

1 Riviera Beach Community Redevelopment Agency Budget Workshop
2 Riviera Beach Marina Event Center
3 190 E. 13th Street
4 Riviera Beach, Florida
5 Thursday, August 31, 2017
6 6:13 p.m. to 7:40 p.m.

7
8 APPEARANCES:

- 9 Chair KaShamba Miller-Anderson
- 10 Vice-Chair Tonya Davis Johnson
- 11 Commissioner Lynne Hubbard
- 12 Commissioner Dawn Pardo
- 13 Attorney Michael Haygood
- 14 Interim Executive Director Scott Evans
- 15 Operations Manager & Public Information Officer Darlene Hatcher

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1 CHAIR MILLER-ANDERSON: I want to call to order the Riviera
2 Beach Community Redevelopment Agency Budget Workshop on August
3 31st, 2017, 6:00 p.m.

4 Madam Clerk, 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 Lynne Hubbard, Commissioner Dawn Pardo. Also present: Interim
9 Executive Director Scott Evans, Attorney Michael Haygood.)

10 CHAIR MILLER-ANDERSON: We'll have a moment of silence,
11 followed by the Pledge of Allegiance led by Councilwoman Davis
12 Johnson.

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

14 CHAIR MILLER-ANDERSON: We'll have a discussion by the
15 executive director.

16 INTERIM EXECUTIVE DIRECTOR EVANS: Good evening.

17 CHAIR MILLER-ANDERSON: Good evening.

18 COMMISSIONER PARDO: Good evening.

19 INTERIM EXECUTIVE DIRECTOR EVANS: Tonight is our second
20 budget workshop, and I'm pleased to present both our budget and
21 our work plan. The CRA staff has worked diligently to produce a
22 budget that implements both new and existing programs for next
23 year and to pursue redevelopment of our city and our
24 neighborhoods and try to make a recognizable difference as we
25 move forward.

1 This year our budget includes our work plan; and this means
2 that we've included expanded descriptions of the programs that
3 we'd like to implement, and schedules so you can follow along
4 with our initiatives as we try to move forward.

5 This is a continuation of our meeting which was opened and
6 adjourned on August 28th. So we have reserved two further
7 meetings: One on September 13th for review and approval of the
8 budget, and a reserve date of the 27th in case we need to make
9 further changes.

10 The agenda for tonight's workshop. We'll provide you with
11 an overview of our 2018 budget, and include a discussion of the
12 major changes that we're proposing from last year. CRA staff
13 will also take some time to review some of our proposed new
14 partnerships and our programs that we've included in the draft
15 budget for your consideration.

16 And this year you'll find that we've expanded our housing
17 initiatives, that we hope will position the agency to become a
18 major partner for Palm Beach County's workforce and affordable
19 housing initiatives. They recently had a large summit. And we
20 are expecting some major initiatives to come forward from the
21 County this year. And this new funding will put us in a very
22 good position I believe to capture some of those future dollars.

23 Unfortunately Annette Jenkins, who was with us on the 28th,
24 is on vacation today so she won't be able to join us. She had a
25 flight she couldn't adjust, but I will do my best.

1 Our TIF revenue, this comes primarily from two sources.
2 It's up to 8.46 million this year. And our two sources are Palm
3 Beach County and the City of Riviera Beach. And this is the tax
4 dollars that has increased above the base. So when the CRA was
5 created in 1984 they set a base, and that base amount of taxes
6 continues to go to the City and to the County; and then the
7 amount above that base is what comes to the CRA each year.

8 And our TIF continues to grow. This chart shows the
9 revenue trend for the CRA. It's increased over \$700,000 this
10 year, which is a positive trend. And you can see that we've had
11 gradual growth between the years of 2015 and 2018.

12 The purpose and the goal of the CRA ultimately is to
13 improve property taxes and to provide for affordable quality
14 housing in improved neighborhoods while doing that. So
15 ultimately as our tax revenues continue to go up, that's a good
16 measure of our success and it allows us to continue to reinvest
17 more dollars into the district.

18 The planned expenditures for this year are shown on the
19 above chart. The CRA's largest annual expense is our debt
20 service. That accounts for over three million dollars per year.

21 The administrative salaries account for approximately six
22 percent of our budget this year.

23 And our second largest category will be our efforts to
24 increase our affordable housing programs, and followed by our
25 managing of the Marina Village enterprise.

1 This is a list of our debt service. The Wachovia note is a
2 debt that's through the City of Riviera Beach. We transfer the
3 payment to them. And that's for a debt that the CRA incurred in
4 the early 2000s.

5 The Ocean Mall debt, that is -- what started as 10.4
6 million dollars for the improvements to the Ocean Mall property.
7 That note has been deferred so we won't start payment of that
8 until a future date. The City did indicate to us that they
9 would like for the CRA in the future to begin to make payments
10 on the Ocean Mall debt. And I'll come back to that later in the
11 presentation because I think that in the future we will be able
12 to do that.

13 And then our BB&T, which is broken up into three different
14 debts makes up the balance, which is -- this year will be about
15 3.2 million dollars.

16 This is our organizational chart. It includes the Event
17 Center and our Clean and Safe team. And our Clean and Safe team
18 this year is split up into working in the general CRA and then
19 in the Marina Village enterprise. And within the Marina Village
20 enterprise we've also separated them into three different cost
21 centers so we can identify the cost of working on for example
22 Bicentennial Park, the assistance provided to the Event Center,
23 and the work that they do in the Marina Uplands.

24 As part of the proposed changes the CRA would no longer
25 lease the Uplands from the City. So that means that eventually

1 the management of the Uplands, those costs would fall upon the
2 City. And my proposal to the city manager and in this budget is
3 that the CRA will manage -- and will need to complete a
4 management agreement -- the Marina Uplands for this year; and
5 we've budgeted the funds to continue to do so. And as we
6 negotiate with the City if they would like to take over those
7 that we could then take the savings from the costs of managing
8 the Uplands and apply those to the Ocean Mall debt. So that is
9 a second round of changes that we expect to bring to you
10 approximately in January.

11 This chart shows the major modifications that are the
12 differences between the CRA's budget last year and this year.
13 One of the largest changes is our increase to housing and our
14 neighborhood programs. We've assigned 1.1 million dollars of
15 TIF funding to go towards leveraging future dollars to implement
16 a variety of housing programs, which I'll touch on shortly.

17 I do want to stress though that we feel that it's very
18 important to leverage these funds. So we will be aggressively
19 trying to work with Palm Beach County to use these funds as
20 matching funds to expand the dollars and really make it go a lot
21 farther in our affordable housing programs in our neighborhoods.

22 And we'd also like to expand provision of our homeowner
23 grant program.

24 COMMISSIONER PARDO: Do you want to take questions or wait
25 until the end?

1 INTERIM EXECUTIVE DIRECTOR EVANS: I'll take questions now.
2 That's fine.

3 COMMISSIONER PARDO: Madam Chair.

4 CHAIR MILLER-ANDERSON: Go ahead.

5 COMMISSIONER PARDO: Okay. Scott, the 1.1 million dollars,
6 increase housing and neighborhood programs. Okay. So have you
7 had any discussions with the City about possibly having them
8 partner with you?

9 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

10 COMMISSIONER PARDO: So, you know, instead of using that
11 1.1 million just for a small area, right, for the CRA, if we
12 could do some partnering with the City then we can use --
13 through the CDC we can do programs in other neighborhoods, in
14 Monroe Heights, you know, other neighborhoods throughout the
15 city. Have you had that discussion?

16 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. We talked about
17 internally the best way for that -- for that money to be -- in
18 the best would be for the CRA if they could fund some of the
19 CDC's efforts, because the CDC has the citywide --

20 COMMISSIONER PARDO: Right.

21 INTERIM EXECUTIVE DIRECTOR EVANS: -- outlook and coverage
22 area.

23 And so we've requested that the City help provide dollars
24 so that -- for example our homeowner grant program, which we
25 provide up to \$20,000 for owners of homes to make improvements

1 to their property and to the facade and to their homes,
2 including roof repairs. We'd like to be able to offer that to
3 residents that are outside the CRA boundaries. And if the City
4 makes a contribution to the CDC, then the CDC could provide that
5 grant program. And the administrative costs would be very
6 little because we're already running the program. So we could
7 extend those dollars to -- for residents who live outside the
8 CRA through the CDC to take advantage of that. So we've
9 requested the City -- and I believe they're looking at their
10 budget now. But they haven't been able to confirm if they
11 would.

12 I did speak briefly with Randy before the start of the
13 meeting, and they are -- they would like to participate, but
14 they have not assigned a specific dollar amount to that yet.

