

Page 1

Riviera Beach Community Redevelopment Agency Workshop

City of Riviera Beach Council Chambers

2nd Floor, Municipal Complex

600 West Blue Heron Boulevard

Riviera Beach, Florida

Wednesday, July 12, 2017

6:00 p.m. to 7:22 p.m.

APPEARANCES:

Chair KaShamba Miller-Anderson

Vice-Chair Tonya Davis Johnson

Commissioner Terence Davis

Commissioner Lynne Hubbard

Commissioner Dawn Pardo

Interim CRA Executive Director Scott Evans

CRA Operations Manager & Public Information Officer Darlene
Hatcher

1 CHAIR MILLER-ANDERSON: We're going to go ahead and call to
2 order the Riviera Beach CRA Meeting Budget Workshop, July 12,
3 2017, 6:00 p.m.

4 Madam, roll call.

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

11 CHAIR MILLER-ANDERSON: Ms. Dawn Pardo, would you lead us
12 in a moment of silence and the Pledge of Allegiance.

13 (Moment of silence, followed by the Pledge of Allegiance.)

14 CHAIR MILLER-ANDERSON: Okay. So we'll have a discussion
15 by our executive director, Mr. Scott Evans.

16 INTERIM EXECUTIVE DIRECTOR EVANS: Good evening.

17 CHAIR MILLER-ANDERSON: Good evening.

18 INTERIM EXECUTIVE DIRECTOR EVANS: This -- I would like --
19 this is our budget workshop number one.

20 On the screen above I proposed our schedule. Beginning
21 with this evening I'd like to do an overview and discussion of
22 our proposed initiatives towards gaining board feedback so that
23 we could bring to you in August at our second workshop a
24 complete draft of our budget.

25 And then we would propose we'd have a third workshop the

1 following Wednesday, on August 30th, in which we would focus on
2 the key issues that come up in workshop number two and discuss
3 the related revisions that you would like.

4 Following that, on September 13th, at our regular CRA board
5 meeting we could bring back any additional amendments that were
6 requested in workshop number 3, and hopefully have the budget
7 reviewed and approved at that meeting.

8 CHAIR MILLER-ANDERSON: Okay. Is that it for the
9 discussion?

10 We'll move right into the fiscal year budget presentation.

11 INTERIM EXECUTIVE DIRECTOR EVANS: The workshop agenda for
12 this evening, I'll begin with an overview of our revenue and
13 expenditures for the coming year, a summary of our proposed
14 initiatives we'd like to include in the budget for this year
15 going forward. I'd like to -- Annetta Jenkins and Neimah Spence
16 will go over the Neighborhood Services and Clean and Safe
17 programs. And then we'll have a brief discussion on our capital
18 projects, followed by a discussion of City and CRA enhanced
19 coordination initiatives.

20 Our revenue for this year. It's comprised mostly of --
21 rather, two funding sources: One from Palm Beach County and one
22 from the City of Riviera Beach. The CRA receives increment
23 revenue, which is often referred to as TIF, or tax increment
24 financing. And our increment revenue for the coming year is
25 approximately 8.46 million. And that number, if you look year

1 to year, that's going up this year. Last year it was 7.72. So
2 that would be an increase of 700,000 approximately between --
3 from year to year.

4 And above -- that just shows the revenue. It's been
5 steadily increasing since 2015 as we recovered from the property
6 dive that happened in 2008.

7 The expenditures overview. This is just a brief snapshot
8 of the CRA's expenditures. A substantial portion of this is
9 debt service; this year would be approximately about 30 percent.
10 Our administrative operations and wages combined for about 25
11 percent. And then the remaining dollars going into the programs
12 and redevelopment initiatives that the board selects each year.

13 This is a summary of our debt service. Specifically it
14 includes the Wachovia note, which is through the City but it's a
15 CRA debt, that has an annual payment of 646,000 per year.

16 We have another debt between us and the City for the Ocean
17 Mall. Currently it's deferred. Under the current arrangement,
18 when the Wachovia note is done being paid back the Ocean Mall
19 debt would then start being paid.

20 And then of course we have our BBT funds which were
21 borrowed primarily for investments in Marina Village and for
22 some investment that was done in our neighborhoods.

23 So that accounts to about 3.2 million dollars each year for
24 debt service.

25 For 2018, some of the initiatives I wanted to propose for

1 the board's consideration, we would continue to implement the
2 grant programs that the board approved. This includes the home
3 improvement program, beautification grants, facade property
4 improvements.

5 We would like to expand our housing grant program. One way
6 we could do this is through a partnership with the CDC and the
7 City of Riviera Beach. Since we're already providing these
8 grant programs we could expand to offer them citywide if the
9 City of Riviera Beach were to provide some direct funding for
10 that particular program.

11 We would also propose to partner with the City in support
12 of a new board approved vision for Broadway. The board has
13 stated that they're unhappy with the types of development
14 proposals we've been receiving. I think it's important to
15 develop a new vision and get it adopted so that we can get the
16 development restrictions that are currently along the Broadway
17 corridor removed. And we'd like to partner and support the City
18 in their efforts to move that vision forward.

19 And I'd like to initiate an update of the CRA plan to
20 reflect the board's new vision and our current initiatives.
21 It's critical that we keep the CRA plan up-to-date. The last
22 amendment was done in 2011. And that -- the state statutes
23 provides the authority for the redevelopment agency to operate
24 their programs and projects through our adopted plans. So in
25 this coming year it's important that we update our plan to

1 reflect both your new vision and the activities that get
2 approved going forward.

3 Another initiative we have underway is the Marina Village
4 Phase II RFP. The key steps for this year start with board
5 review of our draft document, which would occur on August 9th.
6 Following implementing your final directives based on that
7 review of that document, and following your approval, we will
8 transmit it to the City's Purchasing Department. The review
9 process would be both City and CRA joint evaluation, followed by
10 a final approval by your board. And then the final step would
11 be, once we've made a selection, to negotiate the development
12 agreement and community benefits.

13 The Broadway and Blue Heron enhancement. The last time we
14 discussed this project we did review some potential improvements
15 and the board directed us to come back with a workshop. So I'd
16 like to budget for that project going into the upcoming year.
17 The property is located at a critical intersection; it's on the
18 northwest corner of Broadway and Blue Heron. Following
19 beautification this property could be sold and the funds could
20 be redirected to a new redevelopment project, or the board could
21 determine a variety of different things. We have also the
22 vacant old Dairy Bell property which could either be demolished
23 or improved for future use. So we'd like to hold a
24 comprehensive workshop looking at that whole block so we can
25 chart out how we can improve the way it looks and what the next

1 steps might be for that particular property.

2 Currently we have gotten an update, the property is worth
3 about 750,000 if we decided to make some minor improvements and
4 then sell it and redirect funds to a new project.

5 For Neighborhood Services for 2018, we would like to grow
6 and expand our efforts and improvement of our neighborhoods and
7 the provision of housing for our residents. We'd like to
8 continue our existing programs -- which our Neighborhood
9 Services Director, Annetta Jenkins, will go into more details
10 shortly -- and expand our Renaissance Home Program to build new
11 homes and start to create a rehab program to try and transform
12 existing housing stock that may be blighted or vacant into new
13 and improved neighborhood housing.

