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Riviera Beach Community Redevelopment Agency Workshop

Riviera Beach Marina Event Center

190 East 13th Street

Riviera Beach, Florida

Wednesday, November 29, 2017

6:29 p.m. to 8:03 p.m.

APPEARANCES:

Chair KaShamba Miller-Anderson

Vice Chair Tonya Davis Johnson

Commissioner Terence Davis

Commissioner Lynne Hubbard

Commissioner Dawn Pardo

Attorney Michael Haygood

Interim Executive Director Scott Evans

Administrative Assistant Tamara Seguin

1 CHAIR MILLER-ANDERSON: Alright, we're ready.

2 I want to call to order the Riviera Beach CRA workshop
3 meeting, November 29th, 2017, 6:30 p.m.

4 Madam, roll call.

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

11 CHAIR MILLER-ANDERSON: We'll have another moment of
12 silence, followed by the Pledge of Allegiance led by
13 Councilwoman Hubbard.

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

15 CHAIR MILLER-ANDERSON: Okay, Mr. Evans, item number 1.

16 INTERIM EXECUTIVE DIRECTOR EVANS: Item number 1. This is
17 a workshop on property that's on the corner of Broadway and Blue
18 Heron. The CRA owns the entire block, which extends between
19 Blue Heron and 27th Street. And this was an item at a previous
20 CRA board meeting in which we talked about some of the potential
21 redevelopment options for the specific corner, which is shown on
22 the screen above.

23 So at this workshop -- and the direction we got, we got
24 some feedback on some of the various potential options, and that
25 the board would like to have a workshop that looked at the

1 entire block and what we might do to enhance the property. So
2 we prepared a variety of options that we'll present to you this
3 evening, that go through the improvements that we propose that
4 we could make; and we're looking to get some board feedback on a
5 couple of the options to improve the corner.

6 It's one of the busiest corners in Riviera Beach. More
7 than 20,000 cars per day drive through this intersection, so
8 it's a great opportunity to continue our beautification efforts
9 and brand this as a City of Riviera Beach public space. And
10 then it makes some improvements to the building which we feel
11 are needed. And then to address the Dairy Bell site which is
12 currently vacant, and with some improvements to the parking lot
13 which we've thought through; and we have a couple of options for
14 you to look at, including whether or not the board would like to
15 keep the Dairy Bell and lease it out to a local small business
16 or if they would like to demolish the building and create a
17 unique public space in that area.

18 And so towards that end we've -- we'll open the workshop
19 with Emily O'Mahoney from the firm of Gentile, Glas, Holloway
20 and O'Mahoney. And she'll start this process.

21 And we've also got Ken Stapleton here who has helped
22 consult on some of the options. One of the concerns brought up
23 during our previous discussions of this was how we create -- if
24 we're going to create this public space, is how do we make it
25 safe and defensible and create -- and make sure we don't create

1 a hangout place for homeless.

2 MS. O'MAHONEY: Good evening. For the record, Emily
3 O'Mahoney with Gentile, Glas, Holloway & O'Mahoney. It's a
4 pleasure to be here with you; and Dan Siemsen from my office,
5 and Ken Stapleton as the support as Scott mentioned.

6 We've been working on this off and on for a couple years
7 now. So from the last feedback we hope that we can -- our ask
8 is for you to look at some options and give us feedback to
9 continue forward.

10 The workshop -- let's see. Let's see if I can get this
11 moving ahead. There we go. The workshop is to discuss the
12 potential improvements to be made to this property to enhance
13 the public realm, improve safety and security for the public
14 while providing identity for the city.

15 We look at it in four parts: The water feature, which is
16 part of the city identification; the building improvements; and
17 potential public art; and we look at the Dairy Bell building and
18 options on that site, and the parking area.

19 The existing conditions. As you all know, it is a very
20 prominent intersection, a crossroad to many city features.
21 There are two buildings, and the landscaping is in pretty good
22 shape and could be reused.

23 And from the time that you last saw this, which was earlier
24 this year, the team has revisited. And, you know, one of your
25 concerns was safety and security and so that's why we've

1 adjusted plans based upon consultation with Ken. So I'd like to
2 turn it over to Ken at this time.

3 MR. STAPLETON: Thanks, Emily.

4 Good evening.

5 CHAIR MILLER-ANDERSON: Good evening.

6 MR. STAPLETON: It's good to be back. Good to be here
7 helping you and seeing your progress and having a chance to help
8 you further your progress.

9 I'm very excited, this is my first time in the building
10 since reviewing the plans a couple years ago, so this is great
11 for me.

12 Some of you may recall that our process is all about
13 improving real and perceived safety for the entire district and
14 in fact for the entire city. We worked with you quite a bit
15 around that.

16 And the first -- in terms of our process, the first thing
17 we did is try to understand what you were trying to accomplish
18 with this block, with the three elements in the block. We
19 talked to your staff and the design team. We reviewed the
20 videos of your past conversations about this, your concerns,
21 stakeholder concerns.

22 We looked at the news media to see how perceptions were
23 going for you. Found them to be better than they were when we
24 first talked. Which is great.

25 And we also looked at some crime statistics and had a brief

1 conversation with your police department to make sure we weren't
2 missing anything.

3 We looked at this project with the design team in the
4 context of the Clean and Safe action plan that we did for you;
5 looking at the three areas that we think are vital for real and
6 perceived safety, the built environment, your programs, and your
7 communications. And we also looked at your police partnerships
8 on this site.

9 And so what we did with the -- I'm sorry. Yeah, go ahead.

10 What we did with the design team is to take them through
11 the methods that we used to help accomplish this. And you may
12 remember some of these. Nature surveillance, how easy it is for
13 people to see what's happening on the site. Territoriality,
14 signs of care and concern that someone is going to intervene if
15 in fact some inappropriate behavior is happening here. Access
16 management, how easy or difficult it is to go on and off a
17 property, which is always related to safety. And then the
18 programs themselves, what kind of safe activity might you put in
19 and around the Dairy Bell or other places; whether or not
20 cameras make any sense; and how this all plays together around
21 your strategic communications, with one of your key messages
22 being about safety, about the changes in Riviera Beach and in
23 this area, and how you're using this project to communicate
24 improved safety and perceptions of safety.

25 And then finally you may recall that one of my favorite

1 phrases is that the details matter. And one of the things we've
2 tried to express to the design team is that as this moves
3 forward, that each phase that you get into details, not unlike
4 your splash pad conversation earlier, you have to continue to
5 pay attention to all these different items.

6 And with that I'm going to let the design team explain to
7 you some of the adjustments that they made based on our
8 conversations. And we'll have conversations after that I think.
9 Thank you.

10 MS. O'MAHONEY: This is the existing conditions map that we
11 have; and, you know, the palms and the little bit of signage
12 that you already have at the corner, the building, and the Dairy
13 Bell. There are currently eleven parking spaces.

14 And you're all familiar with how it looks.

15 So we're now looking at the whole site and taking into mind
16 Ken's concerns. So we have two site plans that are really
17 broken down into four parts and can be looked at and
18 interchanged, but used to express two different ideas.

19 Just quickly, that fountain has a sign within it, which is
20 a water feature itself. That was the original Concept A that
21 you all liked. It will show how it changed due to Ken.

22 This one has the Dairy Bell in it, with an eco-art
23 garden -- that we will explain as we go through it -- as part of
24 our public space. It has one street tree that matches the
25 street trees further -- Medjool date palms further to the north.

1 But that doesn't provide a whole lot of shade. In fact you will
2 see that we don't have a lot of shade in the public spaces. And
3 that's part of a comfort that people would enjoy and stay around
4 for, and we're not looking at these spaces to hang out in per
5 se.

6 This is plan two. The fountain has a sign wall on the
7 fountain wall. Once again there's no paving going behind it.
8 And we'll see the before and after. This was the original
9 concept C.

10 Over where the Dairy Bell was, this plan shows the Dairy
11 Bell being removed. You see three street trees that pick up the
12 theme further to the north, of Medjool date palms. And the area
13 is filled with pervious pavement to allow filtration of water.
14 There are no benches being provided. But what we're looking at
15 is an -- pop up retail. There's room for food trucks or other
16 kinds of things that could come and be temporary. So it
17 activates the space in a completely different way, as needed as
18 wanted. But if it's left without anything happening on it, it's
19 not conducive to unwanted activities.

20 So we go through the four areas. And parking is the
21 easiest. Because we had gone through tons of parking ideas way
22 back in 2015. And we ultimately came to this in 2016. And all
23 we've done is refine it in the two. The upper one puts the
24 dumpster close to the road. The plan two puts the dumpster
25 towards the back, which was the original position. Once again,

1 same number of parking spaces. It's probably easier for a
2 dumpster to -- a garbage truck to get in and service the
3 dumpster closer to the street. Basically that's an easy one,
4 either way it works well.

5 City identification feature. And we had done back in 2015
6 several different schemes; and you all liked the one that has a
7 star on it; and that led to A, B and C, of which you liked A and
8 B -- A and C rather.

9 So this -- let me go back again. So this was option A.
10 And you can see that we had -- I need to press the right button.
11 There was a walkway behind here, and a big shade tree right
12 here. Those are things that have disappeared in the plan that
13 we have now. Which -- well, we're missing a tree up here. But
14 the big tree came off.

15 And this area that you see in purple is flowers and plants,
16 something that gives the impression to the user that it's not a
17 place for them to go, meaning we don't want them approaching the
18 fountain. We're also talking about the fountain having a grid
19 across it so it's not a basin of water that's accessible. So
20 we're trying not to encourage people to bathe or entertain
21 themselves at the fountain.

22 So these are all things that Ken has brought to our
23 attention of how -- we're trying to manipulate how people use
24 the space. We want them from the cars to see the signage that
25 we're doing but we don't want them to hang out in that space.

1 This was the original concept where that -- Riviera Beach
2 is a wall but it's a water wall, there's water coming off of it.
3 And the inspiration was a lot of water walls coming down.
4 There's one there.

