



# Community Redevelopment Agency Workshop

## Budget 2017/2018

# Proposed Budget Review Schedule

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July 12: Workshop #1; 2018 Overview & Discussion of Proposed Initiatives.

August 23: Workshop #2; Board Review of Complete Draft Budget

August 30: Workshop #3; Focus on Key Board Issues & Discuss related revisions

September 13: Budget Review & Approval

# Agenda

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- Budget Overview: Revenue & Expenditures
- Summary of Proposed 2018 Redevelopment Initiatives
- Overview of Neighborhood Services & Clean and Safe Program
- Capital Projects: Summary & Discussion
- City & CRA Enhanced Coordination Initiatives

# Revenue

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CRA receives Increment Revenue – Often referred to as “tax increment financing” or “TIF”

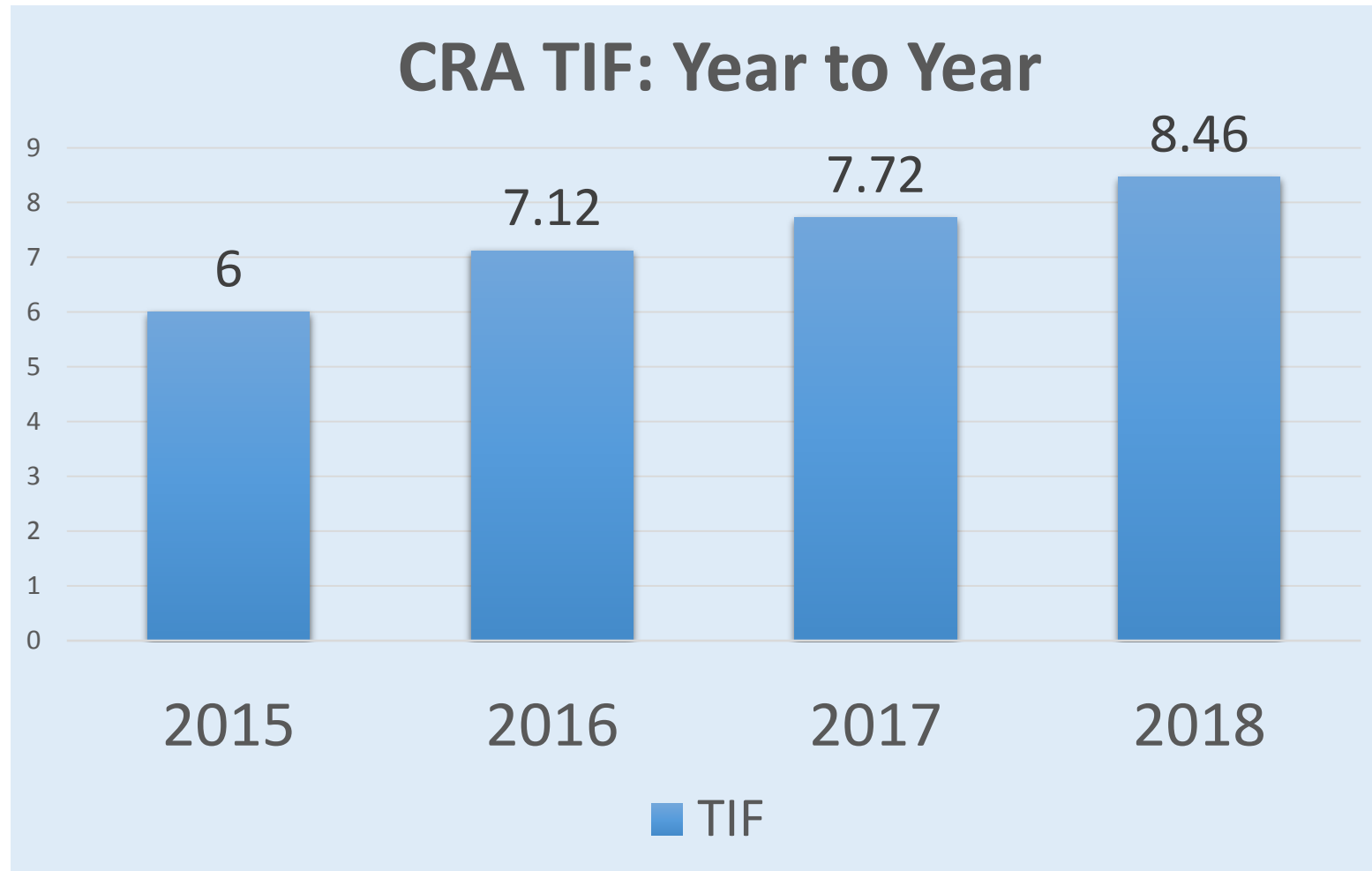
<b>2017/2018 CRA INCREMENT REVENUE: 8.46 Million</b>		
	<b>Palm Beach County</b>	<b>City of Riviera Beach</b>
<b>Tax Incremental Revenue</b>	<b>\$3,058,386</b>	<b>\$5,406,145</b>

