

EXCERPTS OF THE SPECIAL CITY COUNCIL MEETING – DECEMBER 13, 2017

DISCUSSION AND DELIBERATION

2. DISCUSSION REGARDING THE TERMS OF A LEASE AGREEMENT WITH THE ALPHA EDUCATIONAL FOUNDATION FOR USE OF PARCEL ID NO. 56-43-42-

33- 06-030-0010 FKA, RIVIERA BEACH MARITIME ACADEMY, LOCATED AT 251 WEST 11TH STREET.

ACTING DEPARTMENT DIRECTOR: TERRENCE BAILEY (561) 845-4080

CHAIRPERSON MILLER-ANDERSON: May I have a motion? I'm sorry. There's a Discussion and Deliberation. Miss -- Miss Hoskins?

INTERIM CITY MANAGER HOSKINS: Madam Chair, the purpose of this item is just to get direction from you regarding the terms and the lease amount for the facility. The Alphas had represented that they would like a term of five years and a lease amount of \$100 per month.

CHAIRPERSON MILLER-ANDERSON: Madam --

INTERIM CITY MANAGER HOSKINS: And they were --

CHAIRPERSON MILLER-ANDERSON: Okay.

INTERIM CITY MANAGER HOSKINS: -- willing to go with -- I believe it was a two-year or three-year lease with additional extensions, and they are here in the audience

to answer any questions you may have.

CHAIRPERSON MILLER-ANDERSON: Okay. Miss Davis Johnson?

CHAIRPