

**CITY OF RIVIERA BEACH
PALM BEACH COUNTY, FLORIDA
MINUTES FO THE JOINT WORKSHOP HELD
FEBRUARY 22, 2017 6:00 P.M.
MUNICIPAL COMPLEX CITY COUNCIL CHAMBERS**

(The following may contain unintelligible or misunderstood words due to the recording quality.)

CALL TO ORDER

CHAIRPERSON DAVIS: Good evening, everyone. I want to welcome y'all to the wonderful City of Riviera Beach as we get prepared for our Joint City Viking Workshop. Madam Clerk, roll call, please.

ROLL CALL

CITY CLERK ANTHONY: Chairperson Terence Davis?

CHAIRPERSON DAVIS: Here.

CITY CLERK ANTHONY: Chair Pro Tem KaShamba Miller-Anderson?

CHAIR PRO TEM MILLER-ANDERSON: Present.

CITY CLERK ANTHONY: Chairperson [sic] Lynne Hubbard? Chairperson Tonya Davis Johnson? Councilperson Dawn Pardo?

COUNCILPERSON PARDO: Present.

CITY CLERK ANTHONY: City Clerk Claudene Anthony is present. City Attorney Andrew DeGraffenreidt, III?

CITY ATTORNEY DeGRAFFENREIDT: Here.

CITY CLERK ANTHONY: City Manager Danny Jones?

DEPUTY CITY MANAGER JONES: Here.

CHAIRPERSON DAVIS: Thank you. Now we will stand and pause for a moment of silence and the Pledge will be led by Councilperson Pardo.

INVOCATION/PLEDGE OF ALLEGIANCE

(Everyone stood for a Moment of Silence with the Pledge of Allegiance being led by Councilperson Pardo).

CHAIRPERSON DAVIS: Now we're going to get into -- as we prepare to get started, Councilperson Davis Johnson is en route. She -- due to, um, heavy weather out west, she's on her way. Commissioner -- Councilperson Hubbard should be coming up any minute now. Now we will have a presentation. Is that what -- Mr. Jones?

DEPUTY CITY MANAGER JONES: Yes. Mr. Evans and I have been in contact with the Maritime Academy, and this item has been on and off workshop agendas for a couple of meetings. I think the last time was due to Hurricane Matthew, we were not able to hold that meeting. And here tonight to make a presentation concerning the Maritime lease will be Mr. Healy and Tyler Alton with -- representing the Maritime School, if you have a presentation at this time.

TYLER ALTON: Okay.

CHAIRPERSON DAVIS: Let the record reflect that Councilperson Hubbard is here.

COUNCILPERSON PARDO: Hi, Lynne. How are you?

COUNCILPERSON HUBBARD: Fine. How are you?

TYLER ALTON: Great. Just letting y'all get settled. Good evening and thank you for having us tonight.

CHAIRPERSON DAVIS: Good evening.

TYLER ALTON: Tyler Alton, and I, along with a few members of the business community, will present to you today a growth. A growth that is occurring in Riviera Beach, as well as opportunities for education, training and jobs.

So Riviera Beach is becoming the epicenter of marine service work here in South Florida. We are becoming nationally and internationally known for all the right reasons. This is just a brief list of companies that are experiencing growth as it relates to the marine service, STEM, science, technology, special engineering fields. You have the expansion of the Viking Yacht Company, Viking Yacht Service Center. The Riviera Beach Marine Center Development Project, which I'll share with you. The expansion of Rybovich. The stability and growth of Lockheed. Then some major players such as the Port, Tropical and Florida Power & Light and greater than 500 marine-focused companies throughout Palm Beach Company and throughout Riviera Beach, as well.

Before we dive into these specific companies and these specific expansion projects, I would like to introduce Shereena Coleman from the BDB of Palm Beach County to provide a perspective from the County level.

SHEREENA COLEMAN: Thank you, Tyler. Good evening. I'll be brief. I know that you guys have a lot of work to do this evening. But I just wanted to share the

importance of not only the marine industry, but also all of the seven targeted industries that the County focuses on for the creation of jobs, as well as the expansion of existing companies that are here.

Recently we have focused on the marine industry and understanding the assets that are currently here within the four municipalities that are inclusive of Riviera Beach, and we've come to find that we're not doing enough to market the area. On top of that we also have identified a gap, very specific gap in the skill sets that's necessary for the jobs that we're continuing to bring here as well as grow here. And our focus is on the education of not only the industry, but also the education of our youth to ensure that they're aware of the opportunities that are not only present here, but also of the opportunities for the jobs that we're bringing here to the county, as well.

And just to give you guys a few numbers, Tyler mentioned that there are over 500 marine-focused companies here in the county, but that also is representative of close to 20,000 jobs and \$685 million in wages that are directly tied to the marine industry. So it's very important for us to focus on what we can do to educate our youth so that they are ready and they're the available workforce for the companies that we're looking to expand and bring here to the county. So thank you.

TYLER ALTON: That's great. Thank you, Shereena. So 20,000 jobs and over 600 million in annual wages, and that's growing today, which is important. Locally we refer to this area in the business community as the Marina Mile. And you can see these are some of the companies that we're talking about. These are some of the salaries that were just described and some of the employment.

In the south you have FP&L, the Port of Palm Beach and Tropical Shipping. Going north you have the Riviera Beach City Marina, our Marine Center -- Riviera Beach Marine Center Development that we're working on, the expansion of Viking Service Center, Lockheed Martin, the expansion of Rybovich. Now, this is only a snapshot of some of the companies. You can see the aggregation of such an important group of businesses in such a small area. These entities are all stable and all experiencing significant growth.

Now, a snapshot from Viking. The Viking Service Center on E. 15 and 16 Street and Avenue C is doubling its capacity to service vessels by adding approximately 40,000 square feet of Upland service area and new wet slips. With this growth we have the need for additional skilled trades people, 50 to 100 over the next few years. I'd like now to introduce Jason Sprague from Rybovich to present an update on the exciting growth that's occurring at their operations.

JASON SPRAGUE: Thank you. Hello. Thank you. Jason Sprague from Rybovich Boat Company.

In the lower picture there you see a recently taken picture from actually about two

weeks ago of Rybovich in West Palm Beach. You can see it's pretty much a full crowd. Around, I believe, September of last year, October last year, the dredging was completed, and the dock was completed in the north yard that replaced the slightly dog-legged dock that you see up there now. Within two weeks of opening up that dock we had four yachts on it, four 200-foot yachts on it. Within a month we had six up there total. Those six yachts brought in probably, you know -- on average it's about 30 to 40 subcontractors per yacht, to give you an idea of the ones that came in right away.

At Rybovich we currently employ between 225 and 250 people. Any given day there's about 400 subcontractors, individual subcontractors on the property and about another 600 crew. You can tell very quickly how much this growth is. In the south we're only able to keep seven boats on the hard. Over the next couple of years we're looking to expand that in the north to put about twice that many on the hard in Riviera Beach.

It takes time to cultivate the skills that are necessary in the marine industry to work on these big yachts. We've made a long-term commitment to Riviera Beach, to the marine industry in Riviera Beach, and we hope that Riviera Beach makes the same long-term commitment to cultivating these kids in the marine industry and in the skills necessary to keep this growth here at home. Thank you.

TYLER ALTON: That's great. Thank you, Jason. While Lockheed Martin is not directly related, per se, to marine service work, their growth and focus on science, technology and engineering is interrelated to our efforts here. It's really the same skill set. Ed Shea from Lockheed is here tonight to deliver an update on what is occurring within their organization. (Unintelligible).

SHEREENA COLEMAN: Good evening.

CHAIRPERSON DAVIS: Good evening.

ED SHEA: My name is Ed Shea.

COUNCILPERSON PARDO: Good evening.

ED SHEA: I'm the business manager for Lockheed Martin in Riviera Beach proudly working here for the last 20 years and excited about this growth.

A little bit about our needs. Lockheed Martin's a global security and aerospace company with operations in more than 70 countries. More importantly, it's operated in Florida for 60 years and has more than 13,500 employees in Florida at 90 locations, one of them here. And over the last -- we have 350 employees in West Palm Beach and Riviera Beach associated with the business on the waterfront here and recently acquired Sikorski Aircraft and have another 1,200 employees in Palm Beach County.

And over the last two academic school years we've hired more than 560 graduates from Florida universities and more than 80 percent of those hires stay within the state. And over the next three years with the attrition and the growth of Lockheed Martin in the State of Florida, the projections may need to hire as many as 6,000 employees at all career levels to figure positions. So we continue to support hiring locally and work with the local businesses and are excited about, you know, the opportunity for more education in Riviera Beach to help our workforce. Thank you very much.

COUNCILPERSON PARDO: Thank you.

TYLER ALTON: Thank you, Ed. So Lockheed is seeing significant growth here in the State of Florida and locally.

In conjunction with the expansion of the Viking Service Center, we at Viking are moving forward with the development of the Riviera Beach Marine Center. This development between E. 15 and E. 16 Street and W. 16 and W. 17 Street will result in work bays, office space, retail and showroom space for more than 50 new businesses to locate in Riviera Beach. These businesses are targeted in the marine sector but as Lockheed, as well, they can be affiliated organizations.

Target occupancy is January of 2019. You can see here the mixed-use frontage on Broadway depicting retail on the first floor, showroom space and office space above. The concept layout on E. 15 Street location with high-bay work bays, retail in a courtyard setting. Again, home to greater than 50 new businesses to locate to this area. Now, you've heard specifically from Viking, Rybovich, Lockheed and the Business Development Board at the County this evening with the purpose of conveying to you the reality that there is a significant growth occurring in this city. With this growth comes opportunity. Opportunity for local residents to secure jobs. If there is a means for educating and training, to meet the skills that are needed.

After surveying our industry, we've reached out to more than 500 companies. Those 500 marine sector companies I referred to earlier have received calls and e-mails and meetings from us over the last year. And after surveying this industry of ours, the type of skills that are needed you see here in front of you. This gives you a sense of what we're hoping to train for and what we are currently training for and what the industry needs are. I won't read the whole list to you, but it ranges obviously from repair work, service work, all the way up to engineering, technology, focus with robotics, environmental focused and design focus, architecture, carpentry and so forth.

Now, these skills are not only critical for the marine trades but are applicable, like I said, to many other sectors and businesses in our local community. Now, to train and educate our local students and adults to take advantage of these opportunities, we present to you the Riviera Beach Maritime Academy, a nonprofit, free-to-all charter high school that focuses on the training students in

the marine trades, science and technology fields so they can get a good-paying job during and after high school, as well as preparing students for the next level of education, be it college or advanced technical training.

