overview. In October, 2021, a presentation and community input session was held and, based on feedback from the Board and community, it was requested that the project scope be expanded to address drainage and parking along S.W. 6th Street. The item before them was an expanded scope of work submitted by Calvin Giordano and Associates (CGA) that addressed those issues and authorized the Executive Director to proceed with it.

Chair Ruzzano asked if the scope would address the flooding that occurred off the main road. Mr. Curtis said the improvements made to the main corridor on S.W. 6th Street would also alleviate drainage off the side streets.

Ms. Schwartz asked about the project management costs and how long the project would take to complete. Mr. Curtis explained that it would be dependent on the level of drainage and parking improvements that would be recommended by CGA for their approval. He said the expanded scope focused on underground drainage improvements that could be made to alleviate the current flooding issues. He said the plan was to follow the Complete Streets concept with shared bike lanes, on-street parking and landscaped islands.

Chair Ruzzano commented that the excess water should drain into the canal rather than swale areas.

Maged Guirguis, Lead Engineer and Project Manager, CGA, said they would be looking at different options including discharging into the canal as well as the capacity and quality of the swales. He said they would also be looking into other possible drainage systems to determine which options were the most feasible.

Ms. Schwartz asked whether it would be done before the rainy season. Mr. Guirguis explained that they would be doing a feasibility study and they would provide proposed schemes for the drainage, parking, etc., to give them an idea of what the corridor would look like, after which the design work would follow. He said they would do their best to get the study done before rainy season.

Mr. Arserio expressed appreciation for reaching out and getting input from the neighborhood's residents.

Mr. Arserio made the following motion, seconded by Vice Chair Caggiano:

MOTION: SO MOVE TO APPROVE

Mitch Pellecchia, 6890 N.W. 9th Street, commented that it was good news that the project was moving forward. He said he hoped the study would show that there was a problem with seawalls, bank erosion, and the flood canal system in Margate which had been an issue for a long time. He said there were federal funds available that should be pursued.

Chair Ruzzano said he had spoken with the previous Public Works Director, Mark Collins, about the water district on the south side of the C-14 canal who told him that it was necessary to go through culverts to reach the C-14 from the south. He said Margate owned the waterways in that area and there might be a way to regulate it by putting in two gates, thereby controlling the level of the water on the south side of Margate. He suggested having it looked into further. Mr. Arserio commented that the City had been successful working on an appropriation with the State Legislature for Canal Embankment renourishment.

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

4A. DISCUSSION AND POSSIBLE ACTION: APPROVAL OF A TEMPORARY USE AGREEMENT FOR THE USE OF MCRA PROPERTY LOCATED AT 1000 NORTH STATE ROAD 7 TO HOLD THE MARGATE WATERFRONT DAYS FAIR

After David Tolces, Board Attorney, read the item title, Chair Ruzzano commented that the MCRA had allowed a fair to be held on the property several months prior by the same requestor and it had been a success, and that the requestor was now asking to hold a much smaller fair event.

Cale Curtis, Executive Director, explained the Temporary Use Agreement (TUA) before the Board was to consider authorization to use of MCRA property for a fair with Hildebrand Amusement Rides from March 14 to April 6, 2022. It was noted in the TUA that a rent payment of \$12,500 would be made. Mr. Curtis said the fair would also pay the costs associated with security and fire/medical services as had been done in the past. He said the item would need to go before the City Commission for the approval of a Temporary Use Permit (TUP) and that application had been submitted to the City and was in review. He stated that the applicant would need to receive a release from New Urban Communities authorizing use of the property per the terms of the Developer Agreement in order to hold the fair. The Board could provide conditional approval for use of the property contingent on approval from the City Commission and the release from New Urban.

Chair Ruzzano asked if the applicant had hired counsel. Harlan Bast, speaking from the audience, said he currently had not done so. Chair Ruzzano told Mr. Bast that technically the fair could not be allowed without a waiver similar to what he obtained previously.

David Tolces, Board Attorney, said anything approved that night would be subject to certain conditions that would need to be met prior to the use of the property, including the release from New Urban related to the Developer Agreement. Chair Ruzzano asked Mr. Bast if he were aware of such.