5 And so here's a color rendition of what it could look like.
6 We have the five Royal Palms in the back. And there is actually
7 water coming off that sign so it would glisten and glitter and
8 give a three-dimensional plan to it.

9 Now this is the option C developed in plan two. Once
10 again, same general shape. This is what you saw last -- earlier
11 this year, with the walkway behind it. We have the tree that,
12 guess what, is disappearing. So what we've done is, once again
13 ringed by flowers and the big shade tree has disappeared. We do
14 have a plaza open up and the signage in this one you will see is
15 along the fountain basin. So it's a different kind of look from
16 the other one.

17 Just different ideas of where we're looking at.

18 And here is a color rendering of what it could look like.
19 Announcing the city from all, all sides of that intersection.

20 Now, we go to the next, you know, creative exciting space
21 that we have is the Dairy Bell space. And back in 2015 there
22 were two meetings back then, and one we had the Dairy Bell and
23 one we didn't; or something happened, and they said take away
24 the Dairy Bell and just show us different plaza ideas. So back
25 in 2015 we were showing shade structures and how you could

1 activate that space.

2 And in talking to Ken, that's probably not inviting what we
3 want in the area. Plus people were not sure whether they wanted
4 the Dairy Bell gone or not.

5 So we've come up with two alternatives based on accepted
6 principles, security. And these two -- this keeps the Dairy
7 Bell, this is in plan one, keeping the Dairy Bell, what we're
8 calling an eco-art or environmental art project. This area in
9 the pretty colors would be a garden, a perennial type flowering
10 garden. A little bit of a wild look, you know, contrasting the
11 urban edge. It would be surrounded by a little fence that gives
12 the sense of you just don't go in there. It wouldn't stop
13 anybody from going there. It's the impression that you don't go
14 in there. During the daytime it's color and butterflies. And
15 during the night -- we have a night shot because we're calling
16 this the moth theater. So we'll see how that works. This would
17 turn into -- could turn into the plaza space for a retailer.

18 So it's semi-plaza open space that doesn't -- is not
19 conducive to gathering in the garden area, and yet has some
20 interest and activity to it.

21 And then the plan two has a temporary retail plaza. You
22 just see it blown up more here. And those are indicating two
23 food trucks that could be there. You would definitely bring
24 tables and chairs or whatever you wanted based on the activity
25 that was in there, so it would come and go. But when nothing is

1 there, nothing is there.

2 Okay. So we've all seen what this looks like.

3 Way back in 2015 we had lots of ideas. We talked about
4 public art. We talked about it being a community art project
5 under the direction of an artist. These are just examples of
6 some projects that were done like that. And we have lots of
7 other examples too.

8 At the same time back in 2015 we talked about improving the
9 building. Now this is a very subtle color change. But in this
10 one the reveals at the top were improved upon and cleaned up.
11 And you can see that the windows were all treated the same.

12 We've come along and in a photorealistic manner we changed
13 the colors for this 2017 presentation. We did the same thing up
14 at the top, made the reveals more dominant. Changed where the
15 signage is going along the reveal, just clean it up. We're not
16 changing the signage itself; just moving it and changing it
17 around. We're showing an interesting blue color. I mean you
18 can be real subtle or you can be stronger color.

19 This is the side facing south. Once again, what this does,
20 it proposes, is that reveal treatment is all along the side of
21 the building. That will make the building appear as a finished
22 edge. Instead today it looks like an unfinished edge, like
23 there should be another building. And I believe there was
24 another building at one time. So that just finishes it. And it
25 gives that opportunity to turn it into the public art, the mural

1 on the wall. And that's just an example.

2 And we're looking at maybe hanging lights off the building
3 if that becomes a mural, so that it can be lit up at night.

4 Now, the north side, same thing. You would treat the upper
5 part the same way. Here we didn't really deal with, you know,
6 the Dairy Bell. But here it is in a bright color.

7 And this is a perspective of the garden, the moth garden,
8 butterfly garden. We call it moth theater. And the one date
9 palm going up there. So it could be this or it can be just an
10 open area. But once again, doing the building all along it.

11 And we go back to the art that we talked about, art on the
12 buildings, from 2015, 2016, murals as a positive thing for the
13 community. You engage an artist who engages the community.

14 And this is an impression of what this moth theater could
15 be. If you light it from down low and you shine it against the
16 wall, and you can see moths flickering. Moths are attracted to
17 light. And you can see them flickering. So lighting up the
18 vegetation at night would then be the actual art work that we
19 are talking about.

20 We've sort of covered the signage as we've gone along with
21 the improvements. But we need to deal with these windows over
22 here. Right now they're blacked out. We need interaction on
23 the street. We don't want blank walls. So there are ways to
24 deal with that, and that could be under the control of the CRA;
25 or that they want to use it for community display or make Cash

1 America address the windows.

2 This other bit of signage. This sign sitting on top of the
3 roof is -- I don't know if I have my decade right, but I want to
4 say 1950s, is it 1950s, 1940s? Pretty typical. You have other
5 ones in the city. There are other places in Florida that have
6 it. It's a pretty -- I sort of think of them as iconic. So
7 does that stay or does that get removed? So here's an option.
8 You know, it can be cleaned up, it can go with the character of
9 the upgraded building. If it gets removed, we would suggest
10 that whatever the building chooses, that they be allowed to have
11 a sign on that wall, because as you head south on U.S. 1 the
12 signage is not perceivable at all. It's like practically on top
13 of you. You don't get back far enough to see it. So we would
14 suggest that something like this happen.

15 So we're looking at an enhanced site. We've increased the
16 real and perceived safety and security through the layout of the
17 hardscape and landscape, with territorial considerations and
18 access. We've added extra lighting. I didn't mention exactly
19 where but there's lighting in the parking lot and it will be
20 well lit; and in our choices and our plant selection.

21 Ken, you gonna do a wrap-up?

22 MR. STAPLETON: So as you can see, the design team was very
23 responsive to the concerns that you brought up, to some of my
24 ideas that I shared with them going forward. So for example for
25 natural surveillance there is very careful landscaping,

1 structural location, and fencing.

2 For territoriality you saw flowers and art and fencing.

3 The idea of making the Dairy Bell site very much feel like
4 a private property, and the various improvements are all part of
5 that territoriality, that care and concern that you want to
6 communicate with this very, very high profile property.

7 The fencing and landscaping are also well placed and well
8 designed to manage access into the site and out of the site.

9 And the idea of the Dairy Bell being a small business
10 opportunity or even the food trucks or the pop-up retail being a
11 small business opportunity is a way to bring safe activity onto
12 that Dairy Bell site, which is something I think you want to try
13 and accomplish.

14 Potentially there could be one additional camera that you
15 might need. You can probably deal with that later down the road
16 with the police department.

17 But I think one of the most important things about this
18 project, it is part of your strategic communications, it is
19 about the image of your city, it is about the reputation of your
20 city. And you have this great opportunity to do something
21 really powerful here. And by paying attention to how it can
22 improve that issue that is always nagging of perceived safety
23 for Riviera Beach, I think you're really going to do well to
24 take advantage of all this and continue to improve that image
25 and reputation.

1 Finally, on the ongoing adjustments or the details matter
2 part of this, as you get into the more detailed plans my advice
3 to you is to make sure that you really are paying very careful
4 attention to the lighting, to any art that you put in there.
5 Not every art, piece of art or art concept is going to work the
6 same for you. Think it through, talk it through, pay attention,
7 be intentional about even down to the color of your flowers; all
8 that is going to matter to you going forward. But I think you
9 can see that the design team has just done a really good
10 responsive job here and they've given you some very good
11 options.

12 MS. O'MAHONEY: So I believe Scott passed out these next
13 couple slides here.

14 And so our ask of you is if you can give any direction --
15 and this first one, direction from the board. We tried to put
16 side by side, yes and no questions. And, you know, as a way --
17 plus the two plan views so that you can look at in front of you
18 the two plan views for plan one and plan two. So it's where is
19 the dumpster, which fountain do you prefer, or rather it's
20 probably which signage for the city do you prefer. Dairy Bell
21 in, Dairy Bell out. You like, you know, like this or don't
22 like, you know, what happens when it goes on. The signage on
23 the rooftop, yes or no, keep or remove. And then just a general
24 direction of the public art options, because there is no art
25 being particularly designed, just ideas that we do want to do

1 murals. Maybe we want to try that moth theater or something, an
2 eco-art project. So that's what our ask of you tonight is,
3 directions to carry it forward.

4 We -- we think that like Ken said it's a really keynote
5 property and really could be outstanding.

6 Thank you. And we're -- and Dan and I and Ken are all here
7 to answer questions.

8 CHAIR MILLER-ANDERSON: Alright. Questions?

9 COMMISSIONER HUBBARD: Yes. Well, on the north side -- the
10 south side of the building I do like the idea of having a mural
11 there and the lights hanging off the building, I do like that.
12 And the blue feature that -- you showed a wall in one of your
13 designs, it was in the color of blue with the fountain, that
14 particular one was my favorite. Yes --

15 MS. O'MAHONEY: You're talking fountain --

16 COMMISSIONER DAVIS: With the fish on it.

17 MS. O'MAHONEY: Not that one.

18 COMMISSIONER HUBBARD: The bright -- there it is.

19 MS. O'MAHONEY: That's the one you like?

20 COMMISSIONER PARDO: I like that one too.

21 CHAIR MILLER-ANDERSON: I like that one too.

22 COMMISSIONER DAVIS: The font can change.

23 CHAIR MILLER-ANDERSON: Yeah, well...

24 COMMISSIONER HUBBARD: When you show the view of that wall
25 with the mural on it, and the lighting, I thought that was a

1 good feature.

2 MS. O'MAHONEY: Yeah, you liked the mural on the south
3 side?

4 COMMISSIONER HUBBARD: Yes.

5 Also the kidney-shaped fountain, I just assumed that it
6 would be astronomically expensive, so that's why I didn't choose
7 that one, but that one's quite -- it's quite nice. The -- that
8 one.

