

Riviera Beach Community Redevelopment Agency Meeting

City of Riviera Beach Council Chambers

2nd Floor, Municipal Complex

600 West Blue Heron Boulevard

Riviera Beach, Florida

Wednesday, February 22, 2017

7:35 p.m. to 10:04 p.m.

APPEARANCES:

Chair Terence Davis

Vice-Chair KaShamba Miller-Anderson

Commissioner Lynne Hubbard

Commissioner Tonya Davis Johnson

Commissioner Dawn Pardo

Attorney Michael Haygood

Interim Executive Director Scott Evans

Operations Manager & Public Information Officer Darlene Hatcher

1 CHAIR DAVIS: Good evening. I want to welcome everybody to
2 the wonderful City of Riviera Beach as we get prepared for our
3 Riviera Beach CRA meeting. At this time we're going to call
4 this meeting to order.

5 Madam Clerk, roll call, please.

6 (Upon roll call by Operations Manager & Public Information
7 Officer Hatcher, the following were present: Chair Terence
8 Davis, Vice-Chair KaShamba Miller-Anderson, Commissioner Lynne
9 Hubbard, Commissioner Tonya Davis Johnson, Commissioner Dawn
10 Pardo. Also present: Attorney Michael Haygood and Interim
11 Executive Director Scott Evans.)

12 CHAIR DAVIS: Thank you.

13 We're going to stand as we pause for a moment of silence.
14 The Pledge will be led by Councilperson Hubbard.
15 (Moment of silence followed by the Pledge of Allegiance.)

16 CHAIR DAVIS: Thank you.

17 Mr. Evans, do we have any additions or deletions?

18 INTERIM EXECUTIVE DIRECTOR EVANS: No, Mr. Chair.

19 CHAIR DAVIS: Okay. Do we have any disclosures by the
20 commission?

21 COMMISSIONER PARDO: Mr. Chair.

22 CHAIR DAVIS: Okay.

23 COMMISSIONER PARDO: So on item -- hold on one second --
24 item 4, I met with the developer; and I also had a community
25 meeting and the developer was present.

1 CHAIR DAVIS: I also met -- have spoken and met with
2 Mr. Lawler on item number 4 as well.

3 I've spoken with, item number 5, Mr. Knowles.

4 COMMISSIONER HUBBARD: I've spoken -- Lynn Hubbard. I've
5 spoken with the gentleman for item number 4.

6 VICE-CHAIR MILLER-ANDERSON: For item number 4, I think I
7 disclosed that last week. I have not talked to Mr. Lawler since
8 a couple of weeks ago regarding the original item.

9 CHAIR DAVIS: Anyone else?

10 All right. Do we have a motion to adopt the agenda?

11 COMMISSIONER DAVIS JOHNSON: So moved.

12 COMMISSIONER PARDO: Second.

13 (Motion to adopt the agenda passed unanimously.)

14 CHAIR DAVIS: Thank you.

15 Now we're going to consent. Are there any items from the
16 consent that need to be pulled before we approve consent?

17 COMMISSIONER HUBBARD: So moved.

18 COMMISSIONER DAVIS JOHNSON: Second.

19 (Motion to approve consent passed unanimously.)

20 CHAIR DAVIS: Thank you. That's the end of the consent, as
21 we move down to item number 3, regular business.

22 THE CLERK: A resolution of the Board of Commissioners of
23 the Riviera Beach Community Redevelopment Agency authorizing the
24 2017 Commercial Property Improvement Grant Incentive Program and
25 the Commercial Beautification Program for an amount not to

1 exceed \$350,000 in accordance with the approved budget;
2 approving the 2017 incentive underwriting criteria attached as
3 Exhibit A; directing and authorizing the chairman and executive
4 director to take such actions as shall be necessary and
5 consistent to carry out the intent and desire of the agency;
6 providing an effective date.

7 COMMISSIONER PARDO: So moved.

8 COMMISSIONER HUBBARD: Second.

9 CHAIR DAVIS: Properly moved and second.

10 Mr. Evans.

11 INTERIM EXECUTIVE DIRECTOR EVANS: At the last CRA Board
12 meeting the Board approved the new Residential Grant Program as
13 well as our Job Training Incentive Program which will begin for
14 this calendar year. During the Board's review of the Commercial
15 Grant Program some additional comments were provided on February
16 8th. The program was modified to promote and incentivize the
17 inclusion of surveillance and outside lighting equipment. We
18 also enhanced the evaluation criteria to reflect bonus points
19 for providing employment for youth participation in youth
20 employment programs. And following this we additionally would
21 work with Career Source and potentially develop a local youth
22 employment program to help in partnership with this, which we
23 would bring back to you at a future date.

24 This program is funded for approximately \$350,000 for this
25 calendar year. And we've been working with Paul Skyers, who is

1 our economic development consultant. And based on some of the
2 additional comments that we received at our last Board meeting
3 he's made some additional changes. And so I'll just ask him to
4 come up and just briefly describe the changes which mostly are
5 for our evaluation criteria, to try and achieve the objectives
6 of the Board.

7 MR. SKYERS: Good afternoon, Commissioners. Paul Skyers,
8 2001 Broadway, Suite 210, Riviera Beach, Florida.

9 Upon the urging of the commission I have increased the
10 criteria to encourage the retention of local tenants in any of
11 the commercial properties that are improved. We increased that
12 by a factor of 160 percent. So that the point spread now for
13 encouraging those local tenant -- the landlords to retain local
14 tenants is 35 points, which is -- you know, in comparison to not
15 having local tenants I think that most applicants would score
16 very poorly. So I have no doubt that by virtue of making that
17 change in the criteria that we will get a decent amount of local
18 tenants in any of these retail or commercial properties that are
19 improved.

20 Separately, under the urging of the Board we have also
21 doubled the points associated with hiring local contractors to
22 do the improvement work on these properties that are going to be
23 receiving grants. Again by virtue of increasing the points to
24 that magnitude I have no doubt, no doubt, that we will now have
25 an increased portion of local contractors who will be

1 benefitting from this work that will come from this program. By
2 virtue of doing that I think that we've met with your objectives
3 with respect to the Property Improvement Grant Program.

4 CHAIR DAVIS: Thank you, sir.

5 Any questions from the commission for Mr. Skyers?

6 COMMISSIONER HUBBARD: Two, please.

7 CHAIR DAVIS: Commissioner Hubbard.

8 COMMISSIONER HUBBARD: Mr. Skyers, if they -- if their
9 tenants are not local then they shouldn't be eligible for any of
10 the money. So give me an example of a landlord without a local
11 tenant. Not by business and by name but, you know...

12 MR. SKYERS: I can point to four. Is Viking still here?
13 There are many landowners who don't have local tenants there.
14 This initiative is designed to encourage them to look at local
15 business people, local entrepreneurs, and encourage them to
16 occupy the space.

17 COMMISSIONER HUBBARD: So if the space is already occupied
18 for example by a long-term tenant, would those people be
19 eligible in your estimation to receive money to enhance their
20 program?

21 MR. SKYERS: If the long-term tenant -- oh, yeah. I mean
22 they would score lower than -- depending on where the long-term
23 tenant resides, they would score lower than a competitive
24 application that had a locally based long-term tenant. So it
25 all depends on the scoring factor as to whether or not they

1 would rank high enough to be worthy of winning a grant.

2 What we're trying to do here though is to encourage as many
3 property owners as possible to extend this opportunity to
4 locally based entrepreneurs. I believe that was the direction
5 from the Board.

6 COMMISSIONER HUBBARD: It was. And I'm interested in that
7 as well.

8 The second question was the local contractors. Now this is
9 really serious, this part.

10 MR. SKYERS: Yes, ma'am.

11 COMMISSIONER HUBBARD: If a landlord uses an outside
12 contractor for the enhancement, he should definitely not be
13 eligible for our money.

14 MR. SKYERS: He would score so low that -- by virtue of
15 that low score -- he could qualify but unless the rest of the
16 applicants weren't competitive I, I -- he would be well advised
17 to use a local contractor.

18 COMMISSIONER HUBBARD: He would be well advised, but I've
19 watched it too many years; they would rather pay the penalty of
20 not doing local -- to using local contractors as opposed to
21 using some of the local contractors in some instances sometimes,
22 for whatever reason that might be. But, again, let me say to
23 you this: The program sounds really nice and well put together.
24 However, I'm hard-pressed to give away the citizens money to
25 landlords, one, that probably don't live in the city; and, two,

1 that aren't going to use our local contractors.

2 Now it's one thing for you to receive money to enhance your
3 building and it is another thing for you to have the audacity
4 not to use our local contractors. That's too much of a slap in
5 the face to our local work force, our local businessmen, our
6 local contractors, and our local tradesmen, and our local
7 subcontractors. So that, I think that would be hard-pressed to
8 allow them to have any of our money and they not use our local
9 contractors. At least once -- you know, sometimes we are
10 hard-pressed to fight with the developers to get them to use
11 local, but this time this is all our, this is our money, we get
12 to call the shots, we get to make the rules of this game, so I
13 think they should be forced -- not forced, they don't have to
14 take the money -- if they want to be in the program.

15 MR. SKYERS: Perhaps there are some scenarios where there
16 are specialty trades, marine construction, curtain wall,
17 electronics that, you know, are associated with the
18 infrastructure for surveillance, that maybe there are local
19 contractors here in Riviera Beach that don't have those skill
20 sets. By virtue of that then I'm assuming you would be okay
21 with making an exception.

22 COMMISSIONER HUBBARD: If that's the case.

23 MR. SKYERS: Certainly.

24 COMMISSIONER HUBBARD: But I know several surveillance
25 guys, companies here in Riviera Beach.

1 MR. SKYERS: Point taken. Yes, ma'am.

2 COMMISSIONER PARDO: Mr. Chair.

3 CHAIR DAVIS: Commissioner Pardo.

4 COMMISSIONER PARDO: Okay. The part with the contractors,
5 I have no problem with that. Right? As many locals as we can
6 get.

7 My problem is with the people, you know, we're saying if
8 you apply for a grant, we work the program so if you're local
9 you'll get it, if you're not a local you're not going to get it.
10 And we're defining local as a Riviera Beach resident, correct?

11 MR. SKYERS: Yes, ma'am.

12 COMMISSIONER PARDO: Okay. So I think we're doing a
13 disservice to the businesses that are here in the community that
14 are paying taxes. These are their tax dollars. And now we're
15 telling them we just worked out this program where, sorry, we're
16 going to take your tax dollars but we're not going to allow you
17 to apply for this grant.

18 MR. SKYERS: No, we're not discouraging anybody from
19 applying.

20 COMMISSIONER PARDO: But you just told us that the way that
21 you worked the numbers system, it's going to be very difficult
22 for a nonresident to apply for the grant or to get the grant.

23 MR. SKYERS: Not a nonresident. If in fact the landlord
24 shows --

25 COMMISSIONER PARDO: The tenant, right. But still, a

1 tenant.

2 MR. SKYERS: Yes, ma'am.

3 COMMISSIONER PARDO: But it's still their dollars.

4 MR. SKYERS: The tenants' dollars?

5 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, it's the --

6 COMMISSIONER PARDO: Yes.

7 INTERIM EXECUTIVE DIRECTOR EVANS: The evaluation --
8 everyone is allowed to apply under the current proposed. And
9 then all of the applicants who we receive in the first round
10 would then be ranked according to how many points they are.

11 COMMISSIONER PARDO: Correct.

12 INTERIM EXECUTIVE DIRECTOR EVANS: So if in fact we have
13 more applicants than dollars available, the applicants who score
14 the most points would get funded as approved by this Board. And
15 so we have adjusted the points to promote --

16 COMMISSIONER PARDO: Right. And that's what I'm saying.
17 It really isn't --

18 INTERIM EXECUTIVE DIRECTOR EVANS: -- local contractors,
19 right.

20 COMMISSIONER PARDO: No, not local contractors, the other
21 people, the people applying for the grants.

22 I told you, with the contractors, I have no problem with
23 that. You know, put these local guys to work.

24 My problem is the businesses and trying to, you know, if
25 they're not local then making it difficult for them. And I

1 think that is an injustice to our businesses, it's not sending
2 the right message to them. We'll take your dollars, but that's
3 it.

4 COMMISSIONER HUBBARD: Okay. Let's think about this.
5 Let's talk about this. The -- if the business owner, number
6 one, the business owner nor his tenant lives in the City of
7 Riviera Beach, he's paying taxes -- for one, he hasn't hired
8 local; number two, he hadn't rented local. He is giving, you
9 know, his ad valorem taxes; and his ad valorem taxes go to his
10 fire, water and police, and whatever, if he calls 911. So my
11 thing is -- again, my thing is we don't have a lot of money. We
12 have to stream it down to the point where our local business
13 owners -- and when I say businesses that have, you know,
14 businesses that have local, that have local tenants here, that's
15 been here, you know, a long time -- and I told you the business
16 that was striving, the business that didn't get last time --
17 most of the people that got last time were from the marine
18 industry. You had all the small businesses around there that
19 were struggling, trying to get their applications, their
20 business plans together, and they were overlooked. The high end
21 businesses with money were the people that got those, that got
22 the grants last time. And the way -- and so this time I'm
23 looking for the small guys to get, to get the opportunities,
24 because they didn't get the opportunities the last time.

25 And, again, I cannot -- I'm not trying to take anything

1 from the business owners, the business people that are here, but
2 I am trying to give an opportunity to the small businessman that
3 is here all the time, and the business -- the tenants that are
4 here, the landlords that are renting to local tenants first.
5 I'm not saying the other guys won't get anything. But it has to
6 be programmed in a manner that local first, local first, you
7 know.

8 We've had the girl with the hair salon, she got a little
9 bit of money the first time but no -- not expansion, not
10 expansion type dollars. We have the -- you know, we have
11 Tony's, we have those -- we had one girl, she's already gone
12 now, that was at the back of the bank building. You know, we
13 have these guys, these local people here, we've got to try hard
14 to give them the money first. And, you know, if we have some
15 left then the other guys can get some. But, you know, we got
16 to -- you know, it's a -- we have to take care of home first.

17 If we had a lot of money we'd give everybody some.

18 CHAIR DAVIS: Anyone else before we call the vote?

19 COMMISSIONER DAVIS JOHNSON: Question, Mr. Chair.

20 CHAIR DAVIS: Commissioner Davis Johnson.

21 COMMISSIONER DAVIS JOHNSON: Is there -- I did not see a
22 provision in here that speaks to once you receive the dollars
23 and you've done what you needed to do, how long they need to
24 stay without there being a penalty assessed.

25 MR. SKYERS: Right. We didn't give you a draft of the

1 actual contract but the contract will stipulate that length of
2 period of time.

