

Riviera Beach Community Redevelopment Agency Meeting

City of Riviera Beach Council Chambers

2nd Floor, Municipal Complex

600 West Blue Heron Boulevard

Riviera Beach, Florida

Wednesday, July 12, 2017

7:33 p.m. to 8:45 p.m.

APPEARANCES:

Vice-Chair Tonya Davis Johnson

Commissioner Terence Davis

Commissioner Lynne Hubbard

Commissioner Dawn Pardo

Attorney Michael Haygood

Interim Executive Director Scott Evans

Operations Manager & Public Information Officer Darlene Hatcher

1 VICE-CHAIR DAVIS JOHNSON: Good evening. I'd like to call  
2 the CRA meeting of July 12th to order.

3 Madam Clerk, roll call.

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

9 VICE-CHAIR DAVIS JOHNSON: Commissioner Davis, would you  
10 lead us in a moment of silence?

11 Do we have to re-pledge?

12 COMMISSIONER DAVIS: Yes, we do. It's a new meeting.  
13 (Moment of silence, followed by the Pledge of Allegiance.)

14 VICE-CHAIR DAVIS JOHNSON: Mr. Evans, are there any  
15 additions, deletions, or substitutions?

16 INTERIM EXECUTIVE DIRECTOR EVANS: No, Madam Chair.

17 VICE-CHAIR DAVIS JOHNSON: Okay. I would like to  
18 entertain -- do we have any items to be pulled from the consent  
19 agenda?

20 COMMISSIONER DAVIS: None.

21 COMMISSIONER PARDO: Nope.

22 VICE-CHAIR DAVIS JOHNSON: Do you have any?

23 COMMISSIONER HUBBARD: No, ma'am.

24 VICE-CHAIR DAVIS JOHNSON: Okay.

25 THE CLERK: Need a motion.

1 COMMISSIONER DAVIS: So moved.

2 COMMISSIONER PARDO: Second.

3 VICE-CHAIR DAVIS JOHNSON: It's been motioned and properly  
4 approved.

5 Madam Clerk.

6 (Vote taken.)

7 THE CLERK: Motion carries.

8 (Motion passed unanimously.)

9 VICE-CHAIR DAVIS JOHNSON: End of consent. We're moving  
10 into regular business.

11 It is 7:30.

12 THE CLERK: We do not have a time certain for public  
13 comments.

14 VICE-CHAIR DAVIS JOHNSON: Okay. Let's move on to the  
15 regular business. Item 3.

16 INTERIM EXECUTIVE DIRECTOR EVANS: Item 3 is a presentation  
17 of the CRA's 2015-2016 audit. Our independent auditor, HCT, who  
18 are certified public accountants, have completed the CRA's audit  
19 for that fiscal year.

20 This evening they will present the audit report and  
21 financial statements. And they're here to answer any of your  
22 questions.

23 The CRA audit is included as a component unit of the City  
24 of Riviera Beach, their audit; and that was previously presented  
25 to City Council on May 17th.

1           And the City's Finance Department has worked closely with  
2   the CRA staff, with our Interim Finance Director Arnold  
3   Broussard, and with HCT to assist them to get all the  
4   information they needed for their audit.

5           And with that I'd like to introduce Mr. Rod Harvey,  
6   representing HCT.

7           MR. HARVEY: Good afternoon.

8           VICE-CHAIR DAVIS JOHNSON: Good evening.

9           MR. HARVEY: We are here to discuss or to present the --

10          MR. HAYGOOD: Mic.

11          VICE-CHAIR DAVIS JOHNSON: Pull your mic down.

12          MR. HARVEY: Hello. Got me?

13                 Good afternoon. We are here to present the auditor's  
14   results for the year ending September 30, 2016. So we need to  
15   roll back. I want to make a couple of highlight points.

16                 The audit was submitted on time. And as we go through  
17   we'll talk about numbers and do some things. So we've seen some  
18   progress in the CRA. And we're going to present those results  
19   to you tonight.

20                 Just an overview of what we'll talk about. The audit  
21   opinion that was rendered by us. We'll do a financial summary.  
22   I always like to do a comparison and then talk about any  
23   management letter findings. As you know, we are required to  
24   report on prior findings and then also to give or update on any  
25   current findings.

1           So based on our audit procedures for the year ending  
2           September 30, 2016, we issued an unqualified opinion. Which  
3           basically means based on our procedures the financial statements  
4           are presented in accordance with GAAP for a display to the end  
5           reader or the public.

6           Please note that this year's audit report includes a couple  
7           roll up entities that are in the audit report. So it's  
8           comprehensive of the CDC and the LLC. CDE. I said that wrong.  
9           Excuse me.

10          So balance sheet, looking at the general fund which you can  
11          find on page 10 of your packet -- which makes for late great  
12          night reading -- total assets, 16.5 million. Total liabilities,  
13          12.4. And total fund balance unassigned, 3.9 million.

14          Looking at revenues, expenditures, and changes in fund  
15          balance, which is also on page 12. Revenues, 10.8.  
16          Expenditures, 15.1. Which gave us for the period under review a  
17          decrease in fund balance of 4.3 million.

18          The comparison. Where did we end in '15 as compared to  
19          '16. So let's look at fund balance for the period under review,  
20          '16, 3.9 million; as to compared to where did we end at '15,  
21          1.7. So that's a difference or an increase of 127 percent. And  
22          if you're looking for dollars, 2.2 million.

23          Revenue comparison. In the period under review, '16, 10.8  
24          million. Compare that to the same period end at '15, 6.4.  
25          Which gives a change, a positive change of 4.3 million; or as a

1 percent, 67.5 percent.

2 Expenditures. Which you can see were relatively flat  
3 because our expenditures when you look at a year over year  
4 increase is 1.7 percent; or a change, a delta of 257,000. So  
5 from an expenditure standpoint we were relatively flat.

6 Look at our prior year comment --

7 COMMISSIONER PARDO: Madam Chair. I have a question.

8 VICE-CHAIR DAVIS JOHNSON: Commissioner.

9 COMMISSIONER PARDO: Can you go back to -- that slide. So  
10 it shows in 2015, the revenue, 6 -- almost 6.5 million; and then  
11 in 2016, 10.8. Okay. So was that part of the capital infusion  
12 that the City gave the CRA?

13 INTERIM EXECUTIVE DIRECTOR EVANS: Well, if you look at the  
14 expenditures for example, the reason those numbers are so  
15 different from the budget that you look at is because it  
16 includes all of our capital, right.

17 COMMISSIONER PARDO: So it includes the capital infusion  
18 the City gave you?

19 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. And the BB&T loan  
20 funds we borrowed.

21 COMMISSIONER PARDO: Right. Okay.

22 Thank you, Madam Chair.

23 MR. HARVEY: No problem. Good question.

24 So we are going to report on the prior year findings.  
25 These are 2015 findings that we are reporting on. This one

1 relates to the 2015 year. Looking at the long-term debt between  
2 the City, did not tie to the CRA or the confirmation. That  
3 based on our review was not implemented in the current year.

4 We have two other comments from the '15 year that we are  
5 reporting on. The number two MLC deals with cash being  
6 overstated. That was not implemented. And also the 03 MLC,  
7 again from '15, relates to the preparation of financial  
8 statements and the books on QuickBooks, and that was not  
9 implemented.

10 I do want to make a parenthetical note just as the partner.  
11 And this was one of our prior year comments relating to the  
12 QuickBooks. I believe, I believe -- I'm under the belief that  
13 the CRA will be moving to another platform going forward. So  
14 we're excited to hear that change. Nothing wrong, nothing  
15 against QuickBooks or whoever implemented. But I think going  
16 forward it will be in a much better shape -- it being the  
17 accounting records of the CRA -- once the transition happens.  
18 So although you see this as a comment, 03 from '15, I'm fully  
19 thinking in the next year or so that this will go away and  
20 everybody will be pleasantly happy that we've moved to another  
21 platform instead of QuickBooks.

22 These are our findings in the current year. A lot of them  
23 mimic the last year. And I will tell you why. The auditor  
24 general requires when you have a repeat finding that you list it  
25 as the '15, as it was, and then you also give it again in the

1 current year. So this finding MLC 01 is a direct repeat of the  
2 '15 year, which talks about the condition of the loan, the debt  
3 for the marina uplands loan. And I will read to you our  
4 recommendation. We recommend the CRA post an adjustment to  
5 agree the CRA and the City. We also recommend the CRA regularly  
6 reconcile the City amounts owed due to on a monthly basis.