14 Additionally we'd like to utilize home improvement grants
15 with a new targeted approach. In trying to support the City's
16 movement to go from code enforcement to code compliance we think
17 that the home improvement program could have a targeted approach
18 to try and help some of our home owners, home -- occupied home
19 ownership to try and improve some of the code issues that may be
20 affecting some of the homes and try to help them fix those so
21 that they can bring their properties into compliance through our
22 grant program. And if we're able to modify our grant program
23 working in cooperation with the City and the CDC then we could
24 do this citywide, not just in the CRA.

25 We also are looking to work closely with Palm Beach County

1 to identify additional funding opportunities to leverage the
2 dollars that we put into these programs to have a larger impact
3 on providing new home ownership opportunities and improving our
4 neighborhoods.

5 And the County is very focused on this initiative and so
6 we're hoping that we can create future partnerships as we move
7 forward.

8 And with that I'll turn over the Neighborhood Services
9 portion to Annetta Jenkins, our Neighborhood Services Director.

10 MS. JENKINS: Thank you, Mr. Evans.

11 Good evening. Annetta Jenkins, Director of Neighborhood
12 Services.

13 Last year, last budget season we introduced to you our tool
14 kit approach, our comprehensive number of tools towards
15 neighborhood services and neighborhood improvement. And just to
16 recap, in our safety tool kit -- which you'll hear a little bit
17 more about that later -- we have our Smart Water CSI kits, our
18 Neighborhood Watch program, and our Neighborhood Social Network
19 DialMyCalls system, which will be new. And one new initiative
20 that we'd like to implement is uniform street addresses to add
21 to our safety tool kit.

22 On the Neighborhood Services side, as Mr. Evans mentioned,
23 we would have real estate acquisition and development, our
24 residents services portfolio, youth and recreation activities,
25 and our community partnerships, which we think is key to

1 delivering neighborhood services. And our new tool will be
2 focused on economic development initiatives which we'll talk
3 about in just a minute.

4 One of the primary ways we think we can deliver effective
5 neighborhood services is in partnership. And one of our key
6 partnerships is with the Riviera Beach CDC. One of those
7 keystone programs is the Riviera Beach Renaissance Program,
8 which includes acquisition, new construction, rehabilitation,
9 ownership rental and mixed use.

10 Under our community development partnerships, for instance
11 rebuilding neighborhoods through innovative solutions, the CDC
12 can bring some real value to the table. It continues to be
13 managed by the CRA after being created by the CRA. It maintains
14 CHDO certification through Palm Beach County and HUD; and most
15 recently received a grant for projects. And we're looking
16 forward to support in the coming year. Our Renaissance Program
17 received approximately 1.1 million from the County.

18 And there's a picture of one of our home owner's families.

19 In our pipeline for the upcoming year is the Bougainvillea
20 Court project, which has already won the 2016 National Housing
21 For Everyone grant from TD Bank. It was a national competition.

22 And you can see the existing buildings there that would be
23 redeveloped along with the vacant land. When this project is
24 complete we'll have 14 two-story attractive buildings with two
25 units per structure, for a total of 28 new units. We anticipate

1 that 10 of them will be two-bedroom units with two-and-a-half
2 baths, and 18 will be three-bedroom units with two-and-a-half
3 baths. Ideally suited for families. The two-bedroom units are
4 1288 square feet projected, and the three-bedroom units will be
5 a little bit more than 1400 square feet. The total site to be
6 developed is approximately two acres.

7 And you see the site plan there. This project could serve
8 elderly and families up to 120 percent of AMI. And we
9 anticipate that we could reserve up to 10 for seniors and
10 veterans.

11 Another project that we'll be continuing in the new year is
12 our award winning community garden. And just to reiterate, this
13 project won the 2016 Structures Award from the South Florida
14 Business Journal. Two unique aspects of the program are our
15 Strawberry Sprouts, working with our young children; and new
16 Riviera Beach Seniors Garden Club. Various activities that
17 we'll continue to expand and enhance will be our Evening in the
18 Garden series, our Art and Sip projects, our private functions,
19 working with our own Riviera Beach police officers doing Reading
20 in the Garden with children from the neighborhood, our Halloween
21 and holiday events, our appreciation night, and our green market
22 where we will be using EBT and SNAP programs in partnership with
23 other urban farmers.

24 Our residential investment programs in the CRA includes our
25 ongoing Houses of Distinction. And this program allows up to

1 \$20,000 in funding to each eligible single family property
2 within the CRA for exterior improvements. In the last fiscal
3 year we assisted approximately 11 families. And we have a
4 current pipeline of new applications that we're vetting at this
5 point. And we will continue to do outreach throughout the CRA
6 for this program.

7 One of our key partnerships, as I said, in building --
8 rebuilding neighborhoods is with the CDC. And there is a flier
9 for our Home Buyers Club, where through our Home Buyers Club
10 we've received or put together in excess of one and a half
11 million dollars in loans and grants to build five homes that
12 were completed in the spring. We have 10 in-fill homes in
13 predevelopment. And as of last week we had 59 members of our
14 Riviera Beach Home Owners Club, Riviera Beach residents who are
15 eager, eager to seek home ownership in our city.

16 If we're able to move forward we expect that we could start
17 to see closings in the spring of 2018.

18 And I'd like to point out that this program won the 2017
19 Nonprofit Diamond Award from the Florida Community Development
20 Association a few months ago.

21 Right there you see some of our partnerships highlighted on
22 the economic development side. And these are programs that we
23 hope to launch in 2018. Our Teen Entrepreneur Academy for 13 to
24 18-year-olds in partnership with Junior Achievement. Our Youth
25 Entrepreneurial Academy with Urban Youth Impact for 18 to

1 30-year-olds. And our Pre-'tweens Financial Camps that we want
2 to offer for our younger children.

3 With Community Connections we've added a new tool that is
4 under the DialMyCalls systems. A lot of our residents,
5 especially the elderly, do not have computers at home or they
6 don't have smart phones. And we spread a lot of fliers and
7 knock on a lot of doors and we'll continue to do that. But most
8 everyone has a cell phone. And if we're able to effectively
9 call residents or text them to alert them to opportunities and
10 programs, et cetera, we think that this will be an added
11 effective way for us to reach more residents so we have more and
12 better resident participation.

13 On our neighborhood safety initiative side we're very
14 excited to moved forward with a new partnership with the Red
15 Cross, the Riviera Beach Fire Department, on our smoke alarm
16 installation program. And in late September we hope to install
17 at least 100 smoke detectors, at least one smoke detector and up
18 to four per home in 100 homes in the Riviera Beach Heights
19 neighborhood south of Martin Luther King Boulevard. And we hope
20 that with this initial program in the future we'll be able to
21 expand it to other neighborhoods in the city.

22 We also want to distribute 300 plus units of SmartWater to
23 families in the CRA. You may recall that about 18 months ago we
24 were able to pretty much cover Riviera Beach Heights, where we
25 distributed 257 kits. And we will be bringing another 300 to

1 reach the rest of the CRA.

2 And we're expanding our partnership with Palm HealthCare.
3 We've been working on that for the last couple of years, where
4 they're partnering with us on a healthy communities initiative
5 with our community garden program to start to address food
6 insecurity for low income families in our neighborhood.

7 We'll continue to work with Rebuilding Together and Paint
8 Your Heart Out. So far this year we have painted and repaired
9 eight houses in Riviera Beach neighborhoods. And that's
10 exterior painting, landscaping in some cases, and beautification
11 of those homes. We have 10 planned for the upcoming year, to
12 continue those activities. And we've been able to work with
13 Code Enforcement and with neighborhood associations to get that
14 work done.