9 CHAIR MILLER-ANDERSON: No, that wasn't our option. That's
10 not an option. It's an inspiration, right? That was just
11 showing an example of how that -- of where they got it from?

12 COMMISSIONER HUBBARD: I mean, you know, one of the --

13 CHAIR MILLER-ANDERSON: The one she just showed.

14 MS. O'MAHONEY: Both those site plans have basically an
15 oval eye-shaped pool.

16 COMMISSIONER HUBBARD: The -- well, you showed --

17 CHAIR MILLER-ANDERSON: You were talking about -- that's
18 what you were talking about, right?

19 COMMISSIONER HUBBARD: Yes.

20 CHAIR MILLER-ANDERSON: That's not --

21 COMMISSIONER HUBBARD: What do you mean?

22 CHAIR MILLER-ANDERSON: That's just a sample of what they
23 kind of got the idea from.

24 COMMISSIONER HUBBARD: Right. That's an idea. She --

25 MS. O'MAHONEY: The actual night one?

1 COMMISSIONER HUBBARD: Yeah. The -- but I assumed that
2 something like that would be quite expensive so therefore I
3 didn't, you know --

4 CHAIR MILLER-ANDERSON: But those are not -- it's not one
5 of the two options. It -- they based the one of the options off
6 of something similar to that.

7 COMMISSIONER HUBBARD: Yeah, all of them they based off of
8 something else. But the, the butterfly garden, the butterfly,
9 the moth theater, I thought that was quite a nice feature as
10 well.

11 I'm for the Dairy Bell staying and being fully renovated
12 for a small business initiative.

13 Now the dumpster, if there is a -- if the garbage trucks
14 can get there and pick up the garbage I would like to see the
15 dumpster on the back side as opposed to the front. But if it's
16 the only place that it can be picked up, of course the
17 enclosure, you know, would have to suffice.

18 The other thing, the sign. Now the sign itself, the Cash
19 America sign that's high over the building, is old and outdated.
20 But in my mind when we see the Cash America painted on the
21 building with the moth garden, it just kind of takes away from
22 the moth theater show, having Cash America stretched across that
23 particular side of the building, a little bit.

24 Let's see. So those are my -

25 MS. O'MAHONEY: I think you answered them all. Thank you.

1 COMMISSIONER DAVIS: Yes, she did.

2 CHAIR MILLER-ANDERSON: Go ahead.

3 VICE CHAIR DAVIS JOHNSON: So I agree with keeping the
4 Dairy Bell for future small business use.

5 What I was concerned about was you started off with a blue
6 color on the building, on the Cash America building, and then
7 you go to a yellow for the Dairy Bell. I know that it's
8 proposed. But what we have to do as a commission is get to a
9 defined color palette for that area so that it's consistent and
10 it falls in line with what we ultimately see as that vision for
11 that entire corridor. Because it needs to be able to stretch
12 all the way down to the base of the bridge. So perhaps if we
13 can identify as a commission a color palette for any
14 redevelopment and work that's done in that area, I think that
15 that will serve to help our consultants carry through that
16 vision.

17 One of the things that you did not show was the -- which I
18 particularly liked, was the wall of plants. That's in our
19 proposal.

20 MS. O'MAHONEY: There's a wall of plants?

21 VICE CHAIR DAVIS JOHNSON: There's a wall of plants.
22 There's a plant wall, so to speak.

23 COMMISSIONER DAVIS: The vines?

24 VICE CHAIR DAVIS JOHNSON: Do you recall that?

25 CHAIR MILLER-ANDERSON: The vines?

1 VICE CHAIR DAVIS JOHNSON: Not vines. It's a full -- let
2 me --

3 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah, one of the
4 inspiration concepts had a plant wall.

5 VICE CHAIR DAVIS JOHNSON: But it's a -- I thought that
6 that was unique in that that --

7 CHAIR MILLER-ANDERSON: What's the page?

8 COMMISSIONER DAVIS: Page 46.

9 VICE CHAIR DAVIS JOHNSON: 46. I thought that that was
10 unique in and of itself.

11 And I can go with either some sort of graphic on that
12 wall -- but it needs to be something that is easily correctible,
13 I guess we would say; should there be any graffiti or anything
14 that's done to it, we need something that will blend and that
15 won't require us to, you know, have to constantly go in and
16 paint, paint. But I think that either one of those options --
17 did you see this? I think that either one of those options may
18 be good for us certainly based upon the consensus of the
19 committee.

20 I like the idea of removing the sign on top of the
21 building.

22 MS. O'MAHONEY: You like the idea of removing --

23 VICE CHAIR DAVIS JOHNSON: I like the idea of removing the
24 sign. But I have to somewhat agree with the concept of making
25 the moth village, the moth community, and having that sign. So

1 if there's something that we can do to maybe make some slight
2 adjustment to that to still give them some sort of signage, that
3 would be great. Because if we are going to go with the moth
4 village and have the light reflecting from the building, and the
5 art work, it has to kind of be consistent and fluid.

6 MS. O'MAHONEY: Yeah. I think that you probably have the
7 upper hand. Scott may be able to chime in. You probably don't
8 have to provide signage on that north side.

9 COMMISSIONER PARDO: Right.

10 MS. O'MAHONEY: I don't know if you're under any obligation
11 to if you take off the upper sign. Just from a -- let's say
12 Cash America leaves and you want to lease it out, it is a
13 negative -- I mean they're happy there. You know, I don't
14 think, you know, they're going to say anything. It's just in
15 general it's a very hard site to see what it is.

16 VICE CHAIR DAVIS JOHNSON: But I think that given the
17 history of it folks know that it's there and what it is, and so
18 we wouldn't be hard-pressed to provide some additional signage
19 beyond what's on the front of the building. Because it's a
20 given, we know what's there. Until eventually they are not
21 going to be there because we have other ideas and thoughts.
22 Right? So I think that if we minimize the advertisement and the
23 signage, that would be great. And I think it's -- removing that
24 sign and then just having that side of the building pretty,
25 pretty vacant...

1 COMMISSIONER PARDO: Madam Chair.

2 CHAIR MILLER-ANDERSON: Go ahead.

3 COMMISSIONER PARDO: So I agree with removing the sign and
4 not putting another sign along the wall.

5 I do like the moth garden.

6 I do like the same fountain design that Ms. Hubbard liked.

7 Okay. So the Dairy Bell. That property. I'm really torn
8 with it. In a way I would like to see the Dairy Bell rebuilt
9 and perhaps we could do a public/private partnership with
10 someone.

11 You got to remember, we're really limited on what we can
12 put there because of the parking. Right? I think you came up
13 with eleven parking spots.

14 MS. O'MAHOONEY: We're at sixteen.

15 COMMISSIONER PARDO: Okay. So if we do rebuild the Dairy
16 Bell they will be sharing those spots with the Cash America.
17 Right? So I think we need to, you know, decide, do we want to
18 do a public/private partnership there. If not, I did like the
19 idea of food trucks. Because we definitely need more
20 restaurants along Broadway. We really don't have much going on
21 on Broadway, with the exception of -- what do we have? The
22 Chinese restaurant over in the -- over by Goodwill.

23 COMMISSIONER DAVIS: And Morrison's.

24 COMMISSIONER PARDO: Right. Morrison's. And we have
25 Burger -- McDonald's. Right? So there's really nothing going

1 on. So if we were able to get one or two food trucks in there,
2 and they became popular, who knows, you know, maybe they would
3 take some space somewhere else along the Broadway corridor. So
4 we would be helping a small business hopefully grow into
5 something bigger.

6 So I think, you know, that's something that we really need
7 to discuss, what, you know, what we really want to do with the
8 Dairy Bell property. And like I said, right now I'm really torn
9 on it.

10 And then you wanted us to decide where to put the dumpster.
11 I think it makes sense to put the dumpster on the north side
12 because it would be easy access for Waste Management or whatever
13 hauler to get in there and remove, right, instead of going all
14 the way down to the south end.

15 MR. SIEMSEN: Yeah, there are some logistic reasons too.
16 There's an overhead power line there. So placing the dumpster
17 in that location, we would have to put that underground because
18 they would have to travel in and lift it up. By moving it
19 closer to the road it's just quick in and out and it's enclosed
20 and can be --

21 COMMISSIONER PARDO: Right.

22 Okay. So I think I gave you everything.

23 And like I said, the Dairy Bell, we really need to decide,
24 you know -- you can really get a couple of small businesses, you
25 know, food truck businesses. And who knows, maybe we could help

1 them take off and one day be a fine restaurant along Broadway.

2 COMMISSIONER DAVIS: Madam Chair.

3 CHAIR MILLER-ANDERSON: Yes.

4 COMMISSIONER DAVIS: Let's start with the Dairy Bell. To
5 rehab that Dairy Bell facility, what was the cost associated
6 with that?

7 INTERIM EXECUTIVE DIRECTOR EVANS: That would be somewhere
8 between twenty-five and thirty thousand to convert that building
9 to a usable space.

10 COMMISSIONER DAVIS: Interior and exterior?

11 INTERIM EXECUTIVE DIRECTOR EVANS: I'm sorry?

12 COMMISSIONER DAVIS: What's the square footage on that?

13 INTERIM EXECUTIVE DIRECTOR EVANS: It's very small.

14 It's -- I don't have the number right in front of me but --
15 Andre, do you know if you have that?

16 COMMISSIONER DAVIS: I'll move on to the next question
17 while you research it.

18 One of the things I have question on is if you're going to
19 have the moth or the little garden, have you all considered
20 putting music on the building?

21 CHAIR MILLER-ANDERSON: Music?

22 COMMISSIONER DAVIS: Yeah, sound. The relaxed music.
23 Speakers.

24 COMMISSIONER PARDO: Right --

25 MR. HAYGOOD: Bird sounds?

1 COMMISSIONER PARDO: -- tweet, tweet, tweet.

2 COMMISSIONER DAVIS: The moths don't make a lot of noise
3 so -- just that feeling. Just asking.

4 MS. O'MAHONEY: But it's our creativity that creates
5 whatever, you know -- it's ideas now. It's idea forming you're
6 thinking about.