3 COMMISSIONER DAVIS JOHNSON: What is it?

4 COMMISSIONER PARDO: What is it?

5 MR. SKYERS: Last year -- in 2013 I believe it was seven
6 years.

7 COMMISSIONER DAVIS JOHNSON: Seven?

8 INTERIM EXECUTIVE DIRECTOR EVANS: It was five years.

9 MR. SKYERS: Five years. I'm sorry. I'm sorry. I
10 apologize. Five years.

11 COMMISSIONER HUBBARD: Do they have to keep the tenant for
12 five years?

13 MR. SKYERS: We'll be having them sign long-term leases
14 with the tenant. Now how they structure those leases is a
15 function of the business relationship that the landlord strikes
16 with them. It might be a three-year term with three consecutive
17 one-year renewals. It might be a seven-year term. It all
18 depends on the nature of the business.

19 COMMISSIONER DAVIS JOHNSON: I would like to see it be a
20 solid set date. And I will tell you why. Because you can get
21 these dollars, improve your property, and then make a decision
22 to either sell that property or you are no longer wishing to
23 rent to the tenant who has applied for the dollars. I think
24 that we need to make sure that there are some guidelines and
25 stipulations in place to ensure that that does not occur.

1 MR. SKYERS: Good observation.

2 COMMISSIONER DAVIS JOHNSON: But in the event that that
3 does happen, then I would like to know then what would be our
4 process of recouping.

5 MR. SKYERS: Clear. Understood. I believe that's within
6 our capabilities.

7 MR. HAYGOOD: Well, yes, you would have the legal right,
8 the way it is structured originally you would have the legal
9 right. But from a practical standpoint, you know, you could be
10 behind in a mortgage. So you aren't in first place. So it's
11 not like you can go in and foreclose and take the business. So
12 there's a risk, I should say.

13 COMMISSIONER DAVIS JOHNSON: That's understood. But I do
14 believe that we should not leave ourselves open to that
15 potential situation occurring with any business that receives
16 the grant dollars.

17 MR. HAYGOOD: Well, in point of fact what we have done is
18 try to memorialize and secure the money with the lien on the
19 property.

20 But my point to you is that it's not as if you're in first
21 place.

22 COMMISSIONER DAVIS JOHNSON: I understand that.

23 CHAIR DAVIS: So we're going to stay consistent with time
24 frame as previous, which is the five-year period?

25 MR. SKYERS: Five-year period.

1 COMMISSIONER HUBBARD: That will be added to this contract?

2 MR. SKYERS: That goes with the contract that gets signed
3 between the CRA and the grant recipient.

4 COMMISSIONER HUBBARD: Okay. So are you going to put in
5 there about the local contractors?

6 CHAIR DAVIS: That's already in.

7 MR. SKYERS: Yes, that's lionized in the criteria, if
8 that's the Board's vote and will.

9 CHAIR DAVIS: It's already here.

10 COMMISSIONER HUBBARD: It says 35 percent -- it said 35
11 points, right?

12 MR. SKYERS: 35 points.

13 COMMISSIONER HUBBARD: Yes.

14 MR. SKYERS: Yes, ma'am.

15 COMMISSIONER HUBBARD: So my -- I'm stating that if they
16 get the money period.

17 MR. SKYERS: The landlords.

18 COMMISSIONER HUBBARD: Yeah, they have to use local
19 contractors.

20 MR. SKYERS: I'm sorry?

21 COMMISSIONER HUBBARD: They have to use local contractors.

22 MR. SKYERS: I suspect that we won't have a problem with
23 that.

24 CHAIR DAVIS: Excuse me. The only time I can see that, you
25 know, the point system should not impact the criteria is if

1 there's something unique about this being done and we don't have
2 one locally here, and they have to prove that that's not in
3 existence. And if that's the case, that's something -- a
4 totally different criteria on how that would be scored.

5 INTERIM EXECUTIVE DIRECTOR EVANS: Mr. Chair.

6 CHAIR DAVIS: Yes.

7 INTERIM EXECUTIVE DIRECTOR EVANS: If the Board's decision
8 this evening is to only limit it to Riviera Beach contractors
9 then I would say give me that direction and then I'll go back
10 and look at the legality of that and we can bring it back to you
11 for consideration at a future date.

12 COMMISSIONER HUBBARD: When you say the legality of it. We
13 talked about this last week. Why wasn't the legality of it
14 brought up then? You don't think this is legal?

15 INTERIM EXECUTIVE DIRECTOR EVANS: What we felt we could do
16 was to modify the point system to promote more of our local
17 contractors. But if you want to only do local contractors I
18 think that could be a problem and we'd have to look at it.

19 CHAIR DAVIS: I think based upon the presentations
20 presented, I feel like you all are driving down the right lane
21 with the scoring criteria which leads everybody to participate
22 to some form of degree. It might not be a hundred percent
23 Riviera Beach. But as long as we have someone that's
24 participating, whether it's electrician, stucco, whatever it may
25 be, there's going to be some form of participation on that local

1 business that hasn't been done up until this point. And I love
2 the fact that there is room for improvement. And this is
3 something that will allow us to improve upon our process where
4 we are now today.

5 Except I don't want to, you know, put us in any legal
6 situation to -- if we can do it legal, that's something
7 different. But the way it is now, I can support it the way it
8 is. And if there's something, a legal position to come back
9 later that says that we can't do something, then I think we can
10 discuss it and amend this agreement later if need be.

11 COMMISSIONER HUBBARD: Mr. Chair.

12 CHAIR DAVIS: Commissioner Hubbard.

13 COMMISSIONER HUBBARD: My hope is that we start trying to
14 put things in place on the front end as opposed to putting them
15 on the back end.

16 We can certainly, you know, put in the criteria that once
17 we've exhausted Riviera Beach and that it's not going -- and we
18 were not able to find that service here, then we will allow to
19 expand ourselves throughout Palm Beach, Palm Beach County, under
20 our small business criteria, you know, that we could move.
21 Because we're never going to be able to increase the wealth of
22 the local participant. I don't know -- if this is our money I
23 don't know who can tell us that we cannot put stipulations on
24 our own money.

25 Now if you got this from a federal grant or if you got this

1 from a state grant, then I can understand what you're talking
2 about. But if this is our money then we can do what we want to
3 do.

4 CHAIR DAVIS: And with that being said, well, I would like
5 to do that but by the same token -- not that we're not bending
6 the -- breaking the law, but we must make sure that we follow
7 the law. If the law allows us to do that then you would have my
8 support. If the law says something --

9 COMMISSIONER HUBBARD: But they don't know one way or the
10 other.

11 CHAIR DAVIS: If the law says something different then, you
12 know, I think staff has done a much better job with bringing us
13 something that will give the local man and woman more
14 involvement into a lot of our development in our CRA. Which is,
15 you know, which is, like I said, it's an improvement upon the
16 process that we have in place.

17 COMMISSIONER HUBBARD: It is an improvement.

18 CHAIR DAVIS: And we can keep improving. But like I say,
19 we still got another meeting coming up. Between now and then I
20 don't see a business transaction taking place on this agreement
21 before the next meeting, to where we can't move forward so they
22 can bring us something back at the next meeting if the law
23 allows us to do that.

24 COMMISSIONER DAVIS JOHNSON: Mr. Chair.

25 CHAIR DAVIS: Commissioner Davis Johnson.

1 COMMISSIONER DAVIS JOHNSON: I believe that the language
2 should be clear that the first preference for utilization is
3 Riviera Beach based businesses.

4 To your point earlier, Mr. Skyers, as you indicated, that
5 there may be some instances, and we all know that there may be
6 some instances where we may not find a local business, so if the
7 language can read that the first right of refusal or first
8 preference is to the local business community then let's list it
9 that way. I don't believe, I don't believe that -- you need me
10 to repeat something?

11 MR. SKYERS: No, I wanted clarification as to whether you
12 were referring to the tenants or the contractors.

13 COMMISSIONER DAVIS JOHNSON: I'm talking -- we're on the
14 subject of contracting. And so I believe that the language
15 should reflect a first right of refusal or a preference for
16 Riviera Beach based businesses on the onset; recognizing that we
17 may find ourselves where there may not be someone here locally
18 that can provide the service, and then we go out. But I do
19 believe that the language should be clear that it is our desire,
20 of course with the support of the colleagues to put the language
21 in that manner.

22 MR. SKYERS: The term you used was it is our desire. No
23 problem. We will craft it as such.

24 COMMISSIONER HUBBARD: And when you say desire, why did you
25 point out the fact that she said desire? I want -- yeah, I want

1 to know because some -- you know, remember, a lot of times in
2 these contracts we have with these guys they say our goal was to
3 use 10 percent, our goal was 35 percent, so I want to know about
4 the word desire.

5 MR. SKYERS: I'm dealing with the legal issues. Desire is
6 a term that gives you a little bit of flexibility so you don't
7 get sued. If you use preference, if you use mandatory, if
8 you -- then all of a sudden you are attracting more attention
9 than you need.

10 INTERIM EXECUTIVE DIRECTOR EVANS: I think that we can
11 definitely craft the language to do that.

12 And also I want to add that all of the commercial grants,
13 all of the applications will be ranked and scored but then
14 they'll be brought back before the Board, so you'll get an
15 understanding of all the commercial grants that have been
16 applied for and how they ranked; and then you would actually
17 have to approve all of those grants before they're issued. So I
18 just wanted to mention to you that that will be coming back to
19 you for issuance.

20 COMMISSIONER DAVIS JOHNSON: Mr. Chair.

21 MR. HAYGOOD: Commissioner Hubbard, the programs that I'm
22 familiar with -- and I certainly haven't done any in-depth
23 research on it -- was as far as local participation was, is it
24 was a preference or you got points in consideration. I don't
25 know a program -- and I can certainly research it and bring it

1 back to you -- where only local participation is allowed. Now I
2 can bring that back to you. But there's no question that if
3 you've got a scoring system where you gave, you know, bonus
4 points for using local participation, clearly that's been legal
5 and that's been upheld. I don't know if it's excluded --
6 exclusion -- to the exclusion of anyone else.

7 COMMISSIONER HUBBARD: Well, I think that every
8 municipality is a municipality for that very reason, so that
9 they can provide for the people of that municipality. And I
10 think that it is incumbent upon the persons that ask people for
11 their vote, which is us, to look out for our constituents first.
12 But I'd like to also add that if they send stuff to you for
13 legal sufficiency and you all haven't looked into the local
14 participation part of it, that caused me pause alone. I mean
15 one thing about Riviera Beach attorneys, they should know with
16 the back of their hand about local participation because that's
17 what we talk about all the time. So we need to know when we're
18 talking about local participation on any level, are we talking
19 federal, state, or are we talking illegal, are we treading on
20 illegal ground, which I know that -- you know, which I know that
21 we aren't. If you told me that we applied for a federal grant
22 and we got a federal grant and then I would say, okay, we cannot
23 use this money like we want to use the money and I would be okay
24 with that. But I don't want everybody trying to eat out of our
25 rice bowl when we don't get to go to other municipalities and

1 eat out of their rice bowl, and eat up our money. This money is
2 for us.

3 COMMISSIONER PARDO: Mr. Chair.

4 CHAIR DAVIS: Commissioner Pardo.

5 COMMISSIONER PARDO: Okay. So what I would suggest is
6 maybe making a motion to bring this back at the next meeting so
7 we can see a copy of the contract and you can put the language
8 in that Ms. Hubbard has been talking about, Ms. Davis Johnson.
9 You know, right now I think it's just, it's just too messy. So
10 I make a motion to table this right now and bring it back at the
11 next meeting, with the contract attached to it.

12 COMMISSIONER DAVIS JOHNSON: Second.

13 CHAIR DAVIS: It's been motioned and second. I do have
14 a -- I had a public comment card that came in right before that
15 motion, for that item.

16 COMMISSIONER HUBBARD: That's right.

17 CHAIR DAVIS: So I want -- we can't discuss it -- we're not
18 supposed to discuss it once the table is on the floor, but
19 because this card came in beforehand I'm going to allow
20 Mr. Ferguson to come up.

21 MR. FERGUSON: Edwin Ferguson, 41 West 27th Street.

22 I want to commend you all -- good evening, everyone. First
23 of all, I want to commend you all for the steps that you're
24 trying to take to ensure that local contractors in particular
25 have a seat at the table.

1 Very briefly, I don't believe there's any real concern with
2 legality if I understand what you all are trying to do with this
3 particular issue. There are no protected classes that stand to
4 be excluded; i.e., elderly people, people of a particular sexual
5 orientation or religion, age or sex, so I think you're okay.

6 Race. I'm sorry. I think you're okay as far as that goes.

7 One thing that did cross my mind is that I don't know if we
8 have a whole lot of contractors in Riviera Beach. I know I can
9 think of Mr. Saffold. He does excellent work. And I guess
10 maybe there's one or two others. But in the event that you
11 don't have a large enough pool, I guess maybe write something in
12 that doesn't adversely penalize these business owners for using
13 someone like say a Joe Anderson, I know he's in Lake Park for
14 example, or Michael Card, I think he may be located in West Palm
15 Beach. I'm just randomly calling names as far as that goes.
16 Trust me, yeah, I'm just throwing names as an example.

17 But, again, I want to commend you all for taking time,
18 staff at the CRA to do that. I think that's really going to be
19 something positive and will help put us on the right trajectory
20 as a city. So thanks for thinking of this as citizens.

21 CHAIR DAVIS: Thank you, sir.

22 COMMISSIONER HUBBARD: Mr. Chair.

23 CHAIR DAVIS: We have a motion and a second to table.
24 There's no discussion once the table motion hits the floor.

25 VICE-CHAIR MILLER-ANDERSON: I just want to make a comment

1 really --

2 CHAIR DAVIS: You can't -- it's been a motion and a
3 second --

4 VICE-CHAIR MILLER-ANDERSON: Just to his point.

5 CHAIR DAVIS: Oh. You want to clarify. Okay. Go ahead.

6 VICE-CHAIR MILLER-ANDERSON: Joe Anderson, JD Anderson
7 Construction, is in Riviera Beach. But I am a co-owner, so we
8 would not be a part of that. I know, I just wanted to put it on
9 record, just to clarify that.

10 CHAIR DAVIS: Okay. Madam Clerk.

11 COMMISSIONER HUBBARD: What were you saying about comments?

12 CHAIR DAVIS: It's a motion to table it. And once the
13 motion is seconded to table it there's no more discussion on the
14 item once the second hits the floor.

15 (Vote taken.)

16 THE CLERK: Motion carries.

17 (Motion passes unanimously.)

18 CHAIR DAVIS: That's until the next meeting.

19 Item number 4.

20 THE CLERK: A resolution of the Board of Commissioners of
21 the Riviera Beach Community Redevelopment Agency finding that
22 the site plan application to develop the Singer Island Gateway
23 Project located at 2525 Lake Drive for 135 condominium units is
24 consistent with the adopted community redevelopment plan;
25 providing an effective date.

1 CHAIR DAVIS: Do we have a motion?

2 COMMISSIONER DAVIS JOHNSON: So moved.

3 COMMISSIONER PARDO: Second.

4 CHAIR DAVIS: Properly moved and second.

5 Staff, do you have --

6 INTERIM EXECUTIVE DIRECTOR EVANS: The Singer Island
7 Gateway Project proposes to construct 135 new units on
8 approximately 1.86 acres. And that's located on three
9 properties at 2525 Lake Drive. And the largest parcel is in the
10 community redevelopment area.