36%

64%

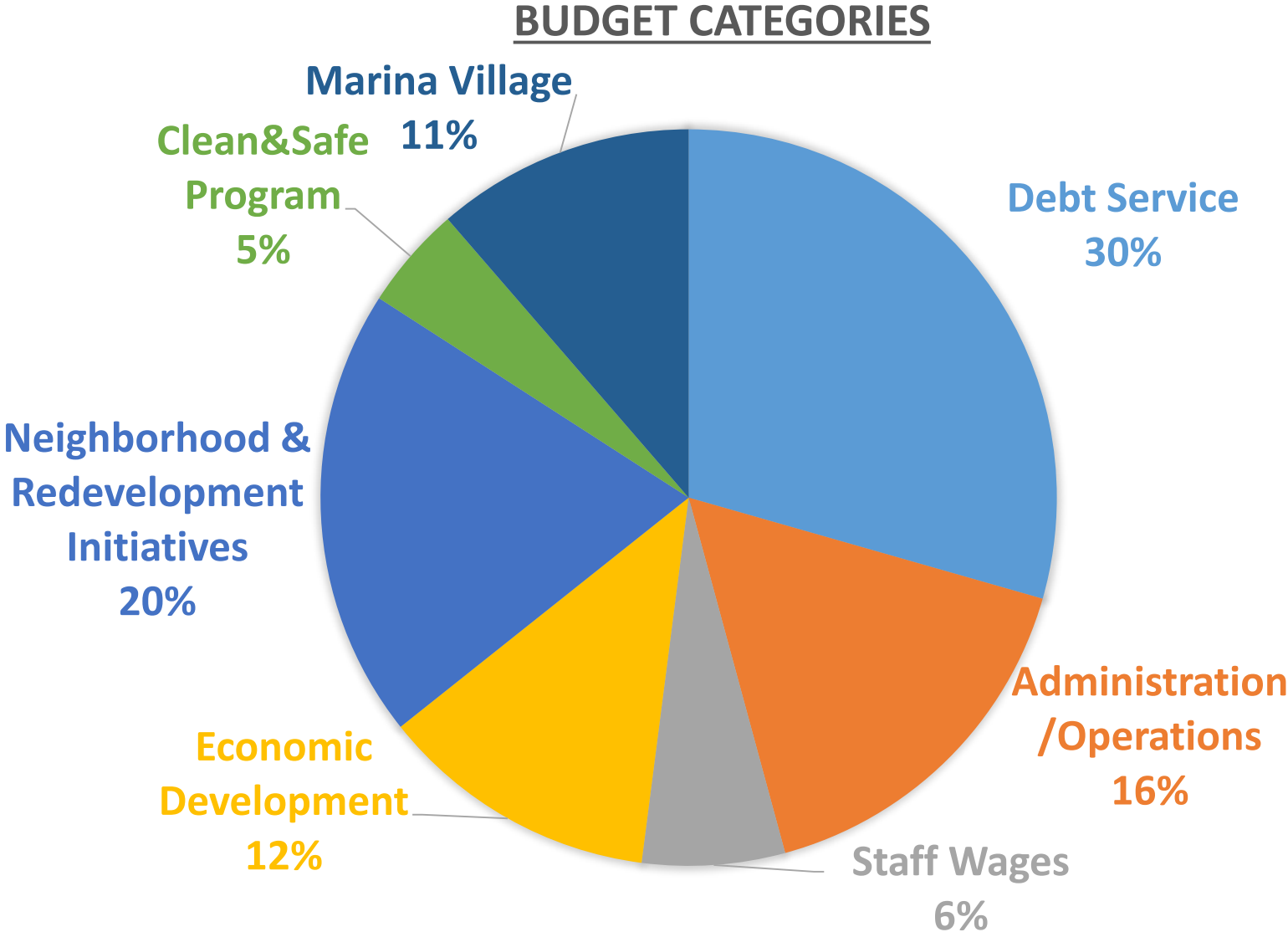
# Revenue 2015-2018

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# Expenditures: Overview

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# Debt Service 2018\*

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Wachovia Note	\$	646,166
Ocean Mall		Deferred
BBT 2011	\$	1,333,220
BBT 2013A	\$	355,389
BBT2013B	\$	905,325
	Total \$	3,240,100

30%  
Of  
Budget

# Economic Development 2018 Initiatives

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Implement Board Approved Grant Programs

Expand Housing Grant Program Availability City Wide through partnership with the CDC & The City of Riviera Beach

Partner with the City in support of a new Board Approved Vision for Broadway

Initiate an Update of the CRA Plan reflecting the new Board Vision & Current Initiatives



# 2018 Redevelopment Initiatives

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## Marina Village Phase II RFP : Key Steps

- Board Review of Document on August 9, 2017
- Implement Final Board Directives and following approval:  
Transmit to City Purchasing Department for Coordination  
of review process & Issuance of the Development
- City & CRA Joint Staff Evaluation & CRA Board Final  
Selection.
- Negotiate Development Agreement & Community Benefits

# 2018 Redevelopment Initiatives

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## Broadway & Blue Heron Property Enhancement:

- Prepare detailed Board Workshop to plan the future of the CRA owned properties.
- The property is located at a critical Intersection in the City
- Following Beautification, some of the property could be sold and funds redirected to new Redevelopment Project site.

# Neighborhood Services 2018

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- Continue Existing Home Ownership Programs (summary to follow)
- Expand Renaissance Home Program to continue to Build New Homes and Create new Rehab Program to transform existing housing stock