15 INTERIM EXECUTIVE DIRECTOR EVANS: In this upcoming budget
16 we also propose to create a property acquisition fund that the
17 board could apply towards future redevelopment initiatives. The
18 initial fund could be in the approximate range of about 500,000.
19 And that will depend on the final initiatives that you approve
20 in the budget. And the amount could be used to leverage
21 additional Palm Beach County funds. And we could also choose to
22 use it in partnership with the City's future acquisition
23 initiatives.

24 The Clean and Safe program, which is award winning,
25 continues to provide services from the Ocean Mall all the way to

1 Marina Village. Rod McLeod is out on medical leave this
2 evening. However, our esteemed operations manager, Mr. Neimah
3 Spence, will review all of the services that we're focused on
4 providing. And we'll be looking for your feedback to assist us
5 in preparing next year's budget and what we need to do with our
6 Clean and Safe services program and work plan.

7 MR. SPENCE: Good evening, Madam Chair, board members.

8 My name is Neimah Spence. I'm the operations manager for
9 the Riviera Beach CRA Clean and Safe program.

10 This evening's presentation is an overview of our Clean and
11 Safe program.

12 Our Clean and Safe program has two areas of responsibility.
13 We have CRA operations portion and we have our Marina Village
14 operations.

15 Our CRA operation is our Broadway corridor, west Blue
16 Heron, Riviera Beach Heights, and also the Ocean Mall.

17 Our Marina Village operation area consists of the Event
18 Center, Bicentennial Park, the marina uplands, the promenade,
19 shuttle service, and our parking assistance.

20 The operation portion dealing with Broadway, west Blue
21 Heron, Riviera Beach Heights.

22 One of the things that we do in our areas is we sweep all
23 of the sidewalks. And as you can see, at the bottom of the
24 screen we have our sidewalk sweeper. We sweep all the sidewalks
25 in the CRA. We also pressure wash the sidewalks in the CRA. We

1 pressure wash the small flat bridge at least two times a week.
2 We pick up litter in all of our major thoroughfares and also at
3 the vacant lots.

4 We provide concierge service and also assist businesses and
5 provide assistance with PD intervention as needed.

6 We provide homeless assistance. If we see a homeless
7 person in need of our services we'll give them literature to
8 give them information with reference to programs that the City
9 may provide and also what the County would provide. We do light
10 landscaping on our CRA properties. And all of our ambassadors
11 are trained in first aid and CPR.

12 Our Ocean Mall area. Our ambassadors pick up trash,
13 litter, within the CRA boundaries on Singer Island. We provide
14 parking assistance during weekends, holidays and summer months.
15 And when special events occur, we're also there to help with
16 parking.

17 We assist Parks and Rec with locking up all of the
18 restrooms in the evenings.

19 And we have a unique service called our Walking Buddy. And
20 what that is, that's a service that we have, our team of
21 ambassadors in the evenings, that would help the residents or
22 visitors if they need to be escorted to their vehicles, we'll be
23 able to provide that service.

24 Also, you know, sometimes we may leave our lights on and
25 your batteries go dead. We have a service that we will help by

1 jumping your vehicle so you can get on your way in a safe
2 manner.

3 This service is Friday and Saturdays from 3:00 p.m. to
4 midnight; and Sunday through Thursday from 3:00 p.m. to 11:00.

5 COMMISSIONER PARDO: I'm sorry. Can you go back to that
6 slide again, please?

7 MR. SPENCE: Yes, ma'am.

8 COMMISSIONER PARDO: Okay. Thank you.

9 MR. SPENCE: Our Marina Village and Bicentennial Park. Our
10 ambassadors pick up trash and litter in the Marina Village, in
11 our overflow lots, at least three times per day and during
12 outdoor events.

13 We conduct parking management in the main and overflow
14 parking lots.

15 Our promenade, Bicentennial Park, event set up and break
16 down. Our supervisor conducts pre and post inspection during
17 all of the events. We clean the bathrooms at least four times a
18 day and during outside events. We assist with our kiosk
19 businesses if they need any type of assistance; or if we need to
20 call PD, we'll be able to provide that service.

21 We have shuttle service to the overflow parking lots during
22 major events and holidays; but also on the weekend when we're
23 busy we're able to provide that service.

24 We also have our walking buddies service in the marina
25 district also. And it's 45 minutes after each event or when the

1 Rafiki Tiki closes. And this service is provided seven days a
2 week.

3 The Event Center. The Event Center, we have concierge
4 service. But also we implemented our information desk
5 specialist to help with visitors that's coming to the Event
6 Center. We are also able to provide them with reservations for
7 tours.

8 The ambassador will set up and break down for events.
9 We'll use our audiovisual assistance. And, again, our
10 supervisor will conduct pre and post inspection before and after
11 each event that occur at the Event Center.

12 The Event Center is cleaned daily. We clean the restrooms
13 at least four times a day and during events. All floors are
14 mopped. The carpets are vacuumed. The carpets are cleaned.
15 All of the furniture is maintained. Basic maintenance. Also we
16 do painting. We clean the glass and polish all stainless
17 fixtures.

18 Our Clean and Safe initiative. We implemented the
19 Neighborhood Watch program. And this program has been helpful
20 in the community, where it was created to help prevent crime
21 within our community. We help enlist the active participation
22 of our residents in cooperation with law enforcement. Which is
23 a big thing for us, we have to maintain our partnership with law
24 enforcement. Our goal is to reduce crime, to solve neighborhood
25 problems, and to improve the quality of life in our community.

1 We have two active Neighborhood Watch programs within the
2 CRA: Our Riviera Beach Heights and our Park Manor South. Our
3 plan for this upcoming year is to expand our Neighborhood Watch
4 program to all of our CRA neighborhoods from West 27th -- West
5 22nd Street north to Silver Beach Road.

6 Some other safety initiatives. We implemented the
7 SmartWater program where, as Ms. Jenkins said, we distributed
8 over 257 SmartWater kits within the Riviera Beach Heights
9 community. But before we did that we installed SmartWater
10 Neighborhood Watch signs at every entrance leading into the
11 Riviera Beach Heights and also the Park Manor neighborhood. Our
12 plans for this upcoming year is to install new signage in all of
13 our CRA neighborhoods north of West 22nd Street to Silver Beach
14 Road.

15 Also we have initiative to distribute 300 more SmartWater
16 kits throughout the CRA neighborhoods.

17 Also part of our Clean and Safe initiative will be smoke
18 detector initiative. In September 2017 the Clean and Safe with
19 the CDC, Riviera Beach Fire Department, and the American Red
20 Cross, will distribute and install smoke detectors to homes in
21 Riviera Beach Heights.

22 We also created a Business Watch program. And the purpose
23 of this program is to actively reduce crime through business
24 communication and education. Our objective is to address
25 business issues with the CRA and business block. We want to

1 build partnership and communication between the police
2 department and our businesses.

3 We also established an e-Watch program between all
4 businesses, Clean and Safe, and the police department. Our
5 e-Watch program is a program that we created that we all have
6 e-mail addresses so we'll be able to do e-mail blasts just in
7 case, for instance, if there's a lot of credit card fraud going
8 on throughout the city we'll be able to notify all of our
9 partners within the Business Watch program. So we'll get the
10 word out like that. Our membership goal is to have all
11 businesses, whether it's large or small, within the CRA to
12 become active participants. Our meetings are held bimonthly,
13 and members will display our Business Watch logo on their
14 windows.