Now, we are focused on local enrollment. We have a plan to implement a feeder middle school on the site. We have proposed and are putting forth a local Riviera Beach bus route to pick up children, especially on days like today when it's lovely weather outside. We're meeting with civic groups, religious organizations, neighborhood associations. We have a continued effort for local media coverage, and we hope to work with yourselves, Mayor Masters and the City Council, for continuous support to get local students interested and involved in this level of education.

You see the site plan which has been submitted. The current school is located on W. 11 Street. We will retain those buildings for shop spaces, for adult training programs. And the new build-out will go on new 13 Street which is the gateway into the marina district. It goes opposite of the Boys & Girls Club which we share a very good relationship with.

Elevations you see here. On the top is a north-facing elevation which you'll see driving into the marina district on 13 Street, and the bottom is the rear of the building. Now our ask: We ask that you approve the lease that has been submitted and is in your backup documents, 50-year lease at a dollar a year. This will show to our loan providers that the City is committed to the school and allows the finance, construction of a new high school for 600 students and a feeder middle school. And I'd like to introduce Robert Healey, whose vision led to and continues to drive our commitment to this community.

ROBERT HEALEY: As we all know, you have to have a vision. My brother and I had a vision 55 years ago in a small building we started to build boats, and that vision has taken us to building the number one tournament fishing boat in the world.

We now have to see the vision in Riviera Beach. What we -- or the vision is that we would create the educational campus. Educational campus is just a figure of where it will go. We have the Boys & Girls Club, the Riviera Beach Maritime Academy, and then we have, alongside with negotiation for the purpose of buying the older church there -- and it has eight rooms behind the church which are potential classrooms for the middle school.

And down in the right-hand corner at W. 11 Street and E. Street [sic], we are talking about a -- we have a great group of medical foundations and we're talking about putting a clinic in there. A medical clinic for students in the school and for the people who don't have or can't afford medical insurance in our community. We tie that all in as part of the campus.

So we say tonight to you people this is the vision of not only me but the business

community. That's our vision. And we'd like you to join with us in that vision. Thank you.

TYLER ALTON: Thank you very much for your time. We greatly appreciate it. We greatly appreciate meeting with each of you individually, as well. And I look forward to answer any questions you might have.

CHAIRPERSON DAVIS: Right. Have any questions from any members of the board?

COUNCILPERSON HUBBARD: The -- I do have a question.

CHAIRPERSON DAVIS: Councilperson Hubbard.

COUNCILPERSON HUBBARD: The need for a middle school as opposed to attracting kids from the surrounding middle school and encouraging those campuses to feed into the high school, it becomes so isolated and so incestual [sic] when you just have that school, a middle school that -- going straight into the high school. But I think if we encourage the middle schools that we have in the area to go into this high school, you'd have a better chance of getting response from the community or participation, if you will.

TYLER ALTON: That's great. We -- I'd like to go down that route. That would be a lot easier for us, and we'd really appreciate involvement from the local middle schools.

CHAIRPERSON DAVIS: Do -- do -- have y'all had any contact with the local middle school thus far?

ROBERT HEALEY: On that subject, we are now reaching out to all the middle schools and Judy Gibson is here. She's recruiting all the middle schools in the area. One of the things we found in Riviera Beach is that the children, they don't understand -- and this is children not only of Riviera Beach -- what the marine industry is doing.

We've changed our recruiting. We're bringing the kids to the water. Okay? And we know that a lot of these children in our community area, they don't know how to swim. And one of the things we're talking about -- and it was at your suggestion, Councilwoman -- that when we start the middle school, we're going to put a swimming program as part of the curriculum. So our vision now is that they bring them to the water so they understand what we do and what these jobs will be like. That's where we're focused on, thank you.

COUNCILPERSON HUBBARD: Okay. Thank you.

TYLER ALTON: Yeah. We have a very active recruiting effort every year.

ROBERT HEALEY: Specifically this year.

TYLER ALTON: Yeah. Particularly this year. We go to all the middle schools. We hit also different high schools and we also go to higher education entities, as well. Colleges and universities, discuss what their needs are for students, what kind of incoming students they want to see, what kind of training programs are they implementing that -- so -- so RBMA can fit in well in the whole educational system.

ROBERT HEALEY: And the vision --

CHAIRPERSON DAVIS: Excuse me. Excuse me.

ROBERT HEALEY: -- the vision is also --

CHAIRPERSON DAVIS: Excuse me. Let the record reflect Councilperson Davis Johnson is here.

ROBERT HEALEY: Okay. Yeah. Uh-huh.

CHAIRPERSON DAVIS: Mr. Healey, you have the floor.

MAYOR MASTERS: And Mayor Masters.

CHAIRPERSON DAVIS: And the Mayor. I didn't see you down there.

MAYOR MASTERS: Thank you.

ROBERT HEALEY: Part of the vision is to connect the higher-education organizations who have a focus on the marine industry. The colleges and universities, they're looking for feeders into their marine section. So we're looking that we're going to bring in the middle school children and seven years of a marine industry and training, and then the colleges and universities will look at some of these children who want to go on to become marine engineers, marine architects on a higher educational level. That's part of the whole picture.

COUNCILPERSON PARDO: You're done?

COUNCILPERSON HUBBARD: Yeah, go ahead.

COUNCILPERSON PARDO: Mr. Chair?

CHAIRPERSON DAVIS: Yes, Councilperson Pardo.

COUNCILPERSON PARDO: Okay. So I'm probably preaching to the choir here, but I am very supportive of the school staying in Riviera Beach. I've been supportive since the beginning. And I've been very supportive of the marine industry.

Mr. Sprague got up and just told us that they have 250 employees in their facility right now in West Palm Beach and everyone's moving up to Riviera. They have

400 subcontractors and additional 400 crew members. So we're talking almost a thousand people. There are so many jobs just in Rybovich. Over at Viking, go down Avenue C and you'll see that they're expanding, right? They just did their swap and they're expanding their yard, bringing in, you know, probably in the next five years, a couple hundred new jobs in addition to the new service center which is bringing jobs. And we're just talking about the Broadway corridor right now.

If you go into the industrial area, you have canvas design. How many people do they employ? Ward Electric is in there, right? Moved up from Fort Lauderdale. There are so many businesses. And we talk all the time on educating the kids so they can have a job in Riviera Beach. And this is the opportunity for so many children to learn a trade in their city. And after they get their certification -- we all know not every child is going to college -- they can go to the Marine Academy. They can earn a certification and get a job in their city, and that is how we are going to turn around the neighborhoods in Riviera Beach. Educate the people, find them a job and then they go back into the community and build up the community. They start buying the homes in their community.

You know, this is just a no-brainer. I've had discussions with Mr. Healey and, you know, probably everyone else -- well, most of the companies here in this room about jobs for Riviera Beach residents. And you know, I think we're on track and we're on to something good. And Mr. Healey, the piece that you mentioned about the clinic, you know, I think that would be fabulous. I went to your facility in New Jersey and I was blown away by the clinic that you have in your facility just for your workers. And to do something like that here in Riviera Beach for the students -- there are so many kids in this city that don't have a primary care physician and they use St. Mary's as their physician, right? Their doctor's office.

So, you know, with you willing to do something like that, so if a kid in the school has an illness, they can always go over to the doctor's office. You know, the clinic. And that is just another plus. You know, we've been talking for almost a year now. This council has been talking about the needs of the children in this city. You know, we have a lot of kids that aren't reading on, you know, grade level and there's issues. And we as a city council committed to taking taxpayer dollars to assist these kids, to try to get them up to, you know -- up to the level where they should be.

So with you, Mr. Healey, coming in here, trying to, you know, work out another lease so you can build a proper school to me is an absolute no-brainer. And since the beginning I told you that I would help, you know, try to lure children in, and I've been doing that. But if we move forward with this, I think it's everyone up on this dais. We should all be out there trying to get kids to attend this school.

And I would also say that we should also reach out -- or you should reach out to the children in the north end of West Palm Beach, because their needs are so

similar to the needs of the children here in Riviera Beach. So to me, it's a no-brainer. You know, you're asking for land that really is a -- I don't even think it's industrial use right now. It's probably community type use because you are next to the Boys & Girls Club so I don't think we could put any kind of industry -- well, we could do anything, but it wouldn't be prudent to put industrial, even light industrial over there because of the Boys & Girls Club and all the children that we have over there.

So to me this is a no-brainer and, you know, I hope that we can move forward with it because I'm willing to go out there and try to lure these children into the school. So thank you all. Thank you, Mr. Chair.

CHAIR PRO TEM MILLER-ANDERSON: Chair?

CHAIRPERSON DAVIS: Yes, ma'am. Vice Chair?

CHAIR PRO TEM MILLER-ANDERSON: I -- Mr. Evans, what is the appraised value of this land? Are you aware of Mr. Tyler? Anyone? Mr. Jones?

DEPUTY CITY MANAGER JONES:No, we don't have a current -- we do not have a current appraisal on the property. It's something we can provide.

CHAIR PRO TEM MILLER-ANDERSON: Okay. Have we had one done at any point in time?

DEPUTY CITY MANAGER JONES:I do believe we've had them done in the past.

CHAIR PRO TEM MILLER-ANDERSON: You don't know what the ballpark figure is?

DEPUTY CITY MANAGER JONES:No, ma'am. I can't --

CHAIR PRO TEM MILLER-ANDERSON: Obviously everything that Miss Pardo just said, I'm sure many of -- when we talk about children, we're all pretty, you know, soft-hearted when it comes to that. So for me, I don't think that's the issue. I certainly would support the school.

But like I mentioned before to Mr. Healey is that, you know, with starting the middle school, we gotta get the children to enroll in the high school. And I know y'all have been trying with the recruiting process. But we have not seen those numbers come up as much as we, you know -- well, I can only speak for myself - - as much as I thought over the years for children that live in Riviera Beach.

So to add the middle school, I mean, obviously it's your choice to do whatever it is that you do, but my concern is the lease for a dollar. Now, I understand that you said that the bank wants to see a partnership between the City and the school in order to provide the funds. Is that what you're saying?

TYLER ALTON: Yeah. That is correct. We -- to secure loan commitments, we need a long-term lease agreement on the -- for the school. And so that's -- it's as simple as that. We've -- to address some of the first points and that we agree with, we want more local participation. That's always been the mission. We've put Riviera Beach students, local students through RBMA and graduated them. They've been naval officers, still naval officers, naval engineers, boat captains, electrical engineers, and I look to Miss Hicks who's our principal who can probably give you some more case studies, but we've graduated many successful local students who have gone on to great things. And so we'll continue to strive for that.

CHAIR PRO TEM MILLER-ANDERSON: About how many Riviera Beach students do you think -- first of all, how long is your program -- your school been in existence and then from the time of existence, how many Riviera Beach school -- I mean, Riviera Beach students have you had?