- Utilize Existing Home Improvement Grants with new targeted approach to helping eligible Riviera Beach Home Owners address code enforcement issues by funding improvements to achieve code compliance.
- Continue to Work Closely with Palm Beach County to identify additional funding opportunities and leverage existing CRA dollars to have a larger impact providing new home ownership opportunities and improving our Neighborhoods

## Neighborhood Services Group – FY17-18 Activities

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### **Safety Tool Kit:**

- SmartWater™ CSI Kits
- Neighborhood Watch
- Neighborhood Social Network – “Dial My Calls” System

### **What’s Next:**

- Uniform Street Addresses

### **Neighborhood Services Tool Kit:**

- Real Estate Acquisition & Development
- Resident Services
- Youth & Recreation
- Community Partnerships

### **What’s Next:**

- Economic Development Initiatives

# Neighborhood Investment Tools

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## The Tools:

- Real Estate Acquisition & Development
- Resident Services
- Youth & Recreation
- Community Partnerships

## What's Next:

- Economic Development Initiatives

A PARTNERSHIP FOR NEIGHBORHOOD SERVICES DELIVERY



## Riviera Beach Renaissance

*ACQUISITION \* NEW CONSTRUCTION \*  
REHABILITATION \* OWNERSHIP \* RENTAL \* MIXED USE*

# COMMUNITY DEVELOPMENT PARTNERSHIPS

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## Rebuilding neighborhoods by innovative solutions

- Riviera Beach CDC
  - Created and managed by the CRA
  - CHDO Certified
  - CRA Grant \$1,250,000 for Projects and Unrestricted Support in upcoming year.



# Bougainvillea Court

2016  
National  
Housing for  
Everyone  
Award  
Winner







The completed project will have 14, two-story attractive buildings with two units per structure, for a total of 28 units. We anticipate 10, 2 bedroom units with 2 ½ baths and 18, 3 bedroom units with 2 ½ baths. The 2 bedroom units are 1,288 - square feet and the 3 bedroom unit is 1,441 square feet. The total site is 2 acres.



Town Homes on Avenue J

This project will serve the elderly and families up to 120% AMI. We will reserve a minimum of 10 of the 28 units for seniors.

# COMMUNITY GARDEN

- Programming:

- Strawberry Sprouts**
- Riviera Beach Seniors Garden Club**

- Activities:

- Evening in the Garden Series
- Art and Sip Events
- Private functions
- Riviera Beach Police Officers Monthly Read-a-thons
- Halloween Spooky Garden
- Holiday Volunteer Appreciation Night
- Green Market-EBT/SNAP



# RESIDENTIAL INVESTMENT PROGRAMS

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## House/Property of Distinction:

- up to \$20,000 in funding to each eligible single family property owners in the CRA for exterior improvements.



# COMMUNITY DEVELOPMENT PARTNERSHIPS

- Rebuilding Neighborhoods
  - Over \$1.5 million in loans and grants to build 5 homes completed in 2017.
  - Ten infill homes in predevelopment
  - 59 Members of Riviera Beach Homebuyers Club.
  - Closings to start in Spring 2018



First Thursday of  
**Every Month**  
6:00 PM TO 8:00 PM

**H2H RIVIERA BEACH  
HOME BUYER CLUB**  
CLEAN AND SAFE/AMBASSADOR  
SERVICE CENTER  
1229 BLUE HERON BLVD  
RIVIERA BEACH, FLORIDA 33404

**Free!**

- ✓ Learn About Down Payment Assistance Programs
- ✓ Learn About First Time Home Buyer Programs in Riviera Beach
- ✓ Learn About New Construction Homes In Riviera Beach
- ✓ Guidance through the home buying process- from application to closing
- ✓ Learn Budgeting & Money Management

**LEARN FROM EXPERTS**  
HOW TO NAVIGATE THE JOURNEY TO HOME OWNERSHIP

**Housing Foundation of America, INC.**  
A Nonprofit Organization  
Call: 1.800.579.4119 | Email: HFAToday@gmail.com  
[www.ApprovedByHud.org](http://www.ApprovedByHud.org)

**RB CDC**  
RIVIERA BEACH COMMUNITY DEVELOPMENT CORPORATION  
Innovation. Restoration. Beautification.

**H2H**

**RIVIERA BEACH COMMUNITY DEVELOPMENT AGENCY**

# COMMUNITY DEVELOPMENT PARTNERSHIPS

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## Rebuilding neighborhoods by empowering and assisting others

- ✓ Economic Development Programs Launching in 2018:
  - ✓ Teen Entrepreneur Academy for 13-18 year olds with Junior Achievement
  - ✓ Youth Entrepreneurial Academy with Urban Youth Impact for 18-30 year olds.
  - ✓ Pre-'tweens Financial Camps
- ✓ Community Connections:
  - ✓ "Dial My Call" Systems
- ✓ Neighborhood Safety Initiative:
  - ✓ Partnership with Red Cross and Rbfd on Smoke Alarm Installation for 100 homes in RBH.
  - ✓ SmartWater™ kits for 300+ families in the CRA District.
- ✓ Palm Healthcare developing a Healthy Communities Initiative with our Community Garden Program.
  - ✓ Addressing Food insecurity for low income families



# COMMUNITY DEVELOPMENT PARTNERSHIPS

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## Rebuilding Lives

- Paint Your Heart Out Palm Beach County/Rebuilding Together of the Palm Beaches
  - Painted and repaired 8 houses in Riviera Beach neighborhoods
  - 10 planned for FY18 for painting, sod, and landscaping.



# Property Acquisition & Redevelopment

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- Proposal to create property Acquisition Fund for the Board to apply to future redevelopment initiatives
- The Initial Fund could be approximately \$500,000 depending on the Final Board approved Budget Initiatives. This amount could be used to leverage additional Palm Beach County Housing related funding, and could also be used in Partnership with the City's future acquisition initiatives.