15 COMMISSIONER PARDO: Right. Have you had a conversation
16 with the manager about it?

17 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, I did. And he said
18 he's reviewing his budget to see if he could assist the CDC.

19 COMMISSIONER PARDO: Okay. Well, I think it would be money
20 well spent instead of it going -- you know, we'll be able to
21 spread it out throughout the entire city. You know, 1.1 million
22 is a lot of money and if we could leverage that to assist many
23 people...

24 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah, if the City
25 provides additional dollars it could go a lot farther.

1 COMMISSIONER PARDO: Thank you.

2 CHAIR MILLER-ANDERSON: I have a question. What's the
3 difference between the Event Center manager position and the
4 events coordinator?

5 INTERIM EXECUTIVE DIRECTOR EVANS: The events coordinator
6 works for the Event Center manager, and they assist in the
7 process of managing this building. And they're also going to
8 help us have an expanded ability to put on CRA events this year.

9 So on September 13th we will have a presentation for the
10 Board of the events that the CRA would like to host next year.
11 For example we'd like to do some movies in the park. We'd like
12 to begin to have some music, a couple of different small music
13 events in Bicentennial Park. And so we're going to bring you
14 that list of proposed events for your consideration.

15 This budget includes \$150,000 in special event dollars.
16 But they wouldn't be spent until you approve an event plan. So
17 we'll bring that to you on the September 13th meeting.

18 CHAIR MILLER-ANDERSON: So what's the difference between
19 the two positions?

20 INTERIM EXECUTIVE DIRECTOR EVANS: The Event Center manager
21 manages the whole building, and the events coordinator assists
22 her in working with the various clients who come in to rent, and
23 also will help us to implement our own events.

24 CHAIR MILLER-ANDERSON: Okay. I guess I don't -- when you
25 say manage the whole building, what does that consist of? It's

1 just renting out the rooms? Or what else happens?

2 INTERIM EXECUTIVE DIRECTOR EVANS: Previously when we just
3 had one person, we just weren't able to keep up with the demand
4 for tours and calls and then having someone on site to meet with
5 people to ensure that the events go well. So we were definitely
6 falling behind. So we reorganized our existing positions so
7 that we could have two people who are specifically assigned to
8 that.

9 CHAIR MILLER-ANDERSON: Okay. So basically like a manager
10 and an assistant?

11 INTERIM EXECUTIVE DIRECTOR EVANS: Mmhmm.

12 Another change that --

13 CHAIR MILLER-ANDERSON: Oh, I'm sorry, hold on.

14 You had a question?

15 COMMISSIONER HUBBARD: Yes.

16 Mr. Evans, the CDC that we have, my -- how much of -- how
17 much money will, outside of the TIF, will the CRA receive from
18 the City of Riviera Beach this year? And what page is that on?

19 INTERIM EXECUTIVE DIRECTOR EVANS: The City -- all of
20 our -- the primary source of our funding comes from the City.
21 So they're providing 5.4 million dollars to the CRA.

22 COMMISSIONER HUBBARD: For this year?

23 INTERIM EXECUTIVE DIRECTOR EVANS: For this year.

24 Other than TIF, that's the only revenue that we have. So
25 those dollars have to be spent within the CRA. So that the

1 additional request to the City is for them to provide a small
2 amount that we could then extend our grant programs to residents
3 who live outside the CRA. And that could also include residents
4 who have some code enforcement issues, that if they're property
5 related that we could also help them address those.

6 COMMISSIONER HUBBARD: If you cannot use the TIF outside of
7 the CRA, how can -- and you're funding the CDC with TIF dollars?

8 INTERIM EXECUTIVE DIRECTOR EVANS: The CDC does receive
9 funding from the CRA. In the proposed budget it's proposed to
10 receive \$300,000 this year. Last year it was three hundred and
11 thirty. And those dollars are required to be spent inside the
12 CRA.

13 COMMISSIONER HUBBARD: Okay. My concern, one, is that we
14 have one CDC that serves the entire city; and not be looked at
15 or assumed that it's under the auspices of the CRA so that
16 everybody can be -- can take advantage of it. But I'm concerned
17 now exactly how we would do that. The CRA gets 5 million
18 dollars and the budget is going to be 5 million dollars, and
19 then for the City to have to put more back into the CDC's pot,
20 one, I'm interested in seeing where would the City get that
21 money from and, two, why would we have to do that in order for
22 the whole city to take advantage of the CDC when, you know,
23 most -- most cities that have a CDC have it for their entire
24 city.

25 The second thing that I saw was -- the question to that is

1 the expansion of just the housing, the million dollars that are
2 going to be spent for housing in the, in the CRA area. What
3 I -- when you talk about the housing, are we talking -- are we
4 just talking about affordable housing, or a continuation of what
5 we just purchased?

6 INTERIM EXECUTIVE DIRECTOR EVANS: This year we'd like to
7 try a few different approaches. One, we'd like to continue the
8 program that we utilized, and improve upon it, that built the
9 five homes last year. So that's where we acquire lots, build
10 new homes, and then we find a -- we get a buyer from our
11 homeowners buyers group. I apologize, that's the wrong name.
12 But we have a group that meets monthly to try and help our home
13 owners get prepared. So we'd like to continue that program.

14 And then I'd also like to introduce a pilot program that
15 helps us try and utilize some private dollars. And we're going
16 to have to work with the County on that. But where we would
17 create a grant that would allow a private developer to come in,
18 purchase a property, renovate it, and then we would potentially
19 put in a Riviera Beach resident in a rent-to-own situation or a
20 direct sale. And that would come from the same homeowners list.
21 Because the CRA has limited dollars and if we have to purchase
22 the entire home and take on the construction -- and we will do
23 some of that -- but we could make our dollars go a lot further
24 so I would like to try to create a pilot program that tries to
25 entice the private development community to take on that and

1 then we could just provide them a grant to make it profitable.
2 And then it would also create more opportunity for our
3 homeowners club.

4 COMMISSIONER HUBBARD: Okay. We can go into that further
5 at another time. Thank you.

6 VICE-CHAIR DAVIS JOHNSON: Madam Chair.

7 CHAIR MILLER-ANDERSON: Mmhmm.

8 VICE-CHAIR DAVIS JOHNSON: You talked about -- good
9 evening, Mr. Evans. You talked about continuing the housing
10 program. And I'm just thinking in terms of properties that may
11 be on the potential list to be demolished, that we can possibly
12 get at a really great value. Are we looking at those types of
13 properties as well? Or are we just looking to outright purchase
14 lots from people who have just been sitting on them?

15 INTERIM EXECUTIVE DIRECTOR EVANS: We have started -- we
16 had some meetings with code enforcement to try and understand
17 where their list of properties are that they might potentially
18 be gaining.

19 I think that we could utilize both city properties and a
20 variety of different ones, not just the ones that we go out and
21 directly purchase.

22 VICE-CHAIR DAVIS JOHNSON: Because I'm thinking, you know,
23 as we ride around the city we see a lot of properties that are
24 boarded up, that are in disrepair, that need to actually come
25 down. And perhaps we can think about having conversations with

1 those property owners or the estate or the -- or possibly the
2 banks, because we know that the banks have quite a few holdings
3 in our area and they are just letting them go to pot. So
4 perhaps we can have conversations with the banks that hold
5 mortgages on those properties and try to work within our ability
6 with them to get them to virtually hand over their properties to
7 us since they've not done anything with it.

8 And then additionally I'm also thinking that perhaps the
9 CRA through the CDC, we can talk about a program with officers
10 who work in the city who may want to become home owners; and
11 that is an added value, having officers in the community. So
12 perhaps your staff can have a conversation with local law
13 enforcement to see if there is an interest. And perhaps we can
14 create a program or phase them into the program as it exists to
15 offer them an opportunity as well to become home owners.

16 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah, we can do that. I
17 believe the City used to have a program where they made a
18 contribution to help their employees enter into a program like
19 that.

20 VICE-CHAIR DAVIS JOHNSON: Is that still ongoing or is it
21 no longer an active program?

22 INTERIM EXECUTIVE DIRECTOR EVANS: I think that it is no
23 longer active but we will --

24 VICE-CHAIR DAVIS JOHNSON: So maybe we can look at that and
25 see if there is a real opportunity or a desire.

1 INTERIM EXECUTIVE DIRECTOR EVANS: Absolutely.

2 VICE-CHAIR DAVIS JOHNSON: Thank you, Madam Chair.

3 INTERIM EXECUTIVE DIRECTOR EVANS: This year we were able
4 to reduce our administration and operations budget by \$209,000.
5 Basically we looked at all of the individual line items. This
6 is for the operation of our office primarily. And we were just
7 able to reduce a lot of those line items. Quite honestly most
8 of these savings actually were achieved this year, we just
9 realized that we had under spent and so we were able to reduce
10 the budget. And Darlene did a very good job. She helps oversee
11 our administrative budget. We're bringing you \$209,000 in
12 savings from that particular aspect over -- in comparison to
13 last year.