TYLER ALTON: It's been about 12 -- I haven't -- Miss Hicks?

PRINCIPAL HICKS: I was going to say, you know --

CHAIR PRO TEM MILLER-ANDERSON: Come to the mike, please. Thanks.

PRINCIPAL HICKS: Good evening, council members and city officials. Tonya Hicks, Principal of the Maritime Academy. And this is my ninth year as principal. This is our 11th year of operation, successful operation as a charter school. And during that time frame obviously it ebbs and flows, but it hinges around 10 percent. We draw from all over the county to the school as many -- many choice programs do.

CHAIR PRO TEM MILLER-ANDERSON: So you say 10 percent. What is the number, the raw number? You -- what's -- what's your enrollment?

PRINCIPAL HICKS: We have 135 students enrolled this year.

CHAIR PRO TEM MILLER-ANDERSON: Okay. So on average about 13 --

PRINCIPAL HICKS: Roughly so about 10 Riviera Beach students or so, yes.

CHAIR PRO TEM MILLER-ANDERSON: Okay. Okay. All right. Thank you.

PRINCIPAL HICKS: At this time.

CHAIR PRO TEM MILLER-ANDERSON: Okay.

PRINCIPAL HICKS: Yeah. We draw from North Palm Beach and surrounding areas. It's been a tougher expedition.

CHAIR PRO TEM MILLER-ANDERSON: Right. And --

PRINCIPAL HICKS: I think with the new building it certainly would help attract, obviously.

CHAIR PRO TEM MILLER-ANDERSON: Uh-huh.

PRINCIPAL HICKS: And having state-of-the-art facilities would help attract our local students.

CHAIR PRO TEM MILLER-ANDERSON: Right. And I do believe Mr. Healey mentioned -- what were the new recruiting efforts that are going to be put into place now?

ROBERT HEALEY: What we've done is we've restructured our recruiting this year. And we want to concentrate on Riviera Beach students. Not only because it's a good thing but this is our community. We are a corporate citizen of this community so we want to train our children for these jobs.

So what we've done is this: We know that if we could get the middle school going, six, seven and eighth graders are going to come to this academy. Okay? And six, seven and eighth graders from Palm Beach, from Jupiter, they're not going to come to this academy. And if we could bring them in in the middle school and give them seven years of marine training, they would be well-qualified to go into jobs on the waterfront.

COUNCILPERSON PARDO: I agree.

CHAIR PRO TEM MILLER-ANDERSON: You know, I -- I totally understand your efforts in that manner. But I'm just trying to -- do you think because it's a high school you have not been able to attract the students? Why do you feel that the middle school will attract them whereas the high school wasn't?

ROBERT HEALEY: Well, the reason we feel that we have not been able to attract local students is because they don't understand the water. Like kids in Jupiter and West Palm, they're in boats. They understand boats. Excuse me.

CHAIR PRO TEM MILLER-ANDERSON: So what's going to change?

ROBERT HEALEY: Well, here's what's going to change. In our recruiting --

CHAIR PRO TEM MILLER-ANDERSON: Uh-huh.

ROBERT HEALEY: -- we used to bring people into the school.

CHAIR PRO TEM MILLER-ANDERSON: Okay.

ROBERT HEALEY: We don't -- we bring them in now but we bring them down to the Viking Yacht Company. We show them the jobs. We have these people working that are saying to young kids, Well, this is what I do. We take them out

in our boat and we take them along the water. We show them the waterfront. We show them what boating is and what the future is. A lot of these kids, they don't even know what the marine industry is. That could be sending a spaceship to the moon as far as they're concerned. This year we start bringing them into the waterfront.

CHAIR PRO TEM MILLER-ANDERSON: Okay.

TYLER ALTON: And to build off that, if you don't mind --

CHAIR PRO TEM MILLER-ANDERSON: Go ahead.

TYLER ALTON: -- one other aspect is the local transportation. Something we've never done in the past.

CHAIR PRO TEM MILLER-ANDERSON: Uh-huh.

TYLER ALTON: For the middle school specifically we'll have transportation only for Riviera Beach students.

CHAIR PRO TEM MILLER-ANDERSON: Uh-huh.

TYLER ALTON: Because we can't send buses out, you know, to every neck of the woods. So we will have local pick-ups, a local bus route for Riviera Beach students going into the middle school and hopefully incorporate that into the high school, as well.

CHAIR PRO TEM MILLER-ANDERSON: Okay.

PRINCIPAL HICKS: And let me just also make one other statement. You know, Miss Shepherd and I were speaking right before the council meeting started. And we were talking about her granddaughter. And she says, "You know, I've tried to speak to her." I don't know if she wants me to share this but you know, "Tried to speak with her about the opportunities that the Maritime Academy offer," and I've talked to many grandparents and parents about that issue. And a lot of times by the time that they're in high school and they've been in a cohort with their peers for so long --

CHAIR PRO TEM MILLER-ANDERSON: Uh-huh.

PRINCIPAL HICKS: -- you know, they're interested in the band now. They're interested in football and basketball and these kinds of things at the high-school level, and friends.

CHAIR PRO TEM MILLER-ANDERSON: Uh-huh.

PRINCIPAL HICKS: You know, following their friends on to Palm Beach Gardens or Palm Beach Lakes or Dwyer or whatever they're zoned for. I believe

Mr. Healey and, you know, us as a collaborative team, you know -- the concept of the middle school, you know, just gives the community some alternatives at a younger age for children to be, you know -- begin to be exposed. You know, not saying that they will all stay at the Maritime Academy.

CHAIR PRO TEM MILLER-ANDERSON: Uh-huh.

PRINCIPAL HICKS: They -- some may still choose to -- the larger high-school setting, you know? But it's another way of perhaps capturing them while they're young and grooming them, if you will, and exposing them. We've placed over 150 kids with over 40 employers locally and so they get it. You know, once they're out there working and doing, they get it. But it's -- without the exposure, you know, then it's difficult.

CHAIR PRO TEM MILLER-ANDERSON: Right.

TYLER ALTON: Miss Hicks brought up a good point before, as well, is the curb appeal. Right? This is what we're proposing. This is what we're going to deliver.

CHAIR PRO TEM MILLER-ANDERSON: Right.

MTYLER ALTON: And you know, what we have now at one point sufficed. But it's not beneficial to us anymore. These portable classrooms were never meant for the long term. And you know, you have student or family drive in, take a look at, you know, the actual facility, it's another challenge that we're facing.

CHAIR PRO TEM MILLER-ANDERSON: Uh-huh.

TYLER ALTON: So that's why we think this, with the updated classrooms and the training environment, will be a real win.

CHAIR PRO TEM MILLER-ANDERSON: Okay. Are you all -- even if we're not able to do the \$1 a year, I mean, would you be -- would we be able to entertain you with some form of payment, whether, you know, it's on the high end, low end? I know you want to show that, you know, the City supports the project.

ROBERT HEALEY: Here's where we have a major problem.

CHAIR PRO TEM MILLER-ANDERSON: Uh-huh.

ROBERT HEALEY: As you know, we've been working on this lease for a couple of -- couple of years.

CHAIR PRO TEM MILLER-ANDERSON: Uh-huh.

ROBERT HEALEY: We've had some banking -- banks that would accommodate us, and they would provide us with funding to get the school built and then we would hope that we could pay the loan down by grants. And otherwise, it'll take

two years to raise the money to build a school.

However, the bank withdrew its commitment about six or seven months ago, and the feeling was that unless the community, the City itself is behind it, they don't feel that they want to put their money forward. And my feeling is this: The dollar a year shows your commitment to those banks that you want this school. We need that kind of a commitment, 'cause I plan to go back to them and say, The City has given us the ground. Now it's up to you fellows to come forward and give us the money.

CHAIR PRO TEM MILLER-ANDERSON: Well, and with that -- and I can appreciate that. But, you know, for me with giving it for the \$1, that's showing our commitment. I want to see where our children of Riviera Beach would be benefitting from that. It's a strong commitment that we would be giving, but I don't see where majority of our children will benefit from it.

Like you mentioned Palm Beach Gardens, North Palm, all of that, they appreciate the program so they're the ones that come. I just want to make sure that if we're going to do that, that we have a higher percentage of our Riviera Beach kids participating. And I know that you're talking about doing the transportation and that's a good thing because Palm Beach County, you know, you can't get a bus if you live less than two miles. So that would be something that, you know, may entice people to enroll along with just wanting to be a part of the program.

But I want to see -- if we're going to do this for a dollar, I would definitely like to see a higher percentage of Riviera Beach students participating. And I know you don't control that, but some sort of way we have to know -- I have to know that Riviera Beach students are going to benefit from it.

ROBERT HEALEY: Well, what I can tell you is this: Unfortunately in the past, we have not had the recruiting program that we're starting this year.

CHAIR PRO TEM MILLER-ANDERSON: Right. Right.

ROBERT HEALEY: And we didn't have the bus.

CHAIR PRO TEM MILLER-ANDERSON: Uh-huh.

ROBERT HEALEY: And we realized unfortunately that even more so than you did that we weren't getting the students from Riviera Beach and we have an academy in Riviera Beach. We're not getting the students for there. So that's not working. Look, I spent 55 years of my life building organizations. I came in and set up a recruiting program and I'm going to stay with that recruiting program, and I'm going to tell you people I'll be back in a year or two to show you we brought them in from Riviera Beach.

CHAIR PRO TEM MILLER-ANDERSON: Okay.

ROBERT HEALEY: Not only for you but for us.

CHAIR PRO TEM MILLER-ANDERSON: Yeah.

ROBERT HEALEY: This is our town, right?

CHAIR PRO TEM MILLER-ANDERSON: Right. Uh-huh.

ROBERT HEALEY: We want the kids from our town. Thank you.

CHAIR PRO TEM MILLER-ANDERSON: All right. Thank you.

MAYOR MASTERS: Mr. Chairman?

COUNCILPERSON HUBBARD: Mr. Chair? Oh.

CHAIRPERSON DAVIS: I heard the Mayor.

MAYOR MASTERS: Thank you. First of all let me just say on a personal note that I have great respect and admiration for Mr. Healey, for your seniority of all down through the years that you have been consistent with educational goals for the children of Riviera Beach, as well as other goals -- pardon me -- as well as other goals that you have articulated. I have great respect for that. A man that is probably 70 years of age could be sitting under a tree taking it easy and not even thinking about others. So the mere fact that you have that passion certainly is something that I bow to.

I want to also say that -- I want to go back to a statement that one of my favorite presidents made about the importance of the dynamics of the water. "We are tied to the ocean, and when we go back to the sea, whether it's to sail or to watch, we're going back to whence we came." John F. Kennedy. Education is a continuous process of learning. And I know all of us support any efforts that want to enhance, stimulate and motivate the education of our children here in Riviera Beach.

My mother -- and I don't really talk a lot about my mother now because she's gone on to be with the Lord, but she was the -- had a doctorate degree in education. She sent all six of her children to college at the same time and she went back and got her master's degree, and we were featured in Ebony as the Masters family all together working towards education. So she raised us with that type of spirit, to appreciate the educational efforts of people.

As we know, education is the key to success. It's the key to job opportunities. It's the key to reducing and deducing the violence in our community, particularly in that neighborhood. And I'm not opposed; I am in support of going the extra mile even with the dollar a year or whatever it is, because we have -- it's not unusual and it's not uncommon for municipalities to give land for a dollar -- I'm not for sure but I think even with the Boys & Girls Club, I think we did a dollar or

something. Does anybody remember what we did with the land that the Boys & Girls Club was built on?

COUNCILPERSON PARDO: I think it's free.

MAYOR MASTERS: Miss Pardo, you remember what the --

COUNCILPERSON PARDO: I think it's free.

MAYOR MASTERS: -- if you can help me. Okay. I want to make a couple more points. The only educational institution -- and not just educational but somewhat of a social entity mixed with tutoring, mixed with mentoring and all kind of programs that we have is the Boys & Girls Club in that area.

When I came to Riviera Beach there was an elementary school. That's no longer there. There isn't an elementary school in that area that I know of. There isn't a middle school in that area. So I think any kind of school, whether it's public, whether it's private or whether it's charter, would certainly be an asset to our city, particularly in a neighborhood that is probably -- could be called impoverished, crime and violence; a lot of things are happening in that neighborhood. We have a lady who has -- almost every week reports to us, to the Mayor's Office, the police department about certain activities that go on in the neighborhood. So I, too, welcome the fact that you have the passion, that you have the desire and you seek to do this in our neighborhood. In that particular neighborhood.

I also would like to say one of the things that I've always wanted to do as Mayor and I've fallen short of doing it -- and maybe the Lord will bless me to do it one day in one of these terms -- I've always wanted to see something like a free clinic, some type of medical facility in Riviera Beach other than St. Mary's as Councilwoman Pardo said, other than doctor's office. So to have an educational institution with a health clinic in that area, any area -- but certainly in that area that's somewhat overlooked; the closest school, I think, to that area is Inlet Grove, the high school, on this side of the track.

So I am definitely in support of seeing that. I do agree and concur with Councilwoman KaShamba Miller-Anderson that we do -- I do -- and I'm sure -- and she stated it very eloquently, that we want to enhance, stimulate the enrollment and recruitment of African-American students, and with your new ideas and with your program/programs and with Miss Hicks, African-American female, worked hard -- with Steve White, African-American who brought one of the best summer programs to the school that I've seen, and others, people like George Carter who are willing to go the extra mile, I just think it could be and it should be a win/win for the community.

And last but not least I was happy to -- well, let me just say one more thing. And this will be the closest educational facility to the harbor there. And that's a great fit. And I think one of the problems that we've had in getting African-American students and minority students -- because our children really haven't been

exposed to a desire/interest to be in that type of field because we don't have boats and those kinds of things as -- in general. But I'm happy to see that is going to change, particularly with the transportation, particularly with outreach programs, particularly with working with the churches and working with the community. So you got the Boys & Girls Club right there. You got, right down the street, our fabulous marina.

And I was also happy -- and I conclude by saying I'm happy to hear you say you're going to teach children how to swim. And I say that kind of jokingly because my mother, again, with six children, thought all of us were going to drown in California, and so she wouldn't let us go near the water so I probably would be one of those people that will come down and learn how to swim. But thank you very much, Mr. Chair. I rest.

ROBERT HEALEY: We're going to put you in that class.

MAYOR MASTERS: Thank you.

CHAIRPERSON DAVIS: Councilperson Hubbard.

COUNCILPERSON HUBBARD: My concern, too, is how to elevate the participation of the children in the Maritime Academy, and it always has been. But I take you back to -- I don't understand your strategy of creating a middle school thinking that that is how you're going to fill the academy.

What I -- you know, what I propose or what I'm thinking is the middle schools here that are full of children that are not coming to the school now -- and I understand what Miss Hicks said, and I understand what you also said about, you know, once kids get in high school, they value their relationships and they want to stay there with those kids. I understand also that we did not have the exposure to the port, to the marina as residents of the City of Riviera Beach.

But what I -- again, what I'm suggesting is that the -- with the middle schools that we have -- our children attending some in the City of Riviera Beach and some not in the City of Riviera Beach, those are the schools that I would say is where we would want to introduce our students to the -- to the marine industry. One, a very good idea was to bring them and let them see the work, let them see how the money can be made as opposed to just taking them to school. Incorporating what we used to have as field trips from all the schools back to the marine industry and not just to Viking but to Lockheed and other places and to get the kids interested actually in it. We had the summer camp at one time where the kids were being introduced to the marine industry. I don't think we have that anymore. Are we doing that anymore? The marine summer camp?

ROBERT HEALEY: Well, what we found out was that we -- the kids at the camp didn't come to the school. And what we found -- and I think your suggestion is a good one because the summer camp did not take them to the water. They did not understand that. I think your suggestion is a good one and we go to the

middle schools, all of them, and take the kids to the water and show them what the water and what the marine industry is like.

COUNCILPERSON HUBBARD: I think we all have a responsibility here in this City of Riviera Beach business wise, as well as the City, is to make sure that swimming is free for all -- for all kids. Because everybody wants to build a development here or there, and then they have the ponds where they collect the water, the excess water. And every summer we hear some kid has drowned and everybody cry and holler, but yet we make it almost impossible for the kids to get swimming lessons.

And I have not just found that in the City of Riviera Beach, also in West Palm Beach. It's, you know, impossible and it's very hard for kids to access swimming lessons in municipalities. It's very hard for -- unless they are a part of a summer camp, unless it comes with the package that they have paid for for summer camp.

ROBERT HEALEY: Right.

COUNCILPERSON HUBBARD: So I think all of us as a community, business or otherwise, needs to make sure that kids are not as fearful, you know, of water as they are -- you know, by the time they're 10 they're terrified.

ROBERT HEALEY: Well, listen. You are personally the one that opened my eyes to the kids that don't know how to swim. You told me that. And I picked up on that and I've thought about it and I could tell you this: That we open that middle school, the first thing I'm going to look for, a pool. A pool that we could lease to take those kids to teach them how to swim. Okay? In a pool. If you can swim in a pool you can swim in the ocean. You can swim in Lake Worth. Okay? You get a pool and you teach them how to swim. Thank you.

COUNCILPERSON HUBBARD: So let me ask you one more question before you sit down.

ROBERT HEALEY: Yeah, sure.

COUNCILPERSON HUBBARD: The school that you're building is just a middle school. You're not talking about having the high school anymore? Or you're talking about both?

ROBERT HEALEY: We're talking about both.

COUNCILPERSON HUBBARD: Okay.

ROBERT HEALEY: What we would do -- what we're hoping we would do, we have a program that we have a church under contract. Okay? To purchase the church. It's owned by a gentleman in Miami. He leases it to the present church. They have their church building and behind that building there's a series of four

good-size classrooms, could be, both first and second floor. It would give us eight classrooms. We could convert them to school classrooms for maybe, say, a million dollars. Okay? To build a middle school it would cost you 5 or \$6 million. And it would be right alongside of the high school. So we would have the -- we would have the middle school and the high school together.

COUNCILPERSON HUBBARD: One more question: Why would you not want to pull the kids from the community, the -- the community middle schools into your high school as opposed of creating another middle school? Why is that not an option?

ROBERT HEALEY: Well, what we've found is this: We found that it's important that if we can adapt -- first we found that a lot of the high school, a lot of the kids going from the middle schools, they want to go with their friends.

COUNCILPERSON HUBBARD: Right.

ROBERT HEALEY: They want to play football. We have a rugby team. We don't have football. We don't have any basketball. But if you get them for the middle-school age, they don't have that camaraderie. And if we ran a bus and we brought them in -- and the key is to take these children and seven years -- seven years would bring training. When they leave that school -- and what we do in the high school, they go four days a week to school, one day they intern. In the summer they work as interns with one of the marine companies. Okay? Now, after seven years of it, they're going to have the edge, okay, of all those jobs.

COUNCILPERSON HUBBARD: So if you -- so this -- this -- this -- these children that you're going to fill this middle school with, we're saying and we're assuming, and we're only interested if they're coming from Riviera Beach. Are you saying to me that you think once you build the middle school, then you -- that all these kids will come from Riviera Beach? 90 percent? 80 percent?

ROBERT HEALEY: There are a lot of things in play here. One of the things is our approach to taking them to the water. And we think this. I can tell you this. When I was seven year -- when I was in seventh and eighth grade, my father used to take me fishing on a boat. And I still dream of those days when I went on the water.

And I -- and let me tell you something. I was born during the Depression. My family was poor. Okay? I wore the same shoes with cardboard in them because I couldn't have a second pair of shoes. But when I went to the water I never forgot it. Okay? To the extent we're boat builders.

COUNCILPERSON PARDO: Mr. Chair.

TYLER ALTON: Two -- Miss -- Councilperson Hubbard, two items here.

COUNCILPERSON PARDO: I just want to say something.

TYLER ALTON: It's a combination, you know, as you just mentioned, as well, right? It's a combination. We'd like to pull from the local middle schools most certainly, like we're aggressively trying to do now. But we think it's a combination of all these efforts, all these tactics to come up with one comprehensive strategy that's going to allow us to increase enrollment locally. And Principal Hicks wanted to make a statement, as well.

PRINCIPAL HICKS: Well, I just wanted to mention to Councilwoman Hubbard, and all of the council, SouthTech took a similar approach. They had the high school first down on the south end of the county, and then they developed the middle school later to, again, expose students earlier to the various components that are available in the high school. So, you know, it's a model, you know, that we've seen another charter follow, and other charters.

CHAIRPERSON DAVIS: How's SouthTech doing now?

PRINCIPAL HICKS: I think they're doing fine on their middle school, as far as I know. As far as I know.

TYLER ALTON: Six-hundred more --

CHAIRPERSON DAVIS: Okay.

PRINCIPAL HICKS: They -- they -- it --

TYLER ALTON: -- there's 600-plus enrollment, I think.

PRINCIPAL HICKS: Their high school, I know the numbers on the high school. I don't know the numbers off the top of my head on the middle.

CHAIRPERSON DAVIS: It's down in Boynton, correct?

PRINCIPAL HICKS: Yeah. Right on the Delray/Boynton line.

UNIDENTIFIED SPEAKER: (Unintelligible).

PRINCIPAL HICKS: (Unintelligible). Okay.