7 Dan just reported we have about 512 square feet in the
8 Dairy Bell.

9 COMMISSIONER DAVIS: Okay. And along with the -- whether
10 we keep the Dairy Bell or not, another thing I thought about
11 while everyone was discussing was the potential of having food
12 carts, like hot dog stands, lemonade stands, if we was not to
13 keep the building. That would allow a lot of our younger new
14 entrepreneurs, teenagers, to go out and make some real good
15 money, provide them some space, you know. Give us an
16 opportunity to start at a very young age and make a special
17 program, run it through the youth empowerment department,
18 something like that. Because, you know, it's a very lucrative
19 business, lemonade and hot dogs.

20 MR. STAPLETON: So the beauty of that option is that the
21 food trucks can be there Wednesday night, and Thursday night you
22 could have youth doing it, so there's a lot of flexibility in
23 there and you have a lot more small businesses and entrepreneurs
24 that you could serve because of that flexibility.

25 COMMISSIONER DAVIS: Yes.

1 MR. STAPLETON: The other thing that I will bring up about
2 that option is that when there is no one there, there is not a
3 structure to hide behind or lean against or anything else. And
4 so if you're worried about there being bad behavior around the
5 building when it's empty or when -- just when the business isn't
6 open, then the food trucks and the food carts go away so that
7 they don't create that kind of space.

8 COMMISSIONER DAVIS: Okay.

9 Another idea I did enjoy, I did enjoy watching -- finding
10 Nemo on the building.

11 MR. SIEMSEN: Just an example.

12 COMMISSIONER DAVIS: I like that print, The Nemo.

13 MR. SIEMSEN: That was just an example.

14 COMMISSIONER DAVIS: I like it. I love it.

15 COMMISSIONER PARDO: But it makes sense in that corridor
16 because of the marina.

17 COMMISSIONER DAVIS: More like a -- you know, I can see
18 like a vinyl print on the building, something like that, you
19 know, easily cleaned, you know. That's just me.

20 MR. SIEMSEN: And those are -- those are -- that is another
21 option that we haven't really discussed but -- I live up in Hobe
22 Sound and we have a lot of -- we have a public mural project up
23 there, and there's a local artist that does canvases and they
24 donate them to small businesses; and they can actually change it
25 over time and it stretches across the, you know, the whole wall.

1 So that is another really good option. That could, you know --
2 so they're just blank canvases right on the corner. It really
3 lends itself to that so...

4 COMMISSIONER DAVIS: I'm a big Nemo fan. So you got me
5 with that one.

6 But page 24, we had the City of Rivera Beach down in the
7 bottom, it wasn't too bad.

8 I did like the 3-D dimension with the blue, with the
9 different front -- font.

10 Have we considered our actual costs, this entire budget,
11 considering at the highest of having everything thrown into the
12 package?

13 MS. O'MAHONEY: I will let Scott speak to that.

14 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. We have some
15 preliminary estimates on the project. It would -- both options
16 are fairly similar. There's not that much difference between
17 what the board selects; the cost will be somewhere between four
18 hundred and five hundred thousand to complete the entire
19 project.

20 COMMISSIONER DAVIS: Hold on. Okay. So where's the
21 biggest item of that cost? I'm trying to see that. Is the
22 water feature --

23 INTERIM EXECUTIVE DIRECTOR EVANS: The water fountain --

24 COMMISSIONER DAVIS: That has to be the --

25 INTERIM EXECUTIVE DIRECTOR EVANS: -- is by far the

1 biggest, yes.

2 COMMISSIONER DAVIS: So if we was to go with the blue -- so
3 right now, with what we have -- so I'm cool with the wall. We
4 all agree not to have a big tree in the back to have folks
5 hanging out. I like the idea of potentially food trucks; having
6 another day with carts for the youth day program so we have an
7 entrepreneurship program.

8 MS. LARSON: I have a comment.

9 VICE CHAIR DAVIS JOHNSON: We're still discussing.

10 COMMISSIONER DAVIS: Okay.

11 VICE CHAIR DAVIS JOHNSON: Continue.

12 COMMISSIONER DAVIS: How much space is it between -- where
13 you see the parking lot is, into the back of the building, how
14 much space is that -- how much space?

15 MS. O'MAHONEY: From here to here?

16 COMMISSIONER DAVIS: Yes, ma'am.

17 MS. O'MAHONEY: 50 feet. Maybe 50 at the most. I mean we
18 barely have enough room to get a standard parking space, a
19 little bit of buffer, and then the aisle. We're right up
20 against the building.

21 COMMISSIONER DAVIS: Okay. I think -- I mean I enjoyed the
22 green shrubbery but the only issue I had with that was the
23 maintenance on it. But like I said, you got me with Nemo.

24 The sign, that was the last one. I do follow my colleagues
25 with that, of finding another creative method to allow us to

1 market what's there and what may be there if we was to do the
2 food trucks or something like that in the future, at another
3 location. But not necessarily on the wall, but find a way to
4 really pop out the front, you know, that's already existing.

5 But other than that, I mean --

6 MS. O'MAHOONEY: Just to be clear. You'd like to just take
7 off the big sign up on top of the building?

8 COMMISSIONER DAVIS: Yes, ma'am. Yes, ma'am. And find a
9 way to highlight what's in the front. You know, find a creative
10 way to highlight what's there.

11 Like my previous colleagues, the vice chair stated, folks
12 that travel through this community quite a bit knows what's
13 there.

14 So I think we hit it all. I think I hit it all. I don't
15 want to -- so I don't have to come back to it.

16 CHAIR MILLER-ANDERSON: Okay. I'll make my comments in a
17 second. But since we're looking at these two options and we're
18 narrowing it down to one -- but we typically don't take public
19 comment cards during workshops. But if we're making a decision
20 to go a certain way then I'm inclined to let the comment card be
21 heard.

22 COMMISSIONER HUBBARD: Madam Chair.

23 COMMISSIONER DAVIS: Oh, Madam Chair, no.

24 CHAIR MILLER-ANDERSON: Go ahead.

25 COMMISSIONER HUBBARD: I didn't think that --

1 COMMISSIONER DAVIS: This is a workshop, there's not public
2 comment.

3 COMMISSIONER HUBBARD: Yeah, I didn't think that --

4 CHAIR MILLER-ANDERSON: Well, I -- no, but it sounds like
5 we are basically ultimately deciding on what we're going to do.

6 COMMISSIONER DAVIS: It has to come back to us in a CRA
7 meeting.

8 CHAIR MILLER-ANDERSON: But what about the two options? We
9 don't come back with another option, are we?

10 COMMISSIONER DAVIS: No, we have to vote on this later on.

11 CHAIR MILLER-ANDERSON: Just the one option, one thing?

12 COMMISSIONER DAVIS: We're just having a discussion today,
13 that's it.

14 COMMISSIONER HUBBARD: I think we're piecing it together.
15 I don't think that we're looking at this option or that option.

16 COMMISSIONER DAVIS: No, it's a workshop.

17 COMMISSIONER HUBBARD: We're taking something from each
18 area --

19 CHAIR MILLER-ANDERSON: Are we looking to get a
20 consensus --

21 INTERIM EXECUTIVE DIRECTOR EVANS: Yes --

22 CHAIR MILLER-ANDERSON: -- on this tonight?

23 INTERIM EXECUTIVE DIRECTOR EVANS: -- I'm looking for a
24 consensus.

25 CHAIR MILLER-ANDERSON: Okay. So then we need to hear the

1 public comment card.

2 COMMISSIONER DAVIS: Madam Chair, point of order.

3 CHAIR MILLER-ANDERSON: Go ahead.

4 COMMISSIONER DAVIS: With all due respect, I've never
5 seen --

6 CHAIR MILLER-ANDERSON: But we have never made a final
7 decision on something.

8 COMMISSIONER DAVIS: Well, today they're going to bring
9 something back in a contract and agreement before we move
10 forward. And at that time --

11 CHAIR MILLER-ANDERSON: But if we had two -- we have two
12 options though. Like if that's the case we should have just put
13 it on the agenda to speak on it if we were going to just --

14 COMMISSIONER DAVIS: I've never seen --

15 CHAIR MILLER-ANDERSON: -- flat out say this is what we're
16 doing.

17 COMMISSIONER DAVIS: -- with this CRA or City at any point
18 had a workshop and allowed the public to speak.

19 CHAIR MILLER-ANDERSON: And that is why I was not allowing
20 the public comment card. However, because we have the two
21 options and we're narrowing it down to the one, I am going to
22 allow the comment card to be --

23 COMMISSIONER DAVIS: With all due respect to you --

24 CHAIR MILLER-ANDERSON: Go ahead, Ms. Bonnie.

25 COMMISSIONER DAVIS: -- you're going to set a precedent in

1 the future.

2 CHAIR MILLER-ANDERSON: Well, we can do that. We're going
3 to make a decision on something and then don't have options,
4 then yeah.

5 COMMISSIONER DAVIS: Well, I'm not making a final decision
6 today, to be clear; I'm just looking at some more concepts.

7 CHAIR MILLER-ANDERSON: They're looking for direction, and
8 Scott is looking for a consensus, so we'll just -- let her --
9 let her speak and then we can go ahead with what we're doing.

10 COMMISSIONER HUBBARD: But before she -- yeah, before
11 Mrs. Bonnie start, I want to -- you know, whether she speaks or
12 not, I want us to be clear, we're not going with option A or
13 option B; we're going from slide to slide, merging something
14 together, and that's what they're asking. So I don't -- you
15 know, whether she speaks or not is, you know, is irrelevant. I
16 just -- but I don't want to say we got option one or option two
17 and that's what we're here doing, because that's not what we're
18 doing.