11 This redevelopment has actually been long anticipated.
12 This building is quite old, it's now vacant; and it will
13 replace -- it's the brown one that's right before the bridge.
14 It's a -- I would say it's a blighted structure. And it's on
15 the south side of the road.

16 And the project went before the Planning and Zoning Board
17 on January 26th and they reviewed and recommended approval to
18 the City Council.

19 The process for the development approval is following
20 recommendation provided by the Planning and Zoning Board, the
21 CRA Board is required to review the project. And this Board,
22 what you're reviewing it for is consistency with the adopted
23 redevelopment plan.

24 And then following those recommendations, then the project
25 would then proceed to the City Council. And the City Council is

1 the one who would make the final development approval for the
2 project.

3 The CRA plan was adopted in July of 2011, the latest
4 version; and it was part of a series of coordinated changes that
5 we made to the City's land use codes, regulations or zoning, and
6 we made those changes all at once. And all of those changes
7 were designed to promote urban redevelopment based on new
8 urbanism principles. These include the creation of more public
9 spaces, providing walkable streets, street trees, allowing more
10 prominent placement of buildings closer to the street, and
11 creating a more pedestrian friendly environment.

12 This is the first major project to utilize our new
13 regulations; and in doing so they have definitely met the goals
14 of the redevelopment plan which was designed to create this type
15 of development. This project will complete redevelopment of a
16 property that is, as I said, blighted.

17 And the applicant held several public meetings in advance
18 of this meeting, in accordance with the City's requirements, so
19 that they could provide residents with as much information on
20 the project as possible.

21 The project applicant, Kevin Lawler, has prepared a
22 presentation on the proposed development for your review this
23 evening.

24 MR. LAWLER: Good evening, Chair Davis, members of the
25 Board.

1 Kevin Lawler, vice president of Singer Island Gateway, LLC.
2 I'm also the chief operating officer.

3 It's a pleasure to be before you again this evening. I'm
4 going to focus this evening on our site plan, which is the
5 physical development, and how it conforms with the CRA's not
6 only economic and redevelopment objectives but more importantly
7 we, I believe, are the first through with a proposed site plan
8 under the land development regulations that this Board and City
9 Council adopted back in December of 2013.

10 Just a note on that: The land development regulations that
11 were adopted and which you will see the physical manifestation
12 in our site plan really are based on what's called a form based
13 code. The normal points of reference that you have in a
14 standard or traditional, you put in zoning code like density per
15 acre, number of units, don't apply here. The applicable measure
16 really is FAR.

17 To reintroduce you to our project, we are the owners of
18 1.86 acres at the corner of Lake Drive and Blue Heron. The
19 property is divided into three parcels. The largest parcel on
20 the north part, left-hand side of your screen, is in the CRA.
21 The parcel immediately below that, divided by the red line, is
22 outside of the CRA. And the parcel across the street, lot 474,
23 is also out of the CRA.

24 I'll note for the record that the parcels outside of the
25 CRA were included last year in a finding of necessity approved

1 by this Board that included about 8.9 acres on Singer Island.

2 To the right side you'll see the footprint of our proposed
3 site plan development. It includes only the 2525 Lake Drive
4 property and the 2429 Lake Drive property. The lot across the
5 street will remain improved only at a surface level or
6 horizontal level.

7 The quick comparison of the existing is 1.86 acres is
8 noted. The current building has 89 units originally, 107 legal
9 condo units. We are proposing 135 units. It has a 15-slip
10 marina. We are permitted for a new 16-slip marina.

11 The current property has no public access. We are
12 proposing to provide as per the code 10,054 square feet.

13 The existing property has five stories. We are proposing
14 eight stories, which requires a special exception on Singer
15 Island.

16 Property condition, as Mr. Evans noted is -- he called it
17 blighted. I simply call it a derelict brown building and two
18 vacant parcels.

19 Since we acquired this property through a foreclosure
20 action in 2013, the assessed real estate property value of this
21 property has declined 22 percent. And part of that is
22 attributed to our terminating the condominium regime and this --
23 the Palm Beach County property assessor assessing the property
24 entirely different. Over a comparable four-year period we
25 believe the assessed value will increase from the current level

1 to almost 90 million dollars; a major increase for the City, and
2 associated tax revenues to the City and the CRA.

3 We are proceeding as indicated before under the CRA's land
4 development regulations, which states that -- guides the
5 redevelopment of the CRA of Riviera Beach and surrounding
6 properties. Again, for the record, two-thirds of this property
7 is within the CRA and subject to the CRA LDRs. Two of the
8 smaller parcels we are asking to rezone to be consistent with
9 that. As currently zoned our property cannot be developed in a
10 unified manner. We can develop it; it just won't be in a
11 unified manner or in a manner that I believe would be consistent
12 with the objectives of the CRA.

13 Lastly, under the CRA LDRs, they impose a much higher
14 standard of development, as I'll show you. And we believe that
15 our property thoroughly responds to these higher standards. And
16 under the CRA land development regulations density is determined
17 by floor area ratio. Height is determined by number of stories.
18 There is an increased emphasis on building articulation. The
19 CRA LDRs call out certain gateway sites, of which ours is one of
20 them; which permits us to, as we've incorporated into the site
21 plan, access and apply for a public benefit height option which
22 also has additional standards.

23 When we first started evaluating how to redevelop this
24 property and the new CRA LDRs were adopted, we began to look at
25 the significance of this site on the skyline. And as we began

1 to develop massing models we began to look on how it could be
2 influenced on the horizon. This is a closer picture.

3 Two things that we decided to do in our design development
4 here is, one, to shift the building to the south. I don't know
5 if this shows up. So we opened up this view corridor to the
6 ocean and the terminated vista there. We also made a very
7 expensive decision to split the building in two to maintain a
8 view corridor here.

9 This is the current gateway statement into the property.
10 And I would call it brutal. We have a very unfriendly wall
11 here. We have a derelict building. We are proposing to change
12 that to an urban view and an arrival, what I think of as an
13 oasis, along Blue Heron, with the signature landmark on the
14 building here.

15 The signature landmark on the building I think is
16 important. And it may not show up in the screen. But this
17 section of the building was designed in order to landmark an
18 entry onto Singer Island. It doesn't show up in this light very
19 well, but there are two mastheads here. Those mastheads will be
20 lit, and LED, the lighting will change, we're working on a
21 lighting scheme for this part of the building here. But in
22 addition to the architectural definition here this is an
23 important entry, I think of it as an oasis onto the island.

24 Let's take a quick walk around the building. This is the
25 north elevation which shows the public open space and the

1 articulation of the building. This is the entryway off of Lake
2 Drive, with a drop-off here.

3 The code requires us to treat this as habitable space along
4 here, which we've done.

5 This is the south side of the building. It doesn't show
6 our extensive landscaping plan but it does show we are planning
7 to along this ground floor here is parking and we are
8 introducing landscaping to soften that edge of the building.
9 And then we're back to the front.

10 As I indicated, we've included this important view
11 corridor. We could have closed the building off here and made
12 it much more efficient, but we decided that this separating
13 these creates a better architectural statement and it reduces
14 the mass of this building considerably.

15 The other part of our site plan that we consciously
16 designed into was a subterranean level of parking. That too
17 lowers the mass of the building.

18 Part of the code requires us to articulate the building in
19 certain ways, which we've done on this edge here and here. But
20 an important part is transition into the neighborhood. As you
21 can see from this illustration, we have no neighbor to the west.
22 We are on the intracoastal. We have no immediate neighborhood
23 to the north. This is 42 feet wide. Going across Blue Heron is
24 at least another hundred feet. And then what we tried to do was
25 create an entryway here on Lake Drive. But I know the property

1 immediately across the street, which we don't own, is vacant.
2 This is lot 474, which we are designing as I call it a green
3 parking lot. We have no neighbors on this side of our street.
4 So we face currently vacant land here. And then to the south
5 side we have these two-story buildings. They're of a similar
6 age, they are mid-'60s in development. And I think that they
7 are prime for redevelopment. So I think their current state is
8 not particularly relevant when we talk about transition to the
9 neighborhood.

10 We've also tried to address transition to the neighborhood
11 through extensive use of tree canopy. It not only softens the
12 edge but I think it also serves on Lake Drive particularly as a
13 traffic calming device and a separate gateway statement.

14 The civic open space that we've included on the north side
15 of the building is 10,054 square feet. We have designed that as
16 passive open space and with entries directly off Blue Heron
17 here, and the formal entry off of Lake.

18 This is a view off of Blue Heron. I consider it a shaded
19 oasis.

20 And this is a view off of Lake Drive.

21 Let me pause for a minute here and simply say that I think
22 that our design and our site plan presents an elevated level of
23 response to the land development regulations that the CRA had
24 adopted. It provides an important I think and enduring gateway
25 to Singer Island in both directions, both entry across the

1 bridge going east as well as returning back to the mainland.

2 I think our project when approved and constructed will
3 arrest the decline in property values and substantially increase
4 the tax base in the CRA. I think most importantly from a
5 development point of view that being the first through under the
6 new land development regulations we will demonstrate to other
7 property owners that the code indeed works and will serve as a
8 basis to unlock further redevelopment in the Blue Heron corridor
9 and Singer Island.

10 I would appreciate your support and approval of our
11 project. Thank you.

12 CHAIR DAVIS: Thank you, sir.

13 We don't have any public comments. So any questions by any
14 of the commission?

15 COMMISSIONER HUBBARD: Just a couple comments.

16 CHAIR DAVIS: Commissioner Hubbard.

17 COMMISSIONER HUBBARD: Thank you.

18 Mr. Lawler, it's a wonderful project, and I have to say
19 that it's going to benefit the City in so many ways and
20 substantially.

21 In your presentation you said that you would increase from
22 86 units to 135?

23 MR. LAWLER: The existing property has 89 physical units.
24 Those were the 107 legal condo units that were originally
25 permitted on the project. The reason that there's 89 physical

1 units is that some owners combined property.

2 COMMISSIONER HUBBARD: And then you'll go up three stories
3 to eight stories?

4 MR. LAWLER: From current five stories to eight stories,
5 yes, ma'am.

6 COMMISSIONER HUBBARD: And this is after -- this is what
7 you'll be able to do after combining the lots that you have
8 together?

9 MR. LAWLER: We're asking for unified zoning because the
10 two lots that are not in the CRA have a totally different zoning
11 code. The zoning code in the CRA, as you're probably aware,
12 denominates in FAR, floor area ratio. The other two parcels are
13 denominated in units per acre. They don't fit. There's no way
14 we can find a way physically to make an equation work or a
15 physical design work with two different zoning types. So we're
16 asking for the CRA to -- or not the CRA, but the City to amend
17 the zoning code and the land use map to give us zoning that is
18 comparable to what we have in --

19 COMMISSIONER HUBBARD: In the CRA?

20 MR. LAWLER: -- the CRA. Two-thirds of our property is
21 already in the CRA. We could try to proceed independently. And
22 we've done some design work. We could probably develop order of
23 magnitude. And I want to give it to you in FAR. Our project
24 is, as designed, with 135 units, is 259,000 square feet of FAR.
25 The potential envelope that we have, based on how we've

1 constructed the open space and otherwise is 282,000 square feet
2 of FAR.

3 We could potentially achieve -- and this is order of
4 magnitude, is somewhere on the order of 190 to 220 feet of FAR
5 by simply focusing on the 2525 Lake Drive property. It would
6 result in what I'd call a chunky building. We wouldn't do the
7 view corridor through there. We would not be able to do some of
8 the design treatment that we've included. So it would be in my
9 view, from a design and a development point of view, a smaller
10 less architecturally attractive building.

11 COMMISSIONER HUBBARD: For my understanding, we need two
12 things, we need -- on the CRA side you need us to do exactly
13 what again?

14 MR. LAWLER: I'm asking your approval of this site plan
15 being consistent with the CRA's goals and objectives, and
16 it's -- Scott, I'm looking for the right words. Consistent with
17 CRA plan.

18 INTERIM EXECUTIVE DIRECTOR EVANS: It's consistent with CRA
19 plan. Just a collection of goals and policies.

20 COMMISSIONER HUBBARD: But on the City's side we would have
21 to amend our zoning allowance or our zoning code?

22 MR. LAWLER: Yes. There are five matters that we,
23 hopefully will be pending before you on March 15th. One is a
24 land use change; second is a rezoning; the third is a site plan,
25 which you've seen tonight; the fourth is a special exception to

1 that site plan, which involves the public open space being
2 developed in return for the additional height. And the last
3 item that will be on the agenda is a re-plat of all three
4 parcels into a common parcel.

5 COMMISSIONER HUBBARD: I've got you.

6 Okay. So tonight we -- this -- based on what staff has
7 said and what you have said, this meets our goals and objectives
8 of our CRA plan. However, on March 15th you'll come back to the
9 City with these five things to be considered for a second
10 meeting?

11 MR. LAWLER: I will.

12 COMMISSIONER HUBBARD: So let me ask you, what are your
13 local participation goals for this project?

14 MR. LAWLER: We have not set any. I'm happy to meet with
15 you to discuss that.

16 COMMISSIONER HUBBARD: Okay. Since the last City Council
17 meeting have you been able to talk to your client about that?

18 MR. LAWLER: I've talked to my principal. And let me
19 extend what I said when I met with the City Council last week,
20 which is that we are good corporate citizens, we certainly are
21 prepared to have a full and frank discussion with the City about
22 what's appropriate here in light of what we're asking the City
23 for. From a strictly zoning point of view I believe we are in
24 conformance in doing exactly what the code requires us to do.
25 The code is -- under the CRA code it says -- first of all, we're

1 one of the very few handful of sites that can use that part of
2 the code that deals with the public benefit option. We didn't
3 contrive to -- it's a matter of just where our geography is and
4 what the code says.

5 Second, we have been very rigorous about what the
6 requirements are to access that in terms of both height and
7 other relationships.

8 So I think that we are in compliance with what the benefit
9 is that the code requires us to provide in order to achieve a
10 higher density.

11 If you believe there's other things, or if this Board
12 believes there's other things that we should be attending to,
13 we're certainly responsive to the notion of local preference.
14 The question is what's the right level and how is that
15 accomplished. And I'm certainly willing to meet with you or
16 other members or staff to discuss that.

17 COMMISSIONER HUBBARD: Okay. I kind of was hoping that
18 once we got to this, to the CRA tonight, that you would have
19 spoken with your principal and been able to tell us, you know,
20 what was his position, you know, on that.

21 MR. LAWLER: I wouldn't be standing here if I hadn't talked
22 to him and engaged in this conversation.

23 COMMISSIONER HUBBARD: Oh. You didn't -- but that's not
24 what you said. I'm sorry. I must have misunderstood you.

25 MR. LAWLER: No, I have talked to him. And our position is

1 quite simple. We are prepared to look at this and have a
2 conversation with either you or whatever, the council members,
3 as well as staff, to determine what's appropriate here.

4 COMMISSIONER DAVIS JOHNSON: Mr. Chair.

5 I'm sorry.

6 COMMISSIONER HUBBARD: Go ahead.

7 COMMISSIONER DAVIS JOHNSON: At this point I think that it
8 would just probably be prudent for you to schedule meetings with
9 the Board to discuss what, what we believe is the proper
10 inclusion and what we would like to see, because we are at this
11 stage -- and I do remember Councilwoman Hubbard asking that
12 question at the last meeting. However, I heard your comment to
13 us as you were not prepared to discuss that at the time because
14 you were here for a particular item.

15 So I just believe that at this particular point,
16 understanding and knowing that she is very concerned -- when I
17 say she, let me say Councilwoman Hubbard is very concerned about
18 utilization of local businesses. I believe that it's probably
19 appropriate to begin to schedule meetings to meet with all of
20 council to hear from us and we can formulate a plan that is
21 going to best meet the needs for these local businesses as well
22 as the local workforce.

23 MR. LAWLER: And I'm prepared to do that.

24 CHAIR DAVIS: Any questions?

25 This will come back before us on the City Council, correct?

1 COMMISSIONER PARDO: Correct.

2 CHAIR DAVIS: Madam Clerk.

3 COMMISSIONER HUBBARD: So -- question, Mr. Chair.

4 CHAIR DAVIS: Yes, ma'am.

5 COMMISSIONER HUBBARD: At this point, if we move on this
6 tonight, what happens on the -- what does this do, what does
7 this bind us to as far as the City's side goes, that won't allow
8 us, you know, any leverage?

9 INTERIM EXECUTIVE DIRECTOR EVANS: Mr. Chair.

10 This just makes a recommendation to the City Council.

11 COMMISSIONER HUBBARD: This makes a recommendation to the
12 City Council that this is in compliance and meets the -- so does
13 it have to come back to the CRA?

14 INTERIM EXECUTIVE DIRECTOR EVANS: No, it would make, it
15 would make -- the CRA would make a recommendation that the
16 project meets the CRA plan. And then the City Council would
17 then view it based on its ability to meet the zoning code and
18 other requirements.

19 COMMISSIONER HUBBARD: Okay. So if we agree that it meets
20 the City -- the CRA code -- this is what -- I guess this is what
21 my concern is: Do we need to talk about the local participation
22 of this contractor or developer prior to agreeing that this
23 meets the code? Or should we -- or would it be safe -- or do we
24 still -- are we still safe if we wait until the council meeting
25 to do such? Because look at -- let me say this -- and that's

1 why I asked him about the different figures, the numbers. There
2 is so much -- okay, you're going from 89 to 135 units; you're
3 going from five floors to eight floors. So what's going to be
4 had as far as income revenue profit? It's going to be great.
5 And what I'm asking, and what I don't want to lose the leverage
6 of, Mr. Chair and Executive Director, is I don't want to lose
7 our leverage of being able to negotiate on that behalf. And
8 that's why I was -- if it was coming back to the CRA then that
9 would be I feel a little more comfortable. But this is our last
10 hooray other than at the City Council meeting.

11 CHAIR DAVIS: Well, you know, it was stated that he's
12 willing to sit down and have a discussion with all of us as
13 individuals. And we still -- this is just the Board that's
14 going to make a recommendation. There's nothing final until we
15 get to the next Board.

16 COMMISSIONER HUBBARD: Which is true. Which is true. I
17 get that.

18 CHAIR DAVIS: There is no leverage when you're just making
19 a recommendation. That would have had to have been done in the
20 previous meeting. But that's not the case.

21 COMMISSIONER HUBBARD: What, what he -- what this project
22 needs from us at this point is to agree or to say that it meets
23 the CRA -- what word did he use? Objectives and goals. And
24 that's the words that Mr. Scott Evans used.

25 So -- but, again, I just want to be clear, you know, it

1 does meet our -- it does meet -- okay. If it does meet the CRA
2 goals and objectives -- but this is -- let me stop you right
3 there.

4 Go ahead, Ms. Davis, it's okay.

5 CHAIR DAVIS: Oh. You're talking to her?

6 COMMISSIONER HUBBARD: The -- for us to say that it meets
7 our goals and objectives, are you referring just to space? Are
8 you referring to the goals of the CRA, Mr. Evans?

9 INTERIM EXECUTIVE DIRECTOR EVANS: It's just is the project
10 consistent with the adopted CRA plan, which has a variety of
11 goals and policies. And the new CRA plan was designed at the
12 same time as we re-did the City zoning code and land use code.
13 So they were all created to create projects like this. So it's
14 definitely in compliance with the CRA plan.

15 If you decide to make a recommendation that the project is
16 compliant with the CRA, that doesn't reduce your ability at the
17 City Council level to make a determination on whether or not you
18 approve it. And you can do that in your time frame.

19 COMMISSIONER HUBBARD: Let me ask you one last question.
20 In the development of the CRA plan, the economic development
21 piece, is there an economic development piece that speaks to
22 local participation in the updated CRA plan?

23 INTERIM EXECUTIVE DIRECTOR EVANS: We do have -- we have --
24 it's got a whole tool kit. And it's an economic development
25 tool kit. And it lists a variety of programs that we're

1 currently doing and ones that we could do in the future too. So
2 it has all kinds of programs and they're all focused on the
3 opportunity that exists in the CRA now.

4 COMMISSIONER HUBBARD: Okay. Thank you.

5 CHAIR DAVIS: Commissioner -- anyone else got any
6 questions? Vice-Chair, do you have any questions?

7 VICE-CHAIR MILLER-ANDERSON: No. I look forward to
8 speaking with him, you know, prior to this coming to the next
9 meeting.

10 CHAIR DAVIS: Okay. I'll just wait for Davis Johnson. Any
11 questions before we call the -- okay. Call the question, Madam
12 Clerk.

13 (Vote taken.)

14 THE CLERK: Motion carries.

15 (Motion passes unanimously.)

16 THE CLERK: A resolution of the Board of Commissioners of
17 the Riviera Beach Community Redevelopment Agency authorizing the
18 execution of a quit claim deed by and between the agency and the
19 Inner City Youth Golfers, Inc., ICYG, buyer, for various
20 properties specifically designated in Exhibit A for a total of
21 \$12,000 for the construction of a youth educational and golf
22 center museum; the sale is conditioned upon ICYG raising
23 sufficient funds to construct a 2,000 square foot building
24 within three years of the date of the deed, construct the
25 building within five years of the date of the deed, and use the

1 building for public purposes in perpetuity; finding that the
2 sales price represents the fair value; directing and authorizing
3 the chairman and executive director to take such actions as
4 shall be necessary and consistent to carry out the intent and
5 desire of the agency; providing an effective date.

6 COMMISSIONER PARDO: So moved.

7 COMMISSIONER HUBBARD: Second.

8 CHAIR DAVIS: Properly moved and second.

9 Staff.

10 INTERIM EXECUTIVE DIRECTOR EVANS: At the past several CRA
11 meetings the Board has discussed this potential contract
12 amendment. Previously they approved the sale of this property
13 to ICYG for construction of a youth golf training center; and
14 they have requested an amendment to the contract. They have
15 also expressed that their fund raising activities specifically
16 with non-profits and other donors have been limited by the fact
17 that they've not closed on the property.

18 The project has received site plan approval by the City.

19 At the last meeting the Board reviewed the application and
20 came up with some additional requirements to the proposed deed.
21 So the ICYG would in fact still buy the property for the
22 original price that they agreed to, and then we would sell it to
23 them with deed restrictions in place; and those deed
24 restrictions would be that funds for the complete construction
25 of the project must be raised within three years of the date of

1 the sale. So if they have not raised the money to build the
2 project the CRA could then enter in to take the project back.
3 So we added that.

4 Additionally we left in the previous requirement also that
5 the project must be completed, construction must be completed
6 within five years of the date of the sale. So they have to
7 raise the money in three years and then they have two years to
8 construct the building.

9 And additionally we just strengthened the language, the
10 proposed use shall be for public purposes in perpetuity, so that
11 we know that we're selling the property to them for the purpose
12 of building their golf museum and youth training center and that
13 would be the only -- a public purpose would be the only thing
14 that they could use that property for.

15 If the contract is approved, ICYG would be required to
16 complete payment of the property for the original agreement
17 price of \$12,000. They've already made payment towards that.
18 So they would owe us a balance of \$6,876.

19 And Mr. Malachi Knowles is in attendance to answer any
20 questions the Board may have.

21 CHAIR DAVIS: Would you all like to go to public comment at
22 this time?

23 Okay. Ms. Bonnie Larson.

24 Would you all like to see a presentation before we do the
25 questions again?

1 COMMISSIONER PARDO: They've been up here many times.

2 CHAIR DAVIS: Some folks might have missed the last
3 meeting.

4 Do you have a presentation, Youth Golfers?

5 INTERIM EXECUTIVE DIRECTOR EVANS: Mr. Knowles, can you
6 give an overview of your project?

7 MR. KNOWLES: I would like to say thank you very much,
8 Council, for giving us the opportunity to speak before you this
9 evening.

10 CHAIR DAVIS: Excuse me, Mr. Knowles. Will you please
11 identify yourself.

12 MR. KNOWLES: Malachi Knowles, 1032 Centerstone Lane --

13 CHAIR DAVIS: Thank you, sir.

14 MR. KNOWLES: -- Riviera Beach, Florida.

15 First of all, I would like to say that I'm proud of the
16 City and its students, its youth, and its parents. For the last
17 couple of Saturdays we've had upwards of 50, 60 kids and parents
18 involved with our golf orientation program. And as many of you
19 know, this is Honda week, the Honda Classic week, and Saturday
20 we've gotten those who want to go tickets and we will, hopefully
21 will have at least 30 to 40, 50 of those students and parents at
22 the Honda Classic for the first time.

23 And I appreciate all of the support, particularly the
24 support given from the Parks and Recreation Department, because
25 we're working jointly together to make sure that the youth in

1 the City of Riviera Beach is very much involved with golf and
2 that they will learn what golf brings to them and what golf
3 means.

4 Over the past several meetings we pointed out to you that
5 of course we've been -- when we provide our golf orientation
6 activities we bounce up and we pick up our material and we go.
7 So we need a building. And the building is to your far left.
8 And the parking is arranged as you see it.

9 And at some point we would hope to have an outdoor training
10 facility for our youth and parents.

11 The white pods you see are sand traps, called bunkers in
12 our language. And the very shaded manicured area there are the
13 putting greens.

14 So we would hope to -- we've configured our project to fit
15 the property. So we hope to bring a state-of-the-art as well
16 museum for the first time in the United States of America,
17 called the African American Golfers Hall of Fame. And indeed
18 the Palm Beach County Sports Commission and other county
19 entities are aware that the African American Golfers Hall of
20 Fame may very well be in the City of Riviera Beach.

21 Mr. Hartnett, would you want to add few points, please?

22 MR. HARTNETT: Hi. Toby Hartnett, president of Hartnett
23 Building Group.

24 I think it's a great building that we could have for our
25 youth. You know, we would be head, lead contractor at this

1 point. We'd be looking to, you know, support all your local
2 needs and wants for the construction of the project. We hope
3 to, you know, very quickly raise funds and get it constructed.

4 MR. KNOWLES: I'd add for the record to make sure, since
5 we've had the check with us from the beginning, the check is
6 available to pay off the property, pay the balance of the
7 property.

8 We also have perhaps one other serious contracting
9 possibility. And of course our landscape architect is here,
10 he's in the back. Raise your hand. So for that possibility,
11 that whole green area will be designed by him. He who has all
12 of the qualities to do that, and we want to make sure he shines.
13 He has done the complete driving range at the new Keiser
14 University, which we will be taking our kids out so that they
15 can see that as well.

16 So we are on board -- and I would also like to say that
17 within our building we will have an ability to provide an
18 opportunity for some of our youth to learn certain skills,
19 skills that will enhance them in becoming young entrepreneurs;
20 particularly that of regripping, cutting golf clubs, et cetera.
21 So we're on board, we're ready to go.

22 CHAIR DAVIS: Thank you, sir.

23 And you all agreed to the recommendations from the last
24 meeting, which is -- I see that Mr. Evans has placed in there.

25 Okay. Let's go to the public comments.

1 Ms. Bonnie Larson.

2 MS. LARSON: Thank you. A couple things I don't
3 understand. So maybe someone could clarify that for me. How
4 are you going to have a driving range and a putting range right
5 there on 13th Street and Avenue E? I don't think I'm going to
6 be driving there anymore. How is that going to work with kids,
7 you know, shooting balls like right -- that I don't understand
8 at all.

9 The other thing is, on the -- what is the problem with him
10 paying off the deed? Do we not want to -- is there some reason
11 we don't want to accept that or we didn't want to accept it last
12 week? I don't quite understand how that's going. I just don't
13 understand what the problem is. If he's got the money, why
14 aren't we taking it and running? Or is there some other reason
15 we don't want to sell it to him outright?

16 The deed. He said, he came last week and he said that the
17 bank wouldn't loan him money unless he had the deed. But the
18 deed is with restrictions so I don't understand how a bank is
19 going to take that, a deed with restrictions. I don't see the
20 difference. If he has a deed clear, that I understand. But a
21 deed with restrictions, how is the bank going to look more
22 favorably on that?

23 I also don't understand the in perpetuity aspect of it. It
24 has to be a public purpose in perpetuity. Does that mean he can
25 do something if he changes his mind, other than golf there? And

1 why is it -- I think we have to be very careful when we say in
2 perpetuity, because that can lead to all kinds of other issues.

3 I was reading the quit claim deed. We need to put in
4 his -- I think that's his home address, Centerstone Lane, we
5 need to put that in to all of our documents. So that needs to
6 go right here. Not a PO address. An actual physical address.

7 And then I don't understand down on line one, two, three,
8 four, in the last paragraph, it says either in law or in equity
9 to the only purpose -- to the only proper use, benefit and
10 behoof of the said grantee. What is a behoof? It's just -- I
11 don't know what that is. B-E-H-O-O-F.

12 So those are my questions. Like I said, I can't understand
13 a putting range or golfing right here on two busy, busy
14 intersections. And also about the deed. Thank you.

15 CHAIR DAVIS: Thank you.

16 Ms. Margaret Shepherd.

17 MS. SHEPHERD: Margaret Shepherd, Riviera Beach.

18 While I understand the concerns of the residents, I think
19 it behooves us to just jump right on this project. With the
20 killings of children against children and right there with the
21 Concerned Mothers and -- you know, it's time for us to do
22 something for the children. It is nothing in Riviera Beach for
23 our children. This is educational. They don't know how to play
24 tennis. You sat here and heard about the Maritime Academy. The
25 kids don't know nothing about boats. They don't know nothing.

1 You said it yourself.

2 You talk about the vouchers. You know, my kids learned
3 swimming. Where was the vouchers? I didn't see any vouchers.
4 I didn't see anything. So we're saying this stuff to the public
5 but we're not really doing it.

6 And if this is something educational, playing golf, we
7 ought to jump on it. You know, stop making restrictions. We
8 make restrictions for something for children, but other people
9 walk in here and do things and you just give them the money, you
10 say okay, you know.