COUNCILPERSON PARDO: All right. Mr. --

CHAIRPERSON DAVIS: Councilperson Pardo.

PRINCIPAL HICKS: I know they -- they have almost 1,200 in the high school, yeah.

COUNCILPERSON PARDO: Okay. All right. I just want to put something on the record. Everyone knows that we have a public pool here in the city,

Barracuda Bay, and every year we accept vouchers from Palm Beach Drowning Prevention Coalition. And with those vouchers we go into the community and if someone wants to learn how to swim, we teach them over at Barracuda Bay for free.

PRINCIPAL HICKS: Right.

COUNCILPERSON PARDO: So --

PRINCIPAL HICKS: We have -- Councilwoman Pardo, as --

COUNCILPERSON PARDO: Uh-huh.

PRINCIPAL HICKS: -- a couple of years back we did actually have that as part of our PE program.

COUNCILPERSON PARDO: Right.

PRINCIPAL HICKS: It was challenging with our schedule and Barracuda Bay's schedule --

COUNCILPERSON PARDO: Uh-huh. Right.

PRINCIPAL HICKS: -- to make it fully work the way we wanted it to, but we did at one time have the swim lessons for our students.

COUNCILPERSON PARDO: Yeah. So I'm just saying just for the community.

PRINCIPAL HICKS: Yeah. Yeah.

COUNCILPERSON PARDO: Right. So if there are parents that want their children to learn how to swim, this program should be coming to us probably in May. I think that's when we accept the vouchers. And the kids go and learn over the summer.

The other thing I want to mention, we pay how much? \$2,500 a month or something for the Fishing Academy, right? We teach kids how to fish on Saturdays. And that is another program that we should really be looking into. They should be partnering. If we decide to move forward with the school, we should -- and we could have Mr. Evans do this -- get the Fishing Academy on board and they need to, you know, talk about the school or maybe bring the kids over on the weekends and let them see the school and see the marine industry.

PRINCIPAL HICKS: Absolutely. We have spoken with Captain Brochu in the past and have, you know, contemplated some work with the Fishing Academy in the past, yeah.

COUNCILPERSON PARDO: Okay. So now instead of contemplating it you

need to execute it.

PRINCIPAL HICKS: Need to do it, yeah. Yeah.

PRINCIPAL HICKS: Right? Okay. Thank you.

CHAIRPERSON DAVIS: Councilperson Hubbard, did you have any more questions?

COUNCILPERSON HUBBARD: No. No.

CHAIRPERSON DAVIS: Okay. Councilperson Davis Johnson, do you have any questions?

COUNCILPERSON DAVIS JOHNSON: I apologize. Traffic was heavy coming from the west.

I am just not clear and I probably missed this in the earlier part of the presentation as it related to the recruitment efforts. I still haven't heard a concrete method by which you are proposing to ensure the participation of Riviera Beach students. And then secondly, what prohibits -- you're currently paying a monthly fee for the space, correct?

TYLER ALTON: Yes. That is correct.

COUNCILPERSON DAVIS JOHNSON: So what prohibits us from entering into a long-term lease with you at that cost, other than you saying that the bank wants to see us vested and behind you?

TYLER ALTON: I'm not sure the current rate of the monthly leases. Maybe your city manager has that information.

COUNCILPERSON DAVIS JOHNSON: What's the value, please?

CHAIRPERSON DAVIS: I think it's about -- I think it's like 500 bucks.

TYLER ALTON: The public are saying it's \$1. I'm not exactly sure.

CHAIRPERSON DAVIS: No, no, no, no.

COUNCILPERSON PARDO: Yeah. Randy Sherman.

CHAIRPERSON DAVIS: Let's get Mr. Sherman.

COUNCILPERSON DAVIS JOHNSON: What's the value, Mr. Sherman?

ROBERT HEALEY: It's \$500 a month, I think.

CHAIRPERSON DAVIS: See? I told y'all, right? That's about right.

UNIDENTIFIED SPEAKER: No.

UNIDENTIFIED SPEAKER: No.

ROBERT HEALEY: And incidentally --

TYLER ALTON: It is 500 a month. I write the check every month.

DIRECTOR OF FINANCE SHERMAN: It's 500 a month.

ROBERT HEALEY: And incidentally, the lease has run out some time ago. I don't know whether we're still paying the \$500 or what.

CHAIRPERSON DAVIS: Mr. Sherman, can you just state for the record what it is?

DIRECTOR OF FINANCE SHERMAN: Yes. Randy Sherman, Director of Finance. Can you ask the question again?

COUNCILPERSON DAVIS JOHNSON: What's the value of the lease? I understand that it may have expired but there is still a monthly fee that's being paid.

DIRECTOR OF FINANCE SHERMAN: Yeah. They're paying \$500 a month right now.

TYLER ALTON: Six grand a year.

DIRECTOR OF FINANCE SHERMAN: Six grand -- \$6,000 per year, correct.

COUNCILPERSON DAVIS JOHNSON: 6,000 per year.

TYLER ALTON: I mean, I believe -- you know, and this is exactly why, right, we're at a workshop item, because, you know, these are some of the feedback that we'd like to get.

So prior to presenting -- earlier in the presentation tonight we presented, and as well as Rybovich and Lockheed Martin, on kind of the growth that's occurring. And there's a gap. There's gap in skill sets. And this is where RBMA comes in. This is our niche, is to fill that gap, to create -- the jobs are being created, but to train the children, the high schoolers, as well as adults, to get those jobs and to get those local jobs that are right here just a few blocks away from the Maritime Academy. So that's the comprehensive pitch. You know, and I think what we're looking for is feedback, you know, from the council on this very lease. I mean, that's what we presented to you, what we'd like to do. And now we need to hear if you want it or not.

ROBERT HEALEY: And what we --

PRINCIPAL HICKS: Obviously for every dollar that we're spending --

CHAIRPERSON DAVIS: Please speak into the microphone, Miss --

PRINCIPAL HICKS: I'm sorry.

CHAIRPERSON DAVIS: That's all right.

PRINCIPAL HICKS: Obviously for every dollar that we're spending, you know, above the dollar -- that's \$6,000 or what have you more that we're taking away perhaps from academic programs, as well.

COUNCILPERSON DAVIS JOHNSON: What's the relationship with the Maritime Academy and the school district and identifying students that may have the skill sets or may be receptive to the skill sets that the academy offers?

PRINCIPAL HICKS: Well, over the past 10 years we've -- we -- we have an open enrollment process. Any and everybody can apply. We do have a set of criteria that we have agreed upon under the auspices of Palm Beach School District. As a charter school you enter into a charter agreement with the LEA, which would be the School district of Palm Beach County. And so our criteria is, you know, that a student have a 3.0 GPA if they have a GPA or stable grades, good behavior. I mean, there are some criteria for entry into a program where you're going to be using power tools and going out on a boat and, you know, learning at a very high level, because there are no schools that do what we do at the level at which we do it. And so -- am I making sense in terms of your question?

COUNCILPERSON DAVIS JOHNSON: No, you're making -- you're making sense.

PRINCIPAL HICKS: Okay. Okay.

COUNCILPERSON DAVIS JOHNSON: Uh-huh.

PRINCIPAL HICKS: So it's an open enrollment process.

COUNCILPERSON HUBBARD: Mr. Chair --

COUNCILPERSON DAVIS JOHNSON: So --

COUNCILPERSON HUBBARD: I'm sorry, ma'am.

COUNCILPERSON DAVIS JOHNSON: -- that's okay. So let's just take Riviera Beach Prep, for instance.

PRINCIPAL HICKS: Okay.

COUNCILPERSON DAVIS JOHNSON: What's the relationship with that -- with

Riviera Beach Prep and their students? Because we know that all of them may not have a 3.0 but they are in an alternative education environment.

PRINCIPAL HICKS: Right.

COUNCILPERSON DAVIS JOHNSON: So have you, in a manner or in an effort outreach or inreach because you are good corporate citizens -- have you said, Hey, Riviera Beach Prep, here's an opportunity for us to introduce you to the marine industries and the water? Have we done that?

PRINCIPAL HICKS: No. We haven't. Riviera Beach Prep is an alternative school and as such, you know, under Palm Beach School District policy, we -- I guess we could enter into a partnership with anybody if we want to.

COUNCILPERSON DAVIS JOHNSON: Uh-huh.

PRINCIPAL HICKS: However, there is a protocol, and that's not something that we had explored in the past. But we certainly are open to many different partnerships.

COUNCILPERSON DAVIS JOHNSON: Okay. All righty. Thank you, sir.

CHAIRPERSON DAVIS: Councilperson Hubbard.

COUNCILPERSON HUBBARD: That was my question about the 3.0 grade point average.

PRINCIPAL HICKS: Uh-huh.

COUNCILPERSON HUBBARD: That's going to cap a lot of kids out that are --

PRINCIPAL HICKS: I apologize. Keep in mind that when we're bringing in students into high school, I do apologize. It's a 2.0. Just a basic 2.0 entry requirement. Good stable grades, reading and writing on grade level. These are things that we entered into the school district with a contract to, you know, adhere to those admission requirements.

COUNCILPERSON HUBBARD: So you say 2.0. When you were talking about the 3.0 what were you referring to?

PRINCIPAL HICKS: I apologize. Just --

COUNCILPERSON HUBBARD: You just misspoke?

PRINCIPAL HICKS: -- right there from the record. 2.0.

COUNCILPERSON HUBBARD: Okay.

PRINCIPAL HICKS: And most eighth graders entering don't have any grade

point average. But we're looking for stable grades. The ability to handle honors courses, the ability to handle the curriculum.

COUNCILPERSON HUBBARD: The ability to handle honors courses? You -- honor courses. Why do -- why do they have to be able to handle honor courses when they first get there?

PRINCIPAL HICKS: That's just the way that this school has operated. We've always included -- because in order to prepare you for college or for technical school or for careers, as you know the State of Florida has raised their bar and raised their standards.

COUNCILPERSON HUBBARD: Let's --

PRINCIPAL HICKS: And so in order to help students be at that bar, we, you know, ask that they -- by the time they're entering high school, we expect that they would, you know, have met certain criteria.

COUNCILPERSON HUBBARD: And I think that kids should be on grade level and should be able to read, write and compete on grade level.

PRINCIPAL HICKS: Absolutely.

COUNCILPERSON HUBBARD: But to say that they have to be honor students or in the honors program or can be in the honors program in order to be in your school, I think that's a problem.

PRINCIPAL HICKS: Well, if you take a look at competing schools within the city that are choice programs, you know, you have IB. You have advanced placement. You have honors. These are things we aspire to. I'm not saying that every single student in the school has to be an honor student. But we do have some basic criteria that we've set forth with Palm Beach County School District, and it does include, you know, being able to read and write on grade level. And -
-

COUNCILPERSON HUBBARD: Nobody -- please don't think --

PRINCIPAL HICKS: Right.