# CLEAN & SAFE PROGRAM OVERVIEW

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# AMBASSADOR

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RIVIERA BEACH



# CLEAN & SAFE PROGRAM

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## Areas of Responsibility

### CRA Operation:

- Broadway Corridor, 11<sup>th</sup> Street to Silver Beach Road
- Blue Heron Corridor, President Barak Obama Hwy to North Ocean Avenue
- 13<sup>th</sup> Street Corridor, Avenue “C” to President Barak Obama Hwy
- Avenue “E” 11<sup>th</sup> Street to Broadway
- Riviera Beach Heights, 6<sup>th</sup> to 10<sup>th</sup> Street, from President Barak Obama Hwy to Australia Ave
- Ocean Mall.

# CLEAN & SAFE PROGRAM

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## Areas of Responsibility

### Marina Village Operation:

Event Center

Bicentennial Park

Marina Uplands

Promenade

Shuttle Service

Parking Assistance

# CLEAN & SAFE PROGRAM

## CRA Operations

- Sweep all sidewalks within the CRA
- Pressure wash sidewalks in CRA
- Pressure Wash the Flat Bridge twice a week
- Pick up litter on major Thoroughfares
- Ambassador Concierge service
- Provide Business assistance/PD Intervention
- Provide Homeless Assistance
- Landscape some CRA Lots
- Ambassadors trained in FA/CPR



# CLEAN & SAFE PROGRAM

## Ocean Mall

- Trash and litter pick up within the CRA boundaries on Singer Island.
- Provide Parking assistance during Weekends, Holidays, Summer Months and when special events are occurring.
- Provide Business assistance/PD Intervention.
- Provide Homeless Assistance.
- Assist Parks & Rec by locking Park restrooms every evening.
- Ambassadors trained in FA/CPR.
- Provide Walking Buddy and Ambassador Concierge service
  - 3pm until Midnight Fridays & Saturdays
  - 3pm until 11pm Sunday - Thursday



# CLEAN & SAFE PROGRAM

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## Marina Village / Bi-centennial Park

- Pickup trash and litter in Marina Village and Over Flow lots 3 x per day and during outdoor events
- Parking Management in main and overflow parking lots
- Promenade/Bicentennial Park Event Setup / Takedown
- Pre & Post Event Inspections
- Clean Outdoor Bathrooms 4 X per day and during outdoor events
- Kiosk Business assistance/PD Intervention
- Provide Homeless Assistance
- Shuttle Service for Overflow Parking during major events and Holidays
- Walking Buddy Service 45 minutes after last event/ Rafiki Tiki Closes, 7days a week
- Ambassadors trained in FA/CPR

# CLEAN & SAFE PROGRAM

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## Event Center

- Event Center Concierge service
- Event Set-up
- Event Take Down
- Audio / Visual assistance and Pre-event setup
- Event Pre / Post inspections
- Daily Event Center Cleaning (Day Porter Service)
  - Bathrooms, minimum 4 times a day & during events
  - Mop floors
  - Vacuum carpets
  - Carpet Cleaning
  - Maintain all furniture
  - Basic maintenance / painting
  - Clean glass and polish all stainless fixtures
- Ambassadors trained in FA/CPR

# CLEAN & SAFE PROGRAM

## CLEAN & SAFE SAFETY INITIATIVES

### Neighborhood Watch Program:

- Create a crime neighborhood prevention program
- Enlists the active participation of residents
- In cooperation with law enforcement
- Goal
  - Reduce crime
  - Solve neighborhood problems
  - Improve the quality of life in the community.
  - Active in Riviera Beach Heights and Park Manor South
  - FY 2017 Expand Neighborhood Watch Program to all CRA neighbors north of 22<sup>nd</sup> Street

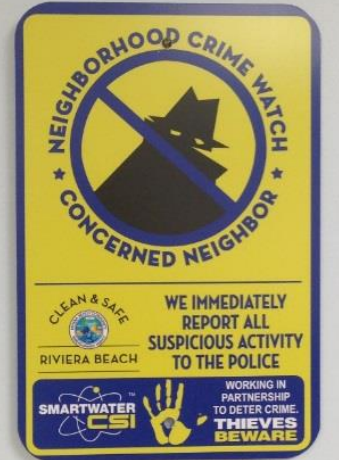




# CLEAN & SAFE PROGRAM

## CLEAN & SAFE SAFETY INITIATIVES

- **SmartWater**
  - 257 SmartWater Kits given to Riviera Beach Heights residents
  - Placed SmartWater/Neighborhood Crime Watch on every street corner in Beach Heights and Park Manor South
  - Expand Signage program to all CRA neighborhoods North of 22<sup>nd</sup> Street
  - FY 2017 Initiative to distribute 300 additional SmartWater Kits throughout the CRA neighborhoods
- **Smoke Detector Initiative**
  - In September 2017 Clean & Safe with the CDC, Riviera Beach Fire Department and American Red Cross will distribute and install FREE Smoke Detectors to homes in Riviera Beach Heights