11 And I understand, I understand that you are quite concerned
12 with how the project is going. My concern is that with the
13 project going on the 4th Street for the children, these kids
14 need to get out. That's the one thing I did with my children, I
15 made sure I took them somewhere to learn how to eat, how to hold
16 a fork and a spoon. Why can't they learn how to use a golf
17 club? What's wrong with them using a golf club? I don't
18 understand it. I just don't understand it. We're standing here
19 putting restrictions on children.

20 I understand Malachi. And I understand that people are
21 concerned why hasn't he raised the money. I was concerned
22 because I'm thinking he hadn't raised the twelve thousand. I
23 know him. And I was trying to figure out where was the money.

24 But I think if you take the restrictions, take the handle
25 off of it, allow him to prove -- if not you could take the, you

1 know, put it in there where you could take the property back
2 ASAP.

3 But I just behoove you, let's look out for these children.
4 They need to play golf, they need to swim, they need to be
5 involved in the community.

6 Name one place that these children have to go. One place
7 other than football, other than football, all night basketball.
8 What a waste of time.

9 When I saw the boy on television, one arm, playing golf...

10 I understand your concerns. But I ask you to pass this
11 resolution. Thank you.

12 CHAIR DAVIS: Thank you.

13 Next, Ms. Ernestine Gordon.

14 MS. GORDON: My name is Ernestine Gordon.

15 I'm here also for the childrens. I was so glad when I read
16 this number 5, it said youth. I really felt good. I said at
17 least they're thinking about the childrens.

18 And I'll be honest with you, please let this materialize.

19 And also, have you ever thought about those buildings that
20 is going down there on Broadway there, those mobile homes and
21 everything, that the land they have there, why can't we have
22 places to go also? A theater could be there. I mentioned that
23 to you one time before, Mr. Davis. Don't you remember?

24 CHAIR DAVIS: I remember.

25 MS. GORDON: Okay. When you get out from church, don't you

1 like to go somewhere and entertain your family somewhere? We
2 don't have nowhere for the kids to go, nowhere for the adults to
3 go after we come out from church. They can have a restaurant
4 there, a place for the people to get out and catch air and
5 socialize with each other. We don't have anything for the
6 people in Riviera Beach. It's time for you all to think about
7 the people, and most of all our childrens because they are the
8 future. Thank you.

9 CHAIR DAVIS: Thank you.

10 Ms. Mary Brabham.

11 MS. BRABHAM: Ms. Mary Brabham, Riviera Beach.

12 We should in the 20th century be moving into the mindset of
13 who we are and what we do, we want, how we want to be perceived,
14 and the desire of our partnership in executing agreements.

15 In the last, the last time that we addressed this, we
16 addressed that, perpetuity. Commissioner Johnson, you stated
17 that it should be for public use. And that is in there. But
18 that word perpetuity should not be in there. It just shouldn't
19 be in there. If it's going to be for the public use, and he has
20 five years to build this, we've gone back from previous years
21 with the same thing. We're not saying that it's not for the
22 children, but it's how these agreements are being executed.

23 Ms. Miller-Anderson asked the question to Danny Jones about
24 the land, how much was the land used in those parcels. He sat
25 up there and said that he didn't have it. Any time when

1 anything like this is addressed and we're selling, and the
2 guarantee and the buyer, it should be in the public.

3 Here we are again, it's nothing here in this agreement that
4 tells you how much those parcels are. Whether or not it matters
5 or not. But that's transparency. That's being out in the open.

6 It's not about the institute of building a golf center. It
7 is how, it is how this is constructed. And it's always nothing
8 against Mr. Knowles. But you as leaders, don't let it fly off
9 the top of your head. Get into this agreement here and find out
10 how can that be really constructed. Take out that perpetuity.
11 You, Ms. Johnson, we, we, we workshopped that in the last
12 meeting here.

13 Hold him to accountable for building this in five years.
14 We go on and on and on and on with people in this city here,
15 that comes here, and we give them land for a dollar, for X
16 amount of fifty years. What kind of craziness is that? That's
17 not responsible and effective government. Read these contracts.

18 I said at the last meeting, residents, TD Davis will
19 execute this agreement. He's the director. He's on your board.

20 So, see, Ms. Brabham does not stand up here and say things
21 just to say it. It's to make some clarification. Regardless of
22 whether or not you want to move on, but it's how you move on.

23 CHAIR DAVIS: Thank you.

24 At this time that's the end of public comment.

25 COMMISSIONER DAVIS JOHNSON: Mr. Chair.

1 CHAIR DAVIS: Commissioner Davis Johnson.

2 COMMISSIONER DAVIS JOHNSON: Just a point of clarification
3 as to the inclusion of the use of the word perpetuity. What I
4 suggested was that we use the word in perpetuity so that in the
5 event that there is a default, that piece of property will only
6 be used from here on out for a public purpose. That was the
7 reason that I suggested the use of the word in perpetuity,
8 because that would allow that piece of land to never be used for
9 anything other than public purpose. That's the only reason that
10 the word is there. And that was the only reason that I
11 requested it, because if you will recall during the conversation
12 we talked about default and them not meeting their terms, that
13 property reverts back to us. So it has nothing to do with the
14 Inner City Youth Golf Association but more so with the CRA and
15 our ability to control what that property is used for. That was
16 the only reason that I suggested the use of in perpetuity. Not
17 to provide the organization with it.

18 Because once they live up to the terms and conditions of
19 what they are supposed to do by way of raising funds and
20 building the facility, then the property is theirs and they will
21 continue to use it. But in the event that there was a default
22 and it reverted back, then as a CRA Board we could simply say
23 that nothing else can go there unless it suits a public purpose.
24 That was my reason for putting that in, more so to protect us
25 than it was to protect the purchaser.

1 CHAIR DAVIS: Thank you.

2 Any other questions by the commission before we move
3 forward with this item?

4 VICE-CHAIR MILLER-ANDERSON: Yes, sir.

5 CHAIR DAVIS: Vice-Chair Miller-Anderson.

6 VICE-CHAIR MILLER-ANDERSON: I just wanted to know, one of
7 the comments was about them not having the money. They are
8 paying for it outright, correct?

9 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, they would have to
10 pay the original contract price.

11 VICE-CHAIR MILLER-ANDERSON: Which is the twelve thousand?

12 INTERIM EXECUTIVE DIRECTOR EVANS: Twelve thousand.

13 CHAIR DAVIS: Commissioner Hubbard.

14 COMMISSIONER HUBBARD: Yes. In the conversation last week,
15 or the last time it was presented, it was that they had raised
16 one-third of the funds thus far for construction. And in our
17 agreement we're saying that they -- we're giving them five years
18 to raise the money and to -- three years to raise the money, two
19 years to build. Have staff confirmed that they have raised
20 one-third of the funds? Have they looked into that?

21 INTERIM EXECUTIVE DIRECTOR EVANS: We haven't confirmed
22 their bank balances on fund raising, no. But at the three-year
23 point we would need to make sure that they can show that they
24 have bank balances. They did show us their ability to get a
25 construction loan for over two hundred thousand I believe

1 previously, but that was sometime ago. We would definitely
2 bring this back to you at the three-year point to let -- and
3 share with you if they had raised the money and how we have
4 proof of that.

5 CHAIR DAVIS: Or even an annual update so that we can, you
6 know, make sure this time we know where they are; and then the
7 following year from there we know -- that two-year mark so we
8 can kind of get a gauge of, you know -- and we can also
9 participate too, with marketing that property, so we can get our
10 youth an opportunity to take their future to a different level
11 and being creative with the golf experience so...

12 COMMISSIONER HUBBARD: The --

13 CHAIR DAVIS: Commissioner Hubbard.

14 COMMISSIONER HUBBARD: Okay. What I'm concerned about is
15 that staff is doing its due diligence to make sure -- in my
16 notes here I wanted to ask staff about the revenues that have
17 been raised. Because for us to move forward and staff -- and
18 staff not, you know, having done its due diligence, that
19 concerns me on its face. So why would this item be before us if
20 staff doesn't know if what is being presented to us is correct?

21 INTERIM EXECUTIVE DIRECTOR EVANS: Well, I can't
22 investigate what every applicant says and all of the facts that
23 they say.

24 COMMISSIONER HUBBARD: You can't?

25 INTERIM EXECUTIVE DIRECTOR EVANS: But what I can do is --

1 the applicant has come to us and said that they haven't been
2 able to raise the money to build the project so they've asked
3 for this requirement. And if you would like me to investigate
4 that further, I would be happy to. But it's not a requirement
5 of the contract or what they're requesting to get a status
6 update. But if you wanted you could amend this action to get a
7 quarterly status update if that's the level you would like to --

8 COMMISSIONER HUBBARD: I just want to update now, because I
9 want to confirm that what we have said thus far is actually the
10 case. You know, in my research and in my background I did not
11 see where they had raised the one-third of the funds thus far
12 that they said.

13 But for you to tell me that you cannot research the
14 background of every applicant, that -- you know, I'd like to
15 come back to that at another time. But that's -- I thought
16 that's what you do.

17 INTERIM EXECUTIVE DIRECTOR EVANS: Oh, no, we certainly
18 research the background of all of our applicants. I just --
19 they had said at the meeting that they had raised one-third.
20 And I wasn't aware of their level or raising money; I just knew
21 that they didn't have enough to start the project.

22 COMMISSIONER HUBBARD: So based on the contract, based on
23 the agreement, what did that say to you?

24 CHAIR DAVIS: I have a question.

25 INTERIM EXECUTIVE DIRECTOR EVANS: That they in fact needed

1 more time. And if we didn't give it to them then they're --
2 we're going to have to deal with the existing contract as it
3 was.

4 CHAIR DAVIS: I don't -- and as we focus on moving forward
5 with this item, I do recall any discussion that they did bring
6 it to our attention that they raised one-third; but at no point
7 did this Board or anyone from this Board raise, well, give Scott
8 Evans any directive to do that. Now if that's something that we
9 want to do as a policy with City and CRA properties, and put
10 that request in, then that's a policy decision that we can bring
11 before this Board to support and focus on all projects that come
12 before -- that's owned by the CRA. And that would be --

13 COMMISSIONER HUBBARD: Mr. Chair, my point is this. And I
14 need to be real clear on this. That in your job description and
15 in your title and in your work and in your submission of
16 invoices to us -- and we are paying for a service, we are paying
17 for subject matter experts -- I should not have to tell you to
18 confirm and to verify information for projects that are being
19 brought to us.

20 And I don't think that, one, I'm out of line or that it's
21 out of order or it's asking too much to have staff do -- provide
22 complete backup on the material that they present to us.
23 Mr. Haygood and Mr. Scott Evans, they both should have done
24 their due diligence and their backup to be able to tell us what
25 they are presenting to us, what's being presented to us rather,

1 is accurate and factual. I don't have to tell him to go and do
2 that. That's what he do for a living.

3 CHAIR DAVIS: I'm not debating that issue because I agree
4 with the recommendation, if that's something that you want done.
5 But at the same token, you know, we told and we put some
6 parameters in there saying they got three years. And within
7 three years we -- you know, we've asked, whether it's annual or
8 quarterly reports, there are some triggers in place that allows
9 us to catch this before it gets to the five-year. And that's
10 what was suggested before.

11 COMMISSIONER HUBBARD: This is what?

12 CHAIR DAVIS: And if that was something that you wanted in
13 there, you would have had my support at the last meeting so we
14 wouldn't have to deal with this issue now, to make sure that
15 Mr. Evans and Mr. Haygood have sat down with him to verify that
16 there was some form of action on where they are financially
17 moving forward with fund raising. And I would have supported it
18 at that time.

19 COMMISSIONER HUBBARD: He brought it to us.

20 CHAIR DAVIS: But we as a commission and the council, we
21 orchestrate and we support a lot of policies and deals involving
22 real estate. And in no time have we ever said, okay, well,
23 staff -- you can ask staff to do it and that's cool. Now if you
24 want that moving forward, then you have my support on that as
25 well. But you're asking someone to do something --

1 COMMISSIONER HUBBARD: To do your job.

2 CHAIR DAVIS: To do something that we already put in place
3 by saying, hey, you got three years to hit this mark; and if you
4 don't hit it in three years, you know, the property reverts back
5 to us and we keep the money.

6 COMMISSIONER HUBBARD: But, you know -- and I understand
7 what you're saying. But to lead staff to believe that it's okay
8 to bring us information that has not been verified is a problem
9 on its face.

10 CHAIR DAVIS: I'm not saying that.

11 COMMISSIONER HUBBARD: Now, what --

12 CHAIR DAVIS: I said I agree with you on that. I'm just
13 saying I wish you had put that into and made that publicly, and
14 I could have supported that at that time. But to wait until it
15 gets to this position, so we can --

16 COMMISSIONER HUBBARD: They brought it to us last week. I
17 couldn't verify it or confirm it while I was sitting on the dais
18 because I only heard about it at the last meeting, just like
19 you.

20 CHAIR DAVIS: But we all gave three items that we wanted
21 the staff to bring back. And that could have been a fourth item
22 that could have been put in there so they could have brought
23 back as well. And I would have supported you. That's all I'm
24 stating. I'm not saying that it's okay.

25 COMMISSIONER HUBBARD: Well, I just went upon myself to

1 look for the backup because as it is evident here tonight, as it
2 is evident here tonight, that they don't feel compelled to give
3 us thorough information and to do background work so that we can
4 have something to make decisions about.

5 Now this is my problem, and this is all that I'm saying.
6 And I won't even use the word problem. This is my concern: To
7 this date we don't -- we're being asked to amend what we have
8 already given them. What we don't, what we don't know to this
9 date, because we can't confirm it other than what they told us,
10 is their ability to raise these funds. They told us they raised
11 one-third of the funds. In my research that's not the case.

12 Secondly, if we're going to amend this we should be
13 amending it based on the fact, well, hey, they've raised
14 one-third of the money, so they do need a little time, they're
15 raising money and they do need a little bit more time, and we'll
16 give them that because we have confirmed the fact that they're
17 well on their way to raising this money.

18 The only reason we're giving them the land for \$12,000 is
19 because it would be a community project, a benefit to the
20 community. Other than that, you know, no one sells that kind of
21 land for that, for that low amount.

22 So, again, if it's going to really benefit the community --
23 and the only way that it can benefit the community is if they're
24 raising the money. Are they raising the money? To date what
25 have they raised? What have they filed, you know, with their

1 990 to show that they have raised the money?

2 And, you know, we can't -- you know, I think that it's
3 embarrassing for us to, to tell staff that they -- that this is
4 not something that they should know. And they're subject matter
5 experts. I think it's quite ridiculous.

6 CHAIR DAVIS: Well, what I will say, I just -- I respect
7 your position and I respect your opinion. But like I've stated
8 before, anything that you are suggesting in the meeting as we
9 move forward, let us know in this meeting so we can make sure
10 staff do what you like to see done and we support that as a
11 board. Or you can have a conversation with the different
12 entities before you come to the meeting and could have had that
13 conversation hashed out before we got to this meeting.