14 Another major change is we're proposing to increase
15 payments for direct city services. This is the amount
16 of dollars -- this is the dollars that the CRA pays the City for
17 direct services of their staff.

18 At the end of September we'll bring a revision to that
19 existing interlocal, because I would like to change it. I think
20 the way it was written was for a time when we were -- there was
21 a little bit -- the area was gray about what types of services
22 were provided. So our goal would be to have it written
23 specifically for direct services only. So it will list the
24 exact program or the exact help that we will be receiving,
25 rather than a percentage of a department's budget as its

1 currently listed, it would be much more specific to the exact
2 type of help that they would provide.

3 And part of that help would be from an increase in the help
4 coming from the City's Finance Department. And they are here
5 tonight. We would be -- we are required to have a finance
6 director. And Mr. Arnold Broussard has been our interim finance
7 director for the past eight months, and his contract is such
8 that it's -- he's -- he was supposed to come in, help us get
9 through this current year, help us complete our audits, and then
10 help us transition to our new financial system.

11 And in looking at the various systems out there, and the
12 fact that the City is also moving to a new financial system, our
13 recommendation is that the City fills the role of our finance
14 director by overseeing our existing staff. And they will also
15 help -- one of the reports in the audit said that we should move
16 to a new type of software. So we will move to the same software
17 that the City is moving to, and they'll help us with that
18 transition.

19 The CRA dollars are by statute required to be separate, and
20 they will continue to be separate, however the, the -- I think
21 that the City's Finance Department has a lot of good resources
22 with specific government experience that would help guide the
23 CRA as we transition to our new software and as we move forward
24 and try and enhance our finance department.

25 Another change from last year is I would like to introduce

1 to our Clean and Safe a step pay raise program. This is a new
2 evaluation and wage enhancement program which we feel would
3 improve employee retention.

4 Currently our ambassadors come in at twelve dollars per
5 hour. And then they're limited to the regular -- if there is a
6 cost of living adjustment -- and there has been in the last
7 couple of years of 3 percent -- and that's what we're proposing
8 this year. That makes a very small change to that twelve dollar
9 an hour salary. So in order to enhance our retention levels and
10 reward our ambassadors who stay with us long term, and reduce
11 the turnover -- because we have high turnover of our
12 ambassadors. They find jobs that pay more elsewhere and then
13 they move on. So we would like to, if an ambassador receives a
14 positive evaluation then they would get at their -- on their one
15 year anniversary they would qualify for the first step in the
16 step program. And that would provide a 60 cent raise. So it's
17 not a lot but it's something that they can work towards. We
18 think it will help with retention. And then when they reach
19 their second year they would receive another 60 cents raise if
20 they get a positive evaluation. And that would cap out after
21 five years. And the cost to implement that is \$24,000. And
22 then the next year it would only be a third of that, so it would
23 only be about \$8,000 as we moved forward, in order to give them
24 those modest raises that I think will help us with retention and
25 help bring their pay scale a little bit more improved when they

1 compare it to like what the public works department or the other
2 employees of the City might make. So they'll still start at
3 their twelve dollars an hour but each year that they stay with
4 us they'll be rewarded, and we hope that will help reduce the
5 turn over of our ambassadors.

6 VICE-CHAIR DAVIS JOHNSON: Madam Chair.

7 CHAIR MILLER-ANDERSON: Mmhmm.

8 VICE-CHAIR DAVIS JOHNSON: Mr. Evans, will the ambassadors
9 continue -- I used to see them out throughout the CRA area. I'm
10 not seeing them as much as I used to. What's the reason?

11 INTERIM EXECUTIVE DIRECTOR EVANS: Employee turnover is
12 probably the number one reason. So we have been -- we haven't
13 been able to keep all of our positions filled this past year.
14 So we have had to reorient extra ambassadors, especially right
15 now for example, now that the Commission -- the City Council is
16 using the commission -- those increased use is made up for by
17 our ambassadors. So we had to bring some ambassadors who were
18 out working in general CRA area to help in the Marina Village.

19 But once we're at full staff, this budget change only
20 reduces the number of ambassadors working in the CRA by one.
21 And so I think once we get back to being fully staffed you'll
22 see more ambassadors in the general CRA area. Because we are
23 customer service oriented at the Marina Village, so we have
24 events, they're happening, they're ongoing, when we're
25 short-staffed we have to pull the ambassadors from the general

1 CRA area to the Event Center or Marina Village because we don't
2 have the flexibility to run light on staff when we have major
3 events happening.

4 But we do anticipate that we will get back to being all of
5 our ambassadors fully employed. And we're also hoping that the
6 step program ensures that we keep our ambassadors who have been
7 with us for two to three years now, which is only about three or
8 four of them, and hopefully prevents the high rate of turnover
9 that we've been experiencing, especially among the part-time.

10 VICE-CHAIR DAVIS JOHNSON: So I can certainly support that,
11 but I would like to see -- I know that we have -- more often
12 than not our events are weekends and at night. So during the
13 course of the day I'm looking at the compliment of what's
14 proposed for 2018 or what you actually have in 2017. I see
15 Clean and Safe has seven, Marina Village Uplands has two, and
16 Marina Event Center has three and a half. Because we are not so
17 involved during the course of the week, can we not deploy them
18 back out into the community? And then bring them as you said
19 when there is an event and a need for them to be here? Because
20 I saw that as a value added. You know, because you had folks
21 that were -- unlike here at the Event Center or over at the
22 Ocean Mall, you had people that you could actually touch in the
23 community, in the CR -- in the immediate CRA community. And for
24 the residents that I know that are around me, that was something
25 that they became accustomed to. And so I would like to see that

1 re-implemented because they were -- you know, they were doing
2 various things and bringing whatever initiatives that the CRA
3 has in making the community aware of what was going on.

4 So I think that that's beneficial and very much needed.
5 And we certainly want to be competitive when we're looking to
6 have the ambassadors throughout the CRA here at the Event Center
7 and over at the Ocean Mall. I think that that's important
8 because we're saying that we are service oriented, but we need
9 to have a balance of that service.

10 INTERIM EXECUTIVE DIRECTOR EVANS: And we'll make sure we
11 have good cross training so that we can flex the ambassadors out
12 into the community if they're not needed. We will implement at
13 that.

14 VICE-CHAIR DAVIS JOHNSON: Absolutely. Absolutely.
15 Any other questions?

16 COMMISSIONER HUBBARD: Yes. I want to ask about security
17 down here at the Event Center. I know sometimes we have the
18 ambassadors to -- the last one is about 10:00, you said?

19 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

20 COMMISSIONER HUBBARD: So after that we have security over
21 there on the marina side. But around the whole property and the
22 Event Center do we yet have security for that area?

23 INTERIM EXECUTIVE DIRECTOR EVANS: We used to have security
24 in this building, and they would do tours of the Uplands. But
25 we found that -- we thought we would try to reduce costs,

1 because we already have a security company that's employed by
2 the marina. So I met with the operator, Seven Kings, and
3 their -- Lee Beauchamp is their manager, and we went through and
4 looked at all of the tours that the existing security guard is
5 making. And they agreed to enhance it so that, so that every --
6 he's got a whole map that they pull up so every few hours he has
7 to go and -- he comes over to the Event Center, he goes down by
8 the beach, he walks through Bicentennial Park. Or rather drives
9 his golf cart. So they are making tours. So we have some
10 security coverage but we don't have a full-time security person
11 currently for the Marina Upland grounds. We're just sort of
12 sharing with the marina operators.

13 COMMISSIONER HUBBARD: What about the police? Do we have
14 an idea of how often we get to have the police down in this
15 area?

16 INTERIM EXECUTIVE DIRECTOR EVANS: I -- other than the fact
17 that it's just on their regular tours, I'm not certain of what
18 their exact schedule is. It's still a part of the City so they
19 still have their regular patrols. But we could get that
20 information for you so that you can --

21 COMMISSIONER HUBBARD: To find out. Because I think, two
22 things. One, if the marina Seven Kings operation, if they're
23 there, I think we should consider the marina -- the marina is
24 the marina so of course I would think that the security would
25 cover this area. And I'm glad that you had that conversation

1 with them. But we need to find out is there enough patrol by
2 our officers down here.

3 Now someone might tell us, well, no, we don't really get
4 that far, that's not on our regular route. We need to know
5 that, so that we can see if there's any security in the area.
6 We'll really know that if someone gets robbed or hurt over at
7 the restaurant and on our property, then we'll know, but I think
8 we need to be a little proactive and find out. Because we've
9 got to have, you know, some security down here.

10 VICE-CHAIR DAVIS JOHNSON: When you talked about talking
11 with Seven Kings for enhanced security, is that at an additional
12 cost or are they just going to increase what they're currently
13 doing?

14 INTERIM EXECUTIVE DIRECTOR EVANS: They just sat down with
15 us so that we could look at the regular route that their
16 security guards are required to follow. And then they just
17 agreed to make some changes so that they come by the Event
18 Center a little bit more. There was no additional charges.

19 And we just agreed that they would modify their route
20 slightly to make sure that they are spending time -- especially
21 when the Rafiki Tiki first closes. So once they close, it's
22 that time between about 12:30 a.m. and 2:30 a.m. where we had
23 seen a couple of people wondering around the site. And that's
24 actually what prompted me to go and talk to them to try and see
25 what kind of coverage they were making.

1 But, again, it is only once every couple of hours that they
2 make that route, so if we need to increase security we could
3 also look at enhancing or paying them an additional amount to
4 increase that, rather than just bring on our own full-time
5 security guard in the evening.

6 COMMISSIONER HUBBARD: What was it when we had our own?

7 INTERIM EXECUTIVE DIRECTOR EVANS: When we had our own? I
8 believe they came -- actually I'll ask the -- someone from Clean
9 and Safe to give us an update on security.

10 MR. McLEOD: It was running us about \$2400 a month for the
11 service.

12 INTERIM EXECUTIVE DIRECTOR EVANS: And what hours was that?

13 MR. McLEOD: And they were from basically midnight until
14 six a.m., seven days a week.

15 It's also important to note that we have 45 cameras up on
16 the campus that are monitored and recorded at the police
17 station, so if any incident occurs we have the ability to pull
18 up that data and see exactly what happened. And we've been
19 working very closely with the police where if we see an issue,
20 for example if you have parking lot lights go out we ask them to
21 do increased patrols because of that. And they've been very
22 accommodating to work with us.

23 COMMISSIONER HUBBARD: Okay. Thank you.

24 VICE-CHAIR DAVIS JOHNSON: Any other questions?

25 Mr. Evans, continue.

1 INTERIM EXECUTIVE DIRECTOR EVANS: The next major change is
2 related to the adjustments of the various interlocal agreements
3 between the City and the CRA. And we will be bringing that back
4 to you in the month of September.

5 The largest one being that we'll eliminate the interlocal
6 that provides program sponsorship dollars. That was about 1.3
7 million dollars per year. And we've been able to eliminate this
8 because most -- the main reason is that our TIF increased by
9 over \$700,000 this year. And as part of streamlining all of
10 those agreements and the various payments that we were sending
11 the City and the City was sending the CRA, we were able to redo
12 our budget without that program sponsorship. And the main
13 reason is because our TIF money has gone up, which meant we
14 would continue to be able to implement all of our existing and
15 some proposed new programs this year and still eliminate that
16 city sponsorship.

17 And the last major change is that we've increased property
18 acquisition dollars by 600,000 this year. And we would like to
19 use these dollars ideally within our neighborhood stabilization
20 and housing program to purchase homes that need to be renovated
21 and turned over to affordable homes -- to affordable owners
22 rather. And also to use that as match money ideally for the
23 future programs that we're hoping Palm Beach County comes out
24 with. So these acquisition dollars, we'll hopefully have them
25 available to leverage additional dollars, and we'll be able to

1 buy lots for our affordable housing program this year.

2 VICE-CHAIR DAVIS JOHNSON: Any questions from the
3 commission?

4 INTERIM EXECUTIVE DIRECTOR EVANS: This is our overall
5 budget. View of our expenditures. I'd like to touch on a
6 couple of items here and then I'll spend a little bit more time
7 to drill down on some of the larger numbers.

8 Starting with our Avenue E corridor revitalization plan,
9 we'd like to issue an RFP to find a firm who will help us plan
10 the future of the Avenue E corridor. And what I wanted to
11 avoid -- the corridor definitely needs new streets, it needs new
12 utilities, and we know it needs new sidewalks. But rather than
13 just do a capital project plan to implement those, we really
14 wanted to look at, well, how can -- if we're going to make those
15 improvements in the future, how do we try and change the entire
16 nature of the street; and does it need decorative lighting; and
17 how do we -- how would that project interact with the various
18 properties and the existing land use and zoning that's on those
19 properties, so that we could try and -- I think that when we do
20 rebuild the street and we put in new sidewalks, it's a major new
21 step. But I think -- I want it to -- and this study will plan
22 for those improvements conceptually. But it will more look at
23 each and every individual property and look at how they might be
24 redeveloped, and how that capital project could really change
25 the overall corridor beyond just the construction of new roads.

1 And the City, I don't believe they've -- they have this in
2 their capital budget that they're proceeding with now. I think
3 it's a future item that they have.

4 But this plan would set the -- set a really good plan to go
5 forward so that in the future when they design the roadway
6 they'll be designing it within an overall plan to try and change
7 the neighborhood, not just redo the streets.

8 COMMISSIONER PARDO: Okay. Madam Chair.

9 So when are you planning on finding someone to help us put
10 a plan together?

11 INTERIM EXECUTIVE DIRECTOR EVANS: I would like them to be
12 working on a plan in January. So in October we'll begin the
13 procurement process to find a...

14 COMMISSIONER PARDO: I agree with that a hundred percent.
15 We need to have a real plan to revitalize that street. It's a
16 very important street. And it could be something great.

17 You know, if you recall seven or eight years ago, remember
18 we had -- what was the architect who originally worked Young
19 Song and he left? The guy from -- what was his name?

20 INTERIM EXECUTIVE DIRECTOR EVANS: Mark Cleary.

21 COMMISSIONER PARDO: Correct. Remember he was coming up
22 with a plan for Avenue E? And he had some great ideas.

23 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. We started to do
24 that about -- a few years ago, and then the project got put on
25 the shelf, yeah.

1 COMMISSIONER PARDO: So I'm all for that. Come up with a
2 great plan on how to revitalize the area.

3 And, you know, that would probably -- you know, once we do
4 come up with a plan I'm sure we could go after grant dollars,
5 because that's real economic development there, and transforming
6 a very blighted street.

7 INTERIM EXECUTIVE DIRECTOR EVANS: Another item up there is
8 our CRA plan update. And this is something that is very
9 important for the CRA to do. All of our activities that, that
10 we implement need to be found in our CRA plan. It's the guiding
11 document. It's what by state statute gives us our authority to
12 implement redevelopment. The last time we updated our CRA plan
13 was in 2011. And that work that went into that plan update was
14 actually done in 2009. So we are now at 2017, which is about
15 eight years later since the work was done; we have a major
16 initiative happening at Marina Village, and we'd like to look at
17 all of our CRA area and update the plan to reflect this Board's
18 direction. And the process would very much involve bringing the
19 new proposals to you to try and get your feedback, and to hold
20 public meetings to do that. So that's the second line item --
21 rather the third line item down, which is to update our CRA
22 plan. And that's important to keep that updated.

23 The next item is Broadway vision plan. The City is
24 undergoing a look, and they're actually, they're now out for
25 request for a proposal -- or I believe for qualifications -- to

1 get a firm to help them update their comprehensive plan.

2 And the comprehensive plan is for the entire city but it
3 has major elements related to the CRA.

4 And as a part of that process they're looking to create a
5 new vision plan for Broadway. And those changes to the comp
6 plan will actually be comprehensive; they're looking at updating
7 the comp plan and the land development regulations and the
8 zoning codes all in one coordinated group of changes. So we'd
9 like -- we just set aside an additional \$25,0000 to participate
10 in that planning and to contribute to it to make sure that, that
11 we make it a really great forward looking project that is really
12 implementable. That would be the major focus that I want to
13 bring to it, is what can we achieve and how can we update our
14 land use regulations to try and get something to happen sooner
15 than later.

16 CHAIR MILLER-ANDERSON: Can I get you to go back for a
17 quick moment and just tell me a little bit about the Avenue E
18 corridor revitalization plan?

19 INTERIM EXECUTIVE DIRECTOR EVANS: Sure.

20 CHAIR MILLER-ANDERSON: Just a little.

21 INTERIM EXECUTIVE DIRECTOR EVANS: We want -- we put these
22 dollars in. We did have a capital project. And I believe it's
23 now, it's a future capital project for the City so when the
24 dollars become available to rebuild the roadway, and to add
25 sidewalks and bike lanes. And we just -- we -- I wanted to do

1 this conceptual study to make sure that we think about the whole
2 corridor. And a lot of the time replacing the roads, doing new
3 street lights is a great catalyst, it can help change the
4 neighborhood. So I wanted to lay out conceptually, you know,
5 where those new sidewalks would go, where should the
6 improvements go, but also look at how those affect the
7 properties, what is the land use and zoning like on the site,
8 and how can we try and change and improve the neighborhood. And
9 if we invest those capital dollars, that's a great start. But I
10 wanted to do a plan that sort of looks -- that lays out what
11 those capital improvements might be, but also looks -- takes it
12 a step further and looks at how we might try to change that,
13 that corridor and the neighborhood.

14 Our Marina Village Phase II is another item under our
15 redevelopment projects and programs. And this is funding for
16 us -- we are embarking upon a process where we will put out an
17 opportunity for the development community to give us proposals.
18 We'll have to evaluate those proposals. Then once we select a
19 developer we'll enter into a six to eight month process to
20 negotiate a development agreement. So all of the legal fees,
21 experts that we need -- I would like to bring in Urban Land
22 Institute and some other consultants to help us bring you the
23 best possible plan. So that's what those dollars are set aside
24 for right now. It's just a set aside.

25 COMMISSIONER HUBBARD: The -- question, Madam Chair.

1 CHAIR MILLER-ANDERSON: Mmhmm.

2 COMMISSIONER HUBBARD: The vision plan and the partnership
3 comp plan, I want to separate the two, the two problems. One,
4 we talked about the Village Phase II plan. And in that plan we
5 were -- I know we were talking about putting it out early. Are
6 we now talking about not looking at it maybe and seeing what we
7 need to do with it, and to continue to put it out as an RFP or
8 RFQ, then maybe look at it so we could see if we could put it
9 out to a codeveloper or something?

10 INTERIM EXECUTIVE DIRECTOR EVANS: I'm still proposing to
11 bring it to you in the month of September --

12 COMMISSIONER HUBBARD: Okay.

13 INTERIM EXECUTIVE DIRECTOR EVANS: -- for your
14 consideration.

15 And I would -- I think that it's going to -- it has to be a
16 partnership, the final deal that we negotiate, because we own
17 the land. So it's going to be a lease. And also because we
18 want to make sure that development helps, helps the city and our
19 businesses and all of our residents.

20 So -- and also, whatever plan that we come up with has to
21 be approved by the CRA Board and by City Council, and then we
22 have to go through the site plan process, so we'll get many
23 opportunities to make sure that the project is what the City
24 Council wants and what the residents want. So there will be
25 many public meetings.

1 But I would -- I'll be proposing to bring that RFP
2 to you -- the budget has taken up a little bit more time than
3 anticipated -- but by the 27th of September.

4 COMMISSIONER HUBBARD: Okay. Thank you.

5 INTERIM EXECUTIVE DIRECTOR EVANS: Some of our smaller
6 economic development programs that we're proposing to implement
7 this year. Comerica Bank has given us some grant dollars. So
8 we would like to put on a series of monthly meetings where we
9 reach out to a small business and try and help them gain access
10 to capital and to grow their business within the CRA. Comerica
11 has agreed to help us provide that. They would just do that at
12 the Clean and Safe office, and it would just be a monthly
13 meeting. And we're still in the preliminary discussions related
14 to that. And that would cost about -- we're setting aside about
15 \$15,000 of CRA money to match their grant.

16 And we're also trying to partner with Junior Achievement.
17 We've been trying to look at who can we partner with to bring
18 programs to our community, to our residents, that the CRA staff
19 can just work on the partnership and then bring in someone like
20 Junior Achievement who could put on some youth entrepreneur type
21 camps, and put on some classes for financial literacy for our
22 teenagers. And we would look to do those either here in the
23 Event Center or at the Clean and Safe building or in the CRA
24 office. And we'll -- and before we implement those programs
25 we'll bring them back to you for approval. And they're small

1 dollar amounts, but we think that by partnering with those
2 groups who are used to putting on these types of programs we can
3 bring good programs that are already created and developed and
4 offer them to our residents.

5 And you can see one of the items is we would just help them
6 market it and help let our residents know -- and when I say
7 residents, all of the city -- that these programs are out there.

8 And of course we would bring them back to you before they
9 start.

10 CHAIR MILLER-ANDERSON: When did you look to get that
11 going, you know, once we approve it?

12 INTERIM EXECUTIVE DIRECTOR EVANS: They would all start
13 either between November and some starting maybe in February,
14 depending on the schedule.

15 We have had the preliminary discussions with Junior
16 Achievement, they have do want to come in, but we haven't set a
17 final, a final date.

18 VICE-CHAIR DAVIS JOHNSON: Madam Chair.

19 CHAIR MILLER-ANDERSON: Mmhmm.

20 VICE-CHAIR DAVIS JOHNSON: Are we looking at possibly
21 including some technology based programs, some other
22 educational -- I think that we should have a good balance. You
23 certainly can have a youth entrepreneur center and Tween
24 Financial Literacy but we also while we're preparing them for
25 that we need to prepare them real world. So let's look at some

1 of those. And I think that we have some organizations here
2 locally, being in Riviera Beach or being in Palm Beach County,
3 that can also offer some services that will be beneficial.

4 INTERIM EXECUTIVE DIRECTOR EVANS: So computers,
5 technology?

6 VICE-CHAIR DAVIS JOHNSON: Mhmm. I think that's
7 important. Absolutely.

8 You know, there is Estella's Brilliant Bus. Estella
9 Pyfrom. She was a hero, a CNN hero, and she has the bus that is
10 set up for technology. So perhaps we can look to see what
11 relationship we can establish with her.

12 INTERIM EXECUTIVE DIRECTOR EVANS: We will do that.

13 CHAIR MILLER-ANDERSON: Are those pages in here?

14 COMMISSIONER HUBBARD: Can you go back to the screen that
15 you were on before you went to that?

16 INTERIM EXECUTIVE DIRECTOR EVANS: Sure.

17 This is just those -- this one, for instance, lists the
18 costs of the proposed initiatives that I just described with
19 Junior Achievement, with Comerica Bank, and Tween Financial
20 Literacy.

21 So we will reach out to the technology based and bring you
22 back a revision to this that would allow us to expand the
23 program a little bit more.

24 And I think you were -- were you looking for this?

25 COMMISSIONER HUBBARD: Yes.

1 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

2 COMMISSIONER HUBBARD: The -- well, I'll wait until you get
3 to the last item in the first section. I just want to talk to
4 you about that.

5 INTERIM EXECUTIVE DIRECTOR EVANS: Do you want me to keep
6 going then?

7 COMMISSIONER HUBBARD: Okay. On the small business
8 development fund and the economic development piece, somehow I
9 see that working together. And in the small business loan --
10 and I'd also like to see us actually help to develop, to
11 actually do some development, develop, start some businesses,
12 actually see something going on. I like the program and the
13 classes and the programming side of it, which is very, very
14 important as to persons that are trying to start a small
15 business.

16 But for example we were talking about developing, giving
17 commercial development loans a couple of weeks ago, we were
18 talking about doing it in the CRA area. Are we -- we've done
19 that on the Broadway corridor before, correct?

20 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we had a program
21 that partnered with One Financial Institution, and the goal --
22 so we have these dollars set aside for -- to make small business
23 loans. And the partnership would be that we put in a certain
24 amount of money and then they bring a certain amount of money to
25 the table so that we can reduce the risk and enhance the

1 availability of capital to our residents.

2 COMMISSIONER HUBBARD: Yes. The -- what I'm suggesting
3 here is for example from the Broadway corridor at the corner of
4 Blue Heron to say the base of the bridge, I'm thinking of that
5 because it's small and concise and compact, that we can look at
6 that to make it active -- I don't know how slow -- how we would
7 slow coming down off that bridge would be. That was always a
8 problem. But once we slow that down for 30 minutes like they do
9 at the light in my neighborhood before you can get out, if we
10 slow that light down for 30 minutes, then what we could do is
11 make that a walkable, slow, you know, interactive where people
12 could cross the street, do things. You got a lot of little
13 business -- you've got a lot of commercial space there. And
14 then what we could say to the owners of those businesses, we're
15 going to invest in the people that come to start the business
16 even though it might enhance your facility. But we're talking
17 about, you know, businesses that we want to see, eateries,
18 shops, you know, things to do. You know, even, even -- we have
19 those people that are coming -- you know, that are looking for
20 things to do off the ships and stuff. All of them -- you know,
21 we've saturated the other end of Broadway with marine
22 businesses. And we've invested in those. We had a little
23 commercial grant program for them. I'd like to turn the corner,
24 see us go Broadway and -- from Broadway to the base of the
25 bridge on Blue Heron, and let's try to make something happen,

1 something, you know, that we can see some development, that we
2 can actually see something going on.

3 I know everybody's proud of the marina and everybody's
4 proud of the building. But we could actually see some people in
5 business, doing business and starting business, if we tried
6 something small like that first.

7 COMMISSIONER PARDO: Madam Chair.

8 CHAIR MILLER-ANDERSON: Go ahead.

9 COMMISSIONER PARDO: Okay. So we did invest in a couple of
10 those businesses. And I believe we invested in two of them when
11 we started the program, and I think they went out of business.

12 But either way, I agree with you, but what I think the
13 staff needs to do -- a gentleman from Texas came into town and
14 purchased the Comerica building and that whole strip mall. So
15 we need to find out from him what his plans are. And if his
16 plan is for that property just to sit like it's sitting right
17 now, then we definitely need to reach out to those businesses
18 and see how we can help them.

19 But, you know, I really think that you guys need to sit
20 down with that guy and find out what his plans are.

21 Were you aware of that, that he had come in? He bought
22 those buildings like two years ago, two or three years ago.

23 COMMISSIONER HUBBARD: I know Good Way Printing has sold
24 out. I didn't know that the others were bought by the small
25 gentleman.

1 COMMISSIONER PARDO: Yeah, Comerica, all the way down.

2 COMMISSIONER HUBBARD: Wow.

3 COMMISSIONER PARDO: The Cobbler, all of that.

4 COMMISSIONER HUBBARD: We have to be more proactive.

5 That's something we could have done.

6 INTERIM EXECUTIVE DIRECTOR EVANS: That actually reminds me
7 of another program. And it's not in this budget but it's
8 something that I would like to bring back to you this year.

9 A lot of CRAs, a major grant that they're able to offer is
10 one that captures future TIF dollars. So if you -- once we have
11 the plan for Broadway, the new vision, and the City Council and
12 this Board has blessed it and said this is what we want for the
13 future, then we can put that out to the development community
14 and say, you know, we've updated our land use and zoning; if you
15 bring a project like the ones that we've listed, that we desire,
16 then you will be eligible for the CRA infrastructure grant
17 program that will look at the -- so we'll do a projection -- so
18 they bring the type of development the Board is looking for. We
19 project the amount of new taxes that that project would bring to
20 the community. And then we take a certain number of years, say
21 it's five years to seven years, and we make that as a grant to
22 the developer, to entice them building the type of project and
23 to bring the kind of value and density that we desire along the
24 Blue Heron and Broadway corridor. And that we have a positive,
25 good tax increment now. And that, what that does is -- so we

1 don't have to budget for that type of grant program because it's
2 funded through future dollars. And if we can give up five to
3 seven years worth of the future tax revenue to attract the
4 development that's much more dense, and that will not only
5 promote other development of similar type but it will allow us
6 to attract those kinds of developments that the Board is
7 interested in.

8 So that will be something that I will be bringing as a
9 follow-up. So once we set the vision, that grant program will
10 allow us to invest the future dollars back in the
11 infrastructure. And then of course once that expires, then
12 we'll get all of those tax revenues in the future once that
13 grant is up after five to seven years. So I just wanted to
14 mention that that's something that would be a follow-up once the
15 new vision is approved.

16 And this year for 2018, under economic development, we'll
17 implement the grant programs that I've already -- that are
18 already underway. And this includes our housing grant program.
19 We'll also provide additional funds to that to continue it.
20 And, again, we requested that the City through the CDC
21 contribute -- we actually already have a list of potential
22 single family home owners who have come out to some of our
23 meetings. And although they're not in the CRA and they can't
24 take advantage of our grants currently, if we do get additional
25 dollars we'll be able to expand that program very quickly.

1 COMMISSIONER HUBBARD: Question. If you get some money
2 from the County then you could use it for the people outside of
3 the CRA area? How about that?

4 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, absolutely.

5 COMMISSIONER HUBBARD: Okay.

6 VICE-CHAIR DAVIS JOHNSON: Will we be -- Madam Chair.

7 CHAIR MILLER-ANDERSON: Mmhmm.

8 VICE-CHAIR DAVIS JOHNSON: Will we be working with the
9 office of Housing and Economic Sustainability to do just that?
10 I know they have their new director in. Have we met with him
11 just yet?

12 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we have had
13 meetings with them. And we're anxiously awaiting them to
14 release details on their new opportunities.

15 COMMISSIONER HUBBARD: One question. When you were talking
16 about to move forward with the grant program that we were
17 presented with, are you talking still about the commercial grant
18 program?

19 INTERIM EXECUTIVE DIRECTOR EVANS: There's no new dollars
20 for the commercial grant program. We have -- we actually had a
21 kick off event on August 23rd, which was here at the Event
22 Center, we actually had eleven businesses come out. So those
23 dollars would continue to be available for that program, which
24 has now been advertised and we're receiving applications.
25 There's no new dollars for that program in this budget. So

1 the -- but the existing program which we've started would finish
2 out this year. So sometime in December or January this Board
3 would be able to review those commercial programs.

4 COMMISSIONER PARDO: Madam Chair.

5 CHAIR MILLER-ANDERSON: Yes.

6 COMMISSIONER PARDO: But you're still having another
7 meeting in September, correct?

8 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. The applications
9 are due at the end of October. So we have a couple of meetings,
10 including some just open time where they can come in and our
11 staff can help them fill out our their applications.

12 COMMISSIONER PARDO: Right. I think it's September 11th as
13 I recall.

14 COMMISSIONER HUBBARD: Where are those applicants from?
15 The Broadway corridor?

16 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah, I don't have the
17 list right now. I think they're from all over the CRA. I know
18 that we have several from the Broadway corridor. But not
19 exclusively. Anywhere in the CRA you're eligible to apply.

20 COMMISSIONER HUBBARD: I see.

21 INTERIM EXECUTIVE DIRECTOR EVANS: And, again, those will
22 come back before you to consider and rank.

23 COMMISSIONER HUBBARD: And when are they due?

24 INTERIM EXECUTIVE DIRECTOR EVANS: They're due the end of
25 October.

1 COMMISSIONER HUBBARD: Okay. Very good.

2 COMMISSIONER PARDO: How are you advertising it?

3 INTERIM EXECUTIVE DIRECTOR EVANS: We did a direct mail to
4 every business owner in the CRA. We have also advertised on our
5 website.

6 COMMISSIONER PARDO: Is it up on Channel 18?

7 INTERIM EXECUTIVE DIRECTOR EVANS: I believe so, yes.

8 Yeah.

9 And Darlene reminds me that also on our Facebook pages and
10 other social media.

11 The CRA owns property which is located at the corner of
12 Broadway and Blue Heron. And we control -- actually it's a
13 small block. This includes the vacant Dairy Bell site. And we
14 had had a discussion of what to do with the park area that is
15 directly adjacent to the intersection. And the Board feedback
16 at that time was that you didn't want to make a decision on that
17 particular park, that it was more -- you wanted to have an
18 overall view workshop to look at the whole block and what we
19 might be able to do. So I would propose that that will be in
20 this year's budget. And I've already spoken to the firm who has
21 been working on the project. They'll be able to bring it back
22 to you for a more comprehensive look.

23 It's a critical intersection. And I think that if we can
24 improve the property, make a small improvement at the
25 intersection to advertise our great city, and make additional

1 beautification -- that sign is starting to get old, so it does
2 need to be replaced.

3 And then we need to make a decision on what to do with the
4 Dairy Bell property. And ultimately the Board -- it will be up
5 to the Board, but I would recommend that once we have beautified
6 it, that we could then sell the property potentially and then
7 invest those dollars to redevelop another site.

8 COMMISSIONER HUBBARD: What firm is working on that project
9 currently?

10 INTERIM EXECUTIVE DIRECTOR EVANS: The --

11 COMMISSIONER HUBBARD: And what project is it we're talking
12 about?

13 INTERIM EXECUTIVE DIRECTOR EVANS: The firm that -- they
14 have actually done layouts for the parking lot options for if we
15 chose to keep Dairy Bell. It's Gentile Holloway O'Mahoney.

16 So they -- actually it's fairly inexpensive to continue to
17 use them because they've already done a variety of layouts, and
18 we'll just have them come to you and do a larger workshop that
19 sort of brings -- creates a variety of options for you to
20 choose. But not just to look at each individual side of the
21 block.

22 COMMISSIONER HUBBARD: Okay.

23 INTERIM EXECUTIVE DIRECTOR EVANS: We would like to
24 continue our activities, including our -- we've been
25 distributing SmartWater kits to home owners. We have a new

1 smoke alarm initiative that we're implementing in coordination
2 with the City's Fire Department. So we would continue those
3 programs.

4 We would continue our House by House program. This is a
5 fix up, paint up program. And we did receive some feedback at
6 the previous workshop that it's great when we have those days
7 and we bring in volunteers and they make improvements to the
8 houses but occasionally it doesn't always get finished quite the
9 way that the homeowner might have wanted. So as we move forward
10 this year we'll also include some follow-up to make sure that if
11 the volunteer portion of that day that we set up didn't quite
12 get finished or it didn't quite get done exactly the way the
13 homeowner was hoping for, that we can then come in and finish it
14 and to make sure that those projects that we start get completed
15 all the way to the homeowner's satisfaction.

16 And this is -- this lists the various proposed budget under
17 our housing and neighborhood stabilization.

18 We would continue to operate our community garden. I think
19 our reset that we implemented this year has gone very well but
20 we need to continue to grow that program. I think we need to
21 bring -- some of the feedback I've received is that we need to
22 have more classes so that we can put on more educational
23 opportunities at the garden. So that's one thing we'd like to
24 improve on.

25 Of course our House by House program, our Smart Home, which

1 I mentioned.

2 You can see our housing beautification. Those are the
3 grant dollars that we have available for the small homeowner
4 grants; those are up to \$20,000 per house. So that's what that
5 line item is.

6 And this breaks down -- this is a combination of the total
7 amount that we would have available. And it includes the 1.1
8 million for housing and then the \$650,000 in acquisition that we
9 would also include to help us capture more County money
10 hopefully, and double or triple the amount of investment in the
11 neighborhoods.

12 VICE-CHAIR DAVIS JOHNSON: Madam Chair.

13 CHAIR MILLER-ANDERSON: Yes.

14 VICE-CHAIR DAVIS JOHNSON: Before we move on from the
15 garden.

16 So I appreciate the work that Dennis Reichel is doing in
17 the community garden, but I believe that we do need a master
18 gardener.

19 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

20 VICE-CHAIR DAVIS JOHNSON: Because we are constantly
21 challenged to see real growth. And I know that he's there and I
22 know that he's working there, but I don't know that that's his
23 area of expertise. And perhaps he can assist. Because he does
24 help with monitoring the garden, making sure that folks are not
25 in there after hours and that kind of thing. But it's important

1 for me that the community garden is operating in the purpose
2 that we intended, and allowing for the opening and the use of
3 it.

4 I know that we have created a program now to allow the
5 seniors to get in there and to have the beds and to do the work.
6 But I want to be able to see the opportunities that we have for
7 children to get in and to learn about sustainability and fresh
8 fruits and vegetables and that kind of thing.

9 And then the other piece that we have started to do, and it
10 is working really well, folks are seeing the garden as a venue
11 for various functions. And we want to be able to showcase it
12 and to use it as a venue, but we also want it to be a tool.

13 So as you are planning -- and I believe that there is a
14 local master gardener. So we need to reach out to that local
15 master gardener to come in. Let's take a look at what the cost
16 is to contract. But we definitely need to see some additional
17 progress in the garden.

18 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

19 If we did bring on that additional resource, we could
20 also -- and part of the original concept for the garden is that
21 it would be a training center to build new smaller gardens for
22 residents. And I think that we need to have more outreach to --
23 you can do some training at our garden but then you have to
24 actually physically go out and help the other gardens get
25 established, get underway. So we could also add that component

1 if it's the Board's pleasure.

2 VICE-CHAIR DAVIS JOHNSON: It certainly is mine. I just --
3 I think that we should be very tailored in our focus and once we
4 get the garden to a place of self sufficiency then we can look
5 at the offshoots of other gardens. But I want to get this one
6 right.

7 INTERIM EXECUTIVE DIRECTOR EVANS: This one first.

8 VICE-CHAIR DAVIS JOHNSON: Yeah, I want to get this one
9 right. I want to see it flourish. I want to see folks in it.
10 And I want to be able to have the fruits and vegetables that are
11 growing, which they are but, you know, going out so that folks
12 can exchange and the community can benefit as was intended.

13 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

14 CHAIR MILLER-ANDERSON: Mr. Evans, where is that page right
15 there, in here? I can't find it.

16 INTERIM EXECUTIVE DIRECTOR EVANS: I'm sorry.

17 CHAIR MILLER-ANDERSON: With the figures on it. Is that in
18 here?

19 INTERIM EXECUTIVE DIRECTOR EVANS: Oh. The picture?

20 CHAIR MILLER-ANDERSON: No. The figures like that. I
21 don't see it.

22 THE CLERK: It's in there. Page 21.

23 INTERIM EXECUTIVE DIRECTOR EVANS: It is page 21.

24 No, not 21. We're looking it up now.

25 CHAIR MILLER-ANDERSON: I mean it talks about the different

1 programs but it doesn't have those figures. I didn't see those
2 figures anywhere.

3 INTERIM EXECUTIVE DIRECTOR EVANS: I'm sorry. That's -- on
4 page 31 is the table that lists all of our uses under the
5 housing program. And it matches the total, the 1.9 million.

6 CHAIR MILLER-ANDERSON: Alright.

7 INTERIM EXECUTIVE DIRECTOR EVANS: So we would like to
8 continue our support of the CDC. Last year we provided 330,000
9 as a contribution to their operations. And this year I would
10 propose to continue that for the amount of 300,000. And they're
11 a certified CHDO, Community Housing Development Organization, I
12 believe that's -- which means that they can get grants, some
13 County dollars, that the CRA and City can't apply for as
14 government agencies. So that's a real value for us to have that
15 organization out there.

16 And they're actually also working on a variety of projects
17 outside the boundaries of the CRA. And we're hoping to partner
18 with the City to implement those going forward.

19 And this just shows one of our houses that we improved.
20 Again, we want to -- recapping here -- but we want to continue
21 our up to \$20,000 home improvement program. This includes
22 facade improvements, property improvements, driveways, painting
23 their houses, fixing roofs, new windows, and just general
24 improvements. And we have a total of \$400,000. And this is a
25 request we've made to the City to try and contribute additional

1 dollars to that program.

2 COMMISSIONER PARDO: Madam Chair.

3 CHAIR MILLER-ANDERSON: Go ahead.

4 COMMISSIONER PARDO: Okay. So this program is just for the
5 CRA area?

6 INTERIM EXECUTIVE DIRECTOR EVANS: The 400,000 is just for
7 the CRA, yes.

8 COMMISSIONER PARDO: Thank you.

9 INTERIM EXECUTIVE DIRECTOR EVANS: Again, our acquisition
10 fund, we've put this under our housing, and we would look to use
11 these to attract additional dollars from the County to purchase
12 individual single family lots to create new affordable housing,
13 and to purchase certain properties that we could then rehab and
14 then transfer to a potential homeowner in our home buyers club.

15 One other thing I want to talk about is the agreement
16 simplification. As you know, the City and the CRA have multiple
17 interlocal funding agreements. And this budget proposed to
18 terminate and replace most of those agreements. We would
19 continue to have a City services one. And so what we -- and we
20 would continue to utilize that to pay the City for their direct
21 staff to service us, including an expanded role for the City's
22 Finance Department.

23 The City is also bringing on under their new budget a new
24 marketing person to do citywide marketing. And we could
25 include -- we are proposing to include a contribution towards

1 that too. I think it's very important to market the entire city
2 as one.

3 One of the agreements that will be replaced is the CRA
4 leases the entire Marina Uplands from the City. And under that
5 agreement any project that the CRA develops is still required to
6 be approved by the City Council. And so it's really not
7 necessary. The CRA -- the project is still in the CRA, we can
8 still continue our efforts to try and find a new master
9 developer and develop it. Ultimately it has to go to get
10 approval of both the CRA and the City Council. So by
11 eliminating that lease the CRA will no longer have that lease
12 payment. And although the lease payment was only -- it was
13 about 1.1 million dollars in previous years, it's set to go up
14 to 2.4 million dollars, which the CRA could not afford. So that
15 would go away.