7 And then you also have the response from staff. The CRA  
8 handling of the intergovernmental transaction identified was not  
9 corrected during the '16 year using recommendation based on the  
10 last audit. However, the construction projects to which the  
11 transactions was associated were completed during the '16 year  
12 and a journal entry correcting this transaction is being made.  
13 The transaction does not represent an issue going forward.  
14 There is no CRA debt obligation to the City. Appropriate  
15 journal entries have been made to correct the 2016 financial  
16 statement balances.

17 Moving on to --

18 COMMISSIONER PARDO: Madam Chair.

19 VICE-CHAIR DAVIS JOHNSON: Commissioner Pardo.

20 COMMISSIONER PARDO: Okay. So --

21 MR. HARVEY: I'm going to go back.

22 COMMISSIONER PARDO: Yeah. So Mr. Sherman is in the back.

23 So why doesn't the city recognize FIFO?

24 MR. HARVEY: You say FIFO?

25 COMMISSIONER PARDO: Well, the first in, first out.



1 MR. HARVEY: Where are you reading that from?

2 COMMISSIONER PARDO: At the top, the effect. The City  
3 recognizes 2.8 -- CRA recognizes 2.8 million in City costs as  
4 first in, first out. However, the City did not.

5 MR. HARVEY: Okay. Let me have --

6 COMMISSIONER PARDO: So is that just something that the  
7 City just doesn't fall under that? You know, first in, first  
8 out.

9 MR. BROUSSARD: Well, I'm going to try to clarify probably  
10 the unclarifiable.

11 COMMISSIONER PARDO: I'm just -- I'm curious.

12 MR. BROUSSARD: The CRA was recognizing a debt obligation  
13 from the City that did not exist. With the last audit there was  
14 a recommendation made to correct that. The CRA did not correct  
15 that problem moving forward. So it came up as a repeat finding  
16 for this year. So what we did was we went back through and  
17 corrected the CRA's books to bring them in line with what the  
18 City's records were; in that there's no debt obligation that  
19 needed to be dealt with.

20 COMMISSIONER PARDO: Okay. Just curious. Thank you.

21 MR. HARVEY: No problem.

22 Okay. Moving to current year finding number two. Again,  
23 this is a repeat finding so it's the same as the '15 year.  
24 Again, the condition, cash amounts were overstated on the trial  
25 balance. We recommend the CRA adjust cash amounts on the trial

1 balance to amounts reported on their bank reconciliations on a  
2 monthly basis.

3           The response from management: After further review of the  
4 2015 finding and the associated proposed corrective action to be  
5 taken by responsible officials, the agency determined that the  
6 account balance, 34,000, was properly stated in the accounting  
7 system. The bank reconciliation amount, 30,000, was found to be  
8 an error. The transaction creating the overstated difference,  
9 4,000, was found to be a reconciling item on the September 30,  
10 2015 bank reconciliation that was later deleted in October.  
11 There was no need to adjust the agency's books as of '15 per the  
12 audit recommendation. The agency's books and bank balances as  
13 of September 30, '15 were in agreement, and the bank and book  
14 balance for the period ended September 30 are in agreement. It  
15 should be noted that the correct amount of the balance, 34,000,  
16 was included in the agency's 2015 external audit report.

17           Okay. Moving on to management letter comment three.  
18 Again, this is a repeat finding. The condition, the CRA was  
19 unable to prepare their financial statements. Our  
20 recommendation, we recommend the City use fund accounting rather  
21 than three different QuickBooks entities to prepare financial  
22 statements.

23           The response from management: The agency acknowledges the  
24 deficiencies in the way the accounting system was structured,  
25 making the recordation of some accounting transactions

1 cumbersome and the preparation of financial statements  
2 problematic. Additionally, the agency realizes the need to have  
3 more consistent professional management over its accounting and  
4 financial reporting. To this end the agency's management will  
5 request board approval to place its accounting function under  
6 the City's Finance Department and adopt a new accounting and  
7 financial reporting system being implemented by the City  
8 effective October 1, 2017. And we highlighted that earlier.

9       Looking at -- this is fourth and really the first, I guess  
10 you would call it, new finding for '16. Long outstanding checks  
11 have not been properly or appropriately reversed, and unclaimed  
12 amounts have not been properly handled in accordance with state  
13 escheat laws. Just to paraphrase, if you have a check that's  
14 not claimed or not cashed within so much time you're supposed to  
15 remit it to the state. We noted that. We recommend the CRA  
16 reverse long outstanding checks and report them to the state of  
17 Florida in accordance with Florida Statute 717.117. Also we  
18 recommend the CRA update the finance and accounting policies and  
19 procedures to effectively monitor and handle long outstanding  
20 checks and unclaimed amounts.

21       Management's response: Management agrees with this  
22 finding. Staff has been directed to develop and implement the  
23 appropriate procedure to comply with state statutes and this  
24 recommendation; and to include the procedure in the agency's  
25 procedure manual the next time changes to the manual are made

1 and approved by the Board of Commissioners.

2 This concludes our presentation. We certainly appreciate  
3 you listening, your time, the invitation to come. And if the  
4 board chair so allows we will answer any questions.

5 I would also like to lean on Mr. Broussard and Mr. Sherman.  
6 I do want to acknowledge City staff did help with the  
7 preparation of the audit report for the CRA, plus the efforts of  
8 the CRA and staff under the leadership of Mr. Evans.

9 VICE-CHAIR DAVIS JOHNSON: Are there any questions or  
10 comments from the board?

11 There being no questions, thank you for your presentation.

12 MR. HARVEY: Thank you for having us.

13 COMMISSIONER PARDO: Thank you.

14 VICE-CHAIR DAVIS JOHNSON: Madam Clerk, item number 4.

15 THE CLERK: Approval of revised Marina Event Center  
16 policies and operating procedures.

17 VICE-CHAIR DAVIS JOHNSON: Is there a motion?

18 COMMISSIONER HUBBARD: So moved.

19 COMMISSIONER PARDO: Second.

20 THE CLERK: Who said second? I'm sorry.

21 COMMISSIONER PARDO: I did.

22 THE CLERK: We have one public comment card. Do you want  
23 to do the public comment card first or after the presentation?

24 VICE-CHAIR DAVIS JOHNSON: After the presentation.

25 INTERIM EXECUTIVE DIRECTOR EVANS: The agency staff has

1 prepared a minor update to our Event Center policies and  
2 procedures. As we continue to try and improve our ongoing  
3 operations, our Clean and Safe operations manager, Mr. Neimah  
4 Spence, will present this proposed update for your  
5 consideration.

6 VICE-CHAIR DAVIS JOHNSON: Good evening again, Mr. Spence.

7 MR. SPENCE: Good afternoon, 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 Tonight's presentation is a revised policy and operation  
11 procedures for the Riviera Beach Marina Event Center.

12 The Event Center is located at 190 East 13th Street,  
13 Riviera Beach, Florida, 33404.

14 As you know, the Event Center has been open for over a  
15 year. And the staff has reviewed the Event Center policy and  
16 procedures in accordance with experience gained through the  
17 course of hosting many events. Staff has determined that some  
18 revision to existing policy and procedures was necessary in  
19 order to ensure the rental process is efficient, support the  
20 clients, and protect the Riviera Beach Event Center.

21 Additionally during the previous board discussion staff was  
22 directed to revisit and review the hours of operation, the times  
23 that Event Center staff were available to conduct tours, and to  
24 strengthen our zero tolerance policy language.

25 In order to enhance our policies and procedures and better

1 meet our priorities and commitment to excellence of the Event  
2 Center we're requesting the approval of the following  
3 provisions. The Event Center hours of operation. Due to the  
4 increased demand for the use of the Event Center, including the  
5 increased demand for tours, we request the following approval.  
6 Our policies and procedures hours of operation is Wednesday  
7 through Friday from 10:00 a.m. to 6:00 p.m. We're proposing to  
8 change the dates and times to Monday through Friday from 10:00  
9 a.m. to 6:00 p.m.

10 Tours of the Event Center. The previous days and time in  
11 our policies and procedures are Wednesday through Friday from  
12 10:00 a.m. to 6:00 p.m. We propose days and time change, Monday  
13 through Friday from 10:00 a.m. to 6:00 p.m., with priority given  
14 to appointments.