14 COMMISSIONER HUBBARD: We could have had this whole meeting
15 hashed out before we got to the meeting, but this is where we
16 hash it out, this is where we ask questions, this is where we
17 bring stuff up. What's wrong with me bringing this up?

18 CHAIR DAVIS: Now, listen, I never just said it was nothing
19 wrong bringing it up. What I'm saying is this is a meeting of
20 execution. Negotiations happen before the meeting with staff.
21 Negotiations happen with when you have a potential sit down and
22 have those conversations with any entity that comes here,
23 whether it's Youth Golfers or someone that's doing something
24 totally different. You know, those conversations should happen
25 before the meeting. We all have schedules. We all get phone

1 calls. We have our conversation, we ask our questions, and then
2 if there's a concern, say, hey, you know what, I didn't get
3 these questions answered when I tried to meet with this
4 organization. Then I would be all over it with you because you
5 did everything you could in your power as a commissioner to get
6 these questions asked before it even got to this level.

7 COMMISSIONER HUBBARD: That is not -- and, you know, I --

8 CHAIR DAVIS: It's a different matter because you're
9 talking about staff, you're talking about professionalism, what
10 your expectation is. Everybody's expectation --

11 COMMISSIONER HUBBARD: And that's what I --

12 CHAIR DAVIS: And that's different.

13 COMMISSIONER HUBBARD: And so you should not -- with all
14 due respect, you -- if this was something that you were bringing
15 forth and that you felt that staff should do, I would say that
16 was your right to expect that level of professionalism and that
17 level of execution in bringing matters to the dais. I would not
18 be sitting here beating this to death because you felt this way.

19 I feel that we have to expect a certain level of
20 professionalism, because we get invoice after invoice after
21 invoice and we -- and half of it says that we -- background
22 this, we've covered this, we've looked at this. We haven't
23 looked at anything.

24 But if you bring a client, if you bring a project to us as
25 staff, as many staff as CRA have, it should be verified and

1 confirmed that what they are presenting to us is correct; that
2 they have raised the money, they need more time. And we can't
3 even confirm that. I think that's wrong.

4 CHAIR DAVIS: And so noted.

5 COMMISSIONER HUBBARD: I think that's wrong on so many
6 levels.

7 CHAIR DAVIS: Okay. And so noted. But, remember -- the
8 issue is we want to do some projects for the community. Okay?
9 And starting with our youth.

10 This organization is paying for the property. So they're
11 not asking for a dollar a year lease. This is something totally
12 different. They're paying their money for the property. So
13 we're going to get ours. Plus we want to get the experience.
14 So we're not giving nothing away. They're paying for this. The
15 raising funds is for the construction. If they don't do what
16 they need to do within three years then the property comes back
17 to us. So we in a win/win situation. We're in a win/win
18 situation.

19 COMMISSIONER HUBBARD: That's not a win/win situation. I
20 can see you advocating for them and you'd want the project.

21 CHAIR DAVIS: I'm advocating for the youth. Not the
22 project. The youth.

23 COMMISSIONER HUBBARD: And that's not necessarily for the
24 youth.

25 CHAIR DAVIS: Our youth need different experiences. When

1 we came up there was football and basketball and that was it.
2 We need something different for our youth. You can't go wrong
3 when you got somebody spending money on a piece of land that
4 they purchased. And if they choose not to raise any -- if they
5 fail in their efforts, they couldn't say that the City and the
6 CRA didn't do their part to assist with them on that portion.

7 Now, moving forward, you know, if that's what needs to be
8 done, Mr. Evans understands that's what your expectation of him
9 or any other staff member is. So that's duly noted. And
10 everyone heard that.

11 But I want to get through this item. I don't want to
12 continue dialoguing about something that we discussed
13 previously --

14 COMMISSIONER HUBBARD: Excuse me. You --

15 CHAIR DAVIS: Listen --

16 COMMISSIONER HUBBARD: Excuse me, Mr. Chair.

17 CHAIR DAVIS: I allowed you to speak --

18 COMMISSIONER HUBBARD: Okay. Go ahead and --

19 CHAIR DAVIS: I allowed you to speak without interrupting
20 you.

21 COMMISSIONER HUBBARD: Okay. Go ahead and speak then.

22 CHAIR DAVIS: All night long I've been very respectful.

23 COMMISSIONER HUBBARD: Go ahead and speak then.

24 CHAIR DAVIS: All I'm saying is -- Commissioner Hubbard,
25 with all due respect to you. I respect your opinion. I'm not

1 disagreeing with you. All I'm stating is we want to have a very
2 smooth transitional meeting so we can get our business -- we
3 can't keep holding up projects. If we want to get something
4 done, we want questions asked, let's get them out the way before
5 we get here. Because when we come to this meeting we must
6 ask -- because the people want to see something come out of the
7 ground. And that's what's been killing Riviera Beach for the
8 last 30 years. Previous leadership has done it, and nothing's
9 been done. And the only people suffering is the community.

10 And you want to talk about -- not you specifically, but
11 there's people out there that talks about crime and solving our
12 problems in the community, but it's issues like this that can
13 trigger our youth to start thinking about something different.

14 If they was asking us to give them a free lease, then that
15 would be different. But this is different from that.

16 I just want to get through this item, move forward to the
17 next item, and then we can discuss this in our comments. But
18 let's get through this item because people are here for other
19 items that they must get to.

20 COMMISSIONER HUBBARD: Mr. Chair.

21 CHAIR DAVIS: Yes, ma'am.

22 COMMISSIONER HUBBARD: Number one, asking me to -- that I
23 don't -- that the questions that I want to ask from the dais
24 need to be asked previously is ludicrous, because that is what
25 we are here for, to ask questions in public, in the sunshine, to

1 get answers so that the community can have answers.

2 I know that this is a project that would benefit the
3 children. And I'm not going to sit up here and dignify that
4 with a comment, that I am not for the children of the City of
5 Riviera Beach.

6 What I am suggesting and what I am discussing is, as one of
7 the commentators said, the residents, Ms. Brabham I believe it
8 was, it's about the process, it's not about the project. It's
9 about how we are doing it and the confirmation of the things
10 that we expect from staff. Before we give somebody this
11 property for that figure, without confirming have they met the
12 criteria to date, to this point is what I'm talking about.

13 I have nothing against the project itself. All I'm saying
14 is we need to know exactly what, exactly what we're doing. And
15 we don't, because we're not sure if the money has been raised.
16 And that is why you pay the big bucks that you pay to staff, to
17 bring you back that information.

18 CHAIR DAVIS: When this came back before us, the question
19 was: Is this property developable. And we was looking at the
20 size of the structure. And that was the first question that
21 came up --

22 COMMISSIONER HUBBARD: That was your question?

23 CHAIR DAVIS: -- a couple years back. Yes, the same
24 question about the value of the property, how much the cost was.

25 And if you look at that corner right now, okay, they pay

1 for the property, they can sit there and grow tomatoes, whatever
2 they want to do with it, but they own it now. So to argue about
3 a project that they are paying for -- they own it. You can buy
4 a Honda Accord and don't drive it. It's your car, don't drive
5 it. But it's their property. They paid for it. If they choose
6 and they don't raise the money, that's on them. But we've done
7 our part. We received the money. We put it out for sale. And
8 they bided on it, they responded, and they gave us our money.
9 So what's there to talk about?

10 COMMISSIONER HUBBARD: We wouldn't be having this -- it
11 wouldn't be an item on the agenda if it wasn't something to talk
12 about.

13 Mr. Chair, call the question.

14 CHAIR DAVIS: Thank you. I appreciate that. Best question
15 of the day.

16 Madam Clerk.

17 (Vote taken.)

18 THE CLERK: Motion carries with Commissioner Hubbard
19 dissenting.

20 CHAIR DAVIS: Item number 6.

21 THE CLERK: Presentation, Property of Distinction Grant
22 Development Project.

23 INTERIM EXECUTIVE DIRECTOR EVANS: This is an exciting new
24 project that I wanted to bring to the Board just to begin
25 discussion.

1 The Properties of Distinction Commercial Incentive Program
2 is a program that enables the CRA to stimulate redevelopment of
3 our major corridors. It allows us to create customized grants
4 which will help leverage CRA dollars to bring new development
5 and new private dollars into the City, which would then in turn
6 enhance our tax revenue for the City, and we could use the
7 grants to eliminate blight, create jobs, and create new business
8 opportunities for residents.

9 The CRA property which is located on the northwest corner
10 of Avenue F and Blue Heron Boulevard, as seen on this screen
11 above, this week we published this property as available to the
12 public in the spring of 2016, and we requested proposals for
13 sale or development of the property. And local business owner
14 of Tony's Sub Shop submitted a proposal to partner with the CRA
15 to redevelop the site as a commercial plaza. And under that
16 proposal he would relocate and expand his existing business, and
17 provide two additional commercial spaces for additional tenants
18 in that development.

19 And the CRA would like to work with the property owner
20 under this proposal. We would partner on the redevelopment of
21 the site to utilize our Property of Distinction Grant which
22 would assist in the redevelopment effort. And this evening I'm
23 asking for the Board's direction to proceed with working with
24 the local business owner towards developing a grant. The
25 program calls for us to go through a visioning process and work

1 collaboratively to develop the grant.

2 And Mr. Paul Skyers, our economic development consultant,
3 is going to help us with the project; and he'll provide an
4 overview of the proposed details. Which I would -- if we get
5 your direction to proceed we would then proceed with dialogue
6 with the business owner towards developing this for a final
7 approval of a grant to try and accomplish a new commercial
8 development here.

9 MR. SKYERS: Good evening, Commissioners.

10 Paul Skyers, 2001 Broadway, Suite 210, Riviera Beach
11 Florida.

12 I would like to introduce you to the Blue Lagoon Plaza, the
13 proposed project, which would be anchored by Tony's Subs
14 Restaurant, a restaurateur that has been here in Riviera Beach
15 some 21 years. He currently operates out of a location on the
16 corner of 21st and Avenue E. He is in need of expanding his
17 business, having gotten wonderful reception from the community
18 in terms of their support for his wonderful cuisine. He views
19 that Avenue F location as an ideal location to start something
20 better than what he currently has in terms of his local
21 situation.

22 We're proposing a three bay strip plaza that's about 5,000
23 square feet. It would resemble in terms of look and appearance
24 something similar in construction to the car wash or the
25 Walgreens that's on the corner of Broadway and Blue Heron. The

1 property is a little smaller. As a result of that we would have
2 to contain the drainage on the site. And to that extent then
3 we're looking for help and direction from the committee -- the
4 commission, I'm sorry, as to how best to do that, because the
5 construction costs are a little high as a result of having to
6 deal with all of the surface water on that site. We would have
7 to do drainage underneath the parking lot in order to accomplish
8 that. As you can see, we project the cost would be some
9 \$812,000.

10 The other two bays would be rented out to businesses. We
11 currently have interest from four national concerns and two
12 local concerns. The two bays are -- they average about 1,000
13 square feet a piece. So it's fairly restrictive as to what
14 types of businesses and offices could go in there. But we've
15 got six potential tenants for the other two bays.

16 That particular intersection generates some 22,000 plus
17 vehicles per day.

18 We anticipate that a ground breaking would be somewhere
19 around January 2018.

20 The proposed project as we see it would be financed with
21 mixed financing, bringing equity from Mr. George Steele -- he's
22 here tonight if you all would like to interview him. He's the
23 proprietor for Tony's Subs -- a construction loan, and also
24 possibly some form of grant support to deal with the increased
25 cost in construction and the cost of acquiring the land.

1 Our next steps, you know, depending on the Board's
2 pleasure, we would anticipate that we would work with the
3 potential owner to review his business plan, review the design
4 concept, and of course the funding sources to verify them,
5 requesting a grant of some sort, and Scott mentioned the
6 Properties of Distinction Grant from the CRA to cover whatever
7 gap that comes about as a result of the expense, the additional
8 expense in terms of constructing the project.

9 If we're on track, if we break ground in January, we would
10 anticipate that he would occupy the property somewhere around
11 September of 2018.

12 CHAIR DAVIS: Thank you, sir.

13 Any questions by the commission?

14 COMMISSIONER PARDO: Yes, Mr. Chair.

15 CHAIR DAVIS: Commissioner Pardo.

16 COMMISSIONER PARDO: Okay. So do you have a sketch or
17 something that you can show us where the building would be
18 located in addition to the parking spaces? Because it really
19 isn't a large lot.

20 MR. SKYERS: You're right. We do have the sketch. We have
21 a complete site plan. It's a little cumbersome to put it up on
22 the screen. But we could forward it to you at a later point.

23 COMMISSIONER PARDO: How about tomorrow?

24 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

25 And we've also done some layouts of other, of how you could

1 lay out the property.

2 COMMISSIONER PARDO: And I'd also like to know about the
3 businesses that you've been speaking to, what kind of businesses
4 are they?

5 MR. SKYERS: Two are cell phone companies. One is an
6 urgent care center. One is an office business that does
7 manpower location -- relocation. And one is a hairdressing
8 entity from Riviera Beach, hairdressing salon.

9 COMMISSIONER PARDO: So the mobile company is like the
10 Boost across the street, hooked onto the --

11 MR. SKYERS: Right, a competitor of Boost has --

12 COMMISSIONER PARDO: That's a hangout. So we'll make sure
13 that that cell phone company doesn't become a hangout like Boost
14 is.

15 MR. SKYERS: Understood. Yes, ma'am.

16 COMMISSIONER PARDO: No, seriously. If we're going to
17 clean up the area, we need to clean it up --

18 MR. SKYERS: Agreed.

19 COMMISSIONER PARDO: -- and not have a hangout, another
20 hangout area there.

21 But I'm very excited to see Tony's Subs.

22 CHAIR DAVIS: Please, Mr. -- please come say a few words.

23 COMMISSIONER PARDO: I support your expansion 100 percent.

24 MR. STEELE: Good evening. My name is George Steele, from
25 21st Street, 64 West, Tony's Sub. And I'm requesting your help

1 for this project. And I'll stand behind my word that I will do
2 the best to bring better things to the community and
3 satisfaction to visitors that come in there, because I have
4 repeated customers that come from all over. No matter how long
5 you don't see them, they come to see if I'm still there. And I
6 know I can do a greater benefit to the community and myself as
7 you help me. And I will thank you very much.

8 CHAIR DAVIS: Thank you, sir.

9 COMMISSIONER PARDO: Thank you.

10 CHAIR DAVIS: I must say, I can honestly say I was probably
11 one of your first --

12 MR. STEELE: Say that again.

13 CHAIR DAVIS: I said I probably was one of your first
14 customers when you was next door and you had about 300 square
15 feet; and you was the cashier, the cook, the sandwich -- you
16 were doing it all. But it's great to see the way you've
17 expanded it, grown as a local business.

18 MR. STEELE: I can also teach who is willing to listen and
19 learn. So there's a greater potential to it as I hear you talk
20 about the huge development. Now it's time for development.
21 It's time for hands-on activities, the play in school, the gyms
22 or whatever. You need to hone businesses. You need to build
23 skyscrapers too. You need to help your community grow and be
24 better. Not just play. We already play. We play until you're
25 old, and they still playing. Now it's time for you to move

1 forward. So I think this will even synergize some of our
2 customers and community people that need to see where we can go.