19 CHAIR MILLER-ANDERSON: What are we doing, Scott? What are
20 you looking for?

21 VICE CHAIR DAVIS JOHNSON: He's looking for direction.

22 INTERIM EXECUTIVE DIRECTOR EVANS: Let me just --

23 CHAIR MILLER-ANDERSON: Okay. Go ahead.

24 INTERIM EXECUTIVE DIRECTOR EVANS: Once we get the board
25 feedback we'll start to develop the plans further. And then we

1 can -- once we do a contract to actually design the project --

2 CHAIR MILLER-ANDERSON: Will the two options come back to
3 us or it's just going to be what we're doing now?

4 INTERIM EXECUTIVE DIRECTOR EVANS: If we have any item that
5 we have consensus on we will do the design drawings for that one
6 item. And if there is something that we're unclear of, that
7 will have to come back for a second --

8 CHAIR MILLER-ANDERSON: Okay. Go ahead, Ms. Larson.

9 MS. LARSON: Ms. Hubbard, you mentioned tonight that you
10 don't like when things are done in a vacuum. And this is a good
11 opportunity to have public input on something before you decide
12 on it, before you pay the architects to do something that maybe
13 you decide later you don't want.

14 No one knows this property better than me. So I'm going to
15 give you some insight into it. And there may be some other
16 options you haven't thought about. So I'll try and go through
17 what you talked about tonight.

18 You talked about the garbage container, putting it closer
19 to the street. And I can tell you that Waste Management is not
20 real happy with the one-way street, because when they come down
21 that street they come from the west heading north. Now if that
22 garbage container is right there at that corner by the street
23 he's going to have one heck of a time, because they have to come
24 at it from the front. He's got enough trouble now. Leave the
25 dump -- my suggestion, leave the dumpster where it is right now.

1 You know where it is right now. Leave it there. Because he can
2 come straight in, pick up the dumpster, and then back out. If
3 it's at the corner there, that's going to be almost impossible
4 because he's going to have to go down the street, turn around
5 with that big truck, which he can't do, to get to it. So that's
6 an item about the garbage.

7 The big sign this young lady mentioned that was from the
8 '40s or '50s. I know it was there when I was a kid, so it's an
9 old sign. Also signs were -- are being reduced now or lowered.
10 And I often wonder why that one wasn't being at least lowered,
11 because it's one of the very few. There are a few in Riviera
12 Beach which are still up higher than most. So I wouldn't
13 mind -- that sign has gotten bigger. When I was a kid the sign
14 was smaller. And what they did now was they put a facade on the
15 front of it to make it bigger. So whatever you want to do.

16 I like that, I don't know what you call it, like a thing
17 like this around the building. That looked nice. That looked
18 nice.

19 Don't like the blue paint. Blue doesn't go -- I have an
20 art background -- blue doesn't go really well next to your green
21 grass.

22 Another idea for that wall there, that south wall, I don't
23 know if you've ever seen but sometimes they put up wires in
24 crisscross angles on a wall and they plant a vine there, that's
25 very attractive. Because the murals I saw, some were kind of

1 like paint by number. It doesn't look good.

2 You're not gonna have butterflies right there if you do any
3 butterfly gardening because there's all the traffic. You're not
4 gonna have butterflies. I've seen a moth maybe twice. So
5 you're not going to have butterflies there.

6 The water feature. Oh, yeah, people are going to be taking
7 a bath there because they're going to be walking on the -- trust
8 me, trust me.

9 Lighting on the south wall. That's a good idea.

10 Food trucks. I think we're cheapening the city. We're
11 trying to upgrade ourselves. And food trucks, people going into
12 the food truck business, they stay in the food truck business.
13 And to have it there right on our premier corner, it looks
14 cheap. It looks cheap. Those people never go on to build
15 something. So I think we need to upgrade the whole area there.

16 The building needs to be power washed.

17 Parking. Parking is okay.

18 Railroad ties. There are railroad ties there right now.
19 They're all broken. They've got termites in them. That was the
20 previous owner put those in. They're past their prime.

21 The water -- the water wall. I love water walls. So when
22 I say that, know that I love water walls. But I also know the
23 people in the area better than anybody else in this room, and I
24 know what's going to happen there.

25 You put in a shaded area there by the Diary Bell, remove

1 the Dairy Bell, I know who is going to be there, all day, all
2 night. I know. I witness it every single day.

3 Thank you.

4 CHAIR MILLER-ANDERSON: Thank you.

5 THE CLERK: Excuse me. Madam Chair. I actually have
6 another.

7 CHAIR MILLER-ANDERSON: Okay.

8 THE CLERK: Okay. Brian O'Brien.

9 MR. O'BRIEN: Good evening.

10 CHAIR MILLER-ANDERSON: Good evening.

11 COMMISSIONER DAVIS: Good evening.

12 MR. O'BRIEN: Brian O'Brien, 2701 Broadway.

13 Thank you for the opportunity to let us comment in this
14 workshop. It does seem appropriate that you wouldn't charge on
15 to making final decisions about this project without letting the
16 public comment. I can't imagine why you're against that,
17 Terence. We're the next-door neighbors.

18 I mean it's -- I think that these folks have done a lovely
19 job with a lot of great creative ideas. And I think the
20 council -- or the CRA's comments were very effective.

21 I do have a question about the budget that Scott mentioned,
22 and how you're going to put that kind of money into basically a
23 landscaping project.

24 A lot of us love the Dairy Bell and we're sorry to see it
25 go. I think that Scott's estimate, as a contractor, to put that

1 back into an operating form where it could be a food service
2 business, given the laws that we have about food service, and
3 the ventilation, sanitation requirements, there would be a whole
4 lot more cost than that.

5 And at this juncture especially I do not want to see the
6 city get into any further projects that end up being a quagmire.
7 We have a chance to take a breath and recover from where you're
8 at right now.

9 It's a wonderful idea to further beautify the city and
10 fountains and all that are beautiful, but the type of money that
11 you're talking about, I don't -- I don't have any idea why you
12 would put that much money into something.

13 Go out there tomorrow and walk around the corner. It's
14 beautiful out there right now. If you just put a more permanent
15 sign, you have what you need.

16 You've succeeded in putting the Dairy Bell out of business.
17 So you do have to make a decision what to do with that piece of
18 property. But essentially you'd be remodeling -- you'd be
19 putting all that money into remodeling for that tenant there.
20 Which is a pawn shop right now. Which has been there a long
21 time.

22 You're talking about tearing their sign down. What is the
23 City's relationship with the building? Do you own the building?

24 COMMISSIONER PARDO: Yes, we own it.

25 MR. O'BRIEN: Do you have a lease with that tenant?

1 VICE CHAIR DAVIS JOHNSON: We do.

2 COMMISSIONER PARDO: We do.

3 MR. O'BRIEN: Can we see that lease?

4 CHAIR MILLER-ANDERSON: We can't have the question and
5 answer going on right now. Just finish up your comments and
6 then we can --

7 MR. O'BRIEN: Could we see the lease?

8 The question I have, Madam Chair, is that have you ever
9 thought about just taking the building down or remove that
10 tenant? If you want to spend \$500,000 on that corner to
11 beautify it, remove all the structures.

12 Thank you for your time.

13 CHAIR MILLER-ANDERSON: Thank you.

14 COMMISSIONER DAVIS: Madam Chair.

15 CHAIR MILLER-ANDERSON: Yes.

16 COMMISSIONER DAVIS: I just want to be clear. I don't get
17 a lot of respect from Mr. O'Brien. I was not against the public
18 interacting. There was going to be another opportunity for the
19 public to come and speak --

20 CHAIR MILLER-ANDERSON: That's -- you can't speak again.

21 COMMISSIONER DAVIS: Thank you, sir.

22 CHAIR MILLER-ANDERSON: Yeah, thank you.

23 COMMISSIONER DAVIS: There's going to be another
24 opportunity for the public to come and speak as we have to vote
25 on contracts and things. But this is the first time I've

1 experienced where there's a workshop and we're supposed to hash
2 through these items and we bring it back and we allow the public
3 to input before we make a final decision.

4 Now what you suggested in this situation is something that
5 came clear to my head when I talked about the initial budget,
6 and I did hit my head about the half a million dollars and what
7 would be more effective. And I did think about the demolition
8 of the entire building, what would that cost be; and how much it
9 would cost us to help another business relocate, all that would
10 be associated with it.

11 But, you know, we have a decision to make as a board.

12 So I would like to continue to see the public's involvement
13 in this process. Thank you all for coming out.

14 But I just wanted to make sure as we do workshops --

15 MR. O'BRIEN: If we can't speak, why should we come out?

16 CHAIR MILLER-ANDERSON: You can't speak from the audience.

17 COMMISSIONER DAVIS: -- workshops in the future, that we
18 continue to follow what we've been doing. Understanding that
19 there will be another opportunity to speak. So this board
20 wasn't going to take a final action tonight and just move
21 forward with something. I never participated on any board that
22 took that action and sat silent on that.

23 So I stand by you on what you're suggesting. But, you
24 know, we have a decision to make. Staff has some concepts.
25 Bring these options back. There will be a CRA meeting that we

1 can discuss.

2 And I would like to see the costs associated with
3 everything, whether or not we're going to keep that building or
4 not.

5 Food trucks is a new industry. We're beyond the 21st
6 Century now and things are changing, and people -- restaurants
7 are moving with the market; and food trucks have been safe,
8 people enjoy the atmosphere, grabbing something, standing out
9 and having a nice meal. And that neighborhood needs more
10 activity than what's been happening. I do believe we need more
11 business and a food truck, a vendor type of night for young kids
12 to come out and start their own incubators, and so the community
13 can support; just show that CRAs are doing what they're designed
14 to do. It will show us doing our job as the CRA commission.
15 But like I say, I think we all -- except for the chair, I think
16 she got to make her final comments.

17 VICE CHAIR DAVIS JOHNSON: Madam Chair.

18 CHAIR MILLER-ANDERSON: Yes, it is time for me to make my
19 comments. I haven't gone yet at all.

20 I do want to be very clear as to why I did allow the public
21 comment. I think I've already cleared that up. I'm not going
22 to address it again. But we have done many things that I have
23 not seen in a long time. So I do want to make sure I address
24 that. Whether people have an issue with that or not.

25 But what I do want to say is I think, you know, most of the

1 things that we've discussed, I pretty much agree with them all.