15 Our ambassadors. Which is the face of the CRA. We have
16 over 50 percent of our ambassadors are residents of Riviera
17 Beach. We have a comprehensive training program with all our
18 new ambassadors. With our ambassadors they have four plus weeks
19 of classroom work and OJT training, which is on-the-job
20 training. All of our ambassadors are cross trained so they know
21 all aspects of what we're doing within the CRA. So that gives
22 us a lot of flexibility. We like to promote from within. We
23 have three ambassadors were promoted to supervisors and one of
24 our ambassadors was promoted to financial staff.

25 Our training goals. To continue the strong work ethics

1 that we all have within the CRA. And customer service training,
2 we're constantly training on customer service. We have in
3 service training that will help us build our skills. They're
4 trained on all of our equipment, in the use of our landscaping
5 and building cleaning equipment. And that's it for us.

6 CHAIR MILLER-ANDERSON: Thank you.

7 INTERIM EXECUTIVE DIRECTOR EVANS: Shall I continue with
8 capital project funding?

9 CHAIR MILLER-ANDERSON: Sure.

10 INTERIM EXECUTIVE DIRECTOR EVANS: The Marina Village Phase
11 II improvements are included in our capital projects as well as
12 all the other items listed above. The funds for these projects
13 are reserved.

14 And I'll just briefly go through some of them. Removing
15 the wall from the promenade is included in this group of
16 funding.

17 The public art mural and water tank painting. And that
18 project is in the procurement review and selection process now.
19 The bid is closed. And that will come back before you shortly.

20 Our rooftop patio improvements are included in this line
21 item. That includes new misting fans that have been installed
22 now. The rooftop floor for the east side is now out for bid.
23 And the board preferred shade solution, which would be installed
24 on top of the trellis, that will go out for bid later this
25 month.

1 Additionally the CRA has reserved \$500,000 for Marina
2 Village Phase II parking. This could be a contribution to a
3 future parking garage for public parking. It's just a reserve
4 fund at this point.

5 And additionally we have reserved Event Center tenant build
6 out dollars, which is 400,000. So when we find a new tenant for
7 the Event Center those dollars are there when we sign a lease
8 with them.

9 And the last project is our Broadway utility burial. This
10 is a 2.5 million dollar project. It is partially completed. We
11 have 1.5 million dollars left. We are on hold as we wait to
12 finalize our easements. So we have buried approximately half of
13 the lines that need to be buried. And then the remaining ones
14 can't be buried until we get our last easements. Actually this
15 project will be coming back to you in the fall to finalize all
16 of the easements that we have secured and to try and identify
17 some alternative ways that we might be able to proceed.

18 And of course the final outcome is after we've buried all
19 of the other lines that are on the FPL overhead poles, then FPL
20 will come in and complete the removal of the poles and
21 energizing the underground system.

22 Avenue E. I propose -- this project has been on our radar
23 for a very long time. We had money provided previously several
24 years ago; and then when our capital budget funds were amended
25 about 2014 the Avenue E corridor was left off of our capital

1 improvements. This corridor is in critical need of
2 redevelopment, and it needs a specific approach to try and not
3 only enhance the street but stimulate the property development.
4 And we think that can be accomplished and jump-started by
5 building a complete road. And this project would need to be a
6 partnership between the CRA and the City. The CRA could fund
7 and plan in this coming year a planning and implementation study
8 if the City were agreeable to considering a request to add this
9 to their future capital projects list.

10 CHAIR MILLER-ANDERSON: I agree.

11 INTERIM EXECUTIVE DIRECTOR EVANS: The project includes
12 road and utility improvements, designing new sidewalks, street
13 lighting, bicycle paths, creating property redevelopment and
14 enhancement strategies, having a public input process to involve
15 our residents in the planning. And it could be coordinated with
16 the future redevelopment of the City's old city hall site which
17 is located between Broadway and Avenue C, and the substantial
18 property along Avenue E that we can control the redevelopment
19 outcome of.

20 The City and CRA currently have multiple interlocal funding
21 agreements that are no longer necessary for either the City or
22 the CRA. I would propose in cooperation with City staff to
23 develop a new interlocal agreement which would terminate and
24 replace the interlocal agreements which are no longer necessary.
25 I propose that the new agreement would provide updated terms for

1 the provision of city services to support our activities and
2 continue the funding of housing initiatives which would allow us
3 to go citywide with some of our grant and CDC housing programs.

4 The -- this first element would actually apply to not only
5 this existing year but future budget years. So I would propose
6 we adopt this in September both at the CRA and City Council
7 level in advance of approving the budget for the coming year.

8 The approval of the new interlocal could be scheduled --
9 since the time would affect this budget year, that's why it
10 needs to be implemented fairly quickly. The fiscal impact to
11 the CRA is effectively less than \$300,000 in the current year.
12 And in the coming year, future year, since our revenue is
13 projected to rise over \$700,000 next year the CRA no longer
14 needs the financial help from the City to operate and affect
15 redevelopment that we once needed previously. So that's -- the
16 fact that our financial health is improving means a lot of these
17 interlocal agreements were designed to help us to continue to
18 operate. And fortunately that's no longer a requirement.

19 The interlocal agreement could serve as a basis for
20 enhancing some of the services that were already being provided
21 at the CRA. Right now I would like to continue and further
22 enhance the provision of all of our procurement needs through
23 the City's department; and that includes updating the CRA's
24 purchasing codes and regulations. We would like to provide
25 funding of housing initiatives. So the one new interlocal

1 agreement that replaces all of the other interlocal agreements,
2 I would propose that it does continue to include some funding
3 from the City to the CRA, or to the CDC, to allow us to continue
4 to support a citywide implementation of some of those projects.

5 We would like to continue our human resources support and
6 benefits administration support that we currently are provided,
7 and look for ways to enhance that also.

8 And the new interlocal agreement really could provide a
9 mechanism for continued and other future coordination. As we
10 continue to have discussions to find additional savings and
11 provide cost effective services, we could just amend in various
12 steps that existing single interlocal agreement as we identify
13 different cost savings that would allow us to save money for
14 both the CRA and the City in the future.

15 Specifically right now in our Finance Department the City
16 will begin a transition on their side to a new enterprise level
17 financial software in the coming year. The CRA has completed
18 our financial audit, which you will receive a presentation from
19 later tonight at our regular meeting. And one of the findings
20 from the regular audit is that we move to new enterprise level
21 software. And it would seem to make sense if we move to the
22 same software that the City selects and implements.

23 The CRA also requires a finance director. Currently this
24 role has been filled by our Interim Finance Director Mr. Arnold
25 Broussard. It's in his contract, it's designed to reduce his

1 role over time and help us transition to a new permanent
2 solution. And we would propose that the permanent solution
3 would be to -- for our existing finance staff to be overseen by
4 the City's Finance Department. They could provide an
5 administrative oversight role to our finance staff. And
6 Mr. Broussard is already under contract, he could help us to
7 facilitate this transfer. Which would reduce our need so that
8 we don't have to hire our own finance director at the CRA.
9 Which would be a cost savings.

