

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, August 9, 2017

6:06 p.m. to 10:03 p.m.

APPEARANCES:

Chair KaShamba Miller-Anderson

Vice-Chair Tonya Davis Johnson

Commissioner Terence Davis

Commissioner Lynne Hubbard

Commissioner Dawn Pardo

Mayor Thomas Masters

Attorney Michael Haygood

Interim Executive Director Scott Evans

Operations Manager & Public Information Officer Darlene Hatcher

1 CHAIR MILLER-ANDERSON: We're going to go ahead and get
2 started. I want to call to order the Riviera Beach CRA meeting
3 for August 9th, 2017, at 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: Okay. We're going to have a moment
12 of silence followed by the pledge of allegiance by Councilwoman
13 Davis Johnson.

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

15 CHAIR MILLER-ANDERSON: Okay. We're going to call for a
16 recess for approximately -- until about 7:30, give or take, to
17 do our closed executive session. And we'll reconvene our CRA
18 meeting upon the conclusion of the closed executive session.

19 Can I have a motion to take a recess?

20 COMMISSIONER DAVIS: So moved.

21 VICE-CHAIR DAVIS JOHNSON: Second.

22 (Vote taken.)

23 THE CLERK: Motion carries.

24 (Motion passed unanimously.)

25 (Proceedings recessed at 6:08 p.m.)

1 (The proceedings reconvened at 7:57 p.m.)

2 CHAIR MILLER-ANDERSON: We're going to reconvene in our
3 CRA, Riviera Beach CRA meeting this evening.

4 INTERIM EXECUTIVE DIRECTOR EVANS: Additions and deletions.

5 CHAIR MILLER-ANDERSON: Yes. Thank you for reading that
6 for me. Are there any additions and deletions?

7 INTERIM EXECUTIVE DIRECTOR EVANS: No.

8 CHAIR MILLER-ANDERSON: Any disclosures by council?

9 And motion to adopt the agenda?

10 COMMISSIONER PARDO: So moved.

11 VICE-CHAIR DAVIS JOHNSON: Second.

12 CHAIR MILLER-ANDERSON: Okay. Ready?

13 (Vote taken.)

14 THE CLERK: Motion carries.

15 (Motion passes unanimously.)

16 CHAIR MILLER-ANDERSON: Comments from the public on the
17 consent agenda.

18 All matters listed under this item are considered to be
19 routine and actions will be taken by one motion. There will be
20 no separate discussion of these items unless a councilperson so
21 requests, in which event the item will be removed from the
22 general order of business and considered in its normal sequence
23 on the agenda.

24 Do we have anyone that would like to pull an item?

25 Councilwoman Hubbard is back on the dais.

1 So item number 3, you want to pull number 3? That's your
2 monthly vendor invoices. You said -- which one are you talking
3 about? Langton? Are you talking about the invoices?

4 COMMISSIONER HUBBARD: The Langton.

5 CHAIR MILLER-ANDERSON: Okay. So the invoice one or what?

6 COMMISSIONER HUBBARD: I want to pull the invoice.

7 CHAIR MILLER-ANDERSON: So we'll pull item number 3.

8 Anyone else?

9 Do we have a public comment card?

10 THE CLERK: Yes, Madam Chair, we have one public comment
11 card on item number 3. Bonnie Larson.

12 MS. LARSON: Good evening. Bonnie Larson.

13 You know we always have the invoices on the consent agenda.
14 So what happens is we talk about the invoices, we just mention
15 them, and then we consent, we say yes to them. But we really
16 need to look at those invoices because when the council in
17 previous years had been called up to Tallahassee, one of the
18 things the state complained about was that we have bills which
19 are cryptic, you can't really tell what the bill is for.

20 So I started looking over some of the bills for tonight.
21 And Torcivia, the attorney, Torcivia -- for whom Pam Ryan went
22 to work -- on all his billings I could not have one clue what he
23 was talking about, what he was billing for; it was very, very
24 cryptic. Talked with Scott. Didn't say about what. Talked
25 about an employee. Didn't say what employee or what was going

1 on. Seems like somebody is suing the CRA. What do we know
2 about that? There was not one item on his bill that I could
3 understand what it was.

4 And if you get called to Tallahassee like the other council
5 did, you guys are the ones who are going to be questioned what
6 is this and why did you approve it.

7 Scott's kind of on overload over there by himself. He's
8 the only man standing. But -- and he doesn't have time to
9 personally look over. But we need to look them over because
10 this is going to be a problem. It's been a problem in the past
11 and it's going to be a problem again.

12 There is an employee issue. It doesn't say who, what, it
13 doesn't say the status.

14 And Constant Computing, we pay them \$4,000 every month.
15 Does the City even pay that for their computing things? It just
16 seems like it's a constant -- it is Constant, Constant Computing
17 is the name. \$4,000 every single month.

18 We have a grant writer, Langton & Associates, he's paid an
19 automatic \$5,000 a month. Why don't we have one grant writer
20 for the City and the CRA together? That would just make sense.
21 We're paying this guy 5,000, which is what we used to pay
22 Pittman, our lobbyist, every month.

23 And he's also trying to get a grant from the BB&T. I'm
24 wondering if that's a conflict of interest. We have borrowed
25 money from the BB&T. So why is he trying to get a grant from

1 the -- he hasn't gotten it yet. But he put that down as one of
2 the things he's working on.

3 Florida Fishing Academy. There are two divisions of that.
4 One is a for profit and one is a not for profit. So when we
5 write the checks to Florida Fishing Academy we need to write it
6 to the proper account. The way it's written right now, it is
7 just simply Florida Fishing Academy; it could be deposited into
8 either the profit or the nonprofit division. So we need to have
9 clarification on that. There's another word after that; it's
10 LLT or something after it. But we need to make sure that we
11 write it to the nonprofit.

12 And we're still having a lot more nonresidents than
13 residents participating in that. And we're paying the bill
14 every month, \$2,500. So I'm wondering also how do we advertise
15 that Florida Fishing Academy for the kids to go. Because like I
16 said, outsiders are using it more so than city residents.

17 But the bills, we really need to look at every month.
18 Thank you.

19 COMMISSIONER PARDO: Madam Chair.

20 CHAIR MILLER-ANDERSON: Mmhmm.

21 COMMISSIONER PARDO: Okay. So I'd like to go on record,
22 first of all --

23 CHAIR MILLER-ANDERSON: Hold on. We're going to -- you
24 want to accept the consent agenda and then we'll pull -- we have
25 3 being pulled. It's already been pulled. But can we accept

1 the consent agenda and then do that? Do we have a motion to
2 accept the consent agenda with item number 3 pulled?

3 VICE-CHAIR DAVIS JOHNSON: So moved.

4 COMMISSIONER HUBBARD: Second.

5 CHAIR MILLER-ANDERSON: Okay.

6 (Vote taken.)

7 THE CLERK: Motion carries.

8 (Motion passed unanimously.)

9 CHAIR MILLER-ANDERSON: Item number 3 is the approval of
10 the monthly vendor invoices. Ms. Hubbard is the one that pulled
11 it so we'll go to her and then we'll go down to Ms. Pardo.

12 COMMISSIONER HUBBARD: Okay. The -- I'm going to start
13 with the, with the Lang -- with the Langton grant writing. I
14 looked at the items that they applied for, the items that are
15 pending, and the items that they actually got on our behalf. We
16 are -- they are writing for the City I understand and the CRA
17 now. What I wanted to confirm is what is it that they have
18 written exactly on the City's behalf? Or has it still been just
19 on the CRA's behalf? Ms. Jenkins.

20 MS. JENKINS: Annetta Jenkins, Director of Neighborhood
21 Services.

22 Over the last few months -- and we'll talk more about it
23 when the item comes up -- Langton & Associates has looked for
24 opportunities throughout the city to assist. There was a grant
25 for our transit oriented development corridor that was submitted

1 through the MPO. Unfortunately in the ranking we didn't rank in
2 the money. And that was a joint application between the City
3 and the CRA. And there have been several for that particular
4 project that have been joint applications.

5 Most recently Langton has submitted something called an
6 RSVP for the Bloomberg Challenge for the City. That was
7 submitted about a week or so ago.

8 COMMISSIONER HUBBARD: Okay. As a representative on the
9 MPO I did not know nor was I informed that the -- we were
10 submitting a grant. I didn't.

11 MS. JENKINS: That -- it was -- the \$150,000 grant that was
12 submitted that was not ultimately funded was a joint application
13 with the CRA and the City. And we actually brought it before
14 this commission to get support from the CRA for that grant. I
15 don't think you saw it on the City's side. But we did present
16 it on the CRA's side.

17 COMMISSIONER HUBBARD: Okay. I just would again, I still
18 contend I would have liked to have known, you know, being a
19 representative on the M -- on the MPO side, you know.

20 So moving on to my other questions. What -- in looking
21 over -- Mrs. Bonnie Larson brought this up about the Fishing
22 Academy as well. If the Fishing -- is the only way that we can
23 break down the numbers of participants is by one flat fee? Or
24 can we just contribute based on our children that participate
25 with the Fishing Academy?

1 INTERIM EXECUTIVE DIRECTOR EVANS: Our dollars have been
2 restricted to supporting Riviera Beach residents. He runs a
3 broad program. He gets a variety of funding sources. But I
4 believe it was -- definitely going back one year, or possibly
5 even two years, that we restricted all money we provide to only
6 support the portion of students that are from Riviera Beach.

7 COMMISSIONER HUBBARD: Okay. So we were able to break that
8 down, Scott?

9 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

10 COMMISSIONER HUBBARD: And I see we have a robust legal
11 invoice. And on it I noticed the finalization of the exchange
12 agreement. Which exchange agreement are we referring to?

13 INTERIM EXECUTIVE DIRECTOR EVANS: On tonight's agenda is a
14 discussion item of a property exchange agreement that is
15 proposed between the CRA and Viking Developers. So we've been
16 talking to them about -- this was proposed -- it was actually
17 approved by this Board, a similar agreement, in 2014. And then
18 neither party proceeded with it. And we'd like to bring that
19 back now to try and create contiguous parcels in the Marina
20 Village so that we are better prepared for development.

21 COMMISSIONER HUBBARD: Okay. So again -- but yet this
22 contends that we're at a finalized exchange agreement.

23 INTERIM EXECUTIVE DIRECTOR EVANS: Well, tonight -- yes,
24 well, we have discussed it with Viking. And tonight we've only
25 presented it as a discussion item. We have do have a draft

1 agreement so if the Board does decide to direct us to bring it
2 back for approval at a future date, then we have been working
3 out the details to how that transaction would work.

4 COMMISSIONER HUBBARD: Okay. So this is from the month of
5 July that we have been working on this exchange agreement.

6 I guess a lot of the problems is that -- the need probably
7 for intra-meetings with the CRA as opposed to when we just get
8 up here, because a lot of the things that you might be preparing
9 for, we might not -- it's such a gap between the time when, you
10 know, the next time we see you and what took place, or a meeting
11 was canceled, as to what is actually trying to be put before us.

12 So basically you're just -- the finalization and the
13 exchange is merely a presentation for tonight?

14 INTERIM EXECUTIVE DIRECTOR EVANS: Well, yes, we've been
15 working on an agreement. So that what we brought you tonight
16 would potentially -- if you did want to move forward with it
17 that we would -- it would be something that we've explored and
18 that's feasible.

19 COMMISSIONER HUBBARD: Okay. Okay. Thank you. Those are
20 my questions, Madam Chair.

21 CHAIR MILLER-ANDERSON: Ms. Pardo.

22 COMMISSIONER PARDO: Thank you.

23 So I want everyone to be clear that contrary to what
24 Ms. Larson said, staff goes through all of the invoices and
25 signs off on them prior to the invoices coming to the City

1 Council.

2 The other thing I would like to make known is I go through
3 all of the invoices, and if I have a question I call Mr. Evans
4 and go through the invoice with him. I don't want anyone to
5 think that these invoices are just coming to council, no one is
6 looking at them, and council is approving them. So we need to
7 just get that on the record. I think we're all doing our
8 homework up here, including staff.

9 Thank you, Madam Chair.

10 CHAIR MILLER-ANDERSON: Anyone else?

11 Well, I mean, to that point, I think in regards to just
12 making it a little more evident for the public, is there a
13 reason why we're not being a little more specific in the
14 invoice? I know I remember talking about it for Mr. Haygood's
15 invoices. And I was being sent the additional documentation
16 kind of supporting it. But in terms of the public being aware,
17 what is -- what -- is there a limit on what they as the public
18 are allowed to see versus, you know...

19 MR. HAYGOOD: They can see the full invoice. Typically as
20 you and I have discussed there's a reason, there's
21 attorney-client privilege involved here. So some of the -- you
22 know, we want to give you an idea, like we had a discussion with
23 Scott. But to get into a lot of details, I don't think you want
24 that. I mean you are negotiating or you're giving all your
25 legal reasoning of what's going on in the office to not just the

1 general public but potentially someone who's adversarial to you.