15 And to help with this we created an information desk  
16 specialist that will help with tours, giving appointments for  
17 tours, and also assisting the clients who comes in with their  
18 application to ensure if they need documents that it will be put  
19 in the application and it would be turned in to our Event Center  
20 manager and for staff to give approval.

21 The Event Center zero tolerance policy revision. The zero  
22 tolerance policy does not clarify who has the authority to close  
23 down events or special events due to any unauthorized use of the  
24 facilities; such as illegal alcohol use, smoking in the  
25 building, obscene music, violation of noise ordinance, or any

1 other illegal activity that may occur during events.

2 The following are authorized to shut down events for  
3 violation of the zero tolerance policy: The CRA executive  
4 director, Event Center manager, CRA administration or appointed  
5 employee, and the Riviera Beach Police Department.

6 The Event Center manager will go over the zero tolerance  
7 policy rules with the clients. The client will initial each  
8 section to ensure that they understand the policy. In  
9 accordance with the new revised policy, if events are closed  
10 because of unauthorized or illegal activities patrons will  
11 forfeit all deposits and will not be entitled to refund.

12 The recommendation. Staff recommends approval of this  
13 revised policies and procedures for the Riviera Beach Event  
14 Center.

15 If anyone has any questions, I'll be able to answer.

16 COMMISSIONER DAVIS: Madam Chair.

17 VICE-CHAIR DAVIS JOHNSON: Commissioner Davis.

18 COMMISSIONER DAVIS: One quick question. You talked about  
19 who is authorized to shut down or stop. So you showed four  
20 different staff members there, correct? Police, executive  
21 director, event manager -- and who was the fourth person?

22 MR. SPENCE: It would be the administrative staff.

23 COMMISSIONER DAVIS: Okay. So is that a decision that one  
24 person can make by themselves? Or will they have that  
25 discussion with the executive director, explaining what happens

1 and why you're getting ready to do it, so that everyone is kept  
2 in the loop? Or at least the executive director is kept in the  
3 loop.

4 MR. SPENCE: Yes, what we usually do during that time  
5 period, we will give the executive director a call to ensure  
6 that he's aware of what is going on; and we would use his  
7 direction to implement that if it's needed.

8 INTERIM EXECUTIVE DIRECTOR EVANS: But they would have --  
9 the idea is that they have the authority. Because a lot of  
10 times this is happening at 12:30 a.m. when telling an event to  
11 shut down, that they've gone past the time; so they need to be  
12 able to act if they can't reach me.

13 MR. SPENCE: And just to further that, if any of that  
14 happens, a detailed report would be made and a copy would be  
15 given to Mr. Evans.

16 COMMISSIONER DAVIS: Thank you.

17 So one last thing I wanted to ask. You made comments about  
18 increase in traffic. So why are you adjusting the hours from  
19 starting Wednesday to now Monday, Tuesday, Wednesday, all the  
20 way through the week? So what kind of triggered that? How much  
21 more traffic have we been getting? What's been going on?

22 MR. SPENCE: Well, actually we're getting a lot of foot  
23 traffic in the Event Center. We have a lot of clients that are  
24 interested in wanting to rent our facilities. By expanding our  
25 hours, that gives them the opportunity to have more tours to see



1 what we really has to offer.

2 COMMISSIONER DAVIS: So right now, currently, tours only  
3 can be conducted Monday through Sunday?

4 MR. SPENCE: Well, we implemented the new program but we  
5 want to change it in our policy and procedures. The tours was  
6 from Wednesday through Friday, from 10:00 a.m. to 6:00 p.m. But  
7 with the expanded hours it will give opportunity for more  
8 clients or residents to be able to come and look at our  
9 beautiful facility, so we'll be able to rent more.

10 COMMISSIONER DAVIS: Okay. I'm done, Madam Chair.

11 VICE-CHAIR DAVIS JOHNSON: Any other comments from the  
12 board?

13 Commissioner Pardo.

14 COMMISSIONER PARDO: Thank you.

15 I have a question on the City of Riviera Beach resident  
16 rate. So it says city residents are eligible for a 30 percent  
17 discount on rental pricing. So according to this, I'm a city  
18 resident, and if my niece in Miami wants to have her wedding  
19 there, I can go and pick up the application and fill it out, and  
20 as long as I attend the wedding it's okay.

21 COMMISSIONER DAVIS: What page is that?

22 COMMISSIONER PARDO: But she still gets the 30 percent  
23 discount.

24 It's on page 4.

25 Explain that.

1 INTERIM EXECUTIVE DIRECTOR EVANS: As long as you're the  
2 person renting the Event Center it becomes very difficult for us  
3 to try and control what you might be using it for. So, yes,  
4 that's correct you could rent the Event Center for your daughter  
5 or something.

6 COMMISSIONER PARDO: But really, I'm really not paying for  
7 it because it's my niece in Miami who would be paying for it.  
8 I'm just filling out the application. And as long as I show up,  
9 she's getting a 30 percent discount.

10 COMMISSIONER HUBBARD: How would we do it otherwise?

11 COMMISSIONER PARDO: I have no idea. I don't know who  
12 wrote this policy.

13 INTERIM EXECUTIVE DIRECTOR EVANS: It's a very challenging  
14 thing for us to try and get involved in that. But we can study  
15 it and come back with strengthened rules to deal with it.

16 COMMISSIONER PARDO: The real question is: Are we  
17 subsidizing the Event Center right now? Are we subsidizing any  
18 of these parties?

19 INTERIM EXECUTIVE DIRECTOR EVANS: Well, that 30 percent  
20 discount is a form of subsidy. We're obviously doing that quite  
21 a bit. I can include a report on that. I think we've given out  
22 \$30,000 in subsidy thus far this year. The 30 percent discount  
23 has resulted in that much.

24 COMMISSIONER PARDO: Okay. So then maybe that's a  
25 discussion we need to have.

1           You know, if we're subsidizing, so the taxpayers are  
2           subsidizing the parties at the marina. And it's not just  
3           Riviera Beach residents, because you're also saying that, you  
4           know, you're willing to be -- you're willing to give discounts  
5           to nonprofits. So is it really fair to the taxpayers, that we  
6           subsidize them? I think, you know, I think we really need to  
7           take a look at that.

8           INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

9           VICE-CHAIR DAVIS JOHNSON: Commissioner Hubbard.

10          COMMISSIONER HUBBARD: I don't think when you give the --  
11          it's like going to Wells or any other recreational facility, the  
12          residents pay less than the nonresidents pay.

13          And, again, when we have ad valorem taxes and, you know,  
14          we've borrowed 27 million dollars for the project, the residents  
15          should pay less than the nonresidents. You know, it's a feature  
16          of what you get for your ad valorem taxes. So I don't think  
17          we're subsidizing it at all. We're paying it out of the pool of  
18          money that the taxpayers have allotted to us to oversee.

19          And the other thing I think we -- it's hard to regulate,  
20          you know, integrity in the heart of man. If you say, hey, I  
21          want to rent this facility for -- rent this facility, and  
22          someone says for what, you say a wedding, it's going to be very  
23          hard to say okay you can't rent it for your niece but you could  
24          rent it for your daughter. It could be, you know -- and it's  
25          hard for us to do that. Some stuff we're not going to, I think

1 just be able to supervise, you know.

2 I think that we can -- you know, if it comes to our face,  
3 if it's something we see -- you know, and most things come to  
4 light at some point or another. And if it comes to light then I  
5 think we could deal with it at that point. But if someone says  
6 hey I want to rent the facility, we have to take them at their  
7 word most of the time. Unless we come up with -- unless my  
8 colleagues come up with another way to figure that one out, I'm  
9 just at a loss.

10 COMMISSIONER DAVIS: Madam Chair.

11 VICE-CHAIR DAVIS JOHNSON: Commissioner Davis.

12 COMMISSIONER DAVIS: This is something I discussed the last  
13 time. So we've got Riviera Beach residents who get a rate,  
14 discounted rate. Then you got the nonprofit gets a discounted  
15 rate. And then you got -- you have the nonresidents receiving  
16 what?

17 INTERIM EXECUTIVE DIRECTOR EVANS: The regular price.

18 COMMISSIONER DAVIS: Which is non-discounted?

19 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

20 VICE-CHAIR DAVIS JOHNSON: It's not discounted.

21 COMMISSIONER DAVIS: So here's where we are. So if the  
22 nonresident is getting a rate of a resident that would normally  
23 get 30 percent off, so how about we adjust the nonresident rate?

24 COMMISSIONER HUBBARD: Say that again.

25 COMMISSIONER DAVIS: The nonresident rate should be

1 adjusted, increased, for those that don't live within Riviera  
2 Beach.

3 COMMISSIONER HUBBARD: But I thought that's what it said,  
4 that the nonresidents have a rate, and our rate --

5 COMMISSIONER DAVIS: No, their rate is the same as -- so  
6 we're just discounting ourselves.

7 COMMISSIONER PARDO: Right. You adjust the rate, their  
8 rate, so we're not subsidizing anyone.

9 COMMISSIONER DAVIS: The difference.  
10 So let's say the nonresident would pay 25 percent more.

11 COMMISSIONER HUBBARD: Than what?

12 COMMISSIONER DAVIS: Than a Riviera Beach resident.

13 You should not be -- be careful how I say that. So this is  
14 Riviera Beach, correct? So we have residents that live in this  
15 city that live off the reputation, as a part of their reputation  
16 live a certain lifestyle, and they're going to pay five hundred  
17 bucks, right, and they stay here.

18 And then you have someone that comes from another location,  
19 drives to the city, we don't know how they feel about the city,  
20 but they love the fact that this city is a waterfront city and  
21 they get such a very cheap rate. Because if you look at the  
22 rates that people pay when they come here -- let's talk about  
23 Palm Beach Shores. It's like almost \$3,000 to go try and use  
24 their facility if you're a nonresident. Try it. I tried it.  
25 Believe me.

1 COMMISSIONER HUBBARD: Let me ask --

2 VICE-CHAIR DAVIS JOHNSON: Hold on.

3 COMMISSIONER DAVIS: They got the best view in Palm Beach  
4 County.

5 COMMISSIONER PARDO: It's true. And it's very strict.

6 COMMISSIONER DAVIS: And people are paying that price.

7 VICE-CHAIR DAVIS JOHNSON: One moment, Ms. Pardo.

8 COMMISSIONER DAVIS: And so what I'm saying is I have no  
9 problem supporting our residents, giving them just a flat rate,  
10 affordable rate. We don't have to necessarily call it  
11 discounted 30 percent. Let's find a rate, then stick to a hard  
12 rate that works for our residents. But for nonresidents that  
13 rate does not need to be the same. We need to find some form of  
14 a scale, whether it's just based upon what everybody else is  
15 doing around the area or what they're doing -- Miss Darlene,  
16 Miss Hatcher, can you grab the microphone? You want to help me  
17 out?

18 THE CLERK: We did a market study last year, towards the  
19 beginning of last year, and these were like the going rates.  
20 And then we did the resident discount.

21 COMMISSIONER DAVIS: So who conducted a market study?

22 INTERIM EXECUTIVE DIRECTOR EVANS: We just looked at other  
23 facilities that were similar. But I believe the last time that  
24 we discussed this, we brought a rate increase to the board to  
25 consider and it was turned down. But we can reassess that

1 potential rate increase and perhaps adjust the resident rate to  
2 a flat, a flat rate so it's not affected. And we could bring  
3 that back at a future meeting for your consideration.

4 COMMISSIONER DAVIS: You know, this is something that we've  
5 been -- I support, you know, staff and what you all are doing.  
6 But this is something that we need to bring stability on because  
7 we're losing so much money every day, you know.

8 I mean I just -- let's start with Palm Beach Shores and  
9 look at the price they're charging. Okay? I mean I'm not  
10 saying we charge the same thing. Because they're right on the  
11 ocean. I can understand that. But you got to fix the  
12 situation. We're losing -- if you look -- I forgot what the  
13 percentage what we're going to lose on the next five years for  
14 the marina. We're losing money every day, there's no way around  
15 it. But our residents deserve to get a nice rate. Which  
16 they're getting. But the nonresident should pay a nonresident  
17 fee.

18 VICE-CHAIR DAVIS JOHNSON: Market rate.

19 COMMISSIONER DAVIS: Yeah, a market rate fee. You know,  
20 whatever that is.

21 So I'll leave my comments to that. That's it.

22 VICE-CHAIR DAVIS JOHNSON: Commissioner Hubbard.

23 COMMISSIONER HUBBARD: Okay. So we have a rate for the  
24 residents. We have a rate for nonresidents. And a rate for the  
25 nonprofits, regardless whether they're residents or not.

1 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

2 COMMISSIONER HUBBARD: Okay. Now the flat rate for the  
3 residents is what, Mr. Evans?

4 INTERIM EXECUTIVE DIRECTOR EVANS: So for the  
5 nonresidents -- we have a schedule. Of course every room has a  
6 different price and different time of the year.

7 COMMISSIONER HUBBARD: Let's get -- let's just -- we're  
8 going to use one, the first one, which is 250 for the Riviera  
9 Room, Newcomb Hall, and the Gulfstream. So that's our base  
10 price and we work from there. So that's what -- that's the --  
11 the 250 is for the nonresidents, is that correct?

12 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. That's per hour,  
13 right?

14 COMMISSIONER HUBBARD: That would be for the nonresidents.  
15 So 30 percent less than that -- this is -- where it says --

16 COMMISSIONER DAVIS: Up top?

17 COMMISSIONER HUBBARD: Page 5.

18 COMMISSIONER DAVIS: Okay. I see it. I see it.

19 COMMISSIONER HUBBARD: That's under the damage --

20 VICE-CHAIR DAVIS JOHNSON: Under deposits.

21 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

22 VICE-CHAIR DAVIS JOHNSON: Those are not the fees.

23 COMMISSIONER PARDO: I didn't see a fee schedule in here.

24 VICE-CHAIR DAVIS JOHNSON: There wasn't a fee schedule  
25 attached.



1 INTERIM EXECUTIVE DIRECTOR EVANS: You could use a typical,  
2 a typical rate to rent a room for several hours might cost \$800,  
3 say.

4 COMMISSIONER HUBBARD: Let's look at -- let's look at  
5 the --

6 COMMISSIONER PARDO: For who?

7 COMMISSIONER HUBBARD: I saw the application in here. It  
8 was in this book a minute ago. In the -- say for example the  
9 rate -- if the rate is \$500, what you're saying is that they're  
10 not -- the residents pay 30 percent less than \$500. So there is  
11 a difference. The rate that we see here, \$500 for -- to rent  
12 the Newcomb Hall room or the terrace, that is the, that's the  
13 nonresident fee. We're -- as residents we get 30 percent less  
14 than that. So there is a difference in the rate.

15 And the nonprofit, regardless of whether they -- if they're  
16 in the county, they get the, they get a discount as well.

17 So I'm trying to understand what do we mean when we say we  
18 need to increase the nonresident rate? So you're just saying we  
19 need -- what you're saying is we need to increase the rate to  
20 the room, period. Because say if you move it up to \$600, and 30  
21 percent of that, that's also increasing the rate for the  
22 resident. You see what I'm saying?

23 COMMISSIONER DAVIS: No, that's not what I'm saying.

24 Madam Chair.

25 VICE-CHAIR DAVIS JOHNSON: Commissioner Davis.

1           COMMISSIONER DAVIS: This is how I think about it. I think  
2 about the old Newcomb Hall, that building we had. That was 500  
3 bucks, right, at the old Newcomb Hall. Let's talk about that.  
4 Let's talk about the old Newcomb Hall, and the state that it was  
5 in. So now we have this new building that the taxpayers -- we  
6 all worked together and invested over 30 million dollars in that  
7 particular location. Okay? So we need to treat it as such.  
8 While we still take care of our residents, we must understand  
9 that we must do what we got to do to make the money.

10           So if I am a nonresident, and I'm a resident, I should be  
11 paying market rate. If I'm a nonprofit, that's from anywhere in  
12 the county -- and you need to be specific saying that this  
13 nonprofit is hosting an event. Not just because I have a  
14 nonprofit application and I submit it and I'm doing something  
15 else with it. So like the Sickle Cell Foundation, they came,  
16 they did an event, so it was very obvious they were actually  
17 hosting a nonprofit event. So I can support that being very  
18 specific towards what the nonprofit is doing. But some folks  
19 can come and bring a nonprofit status but still have a birthday  
20 party for a relative. But they submit an application. I  
21 mean -- we got to find a way to protect the whole process.

22           But just charge a flat rate. I mean right now the thing is  
23 like one twenty-five an hour? What is it, the Event Center, per  
24 hour?

25           INTERIM EXECUTIVE DIRECTOR EVANS: It's different for every

1 room of course.