10 With your -- with board approval they could begin this
11 advisory assistance immediately. We have an existing interlocal
12 agreement that allows the City to provide us services. And they
13 could begin to help us specifically as we look towards
14 reorganizing our budget going into the new year and making the
15 future transition to the new software.

16 And the board could make a final decision when we bring you
17 back the interlocal agreement in September, which would
18 formalize that agreement and provide the details which could
19 still need to be negotiated between the City and the CRA to move
20 forward in that capacity.

21 That concludes our budget overview presentation.

22 One other item I'd like to address is this year I propose
23 to deliver our budget with a detailed work plan so it will help
24 you understand and track all of our initiatives and it will
25 provide schedules for you to track throughout the year as we

1 seek the approvals and the implementation of the budget approved
2 initiatives.

3 So with that I would like to receive any comments you have
4 further.

5 CHAIR MILLER-ANDERSON: Okay. Are there any questions or
6 comments regarding the presentation?

7 COMMISSIONER PARDO: Madam Chair.

8 CHAIR MILLER-ANDERSON: Go ahead. And then Ms. Davis
9 Johnson.

10 COMMISSIONER PARDO: Okay. So, Scott, if you go back to
11 your debt service, 2018, page 7.

12 INTERIM EXECUTIVE DIRECTOR EVANS: Mmhmm.

13 COMMISSIONER PARDO: Okay. So if we pay the Wachovia and
14 the three BB&T, it's 3.4 -- 3.24 million?

15 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

16 COMMISSIONER PARDO: Okay. So it's not 30 percent.

17 So, you know, go through it. I went through all of the
18 budget categories. So that comes out to 38 percent. So if you
19 go through your budget categories that extra 750,000 has to come
20 from somewhere. So I'm just pointing that out. You can go back
21 and do your numbers, because it doesn't work out.

22 I just want to make sure, you told us that the revenue
23 would be eight million four hundred sixty thousand.

24 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

25 COMMISSIONER PARDO: Yeah. So it doesn't work out. So

1 it's really 38 percent.

2 So, you know, you could go back and do that and look at
3 your expenditures. And you're going to have to do something
4 there.

5 INTERIM EXECUTIVE DIRECTOR EVANS: I'll just add, the 30
6 percent would be wrong. The budget that it's based on is on the
7 3.2 million. So I apologize for that error.

8 COMMISSIONER PARDO: Right. So the 30 percent would be
9 2.538.

10 But anyway, so I heard Mr. Spence make a comment that the
11 ambassadors are closing up the bathrooms over at the Ocean Mall.
12 So what's going on with that? And when did that start? And how
13 often are you doing it? And why are you doing it? Because I
14 thought we had Parks and Rec over there. We have a dedicated
15 person.

16 MR. SPENCE: Yes. Well, we spoke with the manager of Parks
17 and Rec. And because we're there until 11:00, we help with the
18 closing of the restrooms. And that's been going on --

19 COMMISSIONER PARDO: So at what time do you close the
20 restrooms?

21 MR. SPENCE: At sunset when the park closes.

22 COMMISSIONER PARDO: So we don't have a Parks and Rec
23 person there anymore, so the ambassadors are doing the work of
24 Parks and Rec?

25 MR. SPENCE: Yes, we're closing the restrooms for them.

1 COMMISSIONER PARDO: Every night?

2 MR. SPENCE: Yes.

3 COMMISSIONER PARDO: And what about opening them?

4 MR. SPENCE: We do not open.

5 COMMISSIONER PARDO: Okay. And then you made mention of
6 you have ambassadors over there that assist people from 3:00 to
7 9:00 and then from 3:00 to 11:00, right?

8 MR. SPENCE: We have two shifts. Our second shift comes in
9 at 5:00. So it would be 5:00 to 11:00 Monday through Thursday,
10 and 5:00 to 12:00 on the weekends.

11 COMMISSIONER PARDO: Okay. So that's not what you gave us.
12 So you might want to go and update your PowerPoint because it
13 was 3:00 to 9:00 and then it was on certain days, and then 3:00
14 to 11:00 on other days.

15 So my concern is, you made mention that the Rafiki Tiki,
16 when you guys are over at the marina you are there an extra half
17 hour after the Rafiki Tiki closes. The marina is lit up. Okay?
18 Over at the Ocean Mall, because of the turtles we have that very
19 dim turtle lighting, and it is extremely dark at the Ocean Mall.
20 So if you are going to afford the guests at the marina the extra
21 security, if you will, a half hour after the Rafiki Tiki closes,
22 I think we should do the same over at the Ocean Mall. There's
23 much more activity at the Ocean Mall. And for safety reasons,
24 because of the dim lighting -- and then there's, you know, we
25 all know what it's surrounded by -- I believe that we should

1 have ambassadors over there the extra half hour after Drunken
2 Goats and the other place closes.

3 MR. SPENCE: Well, what we usually do, we're there from
4 Friday to -- Friday, Saturday and Sunday we're there until 12:00
5 a.m. And on the rest of the days we're there until 11:00. And
6 by that time most of the --

7 COMMISSIONER PARDO: Of course. So I'm just saying if the
8 restaurant is going to be open until 11:30 or 12:00, we just
9 need to make sure that the ambassadors are there. Maybe you
10 want to go and, you know, talk to Johnny Longboats, because
11 they're the ones that every now and then they do extend their
12 hours an extra half hour.

13 So I'm just saying if we're going to do it let's be fair
14 about it and the --

15 COMMISSIONER HUBBARD: Madam Chair.

16 COMMISSIONER PARDO: -- you know --

17 CHAIR MILLER-ANDERSON: Next is Ms. Davis Johnson.

18 COMMISSIONER PARDO: Okay. But still, the -- it's dark
19 over there. And we go above and beyond for the marina. And
20 that's fine. But, you know, look what we're dealing with over
21 at the Ocean Mall. So I think you need to take that into
22 consideration.

23 And this isn't the first time that I've mentioned it. I've
24 mentioned it to Scott several times, and then also to the
25 police. And they seem to be doing a, you know, better job over

1 there.

2 The other thing is, so every ambassador carries around the
3 information regarding homeless shelters and resources that are
4 available to them throughout the county?

5 MR. SPENCE: Yes, ma'am.

6 COMMISSIONER PARDO: Okay. And then, Scott, over on Avenue
7 J --

8 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

9 COMMISSIONER PARDO: -- so, you know, we've seen the plans,
10 so when -- or Ms. Jenkins. So when do you anticipate that we
11 are really going to move forward with Avenue J?

12 MS. JENKINS: Right now we're looking for the gap funding.
13 We need some additional subsidy to move forward. We've done all
14 of our due diligence. We have everything else in place. And
15 we're trying to leverage our money to get the gap funding so
16 we're able to provide units to low and moderate families.

17 COMMISSIONER PARDO: Okay. And how much -- what's the gap
18 number?

19 MS. JENKINS: About 1.4 million.

20 COMMISSIONER PARDO: Okay. And then this is my last
21 question. How many employees -- how many full-time employees do
22 we have at the CRA and how many part-time employees do we have,
23 Mr. Evans?