2 CHAIR MILLER-ANDERSON: What was she referring to about
3 the --

4 MR. HAYGOOD: The only thing I know is she was -- the
5 specific question relating to a legal bill was the invoice
6 concerning an employee who was terminated and we were going
7 through the process of retaining counsel, we were going through
8 the process of viewing to see if in fact we thought the
9 termination to be substantiated. And basically that's what's it
10 was about.

11 CHAIR MILLER-ANDERSON: No. You're talking about this
12 invoice here?

13 MR. HAYGOOD: That's what I thought she was mentioning.

14 CHAIR MILLER-ANDERSON: No, she mentioned something
15 about --

16 COMMISSIONER DAVIS: That's what she was talking about.

17 CHAIR MILLER-ANDERSON: No, no. When she said about the
18 council having to go before Tallahassee.

19 MR. HAYGOOD: Oh, oh, oh. No, I don't think that had -- I
20 was actively involved towards the tail end of that. And I think
21 what they were saying was there were bills being paid that
22 wasn't even approved by the Board. That the
23 administration just --

24 COMMISSIONER PARDO: The million dollar check.

25 MR. HAYGOOD: Right. That was a big one. But there were

1 other checks that were being written by the administrators that
2 wasn't being approved -- were not coming before the full Board.

3 CHAIR MILLER-ANDERSON: So it was not because of the
4 invoice being --

5 MR. HAYGOOD: The specifics of the invoice, no.

6 COMMISSIONER PARDO: That was like 15 years ago.

7 CHAIR MILLER-ANDERSON: Anyone else?

8 Alright.

9 (Vote taken.)

10 THE CLERK: Motion carries.

11 (Motion passed unanimously.)

12 CHAIR MILLER-ANDERSON: That's the end of consent.

13 Regular business. Number 4.

14 THE CLERK: A resolution of the Board of Commissioners of
15 the Riviera Beach Community Redevelopment Agency approving the
16 revisions to the Riviera Beach Event Center pricing structure,
17 providing an effective date.

18 VICE-CHAIR DAVIS JOHNSON: So moved.

19 CHAIR MILLER-ANDERSON: Do I have a second?

20 COMMISSIONER HUBBARD: Second.

21 INTERIM EXECUTIVE DIRECTOR EVANS: At the July CRA meeting
22 the Board requested that we bring back a proposed potential fee
23 increase for the nonresident rate that we charge at the Event
24 Center.

25 Additionally we've provided a summary for the current

1 year's operating revenues and operating expenditures, and
2 information on comparable rates for other facilities that we've
3 looked at. And details of rentals for the current year.

4 Annetta Jenkins will present this agenda item.

5 MS. JENKINS: Good evening, Commissioners. Annetta
6 Jenkins, Director of Neighborhood Services.

7 And as a follow up to your comments and discussion at the
8 last meeting we -- we're bringing back this item. Over the last
9 year of continuous operation we've had an opportunity with
10 various events and meetings and concerts, so we have some
11 feedback on the marketability of the Event Center.

12 This chart that we included in your packet and is
13 illustrated here is meant to demonstrate based on your comments
14 what a proposed new pricing structure might look like. So we
15 took the various components of the Event Center. We looked at
16 the current rental fee. We applied what is the 30 percent
17 discount for local nonprofits and local residents so you can see
18 the illustrated fee there. And we then applied the 20 percent
19 increase on the regular rental rate and what the resident rate
20 would be for 2017-'18.

21 And I have to apologize because I'm looking at one of the
22 numbers at the top and I know that the 30 percent discount is
23 incorrect. So let me grab my notes.

24 Just to read across, for Newcomb Hall the current rental
25 rate is \$238; with the 30 percent discount, that should be \$166.

1 With a 20 percent increase on the current base rate, it would
2 then result in a fee of \$286. And the resident rate, which we
3 were asked to keep it the same, would be \$166. And I believe
4 the rest of the numbers should be correct.

5 So you could see what the difference would be with an
6 increase just on nonresidents; and then if you want to
7 extrapolate the nonresident nonprofits, nonlocal nonprofits
8 would get a discount of the 20 percent on the increased rate.
9 But we didn't illustrate that there.

10 So I don't know if you have any questions at that point.

11 CHAIR MILLER-ANDERSON: I'm sorry. Repeat that, please.

12 MS. JENKINS: Okay. The first column gives you our current
13 rental rate. That's the base rate. And for Newcomb Hall
14 ballroom for instance on the weekend that's \$238 per hour. The
15 30 percent discount for residents would result in a rate of
16 \$166. If we were to increase the current base rate by 20
17 percent for the new year the increased rental rate for a
18 nonresident would be \$286. The rate for a Riviera Beach
19 resident for next year would remain the same. So the resident
20 rate would be \$166.

21 And if I go to the next line for Riviera I and II you could
22 see the effect on the increase, and keeping the rate for
23 residents the same.

24 Okay. The next chart was one that you've seen before that
25 compares the weekday rate and weekend rate at various centers.

1 And in doing the research to bring this information back to you,
2 we also looked at some of those same centers and what their
3 policy was now to see if it was appreciably different or to make
4 sure that we would remain marketable.

5 And this third chart just gives you a little synopsis of
6 our history or our performance over the last year, where we've
7 had 140 paid events -- and you could see that two-thirds of them
8 have been events with Riviera Beach residents, 99 events.
9 Nonresidents have held 24 events. Nonprofits in the city, 7
10 events. Nonprofits outside of the city, 10 events. And we have
11 an estimated -- and this is a low number -- 11,400 attendees.
12 Some of the applications did not estimate the number of
13 attendees. And our net revenues were \$115,000. That's after
14 all discounts have been applied.

15 COMMISSIONER PARDO: Madam Chair.

16 CHAIR MILLER-ANDERSON: Go ahead.

17 COMMISSIONER PARDO: Okay. So, Mr. Evans, you made mention
18 at the last meeting that we were still subsidizing the Event
19 Center. So if net revenues were 115,000, what's going on
20 with -- how much is it costing us to run that Event Center?

21 Like I said, last meeting, you know, you want to give the
22 residents a discount, I have no problem with that. But I don't
23 want to subsidize outside businesses, outside residents, you
24 know. So what do you have to say?

25 INTERIM EXECUTIVE DIRECTOR EVANS: We're -- we're

1 currently -- in order for the Event Center to eventually break
2 even we would need to rent out the other spaces, the commercial
3 spaces that are currently vacant. And additionally, although we
4 have rented the one space to Rafiki Tiki, their rent doesn't
5 start -- they don't start paying rent until 2018. So right now
6 we're not collecting any. And that's a major revenue source
7 that's missing.

8 So for this current year the operating expense is about, a
9 little over 400,000. We're projecting for next year that would
10 fall to about 365,000. And then each year as we bring on
11 additional commercial tenants and increase the rates potentially
12 which we're recommending we look at in the future, that would be
13 the only way that we could get to break even point.

14 But, again, it is run -- two-thirds of the rentals are to
15 our residents. So until we consider increasing the resident
16 rate that's the major source of revenue right now.

17 COMMISSIONER PARDO: Okay. So my problem is, you know, now
18 you're talking about next year, the year after, the year after
19 that, the expenses are going to increase because your
20 maintenance now of the building is going to increase. Right now
21 it's a brand new building. Yet we -- there's still some flaws
22 that we're dealing with. But you're still going to have those
23 expenses. And if anything your expenses are going to increase.

24 I still feel that there is a need to raise the rates for
25 the businesses and the outside people. It's still -- if you

1 look at your chart, we could still be competitive by raising the
2 rates. And you can leave the residents, you know, the Riviera
3 Beach residents where they are, but I think we need to do
4 something. We shouldn't be subsidizing it.

5 COMMISSIONER HUBBARD: Madam Chair.

6 CHAIR MILLER-ANDERSON: Are you finished, Ms. Pardo?

7 COMMISSIONER PARDO: Yeah, you know, unless Scott has
8 anything to say.

9 INTERIM EXECUTIVE DIRECTOR EVANS: No, I agree. We are
10 proposing a 20 percent increase. And we're also proposing that
11 after the next six months we'd like to propose bringing back a
12 small increase to the resident rate also. But tonight we're
13 just proposing 20 percent.

14 COMMISSIONER PARDO: And you know what, the other thing I
15 think we all need to remember, we have the ambassadors who we
16 originally, right, we hired them to walk the streets and
17 provide, you know, security. We have them in there doing all
18 kinds of work for us. They're doing -- they're cleaning the
19 bathrooms, doing all kinds of maintenance. Are you including
20 that cost in your --

21 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, those costs are
22 included.

23 COMMISSIONER PARDO: So, you know, I really think that we
24 need to look at raising the rates.

25 CHAIR MILLER-ANDERSON: Ms. Hubbard.

1 COMMISSIONER HUBBARD: The rate increase that was proposed
2 is not something that's astronomical and that it's very high.

3 But based on the chart that was just up there, it shows 24
4 outside, ninety -- 99 residents. So for you to increase the
5 rate of the outsiders, surely it doesn't state that you want
6 outside people to come and rent your facility. You want that
7 number to decrease, you make less money, because surely you
8 aren't going to make a whole lot of money by increasing on the
9 residents' sides. You can't burden the residents. But you want
10 to block out the fact that you want nonresidents to come and
11 rent your facility. So the math just doesn't add up for me, and
12 the strategy and the thinking behind it.

13 So if I've got something that I want to sell and I want to
14 make it more attractive, and I notice the people that I'm trying
15 to get to come to rent my facility are not coming, I'm not going
16 to burden them more; I'm going to see what I can do to increase,
17 to bring that 24 up to 48. I'm not saying lower the price, mind
18 you. But I'm saying just by the mere fact that you think that
19 that bottom line is going to change because you increased the
20 cost to nonresidents, that's not going to happen.

21 Second thing that's not going to happen is I don't think
22 that we need to increase the cost for the residents. There are
23 very few things that the City of Riviera Beach offers residents
24 for their ad valorem taxes. Most people who move into
25 communities and buy homes and things, they buy them for certain

1 things, the schools, the parks, the amenities that are there.
2 We have a little bit to none to offer the residents in the city.
3 And I think the residents, they are patronizing the facility,
4 they're using the facility, they are going. But we can't put
5 that burden on the back of the residents.

6 Who was supposed to pay for that building? That was
7 supposed to be the restaurants that was around there where we
8 make the money. But yet -- no disrespect to Rafiki Tiki, but
9 that was the most horrible deal that anybody have put ink to
10 paper for the benefit of us. But because we allowed staff to
11 negotiate such a pitiful contract, now we're talking about the
12 need.

13 We put our -- you know, we put ourselves in this position.
14 So we can't continue -- with all due respect, we can't continue
15 to have the residents bail us out of the shiftless negotiations
16 that we make. And we know we make them for certain reasons.

17 The second, third, fourth or fifth thing --

18 CHAIR DAVIS: Third.

19 COMMISSIONER HUBBARD: Okay. Thanks for keeping a count.
20 Is that the building, the building already have -- the building
21 has horrible problems to the building but yet we forced and
22 pushed and forced our way to pay Weitz for -- without the punch
23 item, without all the things being done.

24 So, again, I don't think that the second thing we need to
25 do is to lease that open space to Rafiki Tiki, the one that is

1 not leased. I think we need to find somebody else, find another
2 vendor, find somebody to come in there, let's get that space
3 down, find somebody to come in there. But this time if we can't
4 do any better job of constructing a contract and an agreement so
5 that we can make some money then we need to make sure that we
6 have somebody that's negotiating in our best interest to
7 negotiate that.

8 Because what was done to us as residents of Riviera Beach
9 with the Rafiki Tiki deal is abominable. They should be paying
10 some money to us right now. And it's not just that they're
11 paying to 2018. It's what they have to subtract before they
12 even get to start paying us is what's horrible on its face.

13 So I say this, the reason that we're not making any money
14 at the Marina Event Center is not because of the Event Center
15 prices. It's because of the deal that we cut. The retail was
16 supposed to supplement that. The retail was supposed to pay
17 those prices. Now we can't burden the people with the mistakes
18 that we made.

19 COMMISSIONER DAVIS: Madam Chair.

20 CHAIR MILLER-ANDERSON: Yes. And -- do -- one second. Do
21 we have public comment cards for this item? Because we usually
22 try to do --

23 THE CLERK: No. No public comment cards.

24 CHAIR MILLER-ANDERSON: Okay. Go ahead, Mr. Davis.

25 COMMISSIONER DAVIS: I'm going to try to make this as

1 simple as possible.

2 You know, we was in a position to where -- not to beat a
3 dead horse -- the private developer was supposed to do that.
4 Not us.

5 COMMISSIONER HUBBARD: Do what?

6 COMMISSIONER DAVIS: To bring retail and experience and an
7 attraction. That didn't happen.

8 So we're at the point where we're having discussion
9 about -- as get back to this, so I can stick to this item, one
10 of the things that I had mentioned, and I'd like to see
11 Mr. Evans do, is go to the City and look at that parking study
12 and see when should we start charging for parking. Because
13 that's a revenue source that is a cash cow that we're leaving
14 off the table. Because you have folks going over on Peanut
15 Island and they're staying there every day all day. So if I had
16 one person spending six hours in parking at a two dollar rate,
17 or a dollar an hour -- let's say ten dollars for up to so many
18 hours, that 115,000 we can be making weekly.

19 But we need to see what the parking study is saying on the
20 City's side to determine when and what type of parking we should
21 be doing there. Because that's the revenue conversation that
22 we're missing.

23 I can support raising the out of area fee. I think it
24 should be a little bit more. So we can leave the local fee
25 alone. But the parking is what's going to help us stabilize

1 this item, you know. I mean just -- if you just grab some
2 parking meters until we decide when and where the developer is
3 going to put a parking garage, what type of retail, what type of
4 experience -- whoever the developers be that come in and we
5 agree to, that's their heavy lifting job, you know.

6 CRAs have been criticized for so long about doing all this
7 heavy lifting. That's the developer's job to do heavy lifting.
8 Our job is providing neighborhood service and give things back
9 to the people, and jobs, and help support small businesses and
10 help them grow. And we have to stay focused on that.

11 But let's see that parking study, so we can stabilize --
12 because the Event Center, there's no way in the world it would
13 ever pay itself back alone. But the parking, I would like to
14 see what that parking study says as far as revenue.

15 COMMISSIONER PARDO: Madam Chair.

16 CHAIR MILLER-ANDERSON: Mmhmm. Are you finished,
17 Mr. Davis?

18 COMMISSIONER DAVIS: Yes, ma'am.

19 COMMISSIONER PARDO: So can you tell us a little bit about
20 your marketing plan? How are you marketing the Event Center? I
21 don't see anything in the newspaper. And, you know, I'm all
22 around Palm Beach County. How are you marketing it?

23 INTERIM EXECUTIVE DIRECTOR EVANS: Actually we have -- we
24 take out a variety. So we work with -- and I forget the
25 acronyms -- but with Palm Beach County's tourism boards. We

1 also place ads occasionally in various magazines, local
2 newspapers. And additionally we are currently quite busy on
3 weekends, so what we're trying to do is grow our usage during
4 the week, because that's when the Event Center is largely
5 unused. So we've had very good success on the weekend rentals.
6 But we're trying to grow with more corporate partners.

7 COMMISSIONER PARDO: Okay. So I'd like to see your
8 advertising, because I haven't seen it.

9 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. Yes, we can
10 certainly provide you a list of what we're doing to market it.

11 COMMISSIONER PARDO: Right. A list and also the
12 advertisements and, you know, the whole bit. Because like I
13 said, I haven't seen anything.

14 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

15 COMMISSIONER PARDO: You know, we had 160 people a couple
16 of weeks ago over at the Event Center. And still you had a lot
17 of people like, oh, I had no idea this was here. And these are
18 people in Palm Beach County.

19 So, yeah, I'd like to see all that please. Thank you.

20 CHAIR MILLER-ANDERSON: Anyone else?

21 VICE-CHAIR DAVIS JOHNSON: So -- Madam Chair.

22 CHAIR MILLER-ANDERSON: Mmhmm.

23 VICE-CHAIR DAVIS JOHNSON: So is it our desire to look at
24 an increased fee outside of what the CR -- what staff has
25 proposed? For 2017-2018 we're saying that we're going to

1 increase by 30 percent to \$286. So are we looking to increase
2 it above that amount?

3 COMMISSIONER PARDO: Are you asking the council?

4 COMMISSIONER HUBBARD: I'm not --

5 VICE-CHAIR DAVIS JOHNSON: Yeah, I'm asking my colleagues.

6 COMMISSIONER HUBBARD: I'm not --

7 CHAIR MILLER-ANDERSON: Go ahead.

8 COMMISSIONER HUBBARD: I'm not -- I'm definitely not
9 interested in increasing it above the 30 percent. The 30
10 percent alone causes me pause because I don't see how the
11 increasing of the nonresident is going to bring us revenue,
12 because what's going to happen is it's going to decrease the
13 usage. If you look at the comparison to the resident and the
14 nonresident usage, I submit that if it continues to increase
15 we're not locking in or -- and increasing usage of the
16 nonresidents. And I'm only looking right now at the column
17 where they show 24 nonresident uses. And the majority are our
18 usage as residents. We'll do ourself a detriment to
19 nonresidents. But since the nonresident is such a small amount,
20 and we want to increase it, then we'll just see the numbers. I
21 just don't see the -- I just don't see the sense, the math, the
22 strategy kind of in what they have up there in increasing
23 nonresidents and how it plays out.

24 VICE-CHAIR DAVIS JOHNSON: Madam Chair.

25 CHAIR MILLER-ANDERSON: Mmhmm.

1 VICE-CHAIR DAVIS JOHNSON: What we know based on the
2 conversation that we had at the last meeting, we have all types
3 of caveats and nuances that get you in under the residential
4 rate. And I think that that's the -- that's where the missed
5 opportunity is because you have folks that are coming in from
6 West Palm Beach using a resident's information. Because,
7 remember, we had this discussion about I can have a member --
8 Councilperson Pardo said if my niece wants to have a wedding,
9 she can use my address. Well, she's not a resident. You know
10 what I mean? And I think that that's where we are missing an
11 opportunity for our revenue.

12 Because we want, we want the privilege for the actual
13 residents that are paying the non-ad valorem taxes, right, we
14 want to be able to give them the benefit.

15 COMMISSIONER HUBBARD: And that -- I think when you raise
16 the nonresident rates you force the -- you force the same group
17 of people to exercise the example that she made, you push them
18 more into having to find that friend, that cousin, that aunt
19 that live in Riviera Beach; as opposed to say I'm not going to
20 bother my aunt right now, I'm going to go ahead and pay that,
21 it's not that much, it's not that big a deal.

22 But I -- and I get what you're saying. It's a myth. But,
23 you know, sometimes we have that honor system, where we --
24 there's nothing that we can just -- that we can do about a
25 situation like that.

1 But we create a heavier burden and a more less likely
2 chance of getting that person to say, oh, I can go ahead and pay
3 the 286, or whatever the new rate is, that's only a little
4 increase.

5 But then if we talk about going up over the 30 percent or
6 increasing residents' fees, then you just force people to have
7 to steal.

8 When you start talking about increasing residents, you
9 start implementing dog whistle opportunities for residents not
10 to use the facility.

11 VICE-CHAIR DAVIS JOHNSON: Well, I don't necessarily
12 support any increase to the residential rate.

13 I think that we need to make sure that we are competitive
14 in our pricing. Because if I can go into West Palm Beach and
15 they tell me 320 and you have your value set at 286, then there
16 spurs the competition and the desire to want to use the
17 waterfront based on the view and everything that we have to
18 offer. So I don't --

19 COMMISSIONER HUBBARD: But you only have 24 people.

20 VICE-CHAIR DAVIS JOHNSON: I know. But your residents are
21 utilizing it. And we've had some large concerts there. When we
22 talk about -- I don't even know how the concerts come in. Are
23 they a part of the nonresidents, the 24?

24 INTERIM EXECUTIVE DIRECTOR EVANS: This is only inside the
25 Event Center.

1 VICE-CHAIR DAVIS JOHNSON: This is only inside. Not
2 inclusive of Bicentennial Park and the other areas?

3 INTERIM EXECUTIVE DIRECTOR EVANS: Right.

4 VICE-CHAIR DAVIS JOHNSON: We've had quite a few -- I would
5 imagine that it is the total of 24. But I know that we've had
6 quite a few corporate events. And I'm thinking that we need to
7 just make sure that we are competitive so that those folks --
8 and I think that as people use it they are telling others about
9 the beauty, about everything that is going on, and everything
10 that is offered.

11 So I don't see keeping the rate at 238 because that just
12 seems to be low to me for a facility of our caliber. So we need
13 to make sure that we keep the -- that whatever the price is that
14 we offer, that that price is actually competitive and keeps us
15 in a revenue generating stream to eventually get us to a point
16 where we're not having to subsidize the Event Center.

17 And I also believe that we have -- we've had conversations
18 and discussions from this dais with regards to the pads, the
19 restaurants pads, the upstairs unit, and we have gone back and
20 forth with no actual movement. So until this Board is ready to
21 lay out its direction as to where we want to go and how we want
22 to see it done, we're going to continue to be in this position.

23 COMMISSIONER HUBBARD: Right. Because my concern is to
24 your point, a very good point, when we started talking about
25 this facility and building this facility, the retail and the

1 commercial was supposed to pay for the cost of this facility.

2 However, even without the parking garage, with the food,
3 the restaurant just coming online, I think the residents of
4 Riviera Beach have been doing well by renting it because it's
5 always full, it's always on the weekends. Well, a lot of
6 things, you know, on the weekdays people don't have a lot of
7 activities, which is true of even any event center, be it West
8 Palm or Riviera.

9 But I think our problem is the one that we created, you
10 know, for ourselves as far as not having the restaurants and --
11 which was supposed to take care of some of the burden.

12 I hope that we don't have to supplement this facility. And
13 I hope that we are able to bring more billable use so that we
14 don't have to, you know, have a -- I think use is going to
15 outweigh a substantial increase.

16 VICE-CHAIR DAVIS JOHNSON: Madam Chair.

17 CHAIR MILLER-ANDERSON: Mmhmm.

18 VICE-CHAIR DAVIS JOHNSON: So, Mr. Evans, as you are
19 preparing or presenting the marketing information, one of the
20 things that we need to consider marketing is our Event Center as
21 a meeting destination. Because there are organizations that are
22 here for various reasons. They could utilize our space for a
23 meeting, for a conference, you know.

24 We need to -- it's going to be all in the way that we
25 market it, in order to get that nonresident number up. And that

1 will give us the utilization that we're looking for during the
2 day when the center is vacant.

3 COMMISSIONER HUBBARD: You could partner with the Hilton.
4 They don't have a meeting space at their place that's big enough
5 to talk about.

6 COMMISSIONER DAVIS: Who?

7 COMMISSIONER HUBBARD: The Hilton.

8 VICE-CHAIR DAVIS JOHNSON: Part of the conversation, the
9 overall conversation for marketing.

10 CHAIR MILLER-ANDERSON: Mr. Evans, regarding the question
11 about the -- or the concern about the nonresidents going to the
12 residents to get that percentage decrease. When we met I did
13 ask you to see if you could check -- because I know one of the
14 concerns with Mr. Pardo was the fact that we -- how do we manage
15 it or how do we control that. Did you -- were you able to find
16 out --

17 INTERIM EXECUTIVE DIRECTOR EVANS: I apologize. I haven't
18 been able to find out yet what the other cities are doing to
19 control that.

20 We did -- we do propose to increase our controls by
21 matching both -- right now we require a driver's license and a
22 utility bill. And a lot of times we're finding that those two
23 items don't necessarily match. So one of the ways that we could
24 improve is to make sure that the driver's license for -- matches
25 the utility bill, to ensure that it is in fact a resident

1 renting the facility. And we will also bring back to you what
2 some of the other cities are doing to specifically try and
3 limit. Because I know that Wellington, and I believe Lake Park
4 and Boynton Beach facility, they all have reduced rates for
5 their residents. So we'll find out how they control that.

6 COMMISSIONER DAVIS: Madam Chair.

7 CHAIR MILLER-ANDERSON: Yes.

8 COMMISSIONER DAVIS: Mr. Evans, when you get a moment, take
9 a look at Palm Beach Shores policy for their facility. I know
10 they have a very tight facility over there.

11 COMMISSIONER PARDO: Yeah, but it's oceanfront.

12 COMMISSIONER DAVIS: It's oceanfront. I tried to get it
13 myself but...

14 CHAIR MILLER-ANDERSON: Alright.

15 COMMISSIONER DAVIS: Too expensive.

16 CHAIR MILLER-ANDERSON: Anything else for this? Are we
17 okay with keeping this with the 20 percent for the -- do we want
18 it to come back or are we good with the way it is?

19 COMMISSIONER DAVIS: We can start here, with the 20 percent
20 and make adjustments later.

21 CHAIR MILLER-ANDERSON: Roll call.

22 (Vote taken.)

23 THE CLERK: Motion carries, with Commissioner Pardo and
24 Vice-Chair Davis Johnson dissenting.

25 CHAIR MILLER-ANDERSON: Item number 5.

1 THE CLERK: A resolution of the Board of Commissioners of
2 the Riviera Beach Community Redevelopment Agency approving the
3 first amendment to professional service agreement with Langton &
4 Associates, Inc. and the agency to exercise an option to extend
5 the term of the agreement by one year, providing an effective
6 date.

7 CHAIR MILLER-ANDERSON: Do we have a motion?

8 COMMISSIONER PARDO: So moved.

9 COMMISSIONER DAVIS: Second.

10 CHAIR MILLER-ANDERSON: Alright.

11 MS. JENKINS: This grant agreement is coming back to you
12 for exercising of the one year option.

13 And just to recap, we entered into a contract with Langton
14 & Associates from September 1st, 2015 to August 30th of 2017.
15 The contract allows for two optional one year renewals. And if
16 you were so inclined it would extend the contract to August 30th
17 of 2018. And the contract is for \$60,000 a year.

18 Their scope of work includes a focus on neighborhood and
19 commercial development. And to make all best efforts to address
20 our high priority projects with an attempt to access grants of a
21 million dollars or more. Additional activities would include
22 monitoring and research and updates to our original grant
23 matrix.

24 Since we entered into the contract with Langton &
25 Associates we've applied for a little more than a million

1 dollars in grants from various sources. And to date 110,000 has
2 been awarded. And 185,000 and change is in pending requests.

3 The next opportunity is to formally expand their services
4 to the City of Riviera Beach. Which I believe they're working
5 on there.

6 Just to give you some highlights of the grants that are
7 pending, there's one on the federal level that would support our
8 marketing development for our proposed marina redevelopment at
9 132,000. There are two grants pending with the state through
10 the Economic Development Department to facilitate our arts and
11 culture development at the marina. And one significant grant
12 that was funded last year was for TD Bank, Housing for Everyone.
13 There was a national grant for \$100,000.

14 And at this time I'll entertain any questions. But I would
15 like for you all to know that Mr. Mike Langton is in the
16 audience if you'd like to hear from him.

17 VICE-CHAIR DAVIS JOHNSON: Madam Chair.

18 CHAIR MILLER-ANDERSON: Let's find out if we have any
19 public comment cards first and then we'll come to the council.

20 THE CLERK: Yes, we have one public comment card.

21 Mrs. Bonnie Larson.

22 MS. LARSON: I pass.

23 CHAIR MILLER-ANDERSON: She said she'll pass.

24 Go ahead.

25 VICE-CHAIR DAVIS JOHNSON: So let me just say that based on

1 what I read in the report, I'm not happy with the success or
2 lack thereof of success in the obtaining of grants at the cost
3 in which we are paying.

4 So it says in their July 24th correspondence, it says over
5 the past four years Langton has worked with the staff of Riviera
6 Beach CRA and CDC to help secure funding. Since the start of
7 our contract in 2015 we've applied for a million sixty-one and a
8 total of 110 has been awarded. So we've been paying them 60,000
9 per year. We look at what they have out there, everything is
10 either -- we have the 10,000 that was funded in 2016. Not
11 funded in March of 2017 for one hundred and fifty. Pending,
12 pending, not funded, pending, pending, pending, pending. And we
13 just continue to pay this cost for this service and not see any
14 true success in the funding that we are seeking and are paying
15 for through this firm.

16 I say that we -- I have two options in mind. Either hire a
17 full-time grant writer at that salary or put this contract out
18 to bid. Because we continue to pay the firm without issue. But
19 we are not seeing the success that I believe that we should
20 based on the amount that we pay.

21 So that's where my concerns lie. And I don't know how my
22 colleagues feel about it. And maybe Mr. Langton has something
23 that he can add. But I just don't see where we're getting a
24 significant return on investment based on the overall outcomes
25 of the grants that we've applied for.

1 CHAIR MILLER-ANDERSON: And I share the same sentiments. I
2 did even inquire about possibly paying based on a percentage of
3 the amount that is obtained. And, you know, I guess Mr. Evans
4 said that, you know, most people don't really care to do that.
5 And I could understand that. But we're essentially putting out
6 money just as they would be losing money if they were not
7 getting the percentage of what they're supposed to be trying to
8 obtain. So I have the same concerns as well.

9 Anybody else want to say anything before Mr. Langton --

10 COMMISSIONER DAVIS: I'd just like to hear what he has to
11 say before I make any comments.

12 CHAIR MILLER-ANDERSON: Go ahead.

13 MR. LANGTON: Thank you very much, Commissioner Davis
14 Johnson and Commissioner Miller-Anderson.

15 You're absolutely right, the return on investment has not
16 been as good as I would like it.

17 We are working very, very hard. We are preparing lots of
18 grants. We are working with Annetta Jenkins. We are constantly
19 working on grants. We're working on about six grants right now
20 as I stand before you.

21 Since that report was developed Wells Fargo has awarded us
22 \$5,000. And we've heard from the state on one of the two DEL
23 grants that they asked -- we've applied for ten, they wrote us
24 back and said your grant is really good but the money is tight,
25 can we give you eight thousand. So it hasn't been awarded but

1 it's going to be.

2 So basically on 120,000 you've paid us over the two years
3 we've returned you 125. So it's not good. But it's not for
4 lack of trying, it's not for lack of effort.

5 And for the last six months, almost eight months ago, I
6 came before you and I said I see a limited opportunity here and
7 I want to expand that opportunity; I want to work with the City,
8 because the City can do a lot of grants, fire grants, police
9 grants, housing grants, historic grants. There's a lot of
10 opportunity with the City that I don't have through the CRA.

11 And I don't want to blame anybody. I have -- I can show
12 you the evidence trail of how many times I've reached out to
13 individuals at the City and said please let us work for you and
14 expand our opportunity.

15 Now your new city manager, Mr. Evans, has been responsive
16 and we've been trying to work it out. In fact I set aside all
17 day tomorrow to meet with the department heads to try to
18 understand their needs. But that's not come together yet
19 because we got to -- he, being cautious, he wants the city
20 attorney to make sure he's okay with the deal, and the
21 purchasing person is okay with the deal. And the deal is I want
22 to -- I write grants for the City for no cost to the City.

23 So in other words, I want to have two full clients for the
24 price of one, because I realize the return on investment is not
25 that good. And I want it to be better.

1 We've been in business for 37 years. And we have rarely
2 ever been not a contract renewed because of lack of return on
3 investment.

4 But it's excellent, excellent -- you should hold us to
5 that, because that's -- you know, ours is very clear, you're
6 supposed to write grants for the money you pay us.

7 And we can't always control the outcomes but we could just
8 keep trying harder and harder and harder. And we are working
9 very hard.

10 Commissioner Miller-Anderson, it is illegal the state of
11 Florida to do a contingent contract. In Chapter 112 it
12 prohibits a consulting -- a contingent contract based on the
13 outcome of a state action or a grant application or any of those
14 kinds of things. So I can't do it. Besides, I'm a member of
15 National Association of Grant Writers, I'm a certified grant
16 professional, there's only 400 in the United States, myself and
17 my associate Lisa are that, and we have an ethical policy that
18 says you can't do that. So I can't do it.

19 So what I would suggest, if you would be willing to do
20 that, is that you continue the contract for this next year and
21 at the same time we explore and help you explore whether it
22 makes more sense to bring somebody on staff. We've had
23 communities do that. You can't hire somebody that has the
24 credentials, the five professionals I have with 100 years
25 experience in this business, for \$60,000. If you do, you're not

1 going to get the quality person. You're going to have to pay
2 75, 80,000 dollars to get somebody that has anywhere near the
3 credentials of one of my people. And then you don't get the
4 expertise of all five. So it's a better deal for you to work
5 with us. But we could try that and we could help you
6 transition; if that's your choice and that's something you want
7 to look at, I'm willing to help you do that. I can help you
8 figure out the qualifications of the right person, I can help
9 you interview the person. And I'm happy to do that. We've done
10 that before, we've transitioned out of a client.

11 But to just not renew our contract tonight, and leave
12 Ms. Jenkins to have to do it all by herself, all the grants that
13 we have in the pipeline, I don't think it's a wise decision on
14 your part.

15 COMMISSIONER DAVIS: Madam Chair.

16 CHAIR MILLER-ANDERSON: Mmhmm.

17 COMMISSIONER DAVIS: Initially when this was first approved
18 I did share the same sentiment as the Board, but what I must
19 admit is that with them working with just the CRA they were
20 restricted in the number of grants, the quality of grants --

21 MR. LANGTON: The size.

22 COMMISSIONER DAVIS: -- the size of the grants because of
23 the CRA.

24 And they have been very aggressive with reaching out and
25 wanting to participate on the City's side. I would definitely

1 like to see that initiative over the next year and see what we
2 can get out of that. Because he's totally right when you talk
3 about grant writing of today's market. There's different
4 expertise that not just one person can do. And a lot of folks
5 have different relationships. But I'd definitely like to see
6 what they can do with us with the CRA and the City for one year,
7 and make a judgment call at that time.

8 But right now we're in midstream and I think we've got some
9 momentum going for the first time since I've been elected.
10 Because prior to that we didn't get nothing from the grant level
11 before they even got here at all. We had -- someone was writing
12 grants. I don't know who they were. It was a grant writer, not
13 a company like his. But since this company has been on board
14 I've seen -- whether you call it success or not, but I've seen
15 more in the last two years than I've seen in the last six years
16 prior to them getting here. But I would definitely like to
17 see -- give them a chance for one year, and if that don't work
18 out I definitely will support putting it out on the market and
19 see how it goes.

20 VICE-CHAIR DAVIS JOHNSON: Madam Chair.

21 CHAIR MILLER-ANDERSON: Go ahead.

22 VICE-CHAIR DAVIS JOHNSON: Do you receive any type of
23 feedback, Mr. Langton, from those funders that deny our
24 application, as to what was lacking or where we may have fallen
25 short? Do you request that kind of information?

1 MR. LANGTON: Yes, ma'am. Yes, ma'am, we do. Many cases
2 we do.

3 VICE-CHAIR DAVIS JOHNSON: What's that been? What kind of
4 feedback have you received?

5 MR. LANGTON: On -- I'm trying to think of the specifics.

6 MS. JENKINS: On the CDE grant it was because --

7 MR. LANGTON: Oh, yeah. Yeah, on the major -- on the CDE
8 grant, the major \$800,000 for the public market grant that we
9 worked like the dog on that -- and it was an excellent
10 application but -- and it scored very high. And it scored very
11 low because you didn't have the match. You didn't have the
12 financial money in place. Which I said when we went into it, I
13 don't feel comfortable with your -- you're saying we're going to
14 get this other grant. I don't feel comfortable with that. But
15 that was the decision that was made by Mr. Brown, that we needed
16 to go forward on that. So we did. And it was an excellent -- I
17 would encourage you to read that, look at that grant; it's an
18 excellent piece of work I'm very proud of. But it didn't get
19 awarded because of that.

20 But usually we do try. Sometimes it's just sheer
21 competition. We're putting out so many grants that it makes us
22 look bad when we don't get results because we're putting out a
23 lot of stuff. I mean we could be even more targeted but I don't
24 think that's the way to go especially when we're trying to do
25 work for the CRA, the CDC, and a lot of these are small grant

1 applications, five, ten thousand dollars from some of the banks
2 and different things. We're trying to do everything.

3 And I do believe we can be more successful with you
4 collaboratively with the City. We tried that with the
5 transportation grant and we just missed it on that one. That
6 was 150. We just missed it.

7 I don't want to say that. I don't want to blame it on
8 anybody.

9 But we came really close to getting that \$150,000 grant.
10 We've been pushing the city manager to allow us to put in
11 this mayor's challenge. And we got his approval last week. It
12 was a collaborative grant.

13 So I'm going forward and writing grants for the City even
14 though they won't approve it. They won't say yes do this for
15 us. They're okay with that. And I'm doing it anyway. I'm just
16 being as tenacious as I can be.

17 So I don't blame you if you fire me tonight because there
18 hasn't been enough results. But there's -- but we've done our
19 best and we've tried really hard. And if you don't continue
20 with us we wish you the best of luck in everything.

21 You did competitively bid us. It took almost two years to
22 go through a competitive bid process. Almost two years to get
23 me under contract. And we were selected head over shoulders of
24 all the other firms. So, you know -- thank you.

25 CHAIR MILLER-ANDERSON: I know you said we're pretty

1 limited because of it being the CRA and you have more
2 opportunities because of the City's side. Have you -- what
3 other municipalities have you worked with on the CRA side for
4 writing grants?

5 MR. LANGTON: We've written and worked for many years for
6 the Delray Beach CRA. And we were able to get them, in about
7 three years, eight and a half million dollars. I know that
8 number because I was just with the former CRA director of Delray
9 Beach this morning --

10 CHAIR MILLER-ANDERSON: What was --

11 MR. LANGTON: -- Ms. Brown.

12 CHAIR MILLER-ANDERSON: What was a little bit different --

13 MR. LANGTON: The transportation grant for Dixie Highway,
14 we did a traffic calming where they brought the lanes from three
15 into two, all in Delray Beach, and did the landscaping, made it
16 very pretty. We got a million dollar business incubator program
17 for them. Beautification --

18 CHAIR MILLER-ANDERSON: So what's different -- is it just
19 specific projects that fit better with that municipality
20 versus --

21 MR. LANGTON: Yeah. Yes, ma'am. I mean there's --
22 there's -- a lot of your focus is on the marina and the public
23 market, and public parking, and so I'm trying to do economic
24 development grants. But to do an economic development grant you
25 you have to have the businesses willing to commit the jobs, and

1 we haven't been able to make that connection. So -- and one of
2 the things, when I first bid for this contract I was excited
3 about the fact that the power plant was coming in and you were
4 going to have about ten million dollars worth of match money.
5 You don't have match money. That didn't materialize. I don't
6 even know how that happened, but I know it didn't materialize.
7 And so we don't have the match money to go for some of these big
8 grants. Economic development grants are 50/50 match. And I can
9 get you a two million dollar economic development grant if
10 you've got two million dollars to match it and we've got a
11 business entity.

12 So I don't want to say that there's not lots of
13 opportunity. There is. But we have to be creative and we have
14 to try to partner with the City. And I want to start writing
15 grants for the City, with and in conjunction to and just
16 directly for them; and I think you'll get the results.

17 Another one, Pompano, Pompano Beach. We did a lot for that
18 CRA. Delray Beach. Pompano Beach.

19 CHAIR MILLER-ANDERSON: Okay. I mean that was -- that was
20 good, what you told me, just to see how we differed from the
21 others.

22 Anyone else?

23 MAYOR MASTERS: Madam Chair.

24 CHAIR MILLER-ANDERSON: Go ahead.

25 MAYOR MASTERS: Mr. Langston.

1 MR. LANGTON: Langton.

2 MAYOR MASTERS: Almost like Langston University.

3 MR. LANGTON: No S. Just Langton.

4 MAYOR MASTERS: What -- how important is the City or CRA
5 entity, how important is image, public image as it relates to
6 not getting grants or getting grants? Does that play a part?
7 Or not at all?

8 MR. LANGTON: I don't think so, Mr. Mayor.

9 In many cases grants are determined on statistics,
10 demographics data. And you're pretty good there, you have a lot
11 of, you know, poverty. You have issues, you know, economic
12 development issues and poverty issues, and you have some things
13 that are good on that side.

14 You're being aggressive with trying to do economic
15 development along the waterway. You've done some wonderful
16 things there. So I think there's not an image problem for you
17 in getting grants.

18 MAYOR MASTERS: Is there anything that you would recommend
19 that would be helpful, that we ought to be doing, that we're not
20 doing, that would enhance our getting the grants?

21 MR. LANGTON: From the CRA's standpoint I'm not sure there
22 is. I think you guys are doing everything you can. From the
23 City's standpoint I think we need to just organize in a more
24 aggressive, comprehensive approach to grants. Be strategic.
25 And that's why I want to meet with the department heads and

1 start to put together a strategic plan for them.

2 But I think the CRA is well-positioned. It's just we got
3 to keep banging at them and you just got to keep trying. If you
4 had more match money, that would certainly help.

5 MAYOR MASTERS: I was going to suggest that.

6 MR. LANGTON: Yes, sir. Yeah, I've advocated many clients,
7 usually city clients, that they set a pot of money aside for a
8 match fund. The City of Orlando does it. Seminole County
9 does -- I'm naming some of our clients. We got Key West to do
10 it at one point. And then when, when the grant -- the people
11 that are writing the grants, us, working with the staff, needs
12 the match, then we go.

13 We did have a problem with one of our grants because we
14 couldn't get a commitment from the City for the match, and so we
15 didn't get that grant. I didn't want to say that because I
16 don't want to blame anybody but it just -- it speaks to your
17 question.

18 MAYOR MASTERS: My final question -- and one of the
19 colleagues mentioned what were some of the reasons why we were
20 turned down in the past. My question is, have you seen any kind
21 of consistency or any pattern as to why we were turned down? I
22 mean has it been factors that seem to pop up all the time or is
23 this just coincidental, this one had their own reasons and this
24 one had their own reasons?

25 MR. LANGTON: They all have just been unique pieces.

1 MAYOR MASTERS: There wasn't a pattern or any consistency
2 as to no?

3 MR. LANGTON: Well, the one, the one we just talked about,
4 that the City didn't commit to the match, that killed it. And
5 then the fact that we didn't have the match money for the public
6 market grant. So if I had to try to find a cause where there's
7 a little bit of a pattern, it's the match.

8 MAYOR MASTERS: Thank you, sir.

9 Thank you, Madam Chair.

10 CHAIR MILLER-ANDERSON: Anyone else?

11 Alright.

12 (Vote taken.)

13 THE CLERK: Motion carries, with Vice-Chair Davis Johnson
14 and Chair Miller-Anderson dissenting.

15 CHAIR MILLER-ANDERSON: Item number 6.

16 THE CLERK: Commercial grant program update.

17 INTERIM EXECUTIVE DIRECTOR EVANS: This is an update of the
18 Board approved commercial grant program. The program is
19 designed to improve and incentivize exterior investment in our
20 commercial buildings and properties within the CRA.

21 And we're just pulling up the presentation now.

22 It's in the bottom corner, commercial grant.

23 Thank you.

24 The program is designed to -- again, to make commercial
25 improvements to the outside and to properties. And this year

1 our program will be restricted to applicants who have not
2 received grants in the past.

3 The Property Improvement Program provides a four dollar
4 match to every one dollar of investment. And it's a competitive
5 program, so all of the applicants that we receive will be ranked
6 and then they will be back -- brought back before this Board to
7 be reviewed and approved this fall.

8 We also have a beautification program. The beautification
9 program allows applicants to apply for grants up to \$4,000. And
10 this is to make improvements to their property or businesses.
11 Usually minor ones like painting.

12 This program is an open application process. So it will
13 remain open for the entire fiscal year.

14 The eligible projects include exterior program improvements
15 to buildings, property, front doors, windows, signage, painting,
16 roof repair, and fencing. And it's available throughout the CRA
17 area. Bonus points are awarded if you are located on our major
18 corridors, if you create jobs, if you utilize Riviera Beach
19 contractors for the proposed work.

20 The CRA in coordination with the Purchasing Department held
21 several small business and local contractor outreach meetings
22 earlier this year to let local businesses and contractors know
23 about this upcoming opportunity.

24 Starting on August 23rd and September -- on Saturday,
25 September 9th, the CRA will hold information sessions at the

1 Event Center to open up the first round of commercial grant
2 applications.

3 They -- additionally, starting on September 21st the CRA
4 offices in the evenings will provide once a week technical
5 assistance for any business owner with help to complete the
6 applications. So the application round will open on August 23rd
7 and it will remain open until all applications are completed and
8 due October 31st.

9 During November the schedule, all of the applications will
10 be reviewed and scored by our staff, with assistance from our
11 consultant Paul Skyers. And the recommendations would then be
12 brought back to the Board in December for review and approval
13 and award of the grants.

14 We've created some fliers to try and get the word out.
15 It's been posted on our website, our Facebook page. And we
16 direct mailed this to all commercial property owners within the
17 CRA. And we have it available in our offices and at city hall.

18 And, again, the meeting starts -- our first meeting is on
19 August 23rd, and September 9th. Our applications will be
20 available. And on the 23rd it's at the Event Center, starting
21 at 5:30 to 7:30 p.m.; and it will be ongoing until October 31st.

22 And that concludes my update. I'm hopeful that many of our
23 local business owners and contractors will participate and apply
24 for the program.

25 CHAIR MILLER-ANDERSON: Do we have any public comment

1 cards?

2 THE CLERK: No, ma'am.

3 CHAIR MILLER-ANDERSON: Any questions from the Board?

4 COMMISSIONER HUBBARD: Mmhmm.

5 CHAIR MILLER-ANDERSON: Ms. Hubbard.

6 COMMISSIONER HUBBARD: Okay. These grants are only for the
7 businesses within the CRA area?

8 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

9 COMMISSIONER HUBBARD: So to have this discussion we have
10 to almost be kind of specific.

11 Also the grant is only going to -- is Mr. Skyers coming up
12 to --

13 INTERIM EXECUTIVE DIRECTOR EVANS: No. This program I
14 believe was approved in May to start going forward.

15 So I just wanted to make sure the Board was aware that the
16 application round is opening up and you're going to start to see
17 some movement.

18 COMMISSIONER HUBBARD: Well, I wanted to ask about some of
19 the intention in his design for the program and the fact that
20 this is only for the CRA people, people that didn't get the
21 grant before, and how do you plan to integrate the contractors
22 and the percentage?

23 I'm trying to be careful in the words that I use here.
24 That's why I'm pausing.

25 So in our CRA area we don't have a very diverse population

1 of business owners. So two things I say to that. Since we --
2 am I mistaken in that?

3 MR. SKYERS: Paul Skyers, 2001 Broadway, City of Riviera
4 Beach.

5 Yes, Commissioner, we -- you have four distinct clusters of
6 businesses in Riviera Beach: The marine, light industrial,
7 hospitality, and then a broad array of service sector
8 businesses. So you have four concentrated clusters.

9 How you go about integrating -- how you go about
10 integrating just those four clusters to advance your economic
11 growth is, is an intriguing challenge.

12 As a matter of fact we had a discussion two weeks ago about
13 looking at using the growth -- grow local strategy more so than
14 recruiting from outside, to create growth from within. You
15 know, giving opportunities to the local citizens more so. And
16 perhaps this is the vehicle that helps you get to that point.
17 There are some other tools that you need to use.

18 But I would say that your concern, you know, and the
19 thrust, the focus on those four clusters is, is well-founded.

20 COMMISSIONER HUBBARD: Okay, Mr. Skyers, let me -- I'm
21 going to keep going and try to get my point out.

22 MR. SKYERS: Yes, ma'am.

23 COMMISSIONER HUBBARD: Well, in the parameters that you set
24 forth in the program itself, that you and Mr. Evans agreed upon,
25 it said that the benefactors will get more points if they use

1 local contractors to do the services, the rehab or the repair.
2 I submit to you that if they get the money, or they get our
3 money at all, the only way that they don't use local contractors
4 is that we don't have anybody here to provide that service,
5 number one.

6 And I will tell you why. The reason is this: Chances are
7 they don't even live in the city. Number two, and they'll be a
8 benefactor of our money. To not live in our city and be a
9 benefactor of our money and not use the local contractors I
10 think wouldn't fare well.

11 Now, back to the diversity and the demographic of
12 businesses. You explained very well the types of -- the
13 diversity and the types of businesses that we have here.

14 MR. SKYERS: Yes, ma'am.

15 COMMISSIONER HUBBARD: So, in -- just -- we're going to
16 leave -- we can leave that -- to make this point we can still
17 leave that right there where it is. But let's talk about this.
18 Talk to me, please, about using local contractors to provide
19 services for the persons that are getting the monies for these
20 repairs, upgrades, facade changes, and the mere fact that most
21 of them don't live in the city.

22 MR. SKYERS: Well, I think it was Commissioner Davis
23 Johnson that, that -- in recognition -- when she looked at the
24 data and was looking at, you know, points of intersection, she
25 pointed out to us that it would be best to define local as Palm

1 Beach County for the purposes of this grant, but to create as
2 much of an emphasis or incentive for Riviera Beach contractors
3 as possible, giving them that much more preference than Palm
4 Beach based, Palm Beach County based contractors.

5 To the extent that you can interfere with private
6 relationships, private contracts with whatever grant recipients
7 or people are pursuing these grants, choose to allow you to
8 interfere in those personal relationships in terms of selection
9 of contractors then, yeah, you can influence that process.

10 COMMISSIONER HUBBARD: Okay. Okay. Well, then -- and
11 since you're saying that, to interfere with personal
12 relationships and personal contracts, you need to have your own
13 personal money. Not to be coming here taking our money to feed
14 your personal relationships with your personal friends. The
15 reason that we're spending money and doing business with people
16 is so that we can develop personal relationships with our
17 residents so that they can build their businesses, so they can
18 feed their family, that their subs can eat, that people can stay
19 in their home. We're not talking about -- we don't care about
20 their personal relationships with their personal friends. It's
21 been cliques and circles of people that they do business with
22 just their friends. That's why we can't grow business. That's
23 why we can't grow opportunity. Because we're worried about
24 making sure that a certain group of people continue to do a
25 certain set -- do business with a certain set of people. That's

1 not what we're interested in. That's not what I'm interested
2 in.

3 Yes, I don't mind the definition being Palm Beach County,
4 that's after we extend ourselves and open ourselves up to the
5 residents of Riviera Beach.

6 Now, again, if you don't live inside -- if you don't live
7 inside the City of Riviera Beach, you're getting a grant from
8 us, and you think that we should be concerned about your
9 personal -- don't take our money if you don't want to use the
10 people that are in -- the contractors that are here.

11 And, again, I submit to you that I understand that there
12 might not be a person to provide a certain service that you
13 need. And if there is no one in the city to provide that
14 service, then by all means you have to go and get that service
15 where you can get it, because it's a -- you know, it's something
16 that you need, and something that we don't have here. So I get
17 that. That does not escape me.

18 MR. SKYERS: Well, now remember now, you made sure that we
19 structured the criteria in such a way that it heavily
20 incentivized the grant pursuants and the recipients to use
21 Riviera Beach --

22 COMMISSIONER HUBBARD: Absolutely.

23 MR. SKYERS: I thought you were coming at this from a
24 different scenario. You know, of -- you had me a little
25 confused.

1 But to establish the point, yeah, they're structural
2 bureaucratic incentives that will supersede what we know to be
3 typical business relationships. Because business is predicated
4 upon relationships.

5 So if for instance a local entrepreneur here looks at this
6 grant program and he -- he or she wants to pursue the grants,
7 and he looks at the criteria and determines that, oh, I can
8 incentivize infinitely more to use a Riviera Beach contractor, I
9 guarantee you that money will dictate that whole relationship
10 that, you know, to the point where he'll bypass whoever he --
11 whatever contractor he probably had a relationship with, to
12 select a Riviera Beach local contractor. You ensured that in
13 the structure of the criteria. You made sure of that.

14 So I -- but for -- I don't know what else we could do. I
15 mean we -- I think we -- I think it was such that the
16 probability of somebody using an outside contractor,
17 mathematically, was one in maybe 64, when we did the
18 calculation. It was -- it's skewed so heavily that it will give
19 every Riviera Beach contractor who is within the program a
20 really good opportunity to get some of these, you know, these
21 contracts.

22 COMMISSIONER HUBBARD: Well, two things I'll say to that.
23 One, when you -- when I started to mention diversity you started
24 talking about the diverse types of programs that --

25 MR. SKYERS: I misunderstood.

1 COMMISSIONER HUBBARD: -- businesses that are in here. I
2 was willing to just, you know, let that go and make my point
3 around and above the fact that there are no -- you know, that
4 there are very few minority owned businesses in the CRA area.
5 So what I was trying to say and going to say and was willing to
6 say was the mere fact that that exists, at the very least I
7 wanted to see the work that was being done be done by the local
8 contractors. So at least some of the residents, some of the
9 businesses, some of the opportunities will be passed on to the
10 minority participants, if you will.

11 MR. SKYERS: I can't help you conflict the issues. If in
12 fact this needs to be an ethnically driven program then perhaps
13 there needs to be further discussion.

14 COMMISSIONER HUBBARD: Excuse me. Let me say this. You --
15 I hope you would know that I'm not saying that it needs to be an
16 ethic -- an ethic -- I'm -- you're -- that we -- that -- I'm
17 not -- that's not my point.

18 MR. SKYERS: Okay.

19 COMMISSIONER HUBBARD: I'm not trying to talk about
20 anybody's ethnicity and that that's how it needs to be driven.
21 That's not what I was saying at all.

22 I'm talking about the facts -- the mere fact that there
23 aren't very many black businesses in the CRA area, let's make
24 sure that we get some minority participation on one end or the
25 other. And I'm sure that this doesn't escape you, Paul, that

1 you understand what I'm talking about. You know me. You know
2 me very well. So we don't have to play word games and semantics
3 up here.

4 I'm saying merely that since we do not have CRA -- a lot of
5 minorities in the CRA area, at the very least they can get an
6 opportunity to do the work for the people that are receiving the
7 funds.

8 The second thing that I would say to that is this: If you
9 have -- if we have -- and if we have assured from up here that
10 the -- it would be more advantageous for anybody who is a
11 recipient of these funds, that they would benefit by using
12 local, then that's all well and good, that's great, that's good,
13 that's perfect, that's what we want to hear, that's what we want
14 to do. But, you know, I can't sit up here and say that I'm
15 trying to make this more of an ethnic driven program, because
16 that's not what I'm trying to do. I'm trying to talk to you
17 based on what it is. Not what it needs to be. Because if it
18 needed -- we can talk about that all day long, what it needs to
19 be. But I'm talking about what it is. The mere fact is that
20 there are very few minorities in the CRA that own businesses
21 that will be recipients of that fund -- of those funds, as it
22 was in the last round of funds that was issued.

23 So I'm not trying to say -- I'm just trying to say let's
24 work with what we have. And what we have is some people provide
25 the services for the people that's going to get the money.

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

2 COMMISSIONER PARDO: Madam Chair.

3 CHAIR MILLER-ANDERSON: Yes.

4 COMMISSIONER PARDO: Okay. So who put this CRA focus area
5 map together?

6 INTERIM EXECUTIVE DIRECTOR EVANS: That just shows there's
7 bonus points programs for --

8 COMMISSIONER PARDO: Why didn't you include the CRA over on
9 the island? That's all blighted.

10 INTERIM EXECUTIVE DIRECTOR EVANS: It includes it. It's --
11 it was designed to show Blue Heron and Broadway, is the two
12 streets that do receive bonus points along those corridors
13 because there's so many vehicles. But the grant is applicable
14 to the entire CRA.

15 COMMISSIONER PARDO: So you don't consider -- do you
16 consider the part of Singer Island that's in the CRA to be
17 blighted?

18 INTERIM EXECUTIVE DIRECTOR EVANS: Blue Heron Boulevard
19 extends over to Singer Island.

20 COMMISSIONER PARDO: Okay. So is this just for our
21 edification? Or is this going to be part of the package for the
22 people that will be coming in?

23 INTERIM EXECUTIVE DIRECTOR EVANS: That diagram was just
24 created for this presentation. It's missing --

25 COMMISSIONER PARDO: Okay. So the diagram is wrong.

1 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

2 COMMISSIONER PARDO: Okay. So you just need to fix it,
3 because the people over there need to know that they're eligible
4 for it, with the same amount of points that the people along the
5 Broadway corridor would get.

6 Does she want to say something?

7 MR. SKYERS: Yeah, she was saying to point out that we sent
8 a flier to every commercial business within the CRA zone. So
9 they're aware of the opportunity.

10 COMMISSIONER PARDO: Okay. Fine. Well, this is what -- we
11 didn't get a copy of that. We got a copy of this.

12 MR. SKYERS: Yeah, made a little mistake there. Sorry.

13 COMMISSIONER PARDO: Thank you.

14 CHAIR MILLER-ANDERSON: It looks like there's a little red
15 up there but maybe it was cut off or something perhaps. On the
16 far top right. A little red on the side there.

17 INTERIM EXECUTIVE DIRECTOR EVANS: Right.

18 MAYOR MASTERS: Over to the right.

19 CHAIR MILLER-ANDERSON: That right, yeah. It's cut off.

20 MR. SKYERS: Yeah, I see the red. Sorry about that. We'll
21 fix that.

22 CHAIR MILLER-ANDERSON: Anyone else?

23 COMMISSIONER HUBBARD: One more comment.

24 CHAIR MILLER-ANDERSON: Mnhmm.

25 COMMISSIONER HUBBARD: Coming from the -- the monies that

1 are coming from the City's side, that -- will there -- let me
2 rephrase that. Will there be monies supplemented to the CRA
3 from the City's side this year?

4 INTERIM EXECUTIVE DIRECTOR EVANS: We are only requesting
5 monies for housing, affordable and workforce housing, not for
6 commercial grants.

7 COMMISSIONER HUBBARD: So you're requesting specific
8 dollars?

9 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

10 COMMISSIONER HUBBARD: So already in your wherever coffers,
11 wherever you get your money from, that's what you're going to be
12 using to do -- that to do this grant project?

13 INTERIM EXECUTIVE DIRECTOR EVANS: This grant project is
14 funded out of this existing year's money. So this -- the budget
15 money -- the money was set aside in the year that we're in
16 currently, and we'll carry it over, and when the -- and that
17 money will be used next year.

18 COMMISSIONER HUBBARD: Okay. Thank you.

19 CHAIR MILLER-ANDERSON: Anyone else?

20 So, Mr. Evans, do you need any other information from us,
21 or you're good?

22 INTERIM EXECUTIVE DIRECTOR EVANS: No, we're good.

23 CHAIR MILLER-ANDERSON: Item number 7.

24 THE CLERK: Discussion item. Marina Village property
25 exchange.

1 INTERIM EXECUTIVE DIRECTOR EVANS: It's in the bottom
2 corner.

3 Thank you.

4 Currently -- this item is a proposed property exchange
5 between the CRA and the other major develop -- property owner in
6 Marina Village, which is Viking Developers.

7 And the current ownership is of small parcels within Marina
8 Village. The area we're talking about is in between Avenue C
9 and Broadway. And the proposed exchange would create contiguous
10 future development sites so that we can attract the kinds of
11 future development that we desire in the future. And the
12 proposed swap would reorganize the parcels which are currently
13 in small, more difficult sizes to develop, into larger, more
14 contiguous sites.

15 This shows our Phase I site plan as it's been built. And
16 it's based on the marina master plan. And the properties that
17 are affected by the proposed swap can be seen in blue as it
18 shades in. And those are the properties between Broadway to the
19 west and Avenue C to the east.

20 And this is the site plan that was approved by the CRA
21 Board and City Council. And then that is currently constructed
22 today. And it shows that these are the future development sites
23 as we'd like to try and develop them in the future.

24 The current property that's owned by the CRA can be shown
25 in red. We own the property which is located on the south side

1 of 13th Street. It's a narrow strip, approximately 40 feet
2 wide, so it has very limited development potential, but it's in
3 the key area. And then we also own three parcels which are on
4 the north side of 13th Street as you drive in. And these are
5 specifically aligned in between the properties that are owned by
6 Viking, which are shown in green.

7 This map -- this is the existing property ownership as of
8 today. So this is -- all of the property that is in green is
9 controlled by Viking; and all of the property that is in red is
10 controlled by the CRA. So as you can see from this diagram, if
11 you look at the north side of 13th Street, all of the properties
12 are intermingled in a sort of checkerboard, which makes it
13 difficult for them to be developed in the future.

14 And on the south side of 13th Street Viking has created
15 some contiguous parcels below old 13th Street. However, the
16 CRA's parcels which are north of that are very narrow and
17 difficult to develop.

18 The proposed exchange is shown on this diagram. And as you
19 can see, it creates the larger contiguous development site on
20 the north side of 13th Street, as it aligns with all of the
21 ownership of Viking; and then it creates a much larger ownership
22 parcel for the CRA that we would control. This is advantageous
23 in that we are, are very close to going out for RFP for the
24 marina district. And Viking has agreed to allow us to -- as on
25 option to participate together for the development of the main

1 block between Broadway and Avenue C.

2 However, another component of the RFP is for the property
3 that we control. So if we were able to complete this swap it
4 improves both the holdings of the CRA and it also improves the
5 holdings of Viking; and it arranges the property consistent with
6 the master plan, which is moving us one step closer as we move
7 towards the build out of the entire Marina Village area.

8 One thing I will point out, the -- in our discussions with
9 Viking, what I would like to do if the Board is -- would like me
10 to bring it back at the next meeting, is to propose a resolution
11 and a contract that would make this property exchange. But it
12 would be consistent -- or rather it would be -- it would require
13 a couple of factors that would have to be -- conditions, rather.
14 And part of the conditions is that Viking would agree to provide
15 the CRA with underground utility burial easements along the
16 Broadway corridor. Currently our Broadway -- that burial
17 project is on hold until we can complete all of our easements.
18 And they have three critical easements that we need to get in
19 order to proceed with that project. So as a condition of this
20 property swap I would say that Viking -- in the agreement that
21 Viking would agree to also provide us those utility burial
22 easements.

23 And Viking proposes an additional condition also, that --
24 so if the CRA Board approved the agreement, that the actual
25 property exchange wouldn't go through until we both got the

1 utility burial easements and the roadway was abandoned.

2 Now that's not an action of the CRA Board. Roadway
3 abandonment can only be done by the City Council. So if those
4 two items were done in the future then those -- then the
5 property swap would actually go forward.

6 Part of the benefit of approving this property swap
7 agreement at the CRA Board level is that allows us to go out
8 with the RFP with the proposed property configuration. Because
9 it allows the CRA to gather our properties which currently are
10 scattered both on the north and the south side of 13th Street,
11 and puts all of the properties that we control into a much more
12 contiguous development parcel, which enhances our holdings and
13 improves the amount of land that we have available, that we
14 would control, for the developers to propose.

15 So I wanted to bring this back for the Board's
16 consideration. It -- if you did direct me to bring this back at
17 a future date, and the CRA Board approved the property swap, it
18 would still be contingent upon the City Council sometime in the
19 future approving the roadway abandonment, and would be
20 contingent on Viking Developers providing the CRA with the
21 needed utility burial easements.

22 CHAIR MILLER-ANDERSON: Do we have any public comment cards
23 for this?

24 THE CLERK: Yes, one, Madam Chair. Bonnie Larson.

25 MS. LARSON: Bonnie Larson.

1 I find it very interesting that whenever Viking wants
2 something from us, they come here, they ask us, and then all of
3 a sudden it's on the agenda tonight.

4 They've taken away some of our parking. They don't want to
5 give us utility easements; unless now they want it and now they
6 want to do it if they get something from us in exchange.

7 That larger property on the top, the green one, we own two
8 small parcels in that. By doing the exchange as Viking has
9 proposed here, they get contiguous property. That's assembly of
10 property.

11 We don't do so well when it comes to assembly of property.
12 Because you see the small strip, now it's partially green and
13 partially red. Well, originally we owned that whole narrow
14 strip. So now we're giving up part of that.

15 Now I'd heard it said that when we want to develop on the
16 marina property we need that property, the one that's now half
17 green and half red, the bigger parcel there, because we can't do
18 anything on just half of it. So this really is not going to
19 help us because now we'll only have half of it again.

20 And then they want to do -- take away -- everything's
21 contingent on them closing that street in between the two
22 parcels.

23 So I see these -- who -- when we have these land swap
24 proposals, who makes the proposal of which properties we swap?
25 Because every time -- and I'm going to say every time -- it

1 seems like they come out ahead. They've got contiguous
2 property, and we never end up with that. We end up with the raw
3 end of the deal.

4 The pink elephant in the room. Why do we never discuss our
5 obtaining the Yachtsman property. My proposal tonight is that
6 we make a motion -- I can't make one but I'm going to make one
7 anyway -- is that we do no more negotiation, no more land swaps
8 with Viking until we get that Yachtsman property. Because
9 they're swapping all the other properties and we've still got
10 Yachtsman sitting there. We're going to end up without
11 Yachtsman, and they're gonna have everything they want. We have
12 no leverage whatsoever.

13 On that green strip at the top, of course they want it in
14 one parcel. But now we're in a good position because we own two
15 little parcels of it. So there we go. That would be beneficial
16 to us.

17 We give it to them, they're assembling properties. We are
18 not. We never end up at the good end of the deal. Because I
19 think they're the ones who tell us what properties they want to
20 swap and not swap, and what they're going to give it to us.

21 The burial -- they didn't want to give us the easement
22 burial. Question about that. How come our properties all have
23 easements which we have no say over yet we have to get an okay
24 from them to use their easement property. I don't understand
25 that. Now they want to give it to us for \$10,000.

1 And I do not believe -- we were told by Treasure Coast that
2 all these properties and telephone lines would be buried. I do
3 not believe that's possible. I don't believe it's possible
4 because everyone along Broadway would have to give up their
5 easement property. And those businesses are right on the
6 sidewalk. They don't have any property to give up. So I don't
7 believe that's possible. I think we were led astray by Treasure
8 Coast.

9 So who cares about their easement property? It isn't doing
10 us any good.

11 Let's make a motion tonight, no more land swaps until we
12 get something that we want, the Yachtsman.

13 Thank you.

14 CHAIR MILLER-ANDERSON: Thank you.

15 Do you have any questions, concerns, from the Board?

16 COMMISSIONER HUBBARD: I'd like to hear what -- Scott, tell
17 us about -- Scott, tell us about the Yachtsman and the potential
18 of doing something like that.

19 INTERIM EXECUTIVE DIRECTOR EVANS: For the last, I would
20 probably guess about ten years, the City has been in discussions
21 with Viking about potential ways to acquire the Yachtsman.
22 We've had the property appraised. Its appraised value is --
23 right now is approximately about somewhere between 1.8 and 1.9
24 million.

25 Viking has invested a large amount of money to purchase it.

1 I believe the purchase price was over four million dollars in
2 the past, and that was some time ago, and they've been caring
3 the property since then. So we've -- over the past ten years
4 we've been unable to come to an agreement on the Yachtsman.

5 This proposed property swap is not a solution to all of our
6 issues in development. However, it does move -- it removes --
7 it eliminates the checkerboard which currently exists, which
8 prevents either party from developing the sites in Marina
9 Village. Which has been the situation for the last ten years.
10 So this would take one step. And there's many more to take in
11 trying to create the development parcels that would facilitate
12 future development. Because as long as it's small uncontiguous
13 lots we can't develop any of the property. So this is just a
14 small spot. It doesn't include the Yachtsman. We haven't been
15 able to come to agreement on that. Although they have given us
16 a lease to utilize it right now. Which it helps provide parking
17 for our Event Center. And so this -- this doesn't include the
18 Yachtsman but it's a small step to try and align the properties
19 in Marina Village towards the future.

20 COMMISSIONER HUBBARD: I wanted to ask you: If the -- if
21 the Yachtsman is sitting, you know, right in the middle of us,
22 our movement, our movement into Phase II, then doesn't that
23 become a very pertinent and urgent discussion for us to move
24 forward with Phase II?

25 INTERIM EXECUTIVE DIRECTOR EVANS: So Phase II as it's

1 currently -- the strategy is, is that we would take all of the
2 land that we control, which does not include the Yachtsman, but
3 it's enough land to do a large development down at the marina.
4 And we would have the development community give us proposals to
5 develop the land that we control. And then we would also create
6 an option for the development community that if we did control
7 the Yachtsman and we did control all of the properties in the
8 block between Broadway and Avenue C, between 13th Street and
9 12th Street, the developer can then also give us an option of a
10 type of development that he could do if he did control all of
11 those properties in addition.

12 So that way we can -- when we evaluate the RFP responses we
13 can consider what's available on the property that we can
14 control. And if we so desire, if we're unable to come to
15 agreement with Viking, then we could move forward in that way.
16 And then we could -- that will also give us the option to come
17 back to the table with Viking, with potentially a third party
18 developer, to try and come to an agreement to purchase or
19 long-term lease the Yachtsman and other Viking properties.

20 COMMISSIONER DAVIS: Madam Chair.

21 COMMISSIONER HUBBARD: One --

22 CHAIR MILLER-ANDERSON: Hold on. Ms. Hubbard.

23 COMMISSIONER HUBBARD: One more question, Mr. Davis.

24 The land that we received the notice about, that -- from
25 Viking, I guess, it was going to have to be gated off because

1 for insurance purposes --

2 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

3 COMMISSIONER HUBBARD: -- which property is that?

4 INTERIM EXECUTIVE DIRECTOR EVANS: That would be the
5 lower -- actually, the center red square on this screen.

6 COMMISSIONER HUBBARD: Okay.

7 INTERIM EXECUTIVE DIRECTOR EVANS: So if we do the property
8 swap we would actually gain control -- once it went through --
9 of the property that's directly across from the Yachtsman site.

10 COMMISSIONER HUBBARD: Okay. Okay. Go ahead, Mr. Davis.
11 Madam Chair.

12 CHAIR MILLER-ANDERSON: Go ahead.

13 COMMISSIONER DAVIS: I mean I can support the swap, you
14 know, if it puts us in a good position as far as putting
15 together some property for a master developer to do a lot of the
16 retail, the private development that we also need.

17 As we're all sitting back and watching the Event Center,
18 and no parking, and make nothing, you know, it's very important
19 that we do something to move forward in the right step.

20 But I don't want to say too much as far as our position and
21 some of the potential negotiations we can do in the public,
22 because we still have to do quite a bit with Viking moving
23 forward through this entire process. I think we need to be very
24 careful on how much and how far we talk about our strategies in
25 the public eye.

1 CHAIR MILLER-ANDERSON: Anyone else?

2 VICE-CHAIR DAVIS JOHNSON: Madam Chair.

3 CHAIR MILLER-ANDERSON: Mmhmm.

4 VICE-CHAIR DAVIS JOHNSON: Mr. Evans, you mentioned that --
5 I'm sorry. You mentioned that the swap would be contingent upon
6 us getting the easements and also the abandonment of 13th
7 Street?

8 INTERIM EXECUTIVE DIRECTOR EVANS: Of old 13th.

9 VICE-CHAIR DAVIS JOHNSON: Old 13th Street.

10 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

11 VICE-CHAIR DAVIS JOHNSON: Which that property goes right
12 next to where that gas station is?

13 INTERIM EXECUTIVE DIRECTOR EVANS: The -- this would just
14 be the portion of old 13th that's between Broadway and Avenue C.
15 And it's that narrow -- if you see how the -- right now the
16 two -- on the south side of 13th Street -- I apologize. My
17 clicker is not working. But it's -- it's just that -- you can
18 see old 13th Street is the strip that's splitting the center
19 parcels there. So if we abandon it, that's what allows those
20 parcels to become larger development sites.

21 And the abandonment of the street of course helps the CRA
22 and our land holdings also. And the master plan for the project
23 has always envisioned that eventually old 13th Street would be
24 abandoned.

25 VICE-CHAIR DAVIS JOHNSON: So you're saying to me that the

1 abandonment is for the benefit of both parties?

2 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

3 VICE-CHAIR DAVIS JOHNSON: Thank you.

4 COMMISSIONER HUBBARD: Well -- Madam Chair.

5 CHAIR MILLER-ANDERSON: Go ahead.

6 COMMISSIONER HUBBARD: Well, I guess before, before I'm
7 ready to agree in total to the swap, there's a couple things
8 that I want -- that I think that I want to get some information
9 on and find out about, is the -- one is the old 13th Street.
10 The easements, where they're located, and what -- where would
11 the parking garage go? What would the interest that the Viking
12 would have with that old motel inside the marina? For the, for
13 the full development. And that's what, that's what I'm looking
14 at. And I just, you know, I just want us to I guess do a better
15 job of moving forward with Phase II than we did with Phase I.
16 And I think that this land swap is going to be very important to
17 the whole deal. So -- well, I guess we aren't voting on it
18 tonight, we're just making a discussion. And those are the
19 things that I'm going to go out to get more information on.

20 COMMISSIONER PARDO: Madam Chair.

21 CHAIR MILLER-ANDERSON: Go ahead.

22 COMMISSIONER PARDO: Okay. So at this point I'd like to
23 make a motion to have staff work out an agreement for the swap
24 and bring it back to us. By sometime in September.

25 COMMISSIONER DAVIS: Second.

1 COMMISSIONER HUBBARD: The swap as it is? Madam Chair? I
2 mean through you, Madam Chair.

3 COMMISSIONER PARDO: The swap as staff has presented.

4 CHAIR MILLER-ANDERSON: Is there a second?

5 COMMISSIONER DAVIS: I seconded it.

6 CHAIR MILLER-ANDERSON: You did? Okay.

7 COMMISSIONER DAVIS: I just want to -- I just want to --
8 yeah, okay. I want you to understand, I second but it still has
9 to come back before the Board.

10 COMMISSIONER HUBBARD: They can bring it back. But I guess
11 as it, as it stands -- I agree that they can bring us something
12 back. But I think that there are some key issues that we're
13 missing here, that we should for our economic purposes or our
14 future development look into.

15 So let them bring it back. I guess it's not going to hurt
16 us for them to work it up and bring it back.

17 VICE-CHAIR DAVIS JOHNSON: Madam Chair.

18 CHAIR MILLER-ANDERSON: Go ahead.

19 VICE-CHAIR DAVIS JOHNSON: And I believe that this would
20 provide us an opportunity to do some additional due diligence
21 because we had concerns -- we both had concerns with regards to
22 the abandonment as well as the easement.

23 So this -- when are we talking in September? So that we'll
24 know how much time we have in order to conduct any review or due
25 diligence.

1 INTERIM EXECUTIVE DIRECTOR EVANS: I could have it to the
2 Board at the September 13th meeting.

3 COMMISSIONER PARDO: Or maybe the end of September. That
4 will give -- I think that might give you and everyone else
5 enough time -- the end of September.

6 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

7 COMMISSIONER PARDO: Right? Then everyone has enough time.
8 So you'll be able to bring back -- you know, you heard some of
9 the questions tonight so you'll have the answers, with the
10 agreement.

11 Is that good for you, Mr. Haygood?

12 MR. HAYGOOD: Yes, ma'am. Thank you.

13 CHAIR MILLER-ANDERSON: Anyone else?

14 Okay.

15 (Vote taken.)

16 THE CLERK: Motion carries.

17 (Motion passes unanimously.)

18 CHAIR MILLER-ANDERSON: Item number 8.

19 THE CLERK: Discussion item. Marina Village Phase II
20 development update.

21 INTERIM EXECUTIVE DIRECTOR EVANS: Good evening.

22 We have prepared a new website -- web page that is for our
23 Phase II development opportunity.

24 And before I released it out to the public I just wanted to
25 take a few minutes this evening to go over and provide you an

1 update on the project.

2 And this is the web page. It's not live yet but it is on
3 our website. I had to unlock it with a password.

4 The page is designed to provide information on our upcoming
5 project to interested developers and the public. It's designed
6 to be updated regularly so that anyone who's interested in
7 following our project, receiving additional information, and
8 downloading background information, will be able to easily
9 access it.

10 The site features our key dates related to the upcoming RFP
11 and the development schedule. It shows our project highlights,
12 our goals and summaries. When the RFP is approved and the
13 various future addendums, they will also be posted on the site.
14 They will also include links to the future land use map, to
15 zoning regulations. It will include property ownership
16 information, the Marina master plan, City comprehensive plan.
17 There will be links to our phasing plans, video clips from the
18 Board workshop. You can download items like community goals,
19 watch video of the Marina, also video from our Board workshop.
20 The site will link to various project photos. And when you go
21 on the site you can also click to add your e-mail, and then
22 you'll automatically be added to our e-mail list so that we can
23 update anyone who's on the list every time we change the web
24 page, every time we make an adjustment or an addendum, or
25 approve additional information, you'll be notified via e-mail

1 that that's happened.

2 I would propose that this site would go live August 14th.
3 And we would -- we've received a variety of interest thus far,
4 and contact numbers, e-mail. So we would then go ahead and
5 e-mail everyone who's thus far said they were interested in the
6 project to let them know that the information is online. That's
7 towards opening up additional appointments. So starting on
8 August 25th -- and we would add this to the website through
9 September 1st -- I would make myself available to do walking
10 tours of the site in advance of the RFP going out. And then we
11 could just give all the information -- there's going to be a lot
12 of information that will go live on this page. And that would
13 just give any interested developer who's interested in finding
14 out more information the ability to make an appointment, come
15 in, walk the site, and hear background information in advance of
16 the RFP going out.

17 Because once that goes out there will be a cone of silence
18 and the information will be very limited. So I want to provide
19 an open opportunity for -- to try and generate more interest
20 before the RFP gets issued.

21 And this web page is a key part of our outreach so that
22 once we go live all of the information will be there.

23 Because a lot of preliminary discussions we have is --
24 there's a lot of interest but there's so much background
25 information that I wanted to assemble all of it in one place and

1 make it available; which will help me provide all of that
2 information that the development community is looking for.

3 So I just want to answer any questions you have; and just
4 let you know that we're getting ready to put this information
5 live.

6 And I am proposing that our next meeting, which would be
7 our regular meeting, which would be -- the date would be August
8 30th, that you will get a chance to look at the RFP and
9 hopefully approve it at that time.

10 VICE-CHAIR DAVIS JOHNSON: Madam Chair.

11 CHAIR MILLER-ANDERSON: Do we have any public comment cards
12 for this item?

13 THE CLERK: No, Madam Chair.

14 CHAIR MILLER-ANDERSON: Okay. Go ahead.

15 VICE-CHAIR DAVIS JOHNSON: Mr. Evans, I think it's great
16 that we are centralizing the information so that folks can find
17 it. But one of the things that I noticed right off, that caught
18 my eye, at the very top you talk about optional site visits.
19 With a project of this magnitude do you think that those should
20 be mandatory meetings? Because folks have an idea of who they
21 want to assemble as a part of their team, and they may have a
22 local presence here. So I think that those should be mandatory
23 pre-submission conferences so that they fully understand what
24 our intent is, what our requirements are, the value that we
25 place on local participation and utilization. So everyone gets

1 to hear the same information at the same time. And so therefore
2 by making it mandatory we assure that no one misses any
3 information or are misguided as to what our true intent is and
4 how we want that to roll out.

5 COMMISSIONER DAVIS: Madam Chair.

6 COMMISSIONER PARDO: I agree.

7 CHAIR MILLER-ANDERSON: Go ahead.

8 COMMISSIONER DAVIS: Madam Vice-Chair, so you're saying
9 like one big meeting that he give a tour for everybody to be
10 there at the same time, just one meeting?

11 VICE-CHAIR DAVIS JOHNSON: Mhmm.

12 COMMISSIONER DAVIS: Okay.

13 VICE-CHAIR DAVIS JOHNSON: Absolutely.

14 And that's both for the --

15 CHAIR MILLER-ANDERSON: For both of those --

16 VICE-CHAIR DAVIS JOHNSON: -- for the pre-submission
17 conference as well as the option of the site visit.

18 CHAIR MILLER-ANDERSON: Anyone else?

19 COMMISSIONER HUBBARD: The RFP will go out on what date
20 again, Mr. Evans?

21 INTERIM EXECUTIVE DIRECTOR EVANS: It will be presented to
22 the CRA Board on August 30th.

23 COMMISSIONER HUBBARD: Okay. Thank you.

24 CHAIR MILLER-ANDERSON: Anyone else?

25 Thank you.

1 Do we have any items tabled?

2 Any public comment cards?

3 THE CLERK: Yes, we have one. Bonnie Larson.

4 COMMISSIONER PARDO: Alright. Come on down.

5 MAYOR MASTERS: Bonnie Larson always has public cards.

6 MS. LARSON: That's right. Despite one councilperson's
7 thoughts I am always trying to keep you on the straight and
8 narrow, I'm trying to bring up things which can keep us out of
9 trouble.

10 Ms. Pardo, I'm sorry you feel like you have to lash out at
11 people. There's only like three, four of us here.

12 COMMISSIONER PARDO: Please. I'm not lashing out at
13 anyone.

14 MS. LARSON: And on that behalf -- Excuse me. It's my
15 time, Ms. Pardo.

16 I would like to suggest that -- Ms. Pardo, it's my time.
17 Thank you.

18 COMMISSIONER PARDO: Keep speaking. No one is --

19 MS. LARSON: Please, Ms. Pardo --

20 COMMISSIONER PARDO: -- stopping you.

21 CHAIR MILLER-ANDERSON: Guys. Point of order. Please.

22 COMMISSIONER PARDO: No one is stopping you.

23 MS. LARSON: Next time we have --

24 CHAIR MILLER-ANDERSON: Public comment. Continue, please.

25 MS. LARSON: Next time we have a closed executive session,

1 if we could have that on another night. Because tonight we have
2 the CRA and there are very few people come anyway, and then it
3 got -- we knew it was going to be shut down anyway. So if we
4 could advertise the correct time when we think the council --
5 because this is why there are only like three or four of us here
6 tonight. Which is not unusual.

7 We just talked about the marina project and swapping
8 parcels -- see, Viking has already left. That's all they're
9 interested in. We talked about swapping properties. In the --
10 in the -- the important parcel is not those on Avenue C. The
11 important parcel is Yachtsman. And tonight, like I said, we
12 just don't want to -- we don't want to discuss that, when we're
13 going to get it.

14 And, Scott, you gave us the -- I -- I interpreted that to
15 mean that they're never going to want to sell it because now
16 we're talking about for the Yachtsman a third party for
17 long-term lease on the Yachtsman. So they don't want to sell
18 that. That's not your fault. They don't want to sell it. But
19 that's going to be the sticking point in the whole marina
20 development, is that Yachtsman property. That's why I don't
21 want to transfer any more property, swap. No, let's hold them
22 to the fire for once. We need that property. That's right in
23 the middle of our development. And they don't want to talk
24 about it. And we keep skirting that issue. We keep saying, oh,
25 we'll talk about it later. They don't want to sell. We know

1 that. And so let's quit dealing with them until they give us
2 that inside property.

3 The parking. Oh, we talked about parking. Mr. Davis, you
4 brought up parking meters and things. We have to think --
5 something we have to think about -- you said at the marina it
6 would be a good idea. But we have to think about the Rafiki
7 Tiki has designated parking spots. And that's probably in their
8 lease that they get so many parking spots. So I don't know how
9 that would work out with the parking meters.

10 Also the property that they're parking on now, which is
11 Spanish Courts -- because Viking just took away our other
12 parking. How would we put -- we can't put parking meters over
13 there. So we got to think about all those things when we talk
14 about the parking meters.

15 Oh. Insurance at the marina. Did I hear they're charge --
16 they're going to -- the developer, the management company wants
17 to charge two million dollars per vessel? Did I hear that,
18 Ms. Hubbard? I think you said that. And I know we had trouble
19 with that before, when the City wanted to put a million dollar
20 insurance policy on each one of the boats down there, which
21 drove out a lot of people because their boats weren't even worth
22 a million dollars.

23 Advertising. I haven't seen any advertising as far as -- I
24 haven't seen any for the marina. So I'll be interested in
25 seeing that too. I get a lot of the local papers and I haven't

1 seen that.

2 Question for Scott. The Dairy Bell needs to be power
3 washed. I mentioned that last time. But they haven't come by
4 to do that yet. And it really would look a lot better. I saw a
5 picture of the Dairy Bell the other day on Facebook; it looked
6 horrendous. That's a historic building. Everybody in Riviera
7 Beach knows it. So let's clean it up a little bit. Give it a
8 power wash.

9 And also the door closures at the Event Center, has that
10 been fixed?

11 Thank you.

12 CHAIR MILLER-ANDERSON: Thank you.

13 Now, since Ms. Larson is the only one with the public
14 comments, she said she had a question -- I didn't hear quite a
15 question. Was that a question or a statement at the end, that
16 you could answer for her? Did you have a response for --

17 INTERIM EXECUTIVE DIRECTOR EVANS: For the Dairy Bell?

18 CHAIR MILLER-ANDERSON: Regarding that issue that she just
19 spoke about.

20 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah, we -- I think
21 obviously we need to make a decision, and we're going to -- and
22 this fall we're going to bring back to you a workshop on the
23 entire block. And in the interim we can see if, without
24 spending any great amount of money, but we can try and make it
25 look as less blighted as possible.

1 CHAIR MILLER-ANDERSON: Do we have a report from the
2 executive director?

3 INTERIM EXECUTIVE DIRECTOR EVANS: I have just a couple of
4 quick things.

5 I'm happy to announce that the new Rafiki Tiki is doing
6 well and has established a growing customer base. That's
7 critical to our Phase I project. However, we have received some
8 complaints on their expanding use of the patio area. This
9 includes outdoor garbage, use of banners, planters that don't
10 match the theme of the Event Center. So I just wanted to notify
11 the Board that we're working aggressively to get these items
12 rectified.

13 We hope to continue the success of the restaurant. They're
14 very successful and they're attracting lots of visitors and
15 residents to eat there, which is exactly -- which helps us and
16 them. So we want to continue that partnership.

17 However, we need to make sure that their operations fit the
18 Marina Village brand and our high standards. So we will be
19 working with them aggressively to try and get the patio area in
20 line with the Marina Village theme.

21 Additionally I wanted to mention that the CRA meeting is
22 coming up in August. We have a budget workshop planned for
23 August 28th, and a regular meeting on the fifth Wednesday
24 instead of the fourth, which is Wednesday, August 30th.

25 Thank you.

1 CHAIR MILLER-ANDERSON: Report from general counsel.

2 MR. HAYGOOD: I don't have a report tonight.

3 CHAIR MILLER-ANDERSON: Discussion from the Board. We'll
4 start down on Ms. Pardo's end.

5 COMMISSIONER PARDO: Well, the only thing I'll say is,
6 Scott, thank you for addressing the issues down at the Rafiki
7 Tiki. As you know -- I talked to you about it -- I also got
8 complaints. And I was very disappointed when we had that big
9 event over at the Event Center a couple of weeks ago. It
10 didn't, you know, it didn't look nice. There were dead plants
11 right by the entrance to the Event Center. Advertising for
12 Miller Light beer. You know, there were waste management trash
13 cans out there. So, yeah, definitely it needs to be addressed.
14 So thank you for doing that.

15 And at this time that's all I have.

16 Oh. And I just want to say, Tyler, it's good to see you
17 back here; and hopefully we can start getting things going
18 again.

19 Okay. Thank you.

20 COMMISSIONER DAVIS: Good night.

21 VICE-CHAIR DAVIS JOHNSON: Just a reminder that we will
22 have the ribbon cutting for the Riviera Beach Heights Community
23 Center on Saturday at 10:30 a.m. That is August 12th at 10:30
24 a.m. Hope to see you all there.

25 CHAIR MILLER-ANDERSON: I just wanted to announce the

1 educational event that I'll be having for Riviera Beach third
2 graders on August 26th from 11:00 to 4:00 p.m. The registration
3 forms are at the schools that are listed. All of our Riviera
4 Beach elementary schools, as well as Tate and Wells and
5 Barracuda Bay. So please, please, please, pick up a
6 registration. And you may resubmit it back to the location that
7 you pick it up from or you can bring it here to city hall.

8 We're also looking for more sponsors as well as volunteers.
9 So please be sure to give my office a call. Or you can send me
10 an e-mail at kmilller@rivierabch.com.

11 August 26, 11:00 to 4:00 p.m. You must pre-register.

12 That's it.

13 COMMISSIONER HUBBARD: Okay. We do have a lot going on on
14 the last Saturday before back to school issues. And we will try
15 to make all of the events.

16 On Saturday from 10:00 to 2:00 at Hilltop Baptist Church, I
17 will be partnering with them for a back to school backpack
18 give-away sponsored by the Riviera Beach Fire Department --
19 supported, I should say, by the Riviera Beach Fire Department.
20 So come by the office downstairs or dial 845-3686 to get your
21 name on the list. But we're going to give out backpacks for all
22 ages, with the different groups, and the things that they will
23 need. That's from 10:00 to 2:00 at Hilltop Baptist Church, in
24 the parking lot. From the office of Council District 1. Thank
25 you. See you there.

1 CHAIR MILLER-ANDERSON: Mr. Mayor.

2 MAYOR MASTERS: Madam Chair. Yes. I just want to remind
3 everyone of our Family and Friends Day. We will be celebrating
4 Jamaica Independence, 55 years of their independence. For the
5 first time we will have Zill Entertainment that will bring
6 karaoke to city hall. I'm really excited about seeing that.
7 And I understand that will probably perhaps bring in many more
8 young people. Sounds by DJC-90. And your host will be Houston
9 Williams. And I think Mr. Davis probably knows Houston. He's a
10 young man that's doing a lot of positive things for young people
11 as far as music. And I think he's also doing karaoke at the
12 marina too, rooftop. So we're looking forward to that.

13 The band is called D-W-H-A-S, DWHAS, or whatever, Band.
14 But I understand they're very good.

15 And it's a special guest performance by someone called
16 Mission Ary something. I don't know. But, anyway, it's the
17 17th, Thursday, 6:00 p.m. If it rains we'll be inside in the
18 lobby. If the sun shines we'll be outside in the amphitheater.

19 The office of the mayor is also partnering with one of the
20 fraternities to provide book packs for the children at Lincoln
21 School. And we are also providing two hundred bookbags for the
22 children at Bethune. I think that's second grade and fourth
23 grade.

24 Other than that, have a good evening.

25 CHAIR MILLER-ANDERSON: Do we have a motion to adjourn?

1 VICE-CHAIR DAVIS JOHNSON: So moved.
2 COMMISSIONER PARDO: Second.
3 (Proceedings concluded at 10:03 p.m.)
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

ADJOURNMENT

The CRA Regular Meeting was adjourned at 10:03 P.M. The minutes were approved
by the Board of Commissioners on _____.

KaShamba Miller-Anderson, Chairperson

Interim Executive Director Scott Evans

/cw
Florida Court Reporting