Harlan Bast, Hildebrand Amusement Rides, Sebring, Florida, said he was aware of the need for the release and that they were close in their negotiations and he felt confident it would happen. He said the fair would be smaller and it would take place during spring break and would give kids something to do while out of school. He said it be a good revenue producer and would be great for the City. He said Margate should be proud that the recent Broward County Fair was record breaking; it was the best in the Fair's 50+ year history he said.

Mr. Bast indicated that the Fair would operate for 17 days and would encompass three weekends. Mr. Arserio asked if there would be animal acts and Mr. Bast said there would not be any animals. He said there would be food, arts and crafts, games and carnival rides. Mr. Arserio commented about the need to have a good parking plan in place so to avoid some of the initial parking issues at the previous fair. Mr. Curtis said the site plan showed that the entire fair would take place on the property on the east side of State Road 7 so there would not be any need to cross the road.

Ms. Schwartz expressed a concern about the hours of the fair. She pointed out that the dates of the fair included a full week when kids would be back in school yet the fair would be running until midnight when people and kids needed to get up for work and school. She noted that the MCRA Event Policy stated that events must cease operation at 10:00 p.m. on weeknights and 11:00 p.m. on weekends. In addition to the hours, she was not in favor of the extra days being requested. She said she had a tremendous issue with paying off New Urban Communities to allow anything to take place on MCRA owned property because it was as though the MCRA and City were being held hostage. She commented on the fair's name, Margate Waterfront Days, and asked about the role of the Margate Waterfront Foundation, a 501c3. Mr. Bast said they would not be open during the week until 12:00 a.m.; it would be 10:30-11:00 p.m. at the most on weekdays and they would be open later on the weekends. He said there was no reason to be open late during the week and he gave his word that it would not happen. He said he might have erred on the application. He said the Waterfront community [Margate Waterfront Foundation] was its sponsor, noting that Mr. Pellecchia had worked very hard to get the Broward County Fair together and the trade-off was that if they could do another fair in the spring, they would do one to raise funds for his charity. Mr. Bast explained that Mr. Pellecchia did not have the required insurance to sponsor the event but their \$5 million insurance policy enabled him to include Mr. Pellecchia's charity as additional insured.

Mr. Bast explained their plan for parking on the south end and east side of the lot. He said they again planned to fence the event as it provided good crowd control. He said they would require kids unaccompanied by a parent or adult to purchase an arm band and admission in order to enter which he said worked out well for them.

Mr. Arserio made the following motion, seconded by Vice Chair Caggiano:

MOTION: SO MOVE TO APPROVE WITH CONDITIONS PARTICULARLY THE RELEASE FROM NEW URBAN COMMUNITIES

The set-up and take-down dates were confirmed.

ROLL CALL: Ms. Simone, No; Mr. Arserio, Yes; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 4-1.

5. EXECUTIVE DIRECTOR'S REPORT

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

Atlantic Boulevard Streetscape Improvements: He said two prices had been received for the installation of faux stone veneer on the columns with the lowest bid at \$152,000 for 152 columns; the other bid was almost double the cost. He explained the issue was that all the columns were different sizes which required the stone veneers to be custom built, in addition to limited room for mobilization to do the work. He said the mock-up looked good and he asked the Board for their feedback on the cost.

Ms. Schwartz said it was too expensive, especially since the columns would be mostly hidden behind shrubbery. She suggested have the stone done only on the end columns that bordered a street or fence or near neighborhood signs. Vice Chair Caggiano said he was not in favor of spending the money on the stone. Mr. Arserio agreed that it did not make sense to put up stone on columns that were most covered by shrubs. Chair Ruzzano said he liked the stone but not at the prices that were presented. He said he would like to see walls added on the east side of the Oriole IV entrance and to have those two entryways spruced up. Ms. Simone said she did not want to do the stone for the price presented.

Chevy Chase Plaza Improvements: He said proposals were coming in for the roof replacement, as well as quotes for the offsite monument tenant signage at Ace and Chevy Chase plazas that he would review and report on at the following month's meeting.

Wayfinding Signage: The Request For Proposals (RFP) was being worked on for the signs at the four main entry points into the City on Atlantic Boulevard and State Road 7. He said the RFP would also incorporate an alternate for a uniform neighborhood sign.