2 COMMISSIONER DAVIS: Okay. The large room. I forgot.

3 Because you break it off into two parts, right?

4 THE CLERK: \$356 an hour.

5 COMMISSIONER DAVIS: That's for the nonresident?

6 THE CLERK: That's just the per hour. Then you times it by  
7 the total amount of hours, and then that would be the --

8 COMMISSIONER DAVIS: That's the large room. Okay.

9 THE CLERK: Right. And then that would be the amount, and  
10 then you give the 30 percent for the residents.

11 COMMISSIONER DAVIS: And so if we gave 30 percent for a  
12 nonresident per hour, they would pay -- per hour, that would be  
13 another --

14 THE CLERK: No, it's not 30 percent per hour. It's 30  
15 percent off the total.

16 COMMISSIONER DAVIS: So let's say -- say we did four hours  
17 because you got a clean up, set up. So four hours, you're  
18 talking about 1200 bucks. 30 percent of that is about three  
19 sixty, so you're at about nine and change.

20 THE CLERK: If they're Riviera Beach.

21 Then you also have to factor in if they're selling alcohol.

22 COMMISSIONER DAVIS: That's another fee.

23 THE CLERK: There's PD. Right.

24 COMMISSIONER DAVIS: Right. Okay.

25 INTERIM EXECUTIVE DIRECTOR EVANS: But we could look at

1 what the residents pay now based on our regular price minus the  
2 30 percent, and we could set that as the new --

3 COMMISSIONER DAVIS: As a resident rate.

4 INTERIM EXECUTIVE DIRECTOR EVANS: -- flat rate.

5 COMMISSIONER DAVIS: Yes.

6 INTERIM EXECUTIVE DIRECTOR EVANS: And then when we adjust  
7 the regular rate up it won't affect the resident rate.

8 COMMISSIONER DAVIS: Right.

9 COMMISSIONER PARDO: Madam Chair.

10 VICE-CHAIR DAVIS JOHNSON: Commissioner Hubbard, were you  
11 done?

12 COMMISSIONER HUBBARD: Because I think if the conversation  
13 is we want to raise the rates at the Event Center, then that's  
14 the conversation. But if we are saying that we want the  
15 nonresidents to pay more than they pay, that's the only way that  
16 you're going to actually make that happen.

17 I mean if you're leaving the rates as it is -- say for  
18 example you're talking about leaving the rates as they are, and  
19 you want the -- you wanted to keep your residents with the 30  
20 percent less, how do you propose to have the flat rate or the  
21 nonresidents pay more if you're talking about changes?

22 One, I don't think we're losing any money at the Event  
23 Center. The Event Center is being rented hand over fist, all  
24 the time, every time.

25 COMMISSIONER DAVIS: We're losing money.

1 COMMISSIONER PARDO: He just said they're losing money.

2 COMMISSIONER DAVIS: No, we're losing millions.

3 When this -- Madam Chair.

4 VICE-CHAIR DAVIS JOHNSON: Let her complete her comments.

5 COMMISSIONER HUBBARD: I'm -- let them finish.

6 VICE-CHAIR DAVIS JOHNSON: Commissioner Pardo.

7 COMMISSIONER PARDO: Thank you.

8 So, again, I have no problem with the residents getting  
9 their 30 percent discount. But to at least make it even, I  
10 would raise the nonresidents 30 percent. 30 percent isn't  
11 really a lot of money. And then at least they're subsidizing,  
12 the people outside of the city are subsidizing, instead of the  
13 taxpayers subsidizing.

14 And it, you know, it is popular and -- you know, at the  
15 next meeting, Mr. Evans, I'd like to see, maybe do a  
16 presentation and show us what the revenues have been, the  
17 expenditures, you know, show us what the bottom line is over at  
18 the Event Center.

19 But I really think we should -- if we're going to allow the  
20 residents to have a discount, we need to charge the outside  
21 people a little more.

22 COMMISSIONER DAVIS: Absolutely.

23 COMMISSIONER PARDO: And I think we're still the cheapest  
24 game in town.

25 COMMISSIONER DAVIS: Yep.

1 COMMISSIONER PARDO: And that's why we're so popular.

2 VICE-CHAIR DAVIS JOHNSON: Well, my concern simply is this.  
3 Whatever the increase is going to be, then the fee that's  
4 currently established at three fifty-six per hour for that room  
5 would remain for residents.

6 COMMISSIONER DAVIS: Correct.

7 COMMISSIONER PARDO: For residents.

8 VICE-CHAIR DAVIS JOHNSON: So there is no increase, that 30  
9 percent remains the same.

10 I don't want to see us price ourselves out and folks start  
11 going to other venues because they have determined that we have  
12 over -- we're either overpriced, overcharging, or they don't see  
13 the value for the dollar that is being asked.

14 So let's take a look at it. But we cannot -- if our intent  
15 is to provide a reduction in cost for our residents then the fee  
16 that is currently established should remain. Therefore allowing  
17 us to -- once we get to that bottom line dollar figure with all  
18 of our extras and our add-ons and our security deposit, then  
19 that would be less 30 percent.

20 We have a comment card. Let's discontinue comments for now  
21 from the board. Let's hear the comment, public comment.

22 THE CLERK: Bonnie Larson.

23 MS. LARSON: Bonnie Larson.

24 My first question is, who wrote the policies and procedures  
25 since it was presented by the Clean and Safe Department? I read

1 it online and it was revised November 2015. We're now in 2017.  
2 So I'm wondering -- because I saw this thing never came back  
3 to -- it was presented once and then it didn't come -- I didn't  
4 see it come back. So I don't know if this is the same one we  
5 had in the beginning or what. But I have a lot of questions and  
6 I'm only going to do just a few of them tonight because it's not  
7 my job to review the whole thing. But I want to give you a few  
8 important things that I noticed.

9 I noticed that you can reserve the rooms down there 18  
10 months in advance. But you only have to pay 14 days in advance  
11 for the Event Center and 30 days for the Bicentennial Park. So  
12 it's a long time for us to have that reserved and not open to  
13 other potential customers.

14 Also there should be no discount on the TULIP insurance and  
15 cleaning the facility. And here on page 5 it said failure to  
16 pay within seven days, your event will be canceled. Well, seven  
17 days doesn't give you enough time to book somebody else. So why  
18 wouldn't they just hold on to it until seven days. That's too  
19 short a time.

20 Parking. It said that you can park on the 22nd Street --  
21 if you made arrangements with the City you can park on that  
22 City -- the CRA owned property there where the old city hall  
23 used to be. It's a vacant parcel. So it said you could park  
24 there. Well, you'll need a parking attendant there. And also  
25 it's going to tear up what little grass -- there's not much

1 grass there but it would tear that up. Or you could park on  
2 private property. So that might be an issue, with people  
3 parking in front of your house.

4 Then it mentioned, at say a wedding, you could have  
5 bubbles, confetti, this, glitter, whatever, but it doesn't  
6 mention -- you can have those -- excuse me. You cannot have  
7 those in the building. And then there was no mention -- you  
8 could have bubbles on the beach but there was no mention of that  
9 confetti and glitter. So that needs to be mentioned also, not  
10 on the beach with the confetti and glitter either.

11 You must have security. But it should say provided by the  
12 Riviera Beach Police Department. That was my understanding in  
13 the beginning, that it would have to be Riviera Beach police.  
14 Off duty -- Oh. Time is running here. My goodness, I didn't  
15 see that. Okay. Off duty are paid \$45. There shouldn't be a  
16 discount on that. Who pays the police anyway? Is it the, the  
17 applicant or us? But no discount on that.

18 It said for 75 people only one officer is involved. For  
19 250 people, only two officers. That's not enough. We have to  
20 remember Sweet Sixteen. One officer cannot handle 75 people.  
21 Two officers cannot handle 250 people.

22 It mentioned live DJ inside or outside and upstairs on the  
23 patio. Then it says later on, it said that the doors have to be  
24 closed if there's music. But it doesn't mention the patio  
25 upstairs.



1           And it also said that you're renting the one room only.  
2           Well, that doesn't include the patio. So if you're up there  
3           with the music, how are you going to close the doors? You  
4           can't. And the reason -- well, I have a lot more.