2 I do think the pawn shop sign should come down. I'm okay
3 with it just staying on the east side.

4 The Dairy Bell building, I would like to see us have like
5 an incubator program. If we had some small businesses that
6 would like to -- maybe we can rent it out to them like a year at
7 a time to get them started. Some sort of incubator program to
8 get them up on their feet and then -- you know, it's not a large
9 building. Maybe that's something we could do to give someone a
10 building to start their business in.

11 The moth theater. I do like that idea.

12 The fountain concept is the one that I was okay with. And
13 I think that was the one that the majority of us discussed here.

14 And the parking dumpster. Where it's presently sitting --
15 if you can come back up for a minute. I think you were talking
16 about the power lines?

17 MS. O'MAHOONEY: We're not sure where it is.

18 CHAIR MILLER-ANDERSON: Is it an issue where it's currently
19 sitting?

20 MR. SIEMSEN: It's right on the corner of the building,
21 actually in the parking lot.

22 CHAIR MILLER-ANDERSON: But where it's currently sitting,
23 would that be the spot you're talking about if it was on the
24 south side? Or will it be moved into a different spot on the
25 south side?

1 INTERIM EXECUTIVE DIRECTOR EVANS: I believe it's just
2 resting in the middle of the open pavement directly behind the
3 building right now. So it would have to move from that location
4 in order to have a structured parking.

5 MR. SIEMSEN: It would be sitting right -- there's a truck
6 right here, so it's --

7 CHAIR MILLER-ANDERSON: And so with the -- I mean we
8 already have cars that are parked in there if they're at the
9 pawn shop. Would that be of serious concern, if we have a
10 building that's there that has a lot of customers that are
11 coming between the pawn shop and the Dairy Bell building? Would
12 that pose a problem for the dump truck coming in to go down to
13 that end to get it, get to it?

14 MR. SIEMSEN: No, we can look at reorienting the dumpster
15 to be on the back of the building there. We'll take a look at
16 it and see if we can accommodate that. Sure.

17 CHAIR MILLER-ANDERSON: I would like to see that it
18 probably be on that end as well.

19 And I think I talked about the Cash America sign coming
20 down but just keeping it on that west side.

21 I think that's it. Pretty much consistent with what most
22 were saying.

23 COMMISSIONER PARDO: Madam Chair.

24 CHAIR MILLER-ANDERSON: Yes.

25 COMMISSIONER PARDO: Okay --

1 VICE CHAIR DAVIS JOHNSON: I was next.

2 CHAIR MILLER-ANDERSON: I'm sorry. Ms. Davis Johnson was
3 next, and then Ms. Pardo.

4 VICE CHAIR DAVIS JOHNSON: With regards to the moth
5 theater, when we place that there does that not take up spaces
6 for parking?

7 MS. O'MAHOONEY: We already determined the most efficient
8 parking, and that was to keep it up -- that space was -- there's
9 no efficient use. And we didn't want to pull parking out to
10 US-1, Broadway, because it's too close to the intersection. So
11 that was always around the Dairy Bell in our schemes left over
12 space. It doesn't park efficiently.

13 INTERIM EXECUTIVE DIRECTOR EVANS: So just to add on to
14 that. In the current configuration there's a driveway that goes
15 in between where the pedestrians would walk, which is very
16 unsafe. So that space where the moth theater is under the
17 improved parking plan would be -- we have to find a use for it
18 if we decided the moth theater wasn't what the board wanted.

19 VICE CHAIR DAVIS JOHNSON: So the moth theater is actually
20 taking up the space that was where we would pull in?

21 INTERIM EXECUTIVE DIRECTOR EVANS: Where -- it was an exit
22 only.

23 VICE CHAIR DAVIS JOHNSON: And then additionally, speaking
24 to the food truck issue down in that area, I think that we have
25 the food truck space allotted down here in the marina for the

1 evening. So I think that we should keep that here and allow a
2 small business to go in that space.

3 If I am correct, there's about six years left on the lease
4 with Cash America. So perhaps we may want to look at the cost
5 to buying out that lease. If there is an appetite to demolish
6 the building and start from scratch, that would be an additional
7 cost that we would have to incur in addition to demolition and
8 reconstruction. So we need to think about that in terms of our
9 financial and capital outlay for this particular project.

10 However, I do believe that it is important that we start to
11 make our entryways attractive. You know, we have, we have
12 signage, we go across the bridge, we have the lighting. And so
13 we just really need to continue a flow of entryways and what
14 this city ultimately is going to look like. We cannot continue
15 to use the excuse that it's costly to improve the condition west
16 of that bridge. And so we need to think about what we're doing
17 on that corner. Because that is a very busy corner with many
18 trips that are taken during the course of the day, because you
19 have folks coming through the city going to work and coming back
20 through the city to go home. So I believe that the investment,
21 once we get to see some final dollars I believe that the
22 investment is beneficial and it does change the look and feel of
23 the city, and it will serve to invite business and industry.
24 And that's what we have to think about as we're moving forward
25 with the various projects.

1 So when we have a more concrete fiscal plan for this
2 project, I think that that will help us to get to a point where
3 we want to make some final decisions on what it is that we do.

4 But I do believe that that Dairy Bell, we should consider
5 that for a small business. And I can tell you that calls have
6 already started to come in as to what the intended use of the
7 Dairy Bell building is. And so if there is an appetite out in
8 the small business community for someone to come in, then
9 certainly we need to make sure that we provide that opportunity.
10 Because we are a food desert. So if there is a small business
11 that provides a service of food then we certainly need to take a
12 look at that.

13 CHAIR MILLER-ANDERSON: Okay. Ms. Pardo.

14 COMMISSIONER PARDO: Okay. So my first comment is
15 regarding the food trucks. You know, I would suggest that if
16 anyone is against the food trucks they start travelling outside
17 of Riviera Beach, and perhaps outside of the county, and maybe
18 outside the state of Florida, because they are the thing
19 wherever you go. Every little hip city has their little section
20 of town that has food trucks. So the big thing right now is the
21 food trucks and the craft breweries. And that is something that
22 we could do here in Riviera Beach on Avenue E if we had some
23 visionaries here. But that is a topic for another day. So I
24 don't think we should be very close-minded about food trucks
25 along the Broadway corridor.

1 But if the consensus is to do something with the Dairy Bell
2 building, Scott, you need to then go out and get estimates on a
3 full rehab. Because I agree with Mr. O'Brien, \$35,000 isn't
4 going to do it. That place needs a total rehab. And I believe
5 if you go back and look at notes when Mr. Brown was here, I
6 think he was saying it was in excess of \$100,000. And that's
7 why we decided we weren't going to do anything with the Dairy
8 Bell at the time. What we were hoping for was someone coming in
9 and building a replica of the Dairy Bell here at the marina.
10 But, you know, that hasn't happened. At least yet.

11 Five hundred square feet really isn't a lot. But if we
12 want to take a look at it, the first thing you need to do,
13 Scott, is to really get estimates on a full rehab. And then we
14 need to decide if you're going to put an incubator, if it's
15 going to be an incubator program, what kind of incubator,
16 because then you will be responsible for putting all of the
17 equipment in.

18 So, you know, I still think it -- you know, the Dairy Bell
19 is another real discussion that we need to have. So maybe once
20 you bring us back some estimates we can then move forward on
21 what we're really going to do with the Dairy Bell.

22 MR. HAYGOOD: Madam Chair.

23 COMMISSIONER PARDO: And then --

24 MR. HAYGOOD: Sorry.

25 COMMISSIONER PARDO: Yes, sir.

1 MR. HAYGOOD: I was just going to say, if in fact you are
2 going to charge Scott with going back exploring all these
3 options, one of the things that you may want to do is look at
4 this question of buying out Cash America. They actually have a
5 year left before they have an option, the last option, which is
6 five years.

7 You actually can appraise the value of the leasehold, the
8 remainder of the lease. So I don't know what it -- I have no
9 idea what it could be. But at least when you make your analysis
10 on -- if you're going to spend a half million dollars then maybe
11 that would be a half million dollars you might want to put
12 towards buying them out. And it's just a suggestion that you
13 can look at it in making your decision.

14 COMMISSIONER PARDO: Right. And that makes a lot of sense.
15 But then the council needs to decide what we're going to do.
16 Are we going to stay in the real estate business? Or are we
17 then going to become developers, where we decide that we're
18 going to develop something? Or will we put it out and see what
19 kind of interest we have from real developers, on what, you
20 know, what can happen on that corner. Right?

21 So, again, that is -- you know, that's a discussion that
22 maybe we can all think about it; and then, Scott, we can have
23 another workshop about it in the near future so we can -- you
24 know, like Mr. Haygood said, they have a year left; and a year
25 is going to go like that, so we really need to --

1 MR. HAYGOOD: A year, plus a five-year option.

2 COMMISSIONER PARDO: Sure. Right.

3 MR. HAYGOOD: They have one year left and then a five-year
4 option.

5 VICE CHAIR DAVIS JOHNSON: And they opted to take it --

6 MR. HAYGOOD: They have not yet.

7 VICE CHAIR DAVIS JOHNSON: Scott, please clarify. Because
8 I thought --

9 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, it's their option
10 to stay.

11 MR. HAYGOOD: It's their option.

12 INTERIM EXECUTIVE DIRECTOR EVANS: So that -- there's no
13 reason that they wouldn't. We don't have the ability to say no.
14 The lease allows them to continue.

15 MR. HAYGOOD: There's a value to it though. I mean there
16 is an appraised value. And if there's -- I mean it's still
17 their decision whether they want to do it, but maybe it will be
18 a deal they want to take and you have the thing open. But that
19 would be your decision.

20 COMMISSIONER HUBBARD: Madam Chair.

21 CHAIR MILLER-ANDERSON: Hold on. It's -- are you finished,
22 Ms. Pardo?

23 COMMISSIONER PARDO: So, Scott, that's what I would like to
24 see. I think everyone else is clear on the other properties,
25 but the Dairy Bell is still the sticking point.