16 Because we have continuing discussions to happen with the
17 city manager and myself, we have budgeted to continue to
18 maintain and look after all of Marina Village. So even though
19 the lease for the site goes away, we have been maintaining it,
20 it's in our budget, so we've continued to budget those costs.
21 And Mr. Haygood tells me we will need to have some sort of
22 management agreement that could hopefully be added to the one
23 interlocal that replaces all the other interlocals.

24 So I just wanted to clarify. So we have -- we've budgeted
25 to continue to look after all of the Marina Uplands. And the

1 City had requested that could we consider amending the --
2 because right now another payment we have is the -- we have a
3 debt to the City to pay them back for the Ocean Mall debt. And
4 it's deferred to well into the future. So it would be my
5 proposal that when we do negotiate with the City for the gradual
6 well planned them taking over the maintenance of the Marina
7 Uplands, that any cost savings we have we would then take those
8 dollars and begin to repay back the Ocean Mall debt.

9 So we've budgeted for those dollars, we can look after the
10 marina. If we come to an agreement for them to start to look
11 after the marina, say they start to take on the landscaping
12 payments, or perhaps they said we're just going to start by
13 taking over Bicentennial Park, because they already naturally do
14 park programs --

15 COMMISSIONER PARDO: Madam Chair.

16 CHAIR MILLER-ANDERSON: Yes.

17 COMMISSIONER PARDO: Okay. So how are you going to
18 unwind -- and I see Randy is here. So how are you going to
19 unwind that agreement with the City? Because the City went out
20 and bonded that anticipated revenue, right, the lease payments?

21 INTERIM EXECUTIVE DIRECTOR EVANS: Mmhmm. I think because
22 of our improved financial situation we can just cancel those
23 agreements.

24 The City was sending us --

25 COMMISSIONER PARDO: But the City bonded that money.

1 INTERIM EXECUTIVE DIRECTOR EVANS: Correct.

2 COMMISSIONER PARDO: So, Randy, Mr. Sherman, can you
3 just...

4 MR. SHERMAN: Yes.

5 COMMISSIONER PARDO: Okay. So Scott's talking about the
6 payments, right, that agreement that we had; and then you went
7 out, you bonded that money, right?

8 MR. SHERMAN: Right.

9 COMMISSIONER PARDO: The anticipated revenue. And that's
10 how we have our street monies.

11 MR. SHERMAN: Correct.

12 COMMISSIONER PARDO: So when you unwind the agreement with
13 them, what are you doing about the bonds, the bond agreement?
14 So where's the source of revenue then?

15 MR. SHERMAN: If you recall -- and I know it's been several
16 months -- when we had one of our first budget meetings we put up
17 a slide on how much we were paying to the CRA and how much the
18 CRA in turn was paying back to us. And off the top of my head I
19 want to say it was one to two hundred thousand dollars
20 difference. So by eliminating all of it, we actually almost end
21 up in the same place as far as where the bond documents are.

22 COMMISSIONER PARDO: Right. So net/net it was flat?

23 MR. SHERMAN: Right. But the real issue this year -- and
24 credit to Mr. Evans for stepping up on his discussion about
25 continuing to maintain the property this year --

1 COMMISSIONER PARDO: So you don't -- do you have to notify
2 the debt holders that that source is no longer there?

3 MR. SHERMAN: We will -- yeah, we will -- obviously it will
4 be in a qualifier, you know, so it will be in those footnotes.

5 I have talked to bond counsel whether that's a significant
6 event that we would actually have to post along with our
7 continuing disclosure. They're still looking at that at this
8 point.

9 Again, as long as our coverage remains comfortable, they
10 probably don't think we will need to. Because, again, the
11 revenues for that are our nontax revenues; and we have seen
12 increases in those as well since we issued the bonds three years
13 ago. So if our coverage is okay and they really don't see that
14 this is a significant impact to that, then we probably won't
15 have to. But, again, we'll put it all in the footnotes that
16 this has all been unwound.

17 COMMISSIONER PARDO: Okay. So Skip Miller was doing all of
18 that?

19 MR. SHERMAN: Yeah, Skip Miller is our bond counsel, yes.

20 COMMISSIONER PARDO: But we haven't received an opinion
21 yet?

22 MR. SHERMAN: Not official until we see -- we haven't seen
23 the documents yet. You know, as we go through that then --

24 MR. HAYGOOD: It's pretty vanilla.

25 COMMISSIONER PARDO: No, it's not.

1 MR. HAYGOOD: Everything is canceled.

2 COMMISSIONER PARDO: Well, maybe on this side it's more,
3 you know, there's more to it than on the City's side.

4 Okay. That's fine. I just wanted to know exactly what you
5 guys were going to do.

6 If it was just an agreement, it would be -- there's bonds
7 attached to it.

8 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we definitely have
9 to work through all the potential other consequences that might
10 exist.

11 That concludes our summary.

12 We spent a lot of time on the Clean and Safe program at the
13 previous budget workshop. The Clean and Safe managers are here
14 if you wanted to continue to talk about that. But since we had
15 spent so much time on the last workshop I didn't schedule
16 additional presentations on that.

17 And at this time I'd like to take your further questions or
18 comments.

19 VICE-CHAIR DAVIS JOHNSON: Madam Chair.

20 CHAIR MILLER-ANDERSON: Yes.

21 VICE-CHAIR DAVIS JOHNSON: I'm trying to find the page.
22 You have two different amounts in property acquisition. And I
23 cannot find the page where you list it as 600,000 in one area --
24 where did I see it? Okay. Property acquisition on page 4. We
25 start on page 4 where it says, it says increase property

1 acquisition dollars. It's 600,000 is the total there?

2 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah.

3 VICE-CHAIR DAVIS JOHNSON: Is that what we're increasing
4 to? Because when I see it again on property acquisition, I see
5 just on page 5 there's an additional 50,000. Is that a part of
6 the due diligence process?

7 INTERIM EXECUTIVE DIRECTOR EVANS: So on page 5 we have it
8 at six fifty?

9 VICE-CHAIR DAVIS JOHNSON: On page 4 you have six hundred.
10 Page 5 you have six fifty.

11 INTERIM EXECUTIVE DIRECTOR EVANS: We do have it -- all of
12 the dollars do include due diligence. And that is an error on
13 page 4. It should read 650,000.

14 VICE-CHAIR DAVIS JOHNSON: Okay. I just wanted to make
15 sure of the dollar value.

16 CHAIR MILLER-ANDERSON: Well, we can't adjourn until Ms.
17 Hubbard comes back. She may have questions.

18 See if you see her out there.

19 INTERIM EXECUTIVE DIRECTOR EVANS: I'm sorry, I can't hear
20 over here.

21 VICE-CHAIR DAVIS JOHNSON: Do you have more besides --

22 INTERIM EXECUTIVE DIRECTOR EVANS: No, that concludes the
23 presentation.

24 CHAIR MILLER-ANDERSON: Let's hold on a minute until she
25 comes back. She may have some questions.

1 INTERIM EXECUTIVE DIRECTOR EVANS: While we have some time.
2 I can talk about --

3 COMMISSIONER PARDO: No, that's okay.
4 I'm teasing you, Scott.

5 We've had a lot of talking through this week. You have no
6 idea. Oh, wait, you were here. Monday.

7 We had a meeting last night, it went until almost 11:00.

8 CHAIR MILLER-ANDERSON: Is she here? She's coming?

9 INTERIM EXECUTIVE DIRECTOR EVANS: Conrad did point out why
10 that dollar amount was listed as six fifty on one page and six
11 hundred on the other.

12 VICE-CHAIR DAVIS JOHNSON: Okay.

13 INTERIM EXECUTIVE DIRECTOR EVANS: It's because page 4 was
14 listing the change. And last year we had six hundred -- we only
15 had \$50,000 in property acquisition.

16 VICE-CHAIR DAVIS JOHNSON: We only had 50,000? That was --
17 okay. That's what I thought.

18 CHAIR MILLER-ANDERSON: Ms. Hubbard, we want to know --
19 some people are ready to adjourn, but if you have questions
20 we're here to stay with you.

21 COMMISSIONER HUBBARD: Well, I'd like to go on record as
22 saying I had outpatient surgery so I had to get up and stretch
23 my body.

24 CHAIR MILLER-ANDERSON: I know. That's why I waited for
25 you, so that you can add to it or ask any questions. But he's

1 done with his presentation.

2 COMMISSIONER HUBBARD: No, no. Very good presentation.

3 And I think he answered the questions I had as we went along.

4 Thank you.

5 CHAIR MILLER-ANDERSON: Motion to adjourn.

6 VICE-CHAIR DAVIS JOHNSON: So moved.

7 COMMISSIONER PARDO: So moved.

8 (Proceedings concluded at 7:40 p.m.)

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