5           But I -- I have just one more comment. I encountered  
6           something at 12:15, I called the police, could not sleep for the  
7           loud blaring music. I called the police, I said I think it's  
8           like two blocks from here; they said no, no, no, that's at the  
9           marina, that's at the Marina Event Center. Well I'm pretty far  
10          from the Marina Event Center. And what it was was a high school  
11          from West Palm Beach, they had a DJ, and it was 12:15, they were  
12          still playing that music. And that would have been outdoors.  
13          So we can't have that loud music on the rooftop. We have to  
14          follow Riviera Beach noise ordinances. Why should we -- as far  
15          away as I am from the Marina, why should we not be able to sleep  
16          because of that noise.

17          VICE-CHAIR DAVIS JOHNSON: Thank you, Ms. Larson.

18          MS. LARSON: Also, it was West Palm Beach prom; and one  
19          person said they were from Riviera Beach, that made the  
20          application. So there you go, you could always find one person  
21          who is from Riviera Beach if you want that discount.

22          Thank you.

23          VICE-CHAIR DAVIS JOHNSON: Back to the board. Are there  
24          any additional comments? No additional comments?

25          It's been motioned.

1 THE CLERK: I have a motion. Just to clarify: The motion  
2 was approve or revise Marina Event Center policies and operating  
3 procedures. The motion was by Commissioner Hubbard and it was  
4 second by Commissioner Pardo.

5 COMMISSIONER PARDO: Hold on a second. Madam Chair. And  
6 then I asked Mr. Evans to bring back the numbers at the next  
7 meeting so we can see, you know, if we're making money, if we're  
8 losing money and, you know, the whole cost of the operation.

9 VICE-CHAIR DAVIS JOHNSON: Are you adding that to your  
10 motion?

11 COMMISSIONER DAVIS: Postpone.

12 COMMISSIONER PARDO: Yeah, you know what, I'd like to make  
13 a motion to postpone this to the next CRA meeting.

14 COMMISSIONER DAVIS: Second.

15 COMMISSIONER HUBBARD: Madam Chair. This particular I  
16 guess item didn't include the changing of the fees. It was  
17 about the policies. And there were only two things that they  
18 were asking us to vote on, two particular things. But not the  
19 fees.

20 But we can address the fees at another time. But that's  
21 not what they were asking us to do this evening. The two things  
22 they wanted to hear from us were -- if Miss Young Lady could  
23 read it, please. Thank you.

24 THE CLERK: It was putting in the policies and procedures,  
25 the hours to Monday to Friday for the tours; and then the second

1 one was --

2 VICE-CHAIR DAVIS JOHNSON: Zero tolerance.

3 THE CLERK: -- zero tolerance policy.

4 MR. SPENCE: Just the wording on the zero tolerance.

5 COMMISSIONER DAVIS: Oh. Okay. So -- okay.

6 COMMISSIONER HUBBARD: It was just those two things that  
7 fell under that.

8 COMMISSIONER DAVIS: So we want to vote on that. Okay.  
9 Okay.

10 COMMISSIONER PARDO: Madam Chair.

11 VICE-CHAIR DAVIS JOHNSON: Commissioner Pardo.

12 COMMISSIONER PARDO: Okay. But then if we vote on those,  
13 everything else moves forward. And what I'm saying, before we  
14 move forward with everything else in the policy that you're not  
15 asking us to change, I'm saying I would like to see the numbers  
16 and perhaps we need to change some of the numbers that we have  
17 in the policy.

18 VICE-CHAIR DAVIS JOHNSON: Well, we reserve the right to  
19 review and revise the resolution.

20 And for the record this was approved, this was approved  
21 November 9, 2016, for the record. We reserve the right to come  
22 back and review the cost and the reduction in fees and how we  
23 want to see that.

24 I think that it's important for us to go ahead and allow  
25 them to make the two revisions, because it's dealing with hours

1 of operation and the zero policy; because we continue to have  
2 events and so we want to be able to at least have that in place  
3 should an instance arise where that needs to happen.

4 So I would like for us to return to the original motion to  
5 approve the revised policies and operating procedures.

6 COMMISSIONER PARDO: Madam Chair. Okay. So I'm willing to  
7 pull the motion, my second motion, with the understanding that  
8 staff will bring this back at the next meeting, along with a  
9 resolution to vote it either up or down.

10 VICE-CHAIR DAVIS JOHNSON: Well, you were the second.  
11 Maker of the motion, are you amenable to that?

12 COMMISSIONER PARDO: No, I -- that was my -- the second  
13 motion, that was to table it.

14 COMMISSIONER DAVIS: Second motion. Now we're back to the  
15 original motion now.

16 COMMISSIONER PARDO: Right.

17 VICE-CHAIR DAVIS JOHNSON: We're back to the original  
18 motion.

19 COMMISSIONER PARDO: Right. So I'm saying I will table it  
20 if, you know, everyone agrees that we will put that --

21 COMMISSIONER HUBBARD: Of course. I'm sure staff -- give  
22 staff a directive, they'll bring us back some numbers and let us  
23 see what we're looking like with that.

24 But as the maker of the first motion, I move that we pass  
25 the authorization for the extension of the hours and the list

1 that will give the persons authority to oversee the event.

2 VICE-CHAIR DAVIS JOHNSON: Does your second still stand,  
3 Ms. Pardo?

4 COMMISSIONER PARDO: Yes, ma'am.

5 VICE-CHAIR DAVIS JOHNSON: It's been motioned and properly  
6 second.

7 Madam Clerk.

8 THE CLERK: Commissioner Pardo.

9 COMMISSIONER PARDO: Yeah.

10 THE CLERK: Commissioner Davis.

11 COMMISSIONER DAVIS: Is this a double motion?

12 THE CLERK: No. Commissioner Pardo rescinded her second  
13 one.

14 COMMISSIONER DAVIS: Second. I mean yes.

15 THE CLERK: Commissioner Hubbard.

16 COMMISSIONER HUBBARD: Yes.

17 THE CLERK: Vice-Chair Davis Johnson.

18 VICE-CHAIR DAVIS JOHNSON: Yes.

19 THE CLERK: Motion carries.

20 VICE-CHAIR DAVIS JOHNSON: Item 5.

21 THE CLERK: A resolution of the Board of Commissioners of  
22 the Riviera Beach Community Redevelopment Agency approving the  
23 expansion of temporary parking lots to be constructed in  
24 accordance with the attached Exhibit A, including agency owned  
25 property located on the corner of East 14th Street and Avenue C

1 and along the north side of old 13th Street between Broadway and  
2 Avenue C; providing for other purposes and an effective date.

3 VICE-CHAIR DAVIS JOHNSON: Is there a motion?

4 COMMISSIONER HUBBARD: So moved.

5 COMMISSIONER PARDO: Second.

6 VICE-CHAIR DAVIS JOHNSON: Mr. Evans.

7 INTERIM EXECUTIVE DIRECTOR EVANS: The CRA is requesting --  
8 this is an expansion so that we can construct additional  
9 temporary parking at the Marina Village as we know that we have  
10 a continued need for additional parking. We currently own  
11 property in the area located on 14th Street and Avenue C and  
12 adjacent to old 13th Street, the north side. So we would use  
13 this property to construct additional temporary parking in  
14 addition to the Spanish Courts lot that we're proposing.

15 The Viking owned property which is sometimes used for  
16 overflow parking, it's been used by the public without charge as  
17 overflow parking for several years, many years, and they've  
18 recently been notified by their insurance carrier, which they  
19 notified us of, that this is a liability that they're concerned  
20 about.

21 Additionally the area that's used for overflow parking is  
22 not properly laid out to ensure safe vehicular access,  
23 circulation and parking. So the creation of a properly laid out  
24 temporary parking lot is preferable.

25 The CRA has adequate land available. And I'll just show it

1 here. This is 13th Street and Broadway and Avenue C. So all of  
2 the parking -- so the existing overflow parking that has been  
3 used unofficially is this area right here. And we would create  
4 these lots using stone and marking the parking areas with  
5 parking stalls, the concrete parking stalls, so that you can see  
6 exactly where the cars -- and we would lay it out in accordance  
7 with the City's regulations for spacing and size of aisles and  
8 parking space size, just to help ensure that the parking is done  
9 in a safe manner.

10 This is the Spanish Courts site, which is labeled here A.  
11 We've determined that we can fit 150 spaces, and we've already  
12 started that process to concert that lot. And we would just  
13 like to add some additional overflow parking space in B and C.