1 I'm done.

2 COMMISSIONER HUBBARD: The -- in the lease we -- it wasn't
3 an option where we had a -- where we -- why wasn't we given the,
4 you know, the -- they might have a first right of refusal, or
5 why weren't we included in the option as we might not want to
6 renew?

7 MR. HAYGOOD: Well, typically if you give an option to a --
8 first of all the lease was negotiated before we bought the
9 building. So we bought the building with the lease.

10 Typically when you give a -- in a lease provision if you
11 don't give an option, it's an option that one of the parties has
12 a right to make.

13 Now what you typically would do is adjust the price. And
14 there was an escalation clause that was negotiated before we got
15 in, where each option the rents would go up.

16 COMMISSIONER HUBBARD: So we bought the property with that
17 already in place.

18 Because I would have liked to have seen us with the option,
19 giving them the first right, if we were going to continue to
20 lease it. But that's neither here nor there now that we know
21 what the deal is on that.

22 If the -- if we know that they're going to be there for
23 another six years, if we were to buy that out, you're saying
24 that in order to buy that out you estimate it to be a half
25 million dollars?

1 MR. HAYGOOD: No, no, no, no. No, I was just using that
2 as --

3 COMMISSIONER HUBBARD: No. And I'm asking you, and that's
4 why I said estimate, you know.

5 MR. HAYGOOD: Yeah, I don't know -- you know, it's -- it's
6 because they -- in other words, if you get paid the money now
7 they discount it because it's six years. So how much that --
8 and, you know --

9 COMMISSIONER HUBBARD: How much they would have lost or how
10 much they would have made?

11 MR. HAYGOOD: Correct.

12 COMMISSIONER HUBBARD: Okay. Okay. There were a couple
13 other things that I wanted to talk about. On the north side of
14 the parking lot, across the street, isn't there a vacant lot?
15 Across the street. Say if you were standing north of this
16 little yellow building, when you look directly across at an
17 angle --

18 COMMISSIONER PARDO: They're in planning.

19 COMMISSIONER HUBBARD: Isn't there a vacant lot behind the
20 building that faces the corner?

21 INTERIM EXECUTIVE DIRECTOR EVANS: There's the -- there was
22 an empty -- there's an empty store right across the street.

23 COMMISSIONER HUBBARD: And behind that there's a lot.

24 INTERIM EXECUTIVE DIRECTOR EVANS: Behind -- behind that,
25 like one property back from the --

1 COMMISSIONER HUBBARD: Yeah. So what I was thinking was
2 some type of parking lot there, something that we could create
3 more parking spaces on if we needed -- if we owned it or if we
4 had access to it. Because we were talking 16 to 17 spaces. Now
5 I don't know who owns it. I don't know if that's feasible if we
6 do want to --

7 COMMISSIONER PARDO: They have plans in with the city.

8 COMMISSIONER HUBBARD: Excuse me?

9 COMMISSIONER PARDO: Someone owns that lot. I think
10 there's two lots. And they own that lot. And the last I heard,
11 that they submitted some plans to the city.

12 COMMISSIONER HUBBARD: For that -- for that lot?

13 COMMISSIONER PARDO: Mmhmm.

14 COMMISSIONER HUBBARD: Okay. So the -- and the other thing
15 that I wanted to ask about is lighting in that area. In that
16 block it's so dark. I hear -- everybody's talking about the
17 level of crime there. I don't think we can design and box
18 ourselves in because we're scared that somebody is going to tear
19 something up. That's the same thing that we do a lot of times
20 with our parks here, we don't want the kids to play because
21 they're gonna break the lights. That's what kids do, they break
22 lights. And -- but I don't think that we -- that our design --
23 that anybody is just going to come in and deliberately sit on a
24 water fountain, try to take a bath in the water fountain, or
25 something of that nature.

1 But the -- so I'm just saying whatever we do I don't think
2 we need to try to box ourselves in to a manner that we're so
3 afraid of our neighbors, homeless people, or people that are
4 hanging out. People that are hanging out and just sitting
5 there, chances are that's what they are, homeless or poor or
6 something; they aren't there trying to create a problem. And I
7 think there's different features there that would stop all of
8 that. Like the subliminal message you'll get from that little
9 roped off fence, that that's not an area where you should go
10 into. But I don't think that -- I guess I'm just -- like just
11 not that terrified of the neighbors and the people in the city.

12 And we do have a homeless problem. But nobody wants a
13 homeless shelter in their neighborhood. So we don't have any
14 homeless shelters because nobody wants one.

15 So I think that the small building, the Dairy Bell, I'm
16 kind of still sticking to the idea of having it as a small ice
17 cream shop or something of that nature. But, again, it does
18 depend on what the cost would be to rehab it; and if it's out of
19 the realm of feasibility, then I don't think -- you know, I
20 think we have to rethink it.

21 The second thing I wanted to mention, would the moth garden
22 be affected by the gas and the fumes and the exhaust that will
23 be coming right off the highway? No?

24 MS. O'MAHONEY: I would suspect that it -- they're
25 attracted to light at nighttime. So if the light is placed

1 strategically -- you know how anywhere you go that you can see
2 moths around lights. So you just place it so that it creates
3 the shadows when it -- and you use what naturally occurs.

4 COMMISSIONER HUBBARD: Okay. In the -- Mr. Evans, about
5 the food trucks, while we're talking about food trucks down
6 here, what is the status of the food truck opening with
7 Mr. Williams down here at the marina? Is that going to open
8 soon?

9 INTERIM EXECUTIVE DIRECTOR EVANS: The next step is that we
10 need to negotiate an agreement for him to locate in Spanish
11 Courts. And we are also developing -- we've finished the plans
12 for the Spanish Courts temporary lot and we're going to need to
13 put those out I believe for bid.

14 COMMISSIONER HUBBARD: All of that for a food truck to come
15 down here to the marina? I mean it's been like over a year and
16 a half. And we got the pads that were back here where we
17 originally was going to park.

18 INTERIM EXECUTIVE DIRECTOR EVANS: The city code did not
19 allow that, food trucks. So that just passed I believe a couple
20 of -- maybe a month ago or several weeks ago. So now that the
21 code has changed, now the next step would be for us to negotiate
22 an agreement for him to locate there.

23 COMMISSIONER HUBBARD: I saw two food trucks down here the
24 night that they had the theater.

25 INTERIM EXECUTIVE DIRECTOR EVANS: Right. So we can have

1 food trucks events on any night that we would like to. Food
2 trucks can come in and park for an event and then leave.

3 But in order to have a food truck that has the ability to
4 come and stay every day, in order to do that, we need to
5 designate an area, which the board has done; and then we need to
6 approve an agreement for them to have that right to come to that
7 space every day, and that prevents someone else from coming to
8 that space and using it.

9 COMMISSIONER HUBBARD: Okay. I guess I'm just concerned
10 about the fact that it's taking so very long for this, for
11 anything to happen. And, you know, especially for that. And we
12 were talking about having food options and that would be a very
13 good one if we could get it off -- you know, get it going.

14 What's the problem with the agreement, Mr. Attorney?

15 MR. HAYGOOD: I haven't -- no one has asked me to start
16 drafting so...

17 As I understood it -- and -- well, I understood they were
18 waiting on the city to pass the legislation where they could do
19 it.

20 COMMISSIONER HUBBARD: Done. Been done.

21 MR. HAYGOOD: That's all I know.

22 INTERIM EXECUTIVE DIRECTOR EVANS: I met with Mr. Williams
23 just last week and we went over the schedule; that we would get
24 in contact with him and begin to negotiate that agreement. So
25 that just happened. And we were waiting for the legislation to

1 pass before we did that.

2 COMMISSIONER HUBBARD: Okay. Let me see if I went through
3 all of my notes here.

4 Okay. I think that, you know, to bring back those costs
5 that we talked about, the buying out of the lease, what it would
6 be to redo the Dairy Bell, and so that we could have something
7 to compare it, compare it to.

8 But I too agree we have to invest in that area to attract
9 people to want to come in that area. And one thing that area
10 needs is some lighting. And if we don't do anything right
11 there, nobody else is going to want to come there. If we don't
12 invest in it, nobody else is going to invest in the area. So I
13 guess it's six of one and half a dozen of the other, or we have
14 to meet 50/50 in the middle to be able to attract some
15 developers and contractors to build there.

16 CHAIR MILLER-ANDERSON: Okay. Ms. Davis Johnson.

17 VICE CHAIR DAVIS JOHNSON: The lighting, the existing
18 lighting that sits right there between the old Dairy Bell
19 building and the Cash America building, the decorative lighting,
20 is there a possibility that we could do the two-tier lighting to
21 have -- I'm not sure who would be responsible for that or if
22 that's even an option. Similar to what they have once we go
23 across the bridge and you have the two layers of lighting; you
24 have one at the top and one midway. Would that not be an option
25 that could provide us additional lighting there as we space it

1 out, because the decorative lighting goes down the street. So
2 is that something that we can take a look at or have that
3 considered?

4 MR. SIEMSEN: Certainly. I think if you look at the
5 picture up on the screen there, the one that's in front of the
6 pawn sign --

7 VICE CHAIR DAVIS JOHNSON: That's the sign I'm speaking of.

8 MR. SIEMSEN: That's one of those light poles that has the
9 long scrolled arm on it. You're talking about adding the one
10 that comes off sort of midway?

11 VICE CHAIR DAVIS JOHNSON: Yes.

12 MR. SIEMSEN: Yeah, that could probably be incorporated
13 here. And we'd have to talk to your engineering department to
14 do that.

15 But part of the program that we didn't touch on in much
16 detail was the lighting. We said we were going to add the
17 lighting and increase the lighting here. But for instance on
18 the Cash America building, the awning that comes over the
19 building there, we -- one of the, you know, sketches that we
20 did, we show can lights. So we noticed that there wasn't a lot
21 of light underneath there. And that was going to be an
22 enhancement. As well as the light for the mural projects.