COUNCILPERSON HUBBARD: -- anybody up here --

PRINCIPAL HICKS: Right.

COUNCILPERSON HUBBARD: -- is saying that they shouldn't be able to either read and write on grade level.

PRINCIPAL HICKS: And we do admit students conditionally all the time, as well.

COUNCILPERSON HUBBARD: And also I'm -- the only thing that I was saying, that there's a lot of students that do well and graduate and are on grade level and exceed grade level that may or may not have been in the honors programs at their schools. Secondly, I wanted to say that Riviera Beach Preparatory Academy is an academic school. It's not anything to do with behavior or otherwise.

PRINCIPAL HICKS: I understand. Yeah.

COUNCILPERSON HUBBARD: You have kids there that are 3.0.

PRINCIPAL HICKS: Yes.

COUNCILPERSON HUBBARD: That are doing very well. Sometime they might have had a hiccup that caused them to get behind credit-wise.

PRINCIPAL HICKS: Right. They would be --

COUNCILPERSON HUBBARD: So they are able to go to that school, catch up their credit, not have so many electives that keep them from catching up on the amount of credits that they need.

PRINCIPAL HICKS: I think we would love to explore that partnership because they have --

COUNCILPERSON HUBBARD: I'm surprised that you haven't.

PRINCIPAL HICKS: -- nice bays back there and everything else, you know, that would lend itself to marine mechanics.

COUNCILPERSON HUBBARD: But not that (unintelligible).

PRINCIPAL HICKS: So that's certainly something that we'd like to look at.

COUNCILPERSON HUBBARD: Well, I'm talking more about getting these kids in your school as a -- you know, as opposed to --

PRINCIPAL HICKS: Well, partnership. It might be give-and-take.

COUNCILPERSON HUBBARD: Yeah.

PRINCIPAL HICKS: Yeah.

COUNCILPERSON HUBBARD: Okay. Thank you so much.

PRINCIPAL HICKS: Yeah, okay.

MAYOR MASTERS: Mr. Chair?

CHAIRPERSON DAVIS: Mayor. Mayor.

MAYOR MASTERS: Thank you, sir. Let me preface this statement. I think everyone in this room and probably those who are listening and viewing know that I believe in direct action. I believe in community participation. I believe in petitions. I believe in door to door. I believe in neighborhood canvassing. And when we have done that we've always been successful, whether it was renaming Old Dixie Highway to President Barak Obama, whether it was keeping the warehouse, the police department from going into the warehouse in that district, whether it was keeping the junk yard from being in that same area and now the poison bleach from being in the area.

We've always -- I've always been very involved in getting the community, particularly the neighborhood, buy-in. Because after all, at the end of the day, we hope that this -- these schools will be a blessing to that neighborhood, if no other neighborhood in the city. So what I would like to see -- and now maybe this will - - if the council will -- if it gets on the agenda and there's a vote to move forward, I would like to see -- and I think will help your recruitment and your enrollment, as well. I would like to see your school launch a door-to-door campaign and speak to parents who have children that will be going to middle school or high school and sell the school to them and see if they -- Oh, yeah, this is something we want, or something we don't want.

Because at the end of the day, for me, government at its best is what Abraham said by, of, for the people. So I would like to -- for you, if you think that's a good idea, to do -- 'cause everyone is not going to come to the council chambers and everyone's not going to come to the school for a meeting.

PRINCIPAL HICKS: You gotta go get them.

MAYOR MASTERS: Although I came and missed my boat to Bimini. But everyone's not going to do that. But I think maybe this is the appropriate time to take the school to the people rather than for the people to come to the school. That's just my little humble suggestion.

ROBERT HEALEY: Mayor, we've already discussed that and what we're talking about is --

MAYOR MASTERS: Speak a little bit in the mike.

ROBERT HEALEY: I'm sorry. What we're talking about, identifying families that have middle school students and go out door to door to those people.

MAYOR MASTERS: Yeah. And I'll be willing -- I will be willing to do that with you, with anybody from your staff.

ROBERT HEALEY: Mayor, you are on.

MAYOR MASTERS: Okay. Thank you. If it will be helpful. Thank you, Mr. Chairman.

CHAIRPERSON DAVIS: All right. Thank you. So I sit back and I take my time. I want to say first of all to Viking, thank you for choosing Riviera Beach and Maritime Academy. Thank you. That comes with some -- how long have you been in existence in the city as the Maritime -- it's 11 years, correct?

PRINCIPAL HICKS: Eleven years, yeah.

CHAIRPERSON DAVIS: Viking's been here how long?

ROBERT HEALEY: We've been here --

CHAIRPERSON DAVIS: To the microphone, please, sir.

ROBERT HEALEY: We came in -- 1999 we've been here.

CHAIRPERSON DAVIS: Eighteen years?

ROBERT HEALEY: Eighteen years.

CHAIRPERSON DAVIS: How many employees from Riviera Beach have you hired in 18 years?

ROBERT HEALEY: I would say off -- I would say from Riviera Beach independent schools? I would say on and off a hundred people.

CHAIRPERSON DAVIS: Employed by Viking?

ROBERT HEALEY: Employed at one time or another. You know, then they move up and something. Over -- over -- I'm not sure how many people we have presently.

CHAIRPERSON DAVIS: Okay.

ROBERT HEALEY: But we have a substantial number. Let me put it that way.

CHAIRPERSON DAVIS: Okay. So not sure yet? Okay. You made a comment earlier. You talked about the church. Have you spoken with the pastor of that church?

ROBERT HEALEY: No, we haven't spoken to the pastor.

CHAIRPERSON DAVIS: Uh-huh.

ROBERT HEALEY: Because we haven't gotten to the stage where we could consummate it. One of the conditions is with the grantor that we have a lease on the school. And -- and what --

CHAIRPERSON DAVIS: But -- but you -- but you're asking for support throughout the community. And one of the organizations that -- that this will impact is the church.

ROBERT HEALEY: Well --

CHAIRPERSON DAVIS: You have not had a conversation with the pastor of the church?

ROBERT HEALEY: No. But what we see in the church, there's very little use of those eight buildings in the back where we intend to put our middle school. In fact, they have some people live in and some -- some are empty, okay?

CHAIRPERSON DAVIS: Okay. Okay. See, but my concern is -- what I would like for you to do, Mr. Healey before it comes back to us, is to have a conversation with the pastor.

ROBERT HEALEY: Well, if we get a lease then we're going talk to the pastor. We're going to talk to the grantor. Everything's stopped.

CHAIRPERSON DAVIS: But my only concern is when you come into the City of Riviera Beach, no matter who it is, is you're going to move forward, we move forward together in conversations.

ROBERT HEALEY: Right.

CHAIRPERSON DAVIS: If their congregation is sitting near that campus and at no point over the last 10 years there haven't been no discussions with them about them being involved with that school, then I have a question. Because they have -- they have children that go to that church. They should be the first contact for your recruitment at Riviera Beach. They're already on the campus by going to church there on Sundays. So someone within your organization should have already been in conversation with that church, which is Pastor Altidor [phonetic].

ROBERT HEALEY: Right.

CHAIRPERSON DAVIS: And if that hasn't happened, that's a serious concern with me at this point before I go any further with anything else.

ROBERT HEALEY: Well, let me tell you this. We will -- we get a lease we're going to talk to the church, we're going to talk to the seller and we're going to talk to the grantor.

CHAIRPERSON DAVIS: Okay. So --

ROBERT HEALEY: But that -- and that's an excellent idea. They will have children in that church to possibly go to our school.

CHAIRPERSON DAVIS: Okay. My -- so the bank -- how much it's going to cost to build the school?

ROBERT HEALEY: It's going to cost in the area of four and a half million dollars. It's going to cost another 500 or 750,000 to equip it.

CHAIRPERSON DAVIS: Okay.

ROBERT HEALEY: It's going to cost -- and one of the thoughts we have -- we haven't pursued it -- that's two levels. We might want to take it to a third level.

CHAIRPERSON DAVIS: Third level?

ROBERT HEALEY: And here's the theory of the third level.

CHAIRPERSON DAVIS: Uh-huh.

ROBERT HEALEY: When you're building, you've got foundations that can take another floor.

CHAIRPERSON DAVIS: Uh-huh.

ROBERT HEALEY: You have walls that go up and you move the roof up and you put a floor in. So if we could do that economically, we would build a third floor with the idea of future development. If all you people were over at -- up and over to the service center, it's three floors. That originally was going to be two floors and we made that decision.

CHAIRPERSON DAVIS: Uh-huh.

ROBERT HEALEY: And that's the thought over there.

CHAIRPERSON DAVIS: So --

ROBERT HEALEY: And presently it's 600 students but that third floor could be a lot of assistance in the future.

CHAIRPERSON DAVIS: Okay. So with you having the conversations with the bank which you already have had, what number have you applied for the loan or made conversations with with them?

ROBERT HEALEY: We applied for \$6 million.

CHAIRPERSON DAVIS: Just for the first phase which is two stories?

ROBERT HEALEY: That's right.

CHAIRPERSON DAVIS: So 6 million. And their concern is that you mentioned to them that your only form of payment is going to be all the grants, correct?

ROBERT HEALEY: Well, the program is that if we could get the lease --

CHAIRPERSON DAVIS: Uh-huh.

ROBERT HEALEY: -- we already have Weiss Construction who designed the school. We paid them \$235,000 to design it. They pulled most of the permits so far. They're close -- whether they actually pulled the permits, but they went dealing with the City on the requirements for permits. They haven't pulled any permits but they're -- in other words, the reason I'm telling you that, we could start construction in a very short period of time. And it will take eight months to 12 months to build the school. Eight months and then to equip it and so forth, eight to 10 months. That's their schedule.

CHAIRPERSON DAVIS: Mr. Tyler, could you go back to a slide with you showing the Viking -- no, I'm talking -- what's it? The service center.

ROBERT HEALEY: Uh-huh. Incidentally, that's not going to be the Viking Service Center. If you --

CHAIRPERSON DAVIS: No.

ROBERT HEALEY: -- if you know --

CHAIRPERSON DAVIS: Right there. Stop right -- stop right there. Okay. Show me where's Broadway.

TYLER ALTON: Right in the middle of the -- right in the middle of the screen.

CHAIRPERSON DAVIS: You -- can you put your finger on it or something?

MAYOR MASTERS: Right there.

CHAIRPERSON DAVIS: Okay.

ROBERT HEALEY: Uh-huh.

CHAIRPERSON DAVIS: That's Broadway, right?

ROBERT HEALEY: Uh-huh.