14 Additionally, while we were looking at it, at the site,  
15 there is an option that we could provide even more temporary  
16 parking. The property ownership in Marina Village is primarily  
17 the City of Riviera Beach, the CRA, and Viking. And this  
18 diagram shows the property that's owned by the CRA is shown in  
19 red. And the property that's shown by Viking is shown in green.  
20 So that's our current configuration. So if we put in a  
21 temporary parking, you can see what we have, the red properties,  
22 which we can put in our temporary parking. If we -- there is a  
23 proposed property swap that we could consider. It was approved  
24 by the board in 2014. It would create improved development  
25 parcels for both Viking and the CRA. And if we were to approve

1 the property swap then we would have -- you can see the  
2 configuration, we could actually provide even more temporary  
3 parking closer to the marina.

4 What I'm asking for the board to do tonight is to approve  
5 the parking lots on the land we own so that we can go ahead and  
6 start to install those; and to request your consideration, if  
7 you would like me to bring back at a future meeting a discussion  
8 to again look at the property swap that was originally approved,  
9 that might make a better temporary parking overflow arrangement  
10 for the City.

11 It also has advantages that it improves the land holdings  
12 of the CRA, because as you can see it's much more concentrated.  
13 So I just wanted to add that to see if the board's direction, if  
14 you would like to consider this at a future date. I know that  
15 Viking is willing to consider that trade again, and it was  
16 approved by the board originally.

17 VICE-CHAIR DAVIS JOHNSON: Does that conclude your  
18 presentation?

19 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

20 VICE-CHAIR DAVIS JOHNSON: Are there any comments from the  
21 board?

22 COMMISSIONER DAVIS: Madam Chair.

23 VICE-CHAIR DAVIS JOHNSON: Commissioner Davis.

24 COMMISSIONER DAVIS: Mr. Evans, do you mind going back to  
25 that slide.



1           Okay. So what are the properties currently? Is the Viking  
2 property shown in green and the CRA property shown in red? So  
3 we don't own the parcels where the green is none -- nowhere now?

4           INTERIM EXECUTIVE DIRECTOR EVANS: No, those parcels are  
5 owned by Viking.

6           And the swap would be these two red parcels. And these red  
7 parcels are equal in value and size to this parcel,  
8 approximately. So that's -- the swap would be these three red  
9 parcels for this larger green space.

10          COMMISSIONER DAVIS: I have nothing else for this.

11          VICE-CHAIR DAVIS JOHNSON: Any additional comments from the  
12 board before we take public comment?

13          COMMISSIONER HUBBARD: Well, I would like for him to bring  
14 it back at another time and for us to discuss the possibility of  
15 a land swap. He just wants to know if we want him to prepare  
16 something to bring back for discussion.

17          VICE-CHAIR DAVIS JOHNSON: That was for the land swap. But  
18 for this particular item, do we want him to move forward with  
19 temporary parking on the property that we own?

20          COMMISSIONER DAVIS: Yeah, yeah, we need it.

21          COMMISSIONER HUBBARD: Yes, I, I don't have a problem with  
22 him moving forward with that.

23          In addition I was saying -- as he asked -- nor do I have a  
24 problem with him bringing back the potential land swap piece at  
25 another meeting.

1 VICE-CHAIR DAVIS JOHNSON: Okay. Madam Clerk.

2 THE CLERK: Bonnie Larson.

3 MS. LARSON: Mr. Scott Evans -- I think we're going to have  
4 to start designating which Mr. Evans we're talking to because  
5 people will be confused on TV. So, Mr. Scott Evans, could you  
6 please show us on the map the property that the CRA is currently  
7 using which Viking says we can no longer use? Where is that on  
8 the map?

9 INTERIM EXECUTIVE DIRECTOR EVANS: Residents and visitors  
10 utilize sometimes the overflow parking lot which is in this area  
11 right here across from Avenue C. And that's owned by Viking.  
12 But it's not an official parking lot.

13 MS. LARSON: No, it's just -- yeah, I've seen it. So that  
14 is owned by Viking and that's the property they say we can no  
15 longer use?

16 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

17 MS. LARSON: So now you're talking about making those  
18 parking spaces available. Are you talking about just putting  
19 down gravel? Are you talking about concrete? What are you  
20 talking about as far as just...

21 INTERIM EXECUTIVE DIRECTOR EVANS: I'll respond after all  
22 your...

23 MS. LARSON: Okay. And the other thing about the land  
24 swap, I have some comments about that but you're going to bring  
25 it back so I'll talk about that then.

1 No discussion regarding Yachtsman as far as land swap,  
2 right? That's my question.

3 Okay. Thank you.

4 VICE-CHAIR DAVIS JOHNSON: Thank you, Ms. Larson.

5 Any additional comments from the board?

6 The question, the concern that I have, Mr. Evans, when we  
7 talk about creating this temporary parking lot, how are we going  
8 to monitor -- because I can tell you what I have seen is  
9 individuals who are taking the cruise and not wanting to pay the  
10 parking at the port, parking in our area and dragging their  
11 luggage down the road and through the breezeway. So how are we  
12 going to address that?

13 INTERIM EXECUTIVE DIRECTOR EVANS: We have been discussing  
14 that problem. And one of the things we're proposing to do is,  
15 there's no reason for anyone to have overnight parking. So what  
16 we can do is if there's a car there past midnight then we can  
17 post that of course you can't be there and we could tow the  
18 cars. So it will be clearly signed that there's no parking  
19 after those hours; and then if someone has done that we will  
20 know because they'll have left their car there overnight.

21 And also we've had the discussion with the marina  
22 operators, and we're working towards -- because a lot of,  
23 obviously, the people who are parking at the marina who own wet  
24 slips or they're going out, they have parking passes. So we're  
25 looking to get them passes so that their vehicle wherever they

1 choose to park it can clearly be marked.

2 VICE-CHAIR DAVIS JOHNSON: Okay. We just need to stand  
3 firm in that decision to tow. Because it does happen.

4 Okay. There being no further comments, Madam Clerk.  
5 (Vote taken.)

6 THE CLERK: Motion carries.  
7 (Motion passed unanimously.)

8 VICE-CHAIR DAVIS JOHNSON: Do you have public comment  
9 cards?

10 THE CLERK: I do. There's two. Bonnie Larson, and then  
11 Margaret Shepherd.

12 MS. SHEPHERD: Mine is consent.

13 MR. HAYGOOD: Consent?

14 MS. SHEPHERD: I'm sorry, public comment.

15 VICE-CHAIR DAVIS JOHNSON: We are at public comment.

16 MS. SHEPHERD: Oh, I'm sorry.

17 MS. LARSON: This is public comment regarding anything,  
18 right?

19 VICE-CHAIR DAVIS JOHNSON: Yes, ma'am.

20 THE CLERK: Yes.

21 MS. LARSON: I have some questions from the workshop.  
22 Several of you asked questions and I -- I'll just go through  
23 them and I'll name you if you're one of them. They said that  
24 basic maintenance is done at the Event Center. I had asked  
25 Mr. Tony Brown a long time ago to please fix the door closures

1 because when we had a workshop down there recently those door  
2 closures do not work; every time somebody came in and came  
3 out -- they're either not hooked up or they're not hooked up  
4 properly. Bang. And it was terrible hard to hear in there  
5 anyway; but every time someone came or went, we had that door.  
6 And I talked to him about that a long time ago.

7 I saw that the Cash America was pressure washing their  
8 building a couple weeks ago now, and it really needed it. And I  
9 thought it was the CRA but apparently it wasn't because they  
10 didn't do the Dairy Bell. The Dairy Bell's got like several  
11 layers of dirt on it. And you said that they power wash the  
12 sidewalks and stuff, so give that a spray too, that would be  
13 good.

14 You talked about removing the seawall from the promenade.  
15 What do you mean by that? Because now the land is so much  
16 higher than the water. So could you please explain that,  
17 removing the seawall, what does that mean? And how would we get  
18 from say the Rafiki Tiki down to where the boats are if that  
19 wall is missing? You don't want any mishaps there.

20 The floor on the east side of the upstairs building is out  
21 for bid. Is there some kind of other floor we could get other  
22 than -- when I talked about it before they said it was going to  
23 be the same one as is on the west side. And it's just those big  
24 tiles. They looked to me like they were on risers. And the  
25 purpose of that was, one of the architects told me, he said that

1 the rain water would go in between those cracks. But then you  
2 got the water sitting right on the roof. So I'm not sure that's  
3 the best flooring to have there. Plus the tiles were not close  
4 enough together. If you're up there with your high heels, there  
5 are places where it's uneven, that the spacing is uneven, you  
6 could very easily get your heel caught in there. So I'm  
7 wondering if that's -- if we can get some other type of flooring  
8 for that side.