23 And in the parking lot we noticed that out there right now
24 in the parking lot I think there's one fixture there and it
25 sporadically works. So we're going to be very conscious in

1 improving the lighting in the parking lot back there, having
2 full cut off from any of the neighbors so that, you know, it's
3 not shining into the back. You know, meeting all the compliance
4 with the code.

5 VICE CHAIR DAVIS JOHNSON: I'm just thinking that that
6 could certainly be a welcome addition and provide -- it would be
7 decorative, number one; and it would give us some additional
8 lighting. And I'm just thinking that that particular pole,
9 certainly, you know, maybe if we're talking about from Blue
10 Heron back to Silver Beach Road and back to the base of the
11 bridge, not knowing what the cost of that is and what the time
12 frame would be, I think it's something that we could certainly
13 research and bring back that information to the commission.

14 MR. SIEMSEN: Okay.

15 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. We can do that.

16 COMMISSIONER DAVIS: Madam Chair.

17 CHAIR MILLER-ANDERSON: Yes.

18 COMMISSIONER DAVIS: Mr. Evans, when the facility -- the
19 pawn shop, what are we receiving monthly rent from them?

20 INTERIM EXECUTIVE DIRECTOR EVANS: We receive -- I think
21 about \$6,000 per month.

22 COMMISSIONER DAVIS: So we're doing about seventy-two?

23 INTERIM EXECUTIVE DIRECTOR EVANS: Per year, yeah.

24 COMMISSIONER DAVIS: Per year. So the next six years it's
25 almost -- a little over 400,000 on the next --

1 MR. HAYGOOD: The escalation is not significant. It may be
2 ten percent.

3 COMMISSIONER DAVIS: So I was listening to everyone speak.
4 And Ms. Davis Johnson brought up a point as far as, you know,
5 the long-term. So if we talk about the Diary Queen (sic) that's
6 in place, and all these different phone calls that we all
7 receiving for one facility, we're going to create and establish
8 and assist us with a plan that allows on how we're going to
9 select one company to go in that building, and how long they're
10 going to be there before they transition to something, and where
11 is that transition going to take place to. And as we shift
12 over -- like in West Palm Beach, I think their plan I think is
13 three years I believe before you have to move to another area
14 within the CRA district. I know they had the same issue with I
15 think it was Cafe Sweets; I watched them do that transition over
16 there.

17 With knowing in six years that that building may or may not
18 be vacant, maybe having a plan where we can expand that building
19 and split it into two bays so that if we do move someone to the
20 Diary Queen (sic) spot they'll have another -- it would take
21 another year probably to do the upgrades, come to agreements,
22 and put someone in there; we'll have maybe another five years to
23 allow them to build their business as the other building
24 contract expires over this course of time. And then create a
25 plan to where we can make that one building now two bays versus

1 one, so that we can transition two businesses in there. So we
2 would have a potential three to four businesses transitioning
3 over the course of a six-year plan, the long-term plan.

4 And the other option is like what Councilperson --
5 Commissioner Pardo stated, bringing a -- doing a P3 on that
6 location. But one of the things I would like to make sure we
7 do, the effort, is at least try to give the local people who
8 don't have all the resources an opportunity to use these
9 facilities, and see how it works out. And if that doesn't work,
10 out then, you know, the guys who have the big money, give them
11 an opportunity to come in and do something different, You know.
12 Like I said, we have a lot of options.

13 VICE CHAIR DAVIS JOHNSON: Madam Chair.

14 CHAIR MILLER-ANDERSON: Go ahead.

15 VICE CHAIR DAVIS JOHNSON: What is the probability of
16 taking that building up two stories?

17 It's a question. It's not a definite decision to do it.
18 It's just a question.

19 Because as I think about incubators -- because the 500
20 square foot building is not conducive necessarily to an
21 incubator. You're either going to put a small business in there
22 and allow it to operate or -- or you're not.

23 It's only 500 -- 525 square foot. No, not the Cash America
24 building.

25 COMMISSIONER DAVIS: Oh. Okay.

1 VICE CHAIR DAVIS JOHNSON: The Dairy Bell building.

2 So, you know, I'm just wondering if there is a probability
3 to take it up, is that consistent with the plan down there?
4 Because we've never really discussed it. But thinking you could
5 have possibly a restaurant, you know, business on the bottom,
6 retail on the bottom and maybe something else on the top. Just
7 throwing things out to possibly consider for the use down there.

8 MS. O'MAHONEY: I think you bring up some good ideas. More
9 of those kind of things happen under public/private
10 partnerships.

11 You know, what are you going to enable as a CRA to have
12 happen?

13 And you do have a -- it's an odd site. I mean it's not
14 very deep. Parking doesn't work. There's not much variety to
15 what parking you get on there, which is going to limit how much
16 square footage -- if you do something new on that site it
17 probably needs to be to code as far as amount of square footage
18 to amount of parking. And right now we're making do with what
19 we have.

20 VICE CHAIR DAVIS JOHNSON: Oh, absolutely.

21 MS. O'MAHONEY: So there is lot of like this give and take.

22 VICE CHAIR DAVIS JOHNSON: Yeah, I mean -- and we're just
23 doing workshopping. And we're just thinking and discussing out
24 loud.

25 And I understand the whole parking dilemma so therefore

1 that would require us to either look for some additional
2 building in the area which we are willing to purchase to make a
3 surface parking lot. You know, those are all the things that we
4 need to consider. But this is the only time we get to have that
5 conversation in a group; so, you know, you push it out for
6 consideration. If there are no dollars or any additional or
7 adjacent properties that would serve to become a surface lot for
8 us on that corner then certainly we have to go with what we have
9 and try to make that work. But it was just a consideration.

10 Because I do want to see incubating. And incubating is a,
11 it's a great opportunity but you have to have sufficient space
12 to incubate.

13 MS. O'MAHONEY: My take-away from this, if you said -- you
14 know, Scott said go and just take all your ideas, especially for
15 the Dairy Bell site right now, I would, I would keep the Dairy
16 Bell and rehab it for that building and reduce the moth garden,
17 figure out how you could bring a food truck or something in.
18 And actually, you know, maybe you're taking up some of that
19 parking space. So I'm thinking there's probably a combination
20 of things that -- you know, it's an interim solution. It's not
21 your end solution. And especially since Cash America is going
22 to be probably very difficult to deal with. So look at it as an
23 interim.

24 And I would say it would be difficult to take a one story
25 building and go to two stories. What I found out -- I tried to

1 do it with my house. And, you know, you spend more money in
2 design and figuring out you have to put in all new footers.

3 And, you know, that's what happens on those kind of things.

4 VICE CHAIR DAVIS JOHNSON: Is it our consensus that the
5 food truck, the food truck explosion that we want to have is
6 committed to this area so that it's branded for that purpose?
7 Was that the idea?

8 CHAIR MILLER-ANDERSON: Well, I'm not in favor of a food
9 truck there. So I mean I know we were talking about doing it
10 here. So I'm good with it being here.

11 COMMISSIONER PARDO: I like the food truck out on Broadway.

12 COMMISSIONER DAVIS: Well, we're trying to -- that came in
13 the conversation of how we're going to spark more traffic to the
14 area. That did not -- I'm open to food trucks in an
15 entertainment district. Whenever we define this district.

16 You know it's not just this area. We look at the Broadway
17 corridor, until something happens we have to definitely keep
18 putting ideas on the table for this temporarily, with a
19 long-term plan. And having the option to have food trucks and
20 space for the youth is an idea, just, you know, something I just
21 thought about at this point in time, You know, while the
22 conversations was going up. I'm not opposed to any of the
23 ideas. But, you know, we'll consider them all.

24 CHAIR MILLER-ANDERSON: Anyone else?

25 COMMISSIONER PARDO: Madam Chair.

1 CHAIR MILLER-ANDERSON: Yes.

2 COMMISSIONER PARDO: So, yes, I am in favor of food trucks
3 along Broadway, especially in that area, since there's really
4 not a lot going on in that area. There's more going on down
5 here on the south end. We do have a restaurant on 20th Street
6 that is doing fairly well. But down there you have the
7 McDonalds, and that's it. And then there's a couple of pawn
8 shops and the -- what else is around there? You know, you go
9 down to the Goodwill center, then you have a dry cleaners close
10 to there. So people really are just driving by. They're just
11 trying to get out of the Riv. And I think if there were a food
12 truck or two there it would give people a reason to stop in the
13 city, and maybe stop and look around and see that, you know, see
14 things that they really don't see. And I think ultimately -- so
15 anyway, so that's where I stand, I think food trucks are a good
16 idea for that property.

17 And, you know, I don't know if I'm willing to put a half
18 million dollars into the Dairy Bell, or whatever it's going to
19 be, for an incubator program. I think an incubator program
20 would be better served on Avenue E. So, you know, for what it's
21 worth.

22 You know, you just -- we got to do something. We got to
23 start somewhere. And, you know, if that Dairy Bell is going to
24 continue sitting there for another five years, we're missing out
25 on an opportunity to help some young or a few young

1 entrepreneurs to come in and, you know, serve their food to the
2 people driving by Riviera, driving through Riviera.

3 People like it. Look up in Jupiter, down in West Palm, you
4 know, all these cities are doing it. People love the food
5 trucks. It's worth it. At least try it. Try it. Five days a
6 week. Anyway, that's where I stand on that.

7 INTERIM EXECUTIVE DIRECTOR EVANS: I'd just like to add --
8 and we will bring back some detailed costs. But the majority of
9 the costs are to create that marquee city entrance fountain. So
10 I just wanted to add that, that those dollars, if you did decide
11 to go with that, would be something that would be a lasting
12 improvement on the corner. And the majority of the dollars that
13 when we talk about that overall cost would be invested in that
14 item that would remain and try and change the nature and
15 character of Broadway. So I just wanted to add that most of
16 those costs would be involved in that.

17 CHAIR MILLER-ANDERSON: Do we have a motion to adjourn?
18 Are we done?

19 COMMISSIONER DAVIS: So moved.

20 (Proceedings concluded at 8:03.)

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ADJOURNMENT

The CRA Workshop was adjourned at 8:03 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