# CLEAN & SAFE PROGRAM

## Business Watch Program

**Purpose:** Actively reduce crime through business communication and education.

**Objectives & Outcomes:**

- Address business issues within CRA & Business Blocks.
- Build partnership & communication between Police and Businesses.
- Establish the “E” Watch program between all businesses, Clean & Safe and Police.

**Membership Goal:**

- Have all business (Large and Small) within the CRA become active Participants.
- Hold Bi-Monthly Business Watch Meetings,
- Members display the Business Watch Logo



# CLEAN & SAFE PROGRAM

## AMBASADORS

- Over 50% of Ambassadors are Riviera Beach Residents
- Training
  - New Ambassadors receive 4 + weeks of class room and OJT Training
  - Cross trained on all aspects of the Ambassador Jobs ...  
Creates flexibility
- Promote from within:
  - 3 Ambassadors promoted to Supervisors
  - 1 Ambassador promoted to Finance Staff
- Training Goal
  - Teach strong work ethic
  - Teach Customer Service Skills, basic equipment maintenance and use of Landscape and Building Cleaning equipment

# Capital Project Funding

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Marina Village Phase II a. Improvements: \$470,000.

Remove the Seawall from Promenade

Public Art Mural and Water tank Painting

Outdoor Roof-top Patio Improvements (Shade & Floor)

Concession Build-out Reserve

Marina Village Phase II Parking Fund: \$500,000

Event Center Tenant Build-out Reserve: \$400,000

Broadway Utility Burial: 1,500,000

# Capital Projects – New Initiative

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**Avenue “E”** - The Avenue “E” Corridor is in critical need of Redevelopment including a new specific approach to stimulated property enhancement and development and a new complete Road enhancement and Streetscape. This project should be a partnership between the CRA and the City.

- CRA to fund Planning and Implementation Study & Request City to add to Future Capital Projects List

# City & CRA: Agreement Simplification

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The City & CRA currently have Multiple Interlocal Funding Agreements that are no longer necessary for either the CRA or the City.

- Develop new Interlocal Agreement to terminate and replace the Interlocal Agreements which are no longer necessary.
- CRA Proposes that the new agreement would provide updated terms for the provision of City Services to support CRA Activities & Continue City Funding of Housing Initiatives to allow City Wide implementation for some CDC programs.
- CRA Board Consideration: September 13 / City Council Consideration September 6<sup>th</sup> or 20<sup>th</sup>, 2017.

# City & CRA: Enhanced Coordination

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The proposed updated Interlocal Agreement between the City and CRA would serve as a basis for enhancing some of the services they are already providing the CRA:

- Enhanced provision of all Procurement Needs, including updating the CRA's purchasing codes and regulations.
- Provide Funding of Housing Initiatives to allow City Wide implementation through the CDC programs.
- Continued Human Resources Support & Benefits Admin Support
- Provide mechanism for other future coordination, and continue discussions to find additional savings through the provision of cost effective services.

# City & CRA: Enhanced Coordination; FINANCE

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- The City will begin transition to new Enterprise level Financial Software in the coming year.
- The Completed CRA Audit recommends that we also implement a move to new software, and staff proposes to include the CRA in the new software migration that the City will be implementing.
- The CRA requires a Finance Director, currently our Interim Finance Director Mr. Arnold Broussard is in the final portion of his contract which is designed to reduce his role in that capacity, and transition the CRA to a permanent solution.
- The CRA proposes to immediately begin having the City's Finance Department provide an Administrative oversight role of our Finance Staff. Mr. Broussard will help to facilitate this transfer and reduce our need for the Agency to hire it's own Finance Director.





**BELIEVE**



**IN RIVIERA BEACH**