9           Could you tell us please where the -- you said the  
10 utilities were buried, half the lines were buried on Broadway.  
11 And I don't see any, but if you could explain to us where they  
12 were. I know that Mr. Tony Brown, he paid to have it designed  
13 north of Broadway and south of Broadway, the layout. But I  
14 don't see the buried lines. So if you could tell us where that  
15 is.

16           Avenue E. It's not like that's going to be a long way off  
17 because what has to happen first is the City would have to make  
18 that one of their capital projects and then the CRA would do a  
19 plan study. So it sounds like that's a long way off. Is that  
20 true?

21           Bath -- oh. Ms. Pardo, you said that the bathrooms are  
22 closed at the Ocean Mall at 7:00 p.m. They close them. But who  
23 does the opening? Because they just said they just close them,  
24 they don't do the opening.

25           CRA, Ms. Pardo, you also asked how many employees. It was

1 said 21 full-time and 2 part-time. How many of those are actual  
2 CRA and how many of those are ambassadors; what is the actual  
3 number?

4 I have twenty more questions.

5 Thank you.

6 VICE-CHAIR DAVIS JOHNSON: Thank you, Ms. Larson.

7 MS. SHEPHERD: Margaret Shepherd, Riviera Beach.

8 To the Honorable Scott Evans -- and that was great to say  
9 Scott Evans -- and to Ms. Jenkins and staff at the CRA. We're  
10 pleased to announce we'll be going back to the garden. I'm  
11 trying to get the day. I forgot my calendar out in the car.  
12 But we are indeed intrigued that the CRA stepped up their game  
13 and made it very possible for the senior citizens to go back  
14 over. And I guess we will harass Dennis. It's the 25th of  
15 July. We'll harass Dennis because we did fleece that garden.  
16 And we're going to enjoy our day, our afternoon. And that's  
17 what the garden is all about. So I thank you for making us  
18 top-notch on that particular day.

19 Also you're talking about the Event Center and, you know,  
20 we had the prom there for the senior citizens, and it was an  
21 awesome night, an awesome night. That Event Center is a money  
22 maker. It just showcased what our city is all about. And I  
23 appreciate that, Scott, for coming there and being a part of it.  
24 Ms. Jenkins and Ms. Hatcher. It just made our day.

25 I am devastated -- and I'll come back. I'll come back. I

1 was kind of devastated on Wednesday, I wasn't here, they were  
2 talking about the city manager's contract. And I did reach out  
3 to you, Ms. Hubbard. They had a meeting, and it was 178 of us  
4 sitting there; we call ourselves the Black Tea Party. And we  
5 are the ones that help initiate who we have in mind or who we're  
6 going to put the plug in to run for a seat. So I was  
7 devastated. We felt a little worthless that we didn't get your  
8 attention. We felt worthless and devastated. Reverend Davis,  
9 who I think that you all have to pull in here -- I know this is  
10 not the CRA but I think you have to get Reverend Davis, make  
11 sure he understands about the moratorium. He's devastated that  
12 he has put his time in -- I know I am.

13 So with that note, you know, I think it's kind of ignorant  
14 and arrogant that when the seniors, who put in and ask you for a  
15 day, and you ignore us -- I made it very plan at that meeting,  
16 we shall and we will ignore you on your day.

17 But with that, Mr. Evans, I thank you for stepping up your  
18 game to make us feel worthwhile. And I think that when  
19 Ms. Jenkins was there and every -- it was awesome.

20 And I think you need to make our day awesome here in the  
21 City of Riviera Beach. But I will come back because I'm very  
22 angry that the citizens, the senior citizens do not have a day  
23 over at the public library.

24 So I will be coming back. We will be lining up. And I  
25 will make it plain, Mr. Davis, we're coming for a fight.



1 Thank you.

2 VICE-CHAIR DAVIS JOHNSON: Thank you, Ms. Shepherd.

3 Mr. Evans, would you like to respond to any of the  
4 questions? Or do you have a response?

5 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, I can.

6 We'll look at causing the doors not to slam shut at the  
7 Event Center. Originally we didn't have a mechanism to hold  
8 them open. So I do know that we addressed that. But we  
9 definitely don't need doors slamming over there, so we'll look  
10 at that.

11 We -- of course -- if I said seawall, what I meant was just  
12 the upper wall that's at the very top of the highest level of  
13 the marina. And what we'd like to do is remove portions of the  
14 wall, leave the decorative columns that are there, and replace  
15 that with either some -- an aluminum railing that you could see  
16 through, or some sort of maybe even like a fiber type, aluminum  
17 fiber, that would prevent someone from falling over but that  
18 would allow us to get our better views and take advantage of the  
19 great views that are of the waterfront at that location.

20 We have buried Comcast and FiberLight and Level 3, which  
21 they're all high fiber internet providers. And then the last  
22 two that are remaining is AT&T and finally FPL.

23 And I think those are all the answers that I have.

24 VICE-CHAIR DAVIS JOHNSON: Okay. Report of general  
25 counsel.

1 MR. HAYGOOD: I don't have anything this evening.

2 VICE-CHAIR DAVIS JOHNSON: Discussion by the board.

3 Starting with Commissioner Hubbard.

4 COMMISSIONER HUBBARD: No. No.

5 VICE-CHAIR DAVIS JOHNSON: No comments?

6 COMMISSIONER HUBBARD: No, ma'am.

7 VICE-CHAIR DAVIS JOHNSON: Okay. Commissioner Davis.

8 COMMISSIONER DAVIS: No, ma'am. Nothing at all.

9 VICE-CHAIR DAVIS JOHNSON: Ms. Pardo.

10 COMMISSIONER PARDO: Nothing, ma'am.

11 COMMISSIONER DAVIS: The event tomorrow at the Event  
12 Center.

13 VICE-CHAIR DAVIS JOHNSON: Commissioner Hubbard.

14 COMMISSIONER HUBBARD: Tomorrow at the Event Center the  
15 expansion of the Silver Beach Road project in conjunction with  
16 Palm Beach County will be held at 6:30 at the Riviera Beach  
17 Event Center. Commissioner Mike Bernard is coming with the Palm  
18 Beach County engineering staff. So everybody that's going to be  
19 affected by it, we definitely want you to come. And everybody  
20 in Riviera Beach that's interested in the improvements that are  
21 going to take place on Silver Beach Road, we encourage you to  
22 come.

23 Riviera Beach has wanted this for a very long time, the  
24 improvements to Silver Beach Road, and now we're going to get  
25 that. And I want to encourage all the residents to come out and

1 ask your questions firsthand, especially those that are going to  
2 be affected by the changes on Silver Beach Road. 6:30 tomorrow  
3 at the Event Center.

4 VICE-CHAIR DAVIS JOHNSON: I want to -- on this past  
5 Saturday the Citywide Deaconesses and Stewards held a tea in the  
6 community garden. And the weather did hold up. And it was a  
7 very nicely attended event. And it's good to see the garden  
8 being used as a selected venue for various events by  
9 organizations here in the city. So I certainly want to  
10 congratulate the Citywide Deaconesses and Stewards for the  
11 wonderful event they executed this past Saturday. Our city  
12 manager was in attendance, and Councilwoman Pardo had  
13 representation, and it was just great to be there.

14 It was an invitation from the -- it wasn't our event. The  
15 Citywide Deaconesses and Stewards sent out that invitation. So  
16 we'll make sure that all of our commissioners receive notice.  
17 And what we can do is we can share those invitations as they  
18 come in with Mr. Evans, Mr. Scott Evans, and you can send them  
19 out to the board in its entirety.

20 With that being said, I'll entertain a motion to adjourn.

21 COMMISSIONER DAVIS: So moved.

22 (Proceedings concluded at 8:45 p.m.)

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C E R T I F I C A T E

THE STATE OF FLORIDA     )  
  )  
COUNTY OF PALM BEACH    )

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

IN WITNESS WHEREOF, I have hereunto set my hand this 15th  
day of July, 2017.

  
\_\_\_\_\_  
CLAUDIA PRICE WITTERS  
Registered Professional Reporter



## ADJOURNMENT

The CRA Regular Meeting was adjourned at 8:45 P.M. The minutes were approved  
by the Board of Commissioners on \_\_\_\_\_.

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KaShamba Miller-Anderson, Chairperson

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Interim Executive Director Scott Evans

/cw  
Florida Court Reporting