Vice Chair Caggiano asked if different complexes could use the uniform sign look and pay for it themselves or would the MCRA pay for the signs. Mr. Curtis said it would be an option for the MCRA to consider whether they should be uniform throughout the City or to allow developments to customize their own sign.

Mr. Arserio suggested offering a match program and said he would support the MCRA providing signage for those neighborhoods that were in the MCRA and at an entryway or on a main thoroughfare in/out of the City in an effort to reduce slum and blight. Vice Chair Caggiano said he would prefer to offer matching funds. Ms. Schwartz said she agreed with the 50/50 match program but would not support water features for neighborhood signs. Mr. Arserio also suggested that the cost be capped so that all neighborhoods were treated the same and received the same amount. He added that the signs should be lit. Mr. Curtis said the 50/50 match would only work for organized neighborhoods such as those that had homeowner associations, noting that there were a number of neighborhoods along Atlantic Boulevard that were not organized and would not be conducive to a match program but they should not be penalized. He commented that they were getting ahead of themselves on the neighborhood signs and that the primary focus at that time was an RFP for the entryway signs and alternate bidding would be added for standard type sign options for use in neighborhoods.

5A. TENANT UPDATES

Chair Ruzzano asked about a new tenant, Ivy Furniture. James Nardi, Advanced Asset Management, confirmed their tenancy started February 1, 2022, and that they had been brought to him by Board member Schwarz.

Ms. Schwartz questioned the math that was shown on the January rent roll and Mr. Nardi explained how the \$500 credit was applied. He said there were two tenants that were not current in their rent and one owed both January and February rent. Vice Caggiano asked if the procedure for past due rent was being followed and Mr. Nardi said the tenant would be given notice.

Mr. Schwartz asked when the tenant Alex and Angel would be opening. Mr. Nardi said he spoke with the tenant every few weeks and they had a plan in place that seemed to change, but he did not know the current status.

Mr. Arserio complimented the Board and staff on the transformation of Ace Plaza into a beautiful and thriving shopping center. Mr. Nardi said there was one space available and it was currently being looked at for a doctor's office.

6. BOARD MEMBER COMMENTS

Ms. Simone: She attended grand opening at Flowers and Scents Gift Boutique and she thanked Paul Robinson and members of the Building Department for assisting the owners and enabling them to get opened without any issues. She said they offered flowers, men's and women's fragrances and handmade chocolates.

Mr. Arserio: He said he and Board members Schwartz and Simone attended the Sounds at Sundown at the Covered Sports Field and it was an incredible event and, even though it rained, no one got wet. He said he heard many positive comments about holding the events at that location. He mentioned the upcoming Sounds at Sundown on March 5th and the Easter Egg Hunt on April 9th.

Ms. Schwartz: She also mentioned Flowers and Scents and the Sounds at Sundown, and also welcomed Ivy Furniture to Margate.

Vice Chair Caggiano: He commented that Flowers and Scents, located at 7866 West Sample Road in the Carolina Shopping Center, was a beautiful florist that had amazing chocolates, and he asked everyone to keep them in mind with the upcoming Valentine's Day and Easter holidays. Ms. Simone added to keep them in mind for other special occasions as well.

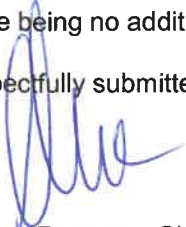
Ms. Simone asked how long the COVID testing site would be set up on Margate Boulevard. Cale Curtis, Executive Director, said it had expired on January 31st, and they requested a minimum of an additional 30 days and would there through February.

Chair Ruzzano: He commented he was glad that the stone option on the Atlantic Boulevard wall had been put to rest, and that he wanted to move forward with doing something with the medians since the irrigation repairs were done. He said he would like to have the two additional walls going east and west on Atlantic Boulevard, as well as to have improvements made along the median on Southgate Boulevard.

He commented that it was nice having the same person as the Executive Director and the City Manager. He announced that City Clerk Joseph Kavanagh, who had assisted the MCRA during the pandemic, turned in his resignation and would be leaving in two months. He commented that he was a great employee and would be missed, and he complimented him on the efficient manner in which he ran his department.

There being no additional business, the meeting adjourned at 8:05 p.m.

Respectfully submitted,



Tommy Ruzzano, Chair

Transcribed by Rita Rodi, CRA Coordinator