3 CHAIR DAVIS: Thank you.

4 COMMISSIONER DAVIS JOHNSON: Mr. Chair.

5 CHAIR DAVIS: Commissioner Davis Johnson.

6 COMMISSIONER DAVIS JOHNSON: I'm excited about the
7 visibility that you will receive as a small business being on
8 that main thoroughfare. I'm super excited about the fact that
9 you want to train folks in culinary arts. I am even more
10 excited that there's an opportunity for us to have additional
11 businesses there.

12 I do believe, Mr. Skyers and CRA staff, I do believe that
13 we need to be selective as to what we place in that development
14 because we do not -- it is not our intention to create an
15 eyesore, to create a loitering place. It is our not our desire
16 to place substandard stores in that development. We want to
17 grow. We want to be known as true partners to the local small
18 business. So it needs to flow and make sure that it is
19 something that is going to be attractive but that's going to be
20 a valuable service for the community. So we need to really be
21 deliberate in our review of those who wish to come here, and
22 think of what we ultimately want to be. And I say this often,
23 when we grow up we want to make sure that we are providing
24 legacy and that we are providing true opportunity.

25 MR. STEELE: That's exactly what I have in my heart and in

1 my mind. And I thank you. What you say is precisely what I
2 see. And the desire for the younger kids to see a better and
3 brighter future.

4 Because they look at me, I can tell the vilest of one, pull
5 your pants up, and they will not say one indecent word to me,
6 they will pull it up. So if I'm pulled up I will bring them up
7 with me too.

8 CHAIR DAVIS: Thank you.

9 Let's do whatever we can to support this business.

10 Vice-Chair Miller-Anderson.

11 VICE-CHAIR MILLER-ANDERSON: I just want to thank you for
12 remaining in district two in the City of Riviera Beach.

13 MR. STEELE: Thank you.

14 COMMISSIONER HUBBARD: I too support your business
15 whole-heartedly.

16 MR. STEELE: Some things are cut and some things are
17 cultivated. So we are to stop chewing now and start planting.
18 Meaning cultivating our children, what you want to see them.
19 See the future. Cultivate it.

20 CHAIR DAVIS: Thank you.

21 COMMISSIONER HUBBARD: Thank you for your service.

22 CHAIR DAVIS: That's the good stuff.

23 VICE-CHAIR MILLER-ANDERSON: Do we have a comment card on
24 that?

25 CHAIR DAVIS: Is there one card on that item? Item number

1 7? Six. No one put a comment card.

2 MR. WILLIAMS: I put one in for that one.

3 Just briefly. Won't take but a second.

4 CHAIR DAVIS: These are public comment cards. There is
5 nothing for this item. But, Mr. Willis, come on up.

6 MR. WILLIAMS: Good afternoon. Willis Williams, Riviera
7 Beach.

8 It's just one small thing I wanted to ask, was that on that
9 lot, it's been there so long, thank God we're planning on doing
10 something with it. I'm just wondering, Scott, from the CRA side
11 did we ever think about buying that piece of property where the
12 house sits next door there? Has anybody thought about buying
13 that so that you wouldn't have to turn that property this way
14 and then you could really turn it all the way across Blue Heron?

15 INTERIM EXECUTIVE DIRECTOR EVANS: You're talking about the
16 property directly to the west so it would be a bigger piece?

17 MR. WILLIAMS: Yeah, to the west of it, yeah.

18 INTERIM EXECUTIVE DIRECTOR EVANS: We could look at seeing
19 if we could expand the property. We haven't looked at it.

20 MR. WILLIAMS: Just a suggestion. Because that house has
21 been dilapidated, it's been rented about eight or ten different
22 times for maybe five different people, so it would be something
23 that you could look into. Okay? Thank you.

24 CHAIR DAVIS: That's a good idea.

25 Item number 7.

1 THE CLERK: A resolution of the Board of Commissioners of
2 the Riviera Beach Community Redevelopment Agency approving the
3 first amendment to the professional service agreement between
4 the Palm Beach Consulting Group, LLC, and the agency; providing
5 an effective date.

6 COMMISSIONER DAVIS JOHNSON: So moved.

7 COMMISSIONER PARDO: Second.

8 CHAIR DAVIS: Properly moved and second. Mr. Evans.

9 INTERIM EXECUTIVE DIRECTOR EVANS: The Palm Beach
10 Consulting Group has been providing assistance to the CRA
11 actually for a number of years but more -- most recently since
12 November of 2016. And Mr. Broussard has been working with us in
13 the capacity of interim finance manager.

14 The contract amendment provides the CRA with management and
15 oversight of the finance department, until its associated
16 responsibilities are reorganized and restructured under a new
17 operate model and operational structure.

18 Recent responsibilities. The audits completed last year
19 highlighted the need for the CRA to more closely coordinate our
20 financial reporting with the City of Riviera Beach. I think in
21 previous years the CRA's and the City's audits have become
22 increasingly not coordinated, and then at the end of the year
23 it's very difficult to have the two audits match up.

24 Consultant Mr. Broussard would provide the role of interim
25 finance manager. He would work closely with the City's Finance

1 Department for the remainder of this year's ongoing audits. The
2 service provided would be from March 1st until December 31st,
3 which is a total of ten months. Total compensation would not
4 exceed \$60,000 over the ten-month period. And these services
5 would include providing general management and oversight of our
6 Finance Department; assisting and preparing in our fiscal year
7 budget amendments; assisting in completion of the CRA's audits,
8 including preparing any recommendations for related system
9 improvements, enhancements and corrections. We're also -- the
10 City of Riviera Beach is currently considering and looking at
11 various software programs to move to for their finance
12 department; so he would also participate in that program. And
13 we would be looking at implementing either the City's new system
14 or redoing our system at that same time. So he would not only
15 participate in the selection of the system but then supervise in
16 converting us either to the City's new accounting and financial
17 reporting system or to redo our current existing one. And
18 finally he would be able to also help us to properly document
19 our policies and procedures since we'd be moving to a new
20 system, to ensure that we have those in place to proceed
21 accordingly.

22 CHAIR DAVIS: Okay. Ms. Mary Brabham.

23 MS. BRABHAM: Ms. Mary Brabham, Riviera Beach.

24 On this item, number 7, I think last year when we were in
25 here with the LLC, the various boards that are set up pertaining

1 with the CRA, the question was asked about Mr. Tony Brown,
2 whether or not he was still on that board. I think in working
3 through this at the latter part of last year, I think that you
4 all resolved some things. But in retrospect to this, for the
5 general public, we would like to know who are on that board now.
6 I do remember Natalie Moore, Tony Brown, Mr. Haygood, Mr. Scott
7 Evans. I think it was about five of them. It is in my records.
8 So for the general public, we would like to know who is on the
9 LLC board.

10 This board here is critical here. You know it and I know
11 it too. So we want, we want transparency here. And I
12 definitely know that the names that I called out, are they still
13 on the board? And we want an update from Mr. Scott Evans here
14 tonight, who else is on the board there. Has Mr. Tony Brown
15 been legally, legally dissolved from that board, Mr. Evans? We
16 don't want no horse play here. So that is one question.

17 And I'm also directing that also with the attorney,
18 Mr. Haygood, also, so that he will verify that board there,
19 because that is an element board of the CRA. So -- and I do
20 know that these people were on there. So tonight we would like
21 an update on it.

22 And you made mention about the interim director now for the
23 finance, Mr. Broussard. I know that within the meeting last
24 year, with the auditor, with the QuickBooks, everything was on
25 QuickBooks. Have we also resolved that enterprise off of

1 QuickBooks? Mr. Tony Brown had it set up like that. And that
2 was one of our concerns last year about this, because it was so
3 much irregularities in the audit report for the CRA.

4 So if we are to be perceived as transparency and not doing
5 business as usual of this city here, let us all govern each
6 entity with the proper procedure and elements that it needs for
7 everybody to work in partnerships with a different variety of
8 boards in the City here.

9 So that's those elements that I want addressed tonight.
10 And we want it, because I put some of them out there. So
11 Ms. Brabham does not like to leave anyone hanging. Thank you.

12 CHAIR DAVIS: Mr. Evans, is this the same thing that --

13 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. I can provide a
14 summary.

15 CHAIR DAVIS: No, no. Let's be clear with the public.
16 This item, is it related to what Ms. Brabham is stating?

17 INTERIM EXECUTIVE DIRECTOR EVANS: It is, only in that this
18 Board appointed Mr. Broussard to be the special CRA manager of
19 that particular Board.

20 The CDE is an entity that's created in order for us to take
21 advantage of New Markets Tax Credits. And we built the City's
22 Event Center utilizing that. Which ended up providing us about
23 two million dollars in additional funds to construct the
24 project. And the CDE board is legally -- it's required to be a
25 legally distinct and separate entity.

1 And so we have changed the board members since Mr. Brown
2 was separated from this agency. And the new members are now
3 Natalie Moore, who was on the board before; myself, who was on
4 the board before; DeAndrae Spradley, who is the principal
5 planner from the City of Riviera Beach. And then the other two
6 members were on the board previously: Zar Yassine, he is a
7 small business owner of Boat Discount Warehouse; and John
8 Howard, who actually has a business, he runs the --

9 COMMISSIONER DAVIS JOHNSON: Black Business Investment
10 Corp.

11 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, the BBIC.

12 CHAIR DAVIS: And to follow up with that, so Ms. Natalie
13 Moore will no longer be with us anymore, so you probably have to
14 start looking for a replacement for her on the City's side.

15 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

16 And then there is another entity. And the entity is the
17 LLC. And the LLC is controlled entirely by the CDE. And
18 that -- we have amended those policies so that the nonmember
19 manager of the LLC is the executive director of the CRA, and
20 that gives this Board control because your executive director
21 automatically becomes your nonmember manager of that LLC. And
22 also this Board also appointed several months ago Mr. Arnold
23 Broussard to be the special CRA manager of the LLC also.

24 CHAIR DAVIS: Okay. Thank you.

25 Any other questions or comments?

1 Madam Clerk.

2 (Vote taken.)

3 THE CLERK: Motion carries.

4 CHAIR DAVIS: Thank you. So that's the end of that. So
5 now we can go down to the public comment cards. We have three
6 of them. Let me read the rules.

7 Please be reminded the CRA commissioners have adopted rules
8 of decorum governed by public conduct during official meetings,
9 which has been posted at the entrance of the council chambers.
10 In an effort to preserve order if any of the rules are not
11 adhered to the council chair may have any disruptive speaker
12 from the podium, from the meeting or the building if necessary
13 be removed. Please govern all ourselves accordingly.

14 All right, sir. Mr. Greg Moree.

15 MR. MOREE: Yes. Good evening, Council. It's good to see
16 you. And I approve of all these projects. Let's get them
17 rolling. I'll say that to you.

18 My name is Greg Moree. And I'm the owner of the two house
19 lots on 21st Street. I have a hundred year history in the City
20 of Riviera Beach. That's my grandmother's house on 21st Street.
21 It's a historical house, and it's featured in the Conchtown USA
22 book.

23 And one of our greatest resources is our history of this
24 community, which dates back -- my family has been here about a
25 hundred years. And also the Kennedy family came from Riviera

1 Beach. I just wanted to add that. When they came from Ireland,
2 they came here.

3 And so I have a letter that I would like to share with
4 everybody, which is called -- I got it from Joe Kennedy. I
5 would like to give it to the Chair Davis. It says, "Thank you
6 much for stopping by with incredible pictures of the Honey Fitz
7 and the Conchtown USA book. It's always incredible to see the
8 lasting connection that my family has to the Palm Beaches."
9 That's from Joe Kennedy.

10 I'm a member of the Kennedy Institute up in Massachusetts.
11 I'm a society member. And you can call up and you can verify
12 that, Mr. Davis. So I was picked to do the interview of the
13 John F. Kennedy boat, known as the Honey Fitz. That's the
14 interview right there. The two people that picked me was
15 Victoria Kennedy and the owner, which is the vice president of
16 Goldman Sachs.

17 So you have the world's richest people at the end of my
18 street. And they're there.

19 So along with that they e-mailed me, the Kennedy Institute,
20 it's the hundred year anniversary of John F. Kennedy, it's his
21 birthday. So they sent -- they e-mailed me with Caroline
22 Kennedy. And there's John F. Kennedy right there.

23 The owner of the boat, that's him right there, that's the
24 vice president of Goldman Sachs. And he picked me, along with
25 Vicki Kennedy. You can ask Joe himself. Mr. Davis, that's Joe

1 Kennedy there.

2 Right now Mr. Huizinga owns my grandmother's house. That's
3 Mr. Huizinga.

4 This is the interview of the Honey Fitz boat. So two of
5 the world's biggest people picked me to do that. So I want you
6 to share this with all the city councils, Ms. Hubbard, Johnson,
7 and Anderson, all share it together.

8 And so we know we have elected Donald Trump, and we have to
9 work with him. We can't fight with him because he'll get us.
10 So I'm going to work with him. I'm going to work with him. So
11 I asked him in a letter I sent over to Mar-a-Lago, Donald Trump,
12 make my grandmother's house into a state park.

13 And you can put all the pictures there in the Conchtown USA
14 by Mrs. Hubbard, that Linda Brinks had a bicentennial commission
15 back in when they had it. It's right in the book.

16 So I would pass up the DVD, the letter from Joe Kennedy,
17 the picture of John F. Kennedy. And you can call Joe Kennedy,
18 because I'm with him all the time, when they have galas and
19 events and everything, they invite me all the time. I'm invited
20 to Cape Cod now, to the John F. Kennedy house, to have a
21 reception there. That's all right here.

22 And that's at 21st Street. So let's just put everything
23 together. All right?

24 I'm going to leave this with you, Mr. Council Chair Davis.
25 I share this DVD. And I'll just leave that right there.

1 CHAIR DAVIS: How do we get the information back to you?

2 MR. MOREE: Thank you very much. Huh?

3 CHAIR DAVIS: How do we get the information back to you?
4 Are you giving it to us?

5 MR. MOREE: How did I get this information?

6 CHAIR DAVIS: No. Do you want us to keep it or --

7 MR. MOREE: No, I want you to investigate it. See the DVD.
8 Play it. Let all this -- maybe play it here so everybody can
9 see it. It's world famous. That's world famous. And that's at
10 the end of 21st Street.

11 They chose me. You can ask Vicki Kennedy.

12 And Vicki Kennedy, what did she do? She helped the people
13 on Peanut Island to get their 45-year lease, the bomb bunker,
14 John F. Kennedy, she just got the lease over there. But the
15 lady over there, Ruth, the caretaker, gave me a letter, e-mailed
16 me a letter, and I gave it to Victoria Kennedy. And I'm sure
17 she called up the senators because she's working with the
18 senators in D.C. all the time. When I leave here now I'm going
19 to D.C.