24 THE CLERK: Currently we have 21 full-time employees, 2
25 part-time employees.

1 COMMISSIONER PARDO: And what are those part-time
2 employees? Ambassadors or staff in the office?

3 THE CLERK: Ambassadors. Two part-time ambassadors.

4 COMMISSIONER PARDO: Okay. Thank you.

5 CHAIR MILLER-ANDERSON: Ms. Davis Johnson. And then
6 Ms. Hubbard.

7 VICE-CHAIR DAVIS JOHNSON: Okay. So the question that I
8 have to begin with is -- okay. So we're over at the Ocean Mall
9 until midnight on Fridays and Saturdays, and then Sunday through
10 Thursday we're there until 11:00 p.m. So why would we not have
11 the businesses that are open beyond the time that we are there
12 provide their own security? Why would that be an added cost to
13 us?

14 INTERIM EXECUTIVE DIRECTOR EVANS: Well, we could -- I
15 think that's a board related decision. We provide our
16 ambassadors to try and support all of our visitors and the
17 public that are there. And we could speak with the business
18 owners there to see if they want to provide security. They've
19 never provided any in the past I don't think.

20 CHAIR MILLER-ANDERSON: Ms. Pardo, have you --

21 COMMISSIONER PARDO: Yeah.

22 CHAIR MILLER-ANDERSON: -- heard concerns or --

23 COMMISSIONER PARDO: Correct. Because -- and I had brought
24 this up to Mr. Brown when he was here. You know, I had
25 questioned all along, why should we be responsible for the

1 security at the Ocean Mall? I know about the park, it's our
2 park. But I was told that each business gives whatever
3 percentage of their -- I guess part of their lease goes toward
4 CAM. And CAM is supposed to provide security, maintenance, and
5 everything else.

6 So that's, that's probably a discussion that needs to be
7 had with the new -- you know, Duncan Hillsley.

8 VICE-CHAIR DAVIS JOHNSON: That was exactly where I was
9 going with that. If that is the case, if those costs are
10 covered, then certainly they need to offer that service and it
11 shouldn't be an expense to us.

12 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

13 VICE-CHAIR DAVIS JOHNSON: I need for you to start in your
14 branding -- the community garden does not sit in Riviera Beach
15 Heights. It sits in Inlet City. So we need to make sure that
16 we are branding it properly. Because there is a section of
17 Riviera Beach Heights that is near 1st and 4th Street, and then
18 it picks up again on MLK, MLK at, I think that's U. So we just
19 need to make sure that we are clearly identifying where that's
20 going.

21 The question regarding Bougainvillea has been answered for
22 me.

23 What financial institutions are we planning to reach out to
24 when we talk about our Pre-'tweens and our Teen Financial
25 Literacy Camps?

1 MS. JENKINS: We've talked to several partners, and none
2 have formally committed. So far there are a couple of nonprofit
3 organizations, regional nonprofits, that are interested; and
4 several banks that have programs.

5 So in the next -- I think we have a meeting that we'll be
6 able to tell you with more definition who the partners will be,
7 and give you an outline perhaps at our next budget iteration of
8 what the program will look like.

9 I'm just a little reluctant to mission without having
10 formal commitments from them.

11 VICE-CHAIR DAVIS JOHNSON: Okay. Then the other concern
12 that I have is with the Paint Your Heart Out program. I think
13 that it has the potential to be a wonderful program but I think
14 that when folks come in and they volunteer their time it's not
15 as if they're treating their own investment with care. Because
16 some of the properties I've been involved with and I've gone
17 back to look at them, either after the Paint Your Heart Out
18 session has happened, or several months down the line, the
19 properties, they -- I don't think we're getting the intended
20 outcome. And so we need to have a stricter more definitive type
21 service that we're looking for. I know that this is volunteer
22 based. But the bottom line for me is this is the home of a
23 resident, it is their investment, it is -- you know, it is where
24 they live, and so we want to make sure that the services that
25 folks are volunteering to provide is up to par. Because some of

1 the properties have not been handled with kid gloves and care as
2 I would like to see it.

3 Thank you, Madam Chair.

4 CHAIR MILLER-ANDERSON: Ms. Hubbard.

5 COMMISSIONER HUBBARD: While we were on the -- while we are
6 on the subject of the Ocean Mall and the marina, I agree with my
7 colleagues, I think that, that for sure we need to have the new
8 owners talk to the tenants as to their intention as providing
9 security for them. That's what I wanted to say, the same thing
10 that -- because, you know, we give them the police service that
11 all of the persons paying ad valorem tax get, so they get that.
12 And I think anything additional needs to come from the owners.

13 Now I know that the common area maintenance, CAM -- I don't
14 know if security is in that or not. But the Ocean Mall is not
15 that big. So, you know, from any door to your car is not that
16 far. If they had -- if all of them got together and provided
17 one extra police officer they could manage, manage that cost.

18 Going -- starting from the City of Riviera Beach, the 64
19 percent that you said -- in your revenues that you are
20 projecting to use, when you say comes from the City of Riviera
21 Beach, are you just talking about the TIF dollars that you're
22 going to receive, period? Or when you say from the City of
23 Riviera Beach, what do you mean by that?

24 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. Each year our TIF
25 dollars, a portion comes from the County and a portion comes

1 from the City.

2 The -- and if I could, the 30 percent number actually was
3 based on our total budget projected going forward, because we
4 have capital project dollars and we have some carry forward. So
5 of our total pure TIF income it's the 38 percent. Of the final
6 budget it will be closer to 30 percent because of -- if we
7 include all of the other dollars that the CRA has.

8 COMMISSIONER HUBBARD: So is the five million four hundred
9 what we transferred to you? Or is that -- is part of that a
10 loan or something that we are assessing you or giving you? Tell
11 me what that looks like, that 64 percent.

12 INTERIM EXECUTIVE DIRECTOR EVANS: Sure. It's -- each year
13 by state statute the CRA gets the amount of the taxes that
14 they've increased by from the day it was created. So the -- so
15 that portion of those taxes is -- every year goes from the City
16 of Riviera Beach, is transferred to the CRA. And that same --
17 for those same properties the portion that would normally go to
18 the County is also transferred to the CRA.

19 COMMISSIONER HUBBARD: Okay. So you were talking basically
20 about the TIF and the dollars that come to the CRA automatically
21 or any way as opposed to any special transfer loans or whatever,
22 kind of like what we did last year is what I was wondering
23 about.

24 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, that's only the
25 state statute based funds. We would be proposing not to receive

1 any funds.

2 COMMISSIONER HUBBARD: Okay. With the Neighborhood
3 Services program, Riviera Beach being as small as it is, I think
4 that the CDC should serve the entire city. Not necessarily from
5 the standpoint of under the CRA for the CRA. The reason I think
6 the CDC should serve the entire city is because what a CDC can
7 bring to something as small as the City of Rivera Beach.
8 Especially if there are any additional funds outside of what
9 comes to you that you are expecting or intending to get from us,
10 I think the CDC needs to start serving the entire city for
11 housing, first time home ownerships, and things like that. Not
12 just to be under the -- you know, it may work to be just under
13 the auspice of the CRA, and it might not work. But if we're
14 giving one penny to the CDC, the CDC needs to serve the entire
15 city. Because the city is too small. The city is too small for
16 the CDC just to serve the CRA; and especially if they're taking
17 funds out of the city.

18 Now, if somebody has a problem with that, the funds that we
19 would put into the CDC, we need to leave them over here so we
20 can create a first time home ownership or housing services
21 program and all of the such. But still again I don't think
22 that's necessary when you have a nonprofit already established
23 and it needs to care for a small place like the City of Riviera
24 Beach.

25 The other -- okay. Let me see. Where's my other notes for

1 that one?