CHAIRPERSON DAVIS: So in the red where it says VY -- is that Viking Yacht Center expansion there?

TYLER ALTON: Correct.

CHAIRPERSON DAVIS: So what's east of there?

TYLER ALTON: East of it is Avenue C.

CHAIRPERSON DAVIS: Uh-huh.

TYLER ALTON: And Lockheed Martin here.

CHAIRPERSON DAVIS: Uh-huh.

TYLER ALTON: And the Viking Yacht Company -- Viking Yacht Service Center here.

CHAIRPERSON DAVIS: So where are you proposing to build this school now?

ROBERT HEALEY: The school --

CHAIRPERSON DAVIS: Let's -- let's show the public 'cause this -- how far away is it?

TYLER ALTON: It's on the site that it currently exists on. It is here west of Broadway on 13 Street and Avenue -- what's that cross street, E?

UNIDENTIFIED SPEAKER: Yes.

TYLER ALTON: And Avenue E.

CHAIRPERSON DAVIS: Okay. So --

TYLER ALTON: But it's out here next to Boys & Girls Club. It currently sits on W. 11 right here.

ROBERT HEALEY: It's about two and a half blocks from Broadway. You go Avenue E and then you go up to the school.

CHAIRPERSON DAVIS: So let's please go back to the slide. Before. Not that one. The next one, next one. Okay. All right. It's there. Thank you, sir. So Broadway is where that yellow line runs down the middle between the two red -- you got site B then you have -- site B represents what?

TYLER ALTON: So site A and site B are what we are working on, is the Riviera Beach Marine Center. We will and we have been canvassing to draw 50 to 100 new businesses to locate here in Riviera Beach to support the growth that's occurring at the Viking Service Center, Lockheed Martin and Rybovich.

ROBERT HEALEY: And --

CHAIRPERSON DAVIS: So go -- go -- okay. Let's go --

ROBERT HEALEY: Go back. Go back.

CHAIRPERSON DAVIS: Let's go --

ROBERT HEALEY: I know what he's talking --

TYLER ALTON: Sorry. Hitting the wrong button.

CHAIRPERSON DAVIS: Okay. So back to site --

ROBERT HEALEY: Go back -- right there.

CHAIRPERSON DAVIS: -- now, so site A --

TYLER ALTON: Yeah. Got it.

CHAIRPERSON DAVIS: Now, you want to open up all these businesses and create all the incubator space, is that what you're suggesting for business with the marine industry?

ROBERT HEALEY: Go back and get to the aerial. Yeah. Put that aerial back up. Of both schools.

TYLER ALTON: Got it.

ROBERT HEALEY: Of both -- right there.

CHAIRPERSON DAVIS: Correct.

ROBERT HEALEY: All right. Look, on the east side of Broadway behind the yacht company is site A.

CHAIRPERSON DAVIS: Uh-huh.

ROBERT HEALEY: When you go up on Broadway between 16 and 17 Street and west of Broadway --

CHAIRPERSON DAVIS: Uh-huh.

ROBERT HEALEY: -- on Broadway is site B. Both of those sites are going to be vendor parks.

CHAIRPERSON DAVIS: Okay.

ROBERT HEALEY: And we are going to name this not the Viking Marine Center. We're going to name it the Riviera Beach Marine Centers.

CHAIRPERSON DAVIS: Okay. So here -- now, one of the concerns that we've all shared, you know, and you know I always supported, you know, the Maritime School. Matter of fact, when you had the apprenticeship program last year I personally knocked on every door I could and filled that program up with residents for the hospitality program. So let's talk about -- and these are questions coming -- I shared this with you in private that folks in Riviera Beach

had a real concern with two things, which is the recruitment, which we all totally agree on a hundred percent. And the other issue was where you're going to build the school.

ROBERT HEALEY: Uh-huh.

CHAIRPERSON DAVIS: The younger generation that we're trying to touch -- focus on, we cannot exclude their parents when you start talking about apprenticeship programs and things of that sort. Young adults are looking for -- they love downtown action. That's an attraction for young adults, right?

ROBERT HEALEY: Right.

CHAIRPERSON DAVIS: So their children are going to, more than likely, go where the parents go, which we all love to encourage. But we're talking about site A and site B, which is your property, which is on the front of our downtown face of Broadway.

ROBERT HEALEY: Uh-huh.

CHAIRPERSON DAVIS: And that's your property that you own.

ROBERT HEALEY: Uh-huh.

CHAIRPERSON DAVIS: You don't need to ask for a dollar lease a year. Wouldn't it be great to do a mixed-use campus there closer to the water so that you -- the kids can see the same water and have access to all the industry that are going on on your land?

ROBERT HEALEY: Look, the bottom line --

CHAIRPERSON DAVIS: I'm just asking you the same question like I told you privately that folks ask me at home.

ROBERT HEALEY: Yeah. All right. And I'll answer that question.

CHAIRPERSON DAVIS: So I just, you know --

ROBERT HEALEY: We have already invested in a number of million dollars on the present site. We want to create an educational campus and I can tell you this.

CHAIRPERSON DAVIS: Go back to that slide, the -- the one --

ROBERT HEALEY: Right there. Now, let me say this.

CHAIRPERSON DAVIS: No, no, no, no. Go back to the --that -- listen, I respect your opinion; I've been here all night.

ROBERT HEALEY: Uh-huh.

CHAIRPERSON DAVIS: I let all my colleagues speak at least three times if they wanted to. And I just want to get to my point before I get to you. Let's go back to a slide.

ROBERT HEALEY: Yeah. Go back.

CHAIRPERSON DAVIS: The design that you had. The beautiful -- yeah.

ROBERT HEALEY: That's it.

CHAIRPERSON DAVIS: Okay, there. So that's a --

ROBERT HEALEY: All right. Now let me answer --

CHAIRPERSON DAVIS: -- that's attractive, a potential --

ROBERT HEALEY: All right. Now.

CHAIRPERSON DAVIS: -- attractive campus if I'm a student.

ROBERT HEALEY: Right.

CHAIRPERSON DAVIS: If there's a way that you can make it happen on that property that you own?

ROBERT HEALEY: Uh-huh. Uh-huh.

CHAIRPERSON DAVIS: And then we -- you won't have to come to us to ask us for a dollar. Even -- it's even closer to the Broadway corridor, to the waterfront.

ROBERT HEALEY: All right. Now let me answer that question specifically.

CHAIRPERSON DAVIS: Yes, sir.

ROBERT HEALEY: The Viking Yacht Company, which I chair --

CHAIRPERSON DAVIS: Yes, sir.

ROBERT HEALEY: -- voted -- we have a five-man board. We voted four to one.

CHAIRPERSON DAVIS: Uh-huh.

ROBERT HEALEY: And the Viking Yacht Company has walked from the school. They supported it for a number of years. Over three years we tried to get a lease. Any support is no longer from Viking. It's from Robert T. Healey, Sr. And that ground is owned by our company. Okay?

CHAIRPERSON DAVIS: So Viking told you that they're not going to put any money into your school?

ROBERT HEALEY: They have put 6, \$8 million in running that school and building it where it is.

CHAIRPERSON DAVIS: Hold on.

ROBERT HEALEY: Okay?

CHAIRPERSON DAVIS: Could you -- could you go -- do you have a picture of the current school?

ROBERT HEALEY: Yes. We have a location.

CHAIRPERSON DAVIS: A current -- a current picture. Not location.

TYLER ALTON: We have a --

CHAIRPERSON DAVIS: A current picture.

TYLER ALTON: Well, it --

SHEREENA COLEMAN: It's in the brochures.

CHAIRPERSON DAVIS: No, I want the public to see this at home. Because they don't have one of these brochures. I want to be able to help them out, understand, uh, the questions. 'Cause I want to see the \$6 million investment that's been currently requested.

ROBERT HEALEY: There it is.

TYLER ALTON: So the --

CHAIRPERSON DAVIS: So right now what you have on that site? What type of building structure?

TYLER ALTON: All right. So right now this is the current site and it's obviously satellite birds-eye aerial of these. This is the structures right here in the center of the screen. The initial capital outlay for first demoing and cleaning up the site, for tearing down the dilapidated buildings over there --

CHAIRPERSON DAVIS: Uh-huh.

TYLER ALTON: -- constructing these, and then an operating budget annually for the last 11 years has accrued to north of \$10 million that Viking's funded in its stock funding.

CHAIRPERSON DAVIS: So -- okay. Let's -- let's get back. So that building, is

that a trailer? Yes or no.

TYLER ALTON: No, it's not a trailer.

CHAIRPERSON DAVIS: What is it?

TYLER ALTON: It's a -- it's a modular prefab structure.

CHAIRPERSON DAVIS: What it's made out of?

TYLER ALTON: Concrete block, metal and --

CHAIRPERSON DAVIS: The whole building is -- what percentage of it is concrete block?

UNIDENTIFIED SPEAKER: No.

TYLER ALTON: It's 42.5. I have no idea.

CHAIRPERSON DAVIS: Okay. So --

TYLER ALTON: I'm sorry.

CHAIRPERSON DAVIS: But what -- here's where we are, you know? And this is just a workshop so we're supposed to go through these questions back and forth, you know? People have these questions.

ROBERT HEALEY: Right. Right.

CHAIRPERSON DAVIS: And we're not here to make a decision today. We're just having a workshop, dialogue. All I'm stating is on this board, I have the responsibility to -- like I said in private with you -- and I didn't take a position privately because I wanted to make sure that my colleagues understood where I stand at this --

ROBERT HEALEY: All right.

CHAIRPERSON DAVIS: Hold on, Mr. --

ROBERT HEALEY: All right.

CHAIRPERSON DAVIS: They understood where I'm standing. I -- me -- well, at least me as a commissioner, chairman of the board, want to see this school stay in town and I've stated that.

ROBERT HEALEY: Right.

CHAIRPERSON DAVIS: And I put a lot of time and energy to make sure you got students in your summer program and young adults in your apprenticeship that

you no longer have anymore. So you're telling us that Viking says, No, we're not going to fund it anymore. We did 6 million.

ROBERT HEALEY: Here's what I'm telling you. Viking's property on -- east of Broadway --

CHAIRPERSON DAVIS: Yes, sir.

ROBERT HEALEY: -- they've invested in ground. That ground cost \$10 million. It would cost us \$5 million worth apiece for waterfront property to put the school on. You can't put schools on the waterfront.

CHAIRPERSON DAVIS: Who says so?

ROBERT HEALEY: It's too expensive.

CHAIRPERSON DAVIS: Who --

ROBERT HEALEY: Who says that?

CHAIRPERSON DAVIS: Yeah.

ROBERT HEALEY: I say that.

CHAIRPERSON DAVIS: You say that?

ROBERT HEALEY: I'm a developer. I'm a builder. I say it.