20 CHAIR DAVIS: Thank you, sir.

21 COMMISSIONER DAVIS JOHNSON: Safe travels.

22 COMMISSIONER HUBBARD: Congratulations.

23 CHAIR DAVIS: It's always good to see you.

24 Mr. Edwin Ferguson. He's not here.

25 Ms. Mary Brabham.

1 MS. BRABHAM: Ms. Mary Brabham, Riviera Beach.

2 We've talked about children here tonight. We've talked
3 about our community. And it is strange that such happenings
4 would take place in this place here.

5 Public comments. Thank you, residents inside of Riviera
6 Beach, as well as outside of Riviera Beach, all over the cities
7 and different states, and all of the leaders as well as common
8 ordinary people. The Planning and Zoning Board denied this
9 poisonous chemical plant invading our schools, our churches, our
10 day cares, our tax, our property values. They said no. We as a
11 community, we say no also.

12 So you talked about children today.

13 Talking about changing the chair for the March election.
14 We know last year it was unusual. In March the chair should be
15 changed. It should be changed. So whoever is next in line, we
16 ask that that happen. That's not something that's dictated
17 within our charter. We know that we treaded down uncrossed
18 water in last year with the election. So we look forward in
19 having these chairs changed. Whatever desires that you all have
20 up there, we expect for that to be done in March. That is
21 right. The ordinance here says that, it states here, it states
22 that in the ordinance here, that the terms of the present
23 elected officials shall continue until successors thereto have
24 been elected and qualified at the regular run-off election,
25 therein above provided; and all shall take office at the next

1 regular City Council meeting after general election; at such
2 time shall commence with the selection of the chair and chair
3 pro tem. That's in code ordinance number section 7 -- a
4 continuance of the present officers.

5 The clarification, on Love in the Garden, and everything
6 else, the basketball night, Ms. Brabham tried to make her rhyme.
7 But just to clarify something in general to the public, I was
8 invited by the mayor after the basketball, or whatever night
9 that was, to go over to Two Mules and Drunken Goats, or whatever
10 that place is. Okay? The bishop -- whatever it was now,
11 because see Ms. Brabham don't, don't, don't, don't, don't do
12 this here. But she was invited to go. And, Mr. Evans, we never
13 really got a chance to formally introduce ourselves because he
14 had to leave. Bishop was so hungry, that man ate a half a piece
15 of chicken and the ribs and stuff. And we just -- it was about,
16 really about four of us. But wasn't nothing discussed. But
17 just to clarify for the general public, Ms. Brabham does not ask
18 for anybody to pay her way. The little few that was there that
19 was in a hurry, we pay for our own meals. And Ms. Brabham did
20 not eat a lot. The place was closing when we got there, so
21 everybody was leaving out. So if it's any other rumors I hear,
22 Ms. Brabham going to put them to rest here because, see, like I
23 say, I don't sit at the devil's table. So nobody else can
24 invite Ms. Brabham out to eat to do harm and danger to the city.
25 So I also would like to say I look forward in sitting down

1 with Mr. Evans. And I look forward to him coming aboard the
2 city. It is nothing to be afraid of. We are a city here and
3 our desire is to move forward and to work together, not for each
4 other's own personal goods but for the entire good of the city
5 in general.

6 And on, on here, this is a flier, Riviera Beach Community
7 Rally, Wednesday, March the 1st, at 4:30 p.m., on the vacant lot
8 east of Stonybrook, Dr. Martin Luther King, Jr., Boulevard. And
9 it says here, come one, come all, let your voices be heard.
10 Some of our Palm Beach County elected officials and community
11 activists will address the issue. Don't just be a spectator,
12 residents, but come out and be participators. And the council
13 meeting will convene at 6:00 on March the 1st, so come out and
14 we say no to this. Thank you.

15 CHAIR DAVIS: I think that's the end of public comment.

16 MS. SHEPHERD: I've got one.

17 CHAIR DAVIS: Yes, ma'am. You have another card. Yes,
18 ma'am. Ms. Margaret Shepherd.

19 No, you wrote on the green card, but it's okay. But you
20 did write CRA down.

21 MS. SHEPHERD: Margaret Shepherd, Riviera Beach.

22 Well, I can't top Ms. Brabham. I think she does a good job
23 in whatever she does, and I have a great respect for her.

24 Also, Mrs. Hubbard, I have a very great respect for you.
25 So whatever I say, please take it as Margaret Shepherd. I'm

1 sure you know me. I'm not a, I'm not a whatever to people.
2 People know who I am. People know what I stand for, and that's
3 being dignified.

4 And I do thank Mr. Scott Evans for at least letting me get
5 out what was really in my system. I think that the CRA have
6 always been supportive. I think you allow me to agree but yet
7 disagree. And I think that I was very supportive of Mr. Brown.
8 Mr. Brown and I talked many times in the middle of the night. I
9 respect Mr. Brown. But there's just certain things happen
10 within the administration that caused me a little concern of
11 disrespect. I will not have it. I will not tolerate it. But
12 it's just a few things that got up under the skin, all of the
13 residents.

14 And the one thing I think I brought up to him was the
15 garden. The garden was supposed to be a flourishing vegetable
16 garden. It's a show piece. And it's great. There was nothing
17 wrong with Blooming in the Dark, whatever you call it. It was
18 very nice and critiqued. But the residents, the senior
19 citizens, wanted to plant their cabbage, their collard greens.
20 They didn't get a chance because it's monitored by other people.
21 It's their garden. If it was their garden it should be open to
22 the public, let them come in with their shovels, let them tend
23 to the garden, let them talk to the flowers. Give them an
24 opportunity to come out. That's therapy. The one thing the
25 Doctor asked me, do you go out in the garden. Yes, I work in my

1 flower garden, it's flourishing. And I think the people deserve
2 that, Mr. Evans.

3 And I remember, Mr. Davis, when you told Mr. Brown that he
4 was dismissed, you didn't say that Scott was interim, you said
5 he was the director. So I think that we as a city would like to
6 see where Mr. Scott Evans is going. He's been up under three
7 administrations. I think you should take off the restrictions.
8 I think that the CRA is top heavy. We're not doing anything.
9 The budget is very, very heavy. And, what, the marina? I just
10 think that it's just top heavy. Some of it you should
11 eliminate. Because the city, that's the taxpayers money, that's
12 what you guys keep saying, it's the taxpayers money.

13 And I think some of the disrespect over there, it should
14 not be. I think that if you're having problems with the
15 employees, it's up to you all to find out -- I don't say -- I
16 don't mean micro manage them. But those people deserve respect
17 just like everybody else. And if you're sitting here telling me
18 they're getting 15 dollars an hour, 14, that's good, that's
19 good. But something is going on over there if everybody's
20 telling the same story. It's a story being told over there.
21 And I think it's up to you all to get off the high horse and go
22 find out what is the problem, eliminate the problem, because
23 there is a problem. Thank you.

24 CHAIR DAVIS: Thank you. That's the end of public
25 comments.

1 I'm going to go down the dais.

2 Mr. Evans, do you have anything?

3 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, actually. A couple
4 of announcements. The first is that I'm pleased to announce
5 that the CRA will be moving forward with a volunteer based
6 history of Riviera Beach project. My goal for continuing this
7 effort would be to create some permanent displays celebrating
8 the community's history, which we would put on display at the
9 Marina's Village Event Center.

10 The project would also -- since we're collecting a lot of
11 information I'd like to put it out on the website, so I'm
12 inviting residents who are interested in volunteering to
13 participate on this committee, to contact the CRA and let us
14 know. We'd like to put all of the information on the website
15 that we find and then also create the displays.

16 Our first series of displays I'd like to create celebrate
17 our prominent local residents who've made significant
18 contributions to the community over the years. And I would
19 propose that what we do on a quarterly basis is announce a new
20 display showing a resident who has made a contribution in the
21 past. And then that could also build our other displays as we
22 could have a second one that features everyone we featured
23 previously.

24 So we're just starting that process but I just wanted to
25 let the Board know that we're starting to do it again. Tropical

1 Shipping has agreed to assist as a primary sponsorship for this
2 project. And we'll continue to look for additional sponsorship
3 as we grow, what we could do with the program.

4 And my second announcement is that the CRA will hold a
5 public outreach meeting tomorrow night at the Event Center from
6 5:00 p.m. until 8:00 p.m., for homeowners and local contractors
7 to begin the sign-up process for residents interested in the
8 CRA's Residential Grant Improvement Program; and for ongoing
9 outreach to local contractors, we'll be providing information on
10 our upcoming opportunities, providing sign-up sheets to help
11 participate in our Residential Grant Program. And also doing an
12 overview of all the upcoming projects that the CDC and CRA have
13 coming up in the next year.

14 We will hold additional meetings. So tomorrow night's
15 meeting again is from 5:00 to 8:00 p.m. at the CRA -- rather at
16 the Marina Village Event Center. And then we're going to hold
17 the additional meetings, and that will be in partnership with
18 the City of Riviera Beach. And those are going to be at the
19 Marina Event Center also. And that's on March 15th from 10:00
20 a.m. to 12:00 p.m., and on March 16th from 5:00 p.m. to 7:00
21 p.m. And we'll also televise those dates and times, as well as
22 put it on our website, Facebook, and e-mail blast.

23 CHAIR DAVIS: So quick question. The event, the meeting
24 for tomorrow, will that be the only meeting or will there be
25 another meeting just in case some folks didn't get the

1 information?

2 INTERIM EXECUTIVE DIRECTOR EVANS: The same information
3 will be on March 15th during the day, from 10:00 a.m. to 12:00
4 p.m. And then for those residents who would rather come at
5 night, or business owners, it will be from 5:00 p.m. to 7:00
6 p.m. on March 16th.

7 CHAIR DAVIS: Thank you, sir.

8 Any comments from the Vice-Chair?

9 VICE-CHAIR MILLER-ANDERSON: Yes, just a couple.

10 Last week I recorded my first episode of Let's Talk Riviera
11 Beach, which will be aired sometime next week. As I mentioned
12 before, I think it may have been at a City meeting, that I was
13 going to be hosting a TV show where we have different
14 departments within the City to come on air and provide helpful
15 information for our residents; just to talk about the services
16 that may be offered in their particular department, or maybe to
17 talk about how -- what are some of the charges on their water
18 bill; a number of -- I thought about a number of issues that we
19 constantly receive phone calls or e-mails regarding. That has
20 been what the focus has been for those departments that are on
21 as a guest. Also it will be highlighting some of the schools
22 and what they're doing in our community, as well as them
23 providing some tips for our parents and how they can assist
24 their child at home. Also we'll have different non-profits that
25 will come on and talk about the services that they provide

1 within their respective fields.

2 So please look forward to seeing the episode that will be
3 airing sometime on next week.

4 I will provide more information as to how all of those
5 people that I just -- all of those entities that I just
6 described, how you may participate on the Let's Talk Riviera
7 Beach television show.

8 In the month of March, that's the National Reading
9 Awareness Month and I'll be kicking off a book club towards the
10 end of the month. So I'll have more information that will be
11 shared with the residents, as to how you can participate. And
12 there will be a spring break reading challenge for the students
13 of Riviera Beach. And, again, more information will be
14 presented during our March 1st meeting.

15 I think that's about it. Thanks.

16 CHAIR DAVIS: Commissioner Davis?

17 COMMISSIONER DAVIS JOHNSON: No comments.

18 CHAIR DAVIS: Commissioner Hubbard?

19 COMMISSIONER HUBBARD: None.

20 CHAIR DAVIS: Commissioner Pardo.

21 COMMISSIONER PARDO: Yes. This is for Mr. Evans and maybe
22 for the Ambassador group. So over the weekend I went through
23 the Ocean Mall. The weather was beautiful. And the parking lot
24 was full. And then I noticed a couple of golf carts with people
25 in them, and the people looked like they were housekeepers, and

1 they were coming out of Palm Beach Shores. And I was curious,
2 and I watched them go over to our overflow parking; and the
3 people in the golf carts got out and they went into their cars.
4 So bad enough we have the salespeople from the pink hotel
5 parking in the Ocean Mall, now we have the workers parking in
6 the overflow parking. And, you know, you guys need to get a
7 handle on that.

8 We pay how much money? We just renewed the contract,
9 right, the lease contract. And that is supposed to, that
10 parking is supposed to be for the visitors to the restaurants
11 and the beaches; not to workers in Palm Beach Shores.

12 You know, Palm Beach Shores likes to tell people, we don't
13 allow anyone to park on the streets; and then they have their
14 little private parking over by their event center. Okay? But
15 you need a decal to even park there.

16 So this has to stop. So I would say, Rod, or Scott, you
17 guys need to figure out what to do. But that parking back there
18 is for people going to the restaurants and the beach.

19 And what I would suggest, I notice that there are parking
20 signs out there, right, the Kauff's signs are there. You know,
21 if you're parked illegally, you will be towed. I would suggest
22 that you notify those hotels and tell them, no longer, you're no
23 longer allowed to park there; and then do a police detail or
24 something. And then, you know, if you have to tow them, you
25 have to tow them. But the minute you tow them, you know they're

1 not coming back, because then they know that we're serious about
2 it.

3 CHAIR DAVIS: So, what, are they shuttling people from the
4 hotel?

5 COMMISSIONER PARDO: They're shuttling the housekeepers.

6 CHAIR DAVIS: So which hotel is it, do you know?

7 COMMISSIONER PARDO: I think it was the Marriott.

8 CHAIR DAVIS: Because what I'm thinking is, you know, if
9 they want to do that they can join us and support our lease,
10 whatever the financial fee, and we give them a little card for
11 some of the employees, let them pay for it.

12 COMMISSIONER PARDO: Of course. Let them pay for it. We
13 shouldn't have to pay for their employees to be parking.

14 CHAIR DAVIS: Otherwise I'm going to go swimming in their
15 pool.

16 COMMISSIONER PARDO: Exactly. Or go to their restaurant.
17 Let's all go over to their tiki bar and see what happens.

18 So you'll get on that, Scott?

19 INTERIM EXECUTIVE DIRECTOR EVANS: Absolutely.

20 COMMISSIONER PARDO: It will be easy enough for Rod, just,
21 you know, to stand out there and you'll see them.

22 CHAIR DAVIS: I don't have any comments at this time.
23 Motion to adjourn the meeting?

24 COMMISSIONER DAVIS JOHNSON: Motion to adjourn.

25 (Proceedings concluded at 10:04 p.m.)

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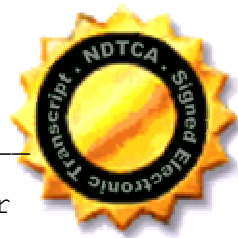
THE STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

I, Claudia Price Witters, Registered Professional Reporter, certify that I was authorized to and did report the foregoing proceedings at the time and place herein stated, and that the foregoing is a true and correct transcription of my stenotype notes taken during said proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of February, 2017.

Claudia Price Witters

CLAUDIA PRICE WITTERS
Registered Professional Reporter



ADJOURNMENT

The CRA Regular Meeting was adjourned at 10:04 P.M. The minutes were approved by the Board of Commissioners on _____.

Terence Davis, Chairperson

Interim Executive Director Scott Evans

/cw
Florida Court Reporting