2 The debt services. Can you tell me -- the monies that we
3 were borrowing, remember the infamous 29 million to the 49
4 million, whatever that number ended up being, that was the BB&T
5 debt?

6 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

7 COMMISSIONER HUBBARD: So these are just -- which we broke
8 that up into three -- what was the original debt on the 2011
9 13-A and 13-B?

10 INTERIM EXECUTIVE DIRECTOR EVANS: The total amount is
11 about 27 million dollars that was borrowed. And then we did an
12 original loan in 2011, and then we came back and amended that
13 loan in 2013 and we created -- ended up with three separate
14 loans. And that was the 2011 was then modified, it became the
15 modified 2011, the 2013 A and then the 2013 B. So we ended up
16 with three different loan funds from BB&T. And the current
17 outstanding amount is about 27 million I believe.

18 COMMISSIONER HUBBARD: The outstanding amount. But what
19 was the debt, the original debt?

20 INTERIM EXECUTIVE DIRECTOR EVANS: It was 27.

21 MR. KOLLER: The original --

22 INTERIM EXECUTIVE DIRECTOR EVANS: Come up, Conrad.

23 COMMISSIONER HUBBARD: So then the question begs, what's
24 the outstanding if that's the case?

25 MR. KOLLER: I'd have to look at what the outstanding is,

1 but we --

2 CHAIR MILLER-ANDERSON: State your name for the record.

3 MR. KOLLER: Conrad Koller, finance at the CRA.

4 The original was 26, 27 million dollars. We can get you
5 the exact number that was refinanced. The -- there's a schedule
6 to pay down principal that's part of those numbers. And so
7 we've paid the principal, we pay it twice a year. And so we
8 could get you the outstanding balance at this point.

9 COMMISSIONER HUBBARD: Okay. Thank you for that. Thank
10 you.

11 Okay. I spoke to you about that already, the expanding the
12 housing, the CDC and the housing program.

13 Now the Marina Village Phase II RFP. That -- I'm going to
14 back up a little bit and talk about something else in
15 Neighborhood Services. We talked about the businesses and the
16 Business Watch program; and all of those type services that are
17 being provided for the businesses in the, I guess Ocean Mall, in
18 the CRA area, let me put it like that, in the CRA area. Now we
19 just spoke about the monies that we spent in Phase I; and we
20 talk about the debt service that we have left for Phase I to
21 pay. What I don't want to sit up here and think that is going
22 to happen is the same thing that happened in Phase I. We
23 borrowed this massive amount of money that didn't trickle down
24 to the residents or didn't create any wealth at all in the City
25 of Riviera Beach.

1 So what I'm saying is when we start this Marina Village
2 Phase II program -- one of the -- because you always say -- or
3 not you. Don't think I'm talking about you. When we get to the
4 microphone we always claim that, hey, if we had had these
5 policies and procedures and these things in place then we could
6 require this of the developer, of the contractor, of the people
7 that we're doing business with.

8 So before we get there and start doing business and
9 spending money, borrowing money, leveraging money, raping and
10 pillaging the residents of Riviera Beach once again, we should
11 try to put something in place that's going to show that we're
12 going to create wealth for the residents of Riviera Beach.

13 Okay. We got a 27 million dollar debt that, not to speak
14 of, nobody, nobody got any wealthier than they did before we
15 borrowed all this money, but yet we have to pay it back. So I
16 say within -- when we start talking about bullet number two
17 under the Marina Village Phase II -- just so you know where I
18 am -- RFP key steps, when we start talking about the purchasing
19 department, we've got to get some policies and procedures in
20 place that it's going to make it worthwhile for us to continue
21 to invest our money as residents into, into the marina
22 development plan. And I don't see anything in here that anybody
23 is talking about how we can legally create wealth within the
24 City of Riviera Beach. Now we talked -- we're going to talk a
25 lot how we can make other outside people wealthier. But that's

1 something that, you know, that I want us to have in place.

2 Now, the -- after this I'll stop for a little while and let
3 someone else go.

4 But I want to talk about the -- when we talk about the
5 acquisition of properties, we spoke -- I don't know whether
6 there's any agreement in it at all, but we talked about
7 acquiring parcels, parcels that we could do something with that
8 we could get with developers. For example like our 13th Street
9 and Barack Obama Highway, there was a piece there; and then over
10 on Broadway where that J.A.Y.'s Ministries land, that's massive;
11 and we talked about -- there was another piece that we talked
12 about acquiring. So that, you know, if someone came and said,
13 hey, we want to do something but, hey, you're land locked, we
14 can't do anything more; and we wait for everybody, outsiders to
15 push up the price that we would go, you know, go after some of
16 those. And I imagine some of those properties, the one,
17 J.A.Y.'s Ministries, is in your -- in the CR -- what we call the
18 CRA area now. And there was another piece of property, I'm just
19 not sure where that third piece was that we talked about in our
20 retreat.

21 But we do have to get serious about getting some property
22 if we're going to -- if we want some kind of retail or if we
23 want some kind of amenities to come to the City of Riviera
24 Beach, because none of those things are small and they require a
25 lot of parking. Okay.

1 CHAIR MILLER-ANDERSON: You done?

2 COMMISSIONER HUBBARD: For now.

3 CHAIR MILLER-ANDERSON: Okay. Anyone else?

4 You want to go back?

5 COMMISSIONER HUBBARD: Okay. Let me get some feedback from
6 you, Scott, on the properties that are large pieces of property
7 like the J.A.Y.'s Ministries property that's already in our
8 area.

9 INTERIM EXECUTIVE DIRECTOR EVANS: I think there's a number
10 of pieces of property that are vacant in the CRA that we'd like
11 to see redeveloped.

12 COMMISSIONER HUBBARD: I'm sure. But not that --

13 INTERIM EXECUTIVE DIRECTOR EVANS: We don't have a lot of
14 property acquisition funds. I think that we would need to
15 leverage our funds with Palm Beach County. They might go a lot
16 farther if we did concentrate on housing efforts because those
17 properties generally are more inexpensive to purchase compared
18 to commercial properties. The J.A.Y. Ministry property is
19 likely well over a million dollars.

20 COMMISSIONER HUBBARD: I'm certain it is. But you and I
21 are talking about two different things.

22 I guess I'm not really talking about housing so much. And
23 I know we need affordable housing and mid-range housing. I'm
24 talking about things like the fact that we don't have a large
25 sit down restaurant. And we talked about it on the City's side.

1 Something that would, you know, be a -- something that would be
2 a BJ's or Copeland's, a nice sit down style restaurant,
3 something -- and so when you're talking about your large pieces
4 of property for example like the J.A.Y.'s Ministries thrift
5 store location, the reason that it's desirable is because of the
6 number of parking spots you're going to need for a big
7 restaurant, if you will, like that. So you don't want to take
8 that and just put houses there when you don't have anything else
9 to put a big restaurant. Or the same with 13th and Australian,
10 you don't want to, you know, just take that and do housing.

11 Because people don't want to continue to buy houses, to buy
12 houses, they have nowhere to go, nothing to do, nothing to buy,
13 there is nothing to use disposable cash for in the City of
14 Riviera Beach. So I'm talking about nonhousing type of
15 activities, like I -- like eateries and stuff like that.