CHAIRPERSON DAVIS: Okay. Okay.

ROBERT HEALEY: I can tell you right now.

CHAIRPERSON DAVIS: Okay. Okay. Okay.

ROBERT HEALEY: I can tell you this --

CHAIRPERSON DAVIS: Okay.

ROBERT HEALEY: -- to further that concept. What we're doing on the waterfront, we're looking to build garages because you can't even afford parking on the waterfront. It's too expensive. Okay?

CHAIRPERSON DAVIS: But Mr. Healey, with all due respect, I'm trying to focus on helping my community by working with you and your -- well, with your organization.

ROBERT HEALEY: Right.

CHAIRPERSON DAVIS: And I guarantee you if you did a survey, if you and

your company did a survey, door to door that was suggested by the Mayor, and go door to door and said, Which site would you like to see the school on? and watch what they tell you.

ROBERT HEALEY: Let me tell you something.

CHAIRPERSON DAVIS: I'm just asking. Who -- why would you have a maritime industry away from the water?

ROBERT HEALEY: No. I'll tell you -- I'll tell you the best location for the school.

CHAIRPERSON DAVIS: Yes, sir.

ROBERT HEALEY: You put it right where -- right on the water right at the dock. Do you understand?

CHAIRPERSON DAVIS: Show it to me. Show -- show me -- show me what you're talking about. Show me.

ROBERT HEALEY: Right --

CHAIRPERSON DAVIS: Show me in some pictures.

ROBERT HEALEY: -- give me that pointer. Give me that pointer.

TYLER ALTON: Right here's the mouse. Where do you want to point it?

ROBERT HEALEY: Right on the water front.

TYLER ALTON: Right here (unintelligible)?

ROBERT HEALEY: Right along the waterfront.

CHAIRPERSON DAVIS: Who own that property?

ROBERT HEALEY: Let me say this here: Look at our expansion.

CHAIRPERSON DAVIS: Okay.

ROBERT HEALEY: Right along -- that would be the best place for the school but we have to build a business there. Do you understand? We gotta build businesses on the waterfront.

CHAIRPERSON DAVIS: But Mr. Healey, you have a campus. Let's go back west of that building.

ROBERT HEALEY: We could not put a --

CHAIRPERSON DAVIS: Site A I'm talking about.

ROBERT HEALEY: We could not put a school on the waterfront because the ground is too expensive and it's needed for the development of the marine industry.

CHAIRPERSON DAVIS: I understand. And I can respect you being a businessman wanting to do that.

ROBERT HEALEY: I try --

CHAIRPERSON DAVIS: But last time you stated before -- I'm trying to find a way to keep it in this area and make it beneficial to our community to want to go to that campus. And we all know based upon the history and based upon the folks I've spoken to --

ROBERT HEALEY: Uh-huh.

CHAIRPERSON DAVIS: -- no matter how you put it, when we ask one question, is what are the numbers of your graduation rate, who they are, how many are, it's always a rounded number. They have never been where they come to the dais where there have been a specific number on what we're trying to do.

These children in our community will flock to the water if you have a campus nearby. And it ain't got to be right on the water. But if you're going to build a structure which you're already suggesting on Broadway and you're already talking about adding a third level to the school, why don't you invest that money on your property on the current site on Broadway and add two more levels and then you can use that grant money and use your nonprofit --

ROBERT HEALEY: Uh-huh.

CHAIRPERSON DAVIS: -- to protect yourself and your investment on your own land.

ROBERT HEALEY: We -- we -- we -- Viking is in the marine business. We build yachts and we service them.

CHAIRPERSON DAVIS: Okay, sir.

ROBERT HEALEY: The ground on the waterfront is needed to build -- to service our yachts.

CHAIRPERSON DAVIS: Okay.

ROBERT HEALEY: Okay?

CHAIRPERSON DAVIS: I understand. I'm -- I'm -- I won't say anything else.

TYLER ALTON: All right. Two points in that. One, this site plan here, there's

something that has not been mentioned is the impact that this could have west of Broadway. You know, there are -- you guys are doing the CDC and the board's doing a great job in the housing, residential and new construction. It's changing the face of the neighborhood. Imagine what this would do in impacting west of Broadway and changing the face of the neighborhood. I mean, that's a really positive, positive impact. And as Mr. Healey referenced in all due respect to him, those two sites on Broadway are not solely owned by Robert T. Healey.

CHAIRPERSON DAVIS: Uh-huh.

TYLER ALTON: He has one vote out of five and he was accurate in stating he does not have control of those sites. Those sites are a private enterprise for development sites to transform Broadway. There are other voting partners in Viking.

CHAIRPERSON DAVIS: Uh-huh.

TYLER ALTON: And those sites will not be considered for the Riviera Beach Maritime Academy.

CHAIRPERSON DAVIS: And see -- and here's my concern. If your partner's saying no why should we say yeah?

TYLER ALTON: Because it is a -- well, and we went through the, I think, a pretty well-versed presentation on the demand that's happening in the private sector. And the usefulness of RBMA, it is the only maritime academy in this area in the State of Florida to meet that demand, to train the local workforce, to train local children, high schoolers and adults, to meet that demand and get the jobs. So that would be the first reason.

Second reason, it's a free not-for-profit charter school that many other municipalities, I think, would be very, very happy to have. And we are showing a commitment, you know, as a company to, you know, go out and get a \$6 million construction loan and want to work with each and every one of you, including the mayor, and to recruit and get local students. I mean, this has been a costly enterprise of ours for a number of years and we're trying to do the right thing and continue it.

So that's, you know -- I hope you do the right thing. I mean, you can change -- if you could change one person's life by doing this, in my position it would be a no-brainer. We've sent local Riviera Beach children and residents through the school to get real solid paying jobs --

CHAIRPERSON DAVIS: Uh-huh.

TYLER ALTON: -- in this world. Now, if that only can happen for one more person, you know, I would be hard pressed to say the vote -- you know, the vote should be yes. But we're -- you know, we've shown our commitment to the local

community, and then kind of, the ball's in your hands.

CHAIRPERSON DAVIS: So let me ask you a question. Did you say that same speech to the board, that -- your own board? Did you say that same speech to --

TYLER ALTON: I'm not -- I'm not privy to board meetings. And -- but the board has spent north of \$10 million in operating this school for the last 11 years. And so, you know, it was -- it's been a challenge to do that continually, especially when the economic cycles go up and down.

CHAIRPERSON DAVIS: Uh-huh.

TYLER ALTON: You know, we have lots of employees that we have to pay, as well. And so Mr. Healey has taken this upon himself. This is his mission and this is a mission that we're -- that we're supporting him in personally. And that's, you know -- I'm not here as a -- you know, as a Viking employee. I mean, I'm here representing --

CHAIRPERSON DAVIS: As an employee of him.

TYLER ALTON: -- you know, representing the vision that we have in transforming, you know, this area.

CHAIRPERSON DAVIS: Have you all spoken to the school district about finding a way to get y'all curriculum into our current schools in Riviera Beach? So you don't have to buy a -- necessarily build a campus, but you can piggyback on the campuses that are already existing and add something that's unique to our local schools to give our kids something different?

TYLER ALTON: You know, yes, we have. There's spatial constraints. The partnerships are continuing to be made and want to grow. There's no space for us to put, you know, what we want to do on another site. Plus the proximity to the water, as you stated, is important. This is the gateway to the Marina Mile. I showed you this graphic of these tremendous businesses that are all on board the school and have all taken part in our internship programs, that all want to see this succeed, and all the need to. It's a business need.

CHAIRPERSON DAVIS: Yeah. Okay.

TYLER ALTON: You know, they have jobs that they need to fill. And if they can fill them with somebody coming out of the school who lives a few blocks away, that's a tremendous efficiency factor that they can secure. So, yes, we have had conversations with many other educational entities, and the curriculum is always evolving to incorporate curriculums from the higher education, you know, as well as other schools in the area.

CHAIRPERSON DAVIS: Thank you, sir. Anybody else have anything else as we close out this workshop? Anyone else? Thank you, Mr. Tyler, Mr. Healey, for

coming with your presentation. I'm sure this item will be on the next city council meeting.

TYLER ALTON: Okay.

CHAIRPERSON DAVIS: And wish you well.

TYLER ALTON: Thank you very much.

CHAIRPERSON DAVIS: Motion to adjourn the workshop?

UNIDENTIFIED SPEAKER: No, we had some public comment cards.

CHAIRPERSON DAVIS: No. The workshops, we don't normally do public comment cards but if the council wants to do this for -- do something different? We don't normally do public comment cards during workshop items.

TYLER ALTON: May I ask a question?

CHAIRPERSON DAVIS: It's going to be -- this item is going to be in the next city council meeting, too.

TYLER ALTON: So just to -- if y'all don't mind this question.

CHAIRPERSON DAVIS: Yeah.

TYLER ALTON: The next item -- this item will be on the next city council meeting?

CHAIR PRO TEM MILLER-ANDERSON: 15th.

CHAIRPERSON DAVIS: On the 15th.

TYLER ALTON: On the 15th.

CHAIRPERSON DAVIS: On the 15th meeting. Okay.

TYLER ALTON: That public comment cards can be heard at that city council item?

CHAIRPERSON DAVIS: No, no. No. You --

TYLER ALTON: On the 15th?

CHAIRPERSON DAVIS: On the 15th, yes, sir.

TYLER ALTON: Okay. Thank you.

CHAIRPERSON DAVIS: But this is just a workshop for us to have our

conversation, like we always do -- have done for the last 30 years. We always workshop it, then the public comment is addressed during the council meeting that this item goes on.

TYLER ALTON: Great. So we hope that the public comes out and speaks on the 15th. We'd like to hear your input. Thank you.

CHAIRPERSON DAVIS: Thank you, sir. Motion to adjourn the meeting?

ADJOURNMENT

COUNCILPERSON PARDO: So moved.

COUNCILPERSON HUBBARD: So moved.

(CONCLUSION OF WORKSHOP)

APPROVED:

THOMAS A. MASTERS
MAYOR

TERENCE D. DAVIS
CHAIRPERSON

ATTEST:

CLAUDENE L. ANTHONY
CERTIFIED MUNICIPAL CLERK
CITY CLERK

KaSHAMBA L. MILLER-ANDERSON
CHAIR PRO TEM

LYNNE L. HUBBARD
COUNCILPERSON

TONYA DAVIS JOHNSON
COUNCILPERSON

DAWN S. PARDO
COUNCILPERSON

MOTIONED BY: _____

SECONDED BY: _____

L. HUBBARD _____

K. MILLER-ANDERSON _____

T. DAVIS JOHNSON _____

D. PARDO _____

T. DAVIS _____

DATE APPROVED: APRIL 19, 2017