16 INTERIM EXECUTIVE DIRECTOR EVANS: Part of the vision
17 process that I want to support allows the City Council, CRA
18 board, to identify the kind of future projects that you desire
19 to bring to the city. And one way that you can do that is you
20 can create a list that identifies the exact kind of project
21 you're looking for. Maybe it's a Dave and Busters or it's -- or
22 it's some sort of specific development type that we want to
23 attract to our city.

24 And we can create a grant program, for example, that says
25 if you're going to bring that very specific type of project

1 somewhere within the Broadway corridor say, then we could help
2 provide you a grant to pay for the infrastructure. And that
3 would then entice private developers to -- they would know they
4 have the confidence that the city wants that kind of project and
5 it would entice them to bring it. That would be my suggestion
6 if we -- if we have a very specific need that we want to try and
7 attract.

8 COMMISSIONER HUBBARD: Okay. And that's, that's good.

9 Remember we had the meeting over at the Event Center and we
10 listed those types of projects? I mean those types of
11 initiatives, the types of things that we wanted?

12 INTERIM EXECUTIVE DIRECTOR EVANS: Mmhmm.

13 COMMISSIONER HUBBARD: Did anybody consolidate that, read
14 that, digest that stuff? Because, see, for us to go back --
15 we're going back now again to do what we did, what you're
16 talking about. So for us to have these meetings and then nobody
17 does anything, I bet you a dime to a dollar nobody contacted any
18 of those property owners to see about acquiring nothing that we
19 talked about at that meeting. So to continue to have those
20 particular conversations and staff does nothing with it when we
21 ask, it just makes it so futile for us to continue to just meet
22 and say we're going to have a meeting, we're going to have a
23 retreat, we're going to have a workshop, and nothing comes out
24 of any of them, nothing ever comes out of any of them.

25 So we did, you know, we did make that list; we did, you

1 know, put up things, and we did talk about those. So if we
2 have, you know, serious -- we always hire these real estate
3 appraisers, real estate acquisition people. Those people should
4 already have known what we're looking for, because we've had
5 this meeting and we said these kind of things and, you know,
6 they could find the prices so that we can make a move. We're
7 not really making no serious moves.

8 INTERIM EXECUTIVE DIRECTOR EVANS: And I think that that
9 portion was in the City's portion of the retreat, that
10 discussion. And I think what we need to do is take it to the
11 next step where the board approves a list of specific projects
12 that we would like to try and attract. Or if it's a specific
13 property that you've decided that the City would be best to
14 acquire and try to redevelop ourselves, which could be a
15 targeted approach. But it's difficult for us -- for staff or
16 CRA staff, for that matter, to go out and talk to property
17 owners without some sort of approved program or approved list or
18 board consensus on something.

19 COMMISSIONER HUBBARD: I remember staff told us in the
20 meeting, okay, in the workshop, while we were kind of, you know,
21 in the workshop where there wasn't a lot of people, we didn't
22 want to go out and just vote on it like at a meeting like this,
23 because then people would go back and try to drive the prices
24 up. Then staff was going to quietly inquire about it. Because
25 if we sit up here and we vote on it and people hear government,

1 they thing government has deep pockets, then all of a sudden the
2 price would increase. This is what we were told.

3 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. But the board
4 still needs to collectively approve a process for us to go
5 out -- and we don't have to say which properties we're going
6 after but -- which we could do in a closed session, but it still
7 needs to be a board approved initiative.

8 COMMISSIONER DAVIS: Madam Chair.

9 CHAIR MILLER-ANDERSON: Right.

10 You're finished, Ms. Hubbard?

11 COMMISSIONER HUBBARD: Yes.

12 CHAIR MILLER-ANDERSON: Okay, Mr. Davis.

13 COMMISSIONER DAVIS: As we move forward with that
14 particular process that could come before this board, would be
15 notified to the public, we have to even be careful on how we do
16 that.

17 I would be very supportive of staff putting together a
18 plan, this board having their one-on-ones with staff, and making
19 sure it's consistent what we discussed in the retreat, and staff
20 going out escrowing the program and bringing back some
21 recommendations on a strategic way of identifying some
22 properties without us continuing discussing these issues in a
23 meeting. Because at some point it's going to drive the cost up,
24 and we need to be very careful on how we do it.

25 And I think we've all -- as Commissioner Hubbard stated

1 before, we did sit through a meeting, we all did have a vision,
2 we all supported a vision. But at some point staff, just
3 bringing back a concept, a simple concept that we can support so
4 you can move forward and be creative and flexible so it doesn't
5 give up your position of strength as you try to help the
6 community. So we'll be, you know...

7 CHAIR MILLER-ANDERSON: Anyone else?

8 Thank you, Mr. Evans.

9 Board comments and discussions. I want to start at
10 Ms. Pardo's end and then we can move down.

11 COMMISSIONER PARDO: I have nothing right now.

12 CHAIR MILLER-ANDERSON: Mr. Davis.

13 COMMISSIONER DAVIS: Nothing.

14 CHAIR MILLER-ANDERSON: Ms. Davis Johnson.

15 VICE-CHAIR DAVIS JOHNSON: I need for us to take a look at
16 the August 23rd date to see if there's another date that you can
17 possibly offer, because I would like to be in attendance but I
18 have travel.

19 CHAIR MILLER-ANDERSON: With have the 30th as well. So do
20 you want to -- I mean I don't have my calendar with me to see
21 what date would be fine now. But if you could -- August 23rd
22 and then the 30th. Would we want him to send some dates out and
23 then we just answer back by e-mail what dates would be good for
24 us?

25 INTERIM EXECUTIVE DIRECTOR EVANS: Commissioner Davis

1 Johnson, is that week not good for you?

2 VICE-CHAIR DAVIS JOHNSON: That week is not good.

3 COMMISSIONER PARDO: I think on the City's side, I have on
4 my calendar that the 23rd we were having a City budget meeting
5 too.

6 CHAIR MILLER-ANDERSON: Mr. Evans, or Miss --

7 INTERIM EXECUTIVE DIRECTOR EVANS: We did check, right,
8 with the City?

9 CHAIR MILLER-ANDERSON: Mr. Evans --

10 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah.

11 CHAIR MILLER-ANDERSON: I'm sorry. Mr. Jonathan Evans, can
12 you all check for the 30th? You said the 30th? What day?

13 COMMISSIONER PARDO: The 23rd.

14 CHAIR MILLER-ANDERSON: The 23rd?

15 COMMISSIONER PARDO: It's on there.

16 VICE-CHAIR DAVIS JOHNSON: Yeah, that's going to be a
17 problem for me as well.

18 CHAIR MILLER-ANDERSON: What about that Monday?

19 INTERIM EXECUTIVE DIRECTOR EVANS: We will re-contact the
20 City to find out what the schedule is, and send an e-mail out to
21 all board members so we can make sure that it's on a date that
22 everyone can be there.

23 CHAIR MILLER-ANDERSON: Okay. Thanks.

24 Ms. Davis Johnson.

25 VICE-CHAIR DAVIS JOHNSON: That's it. Thank you.

1 CHAIR MILLER-ANDERSON: Ms. Hubbard.

2 COMMISSIONER HUBBARD: Nothing for me.

3 CHAIR MILLER-ANDERSON: And I don't have any.

4 Do we have a motion to adjourn?

5 VICE-CHAIR DAVIS JOHNSON: So moved.

6 CHAIR MILLER-ANDERSON: And we're going to take about a
7 five-minute recess before we move on to the next meeting.

8 (Proceedings concluded at 7:22 p.m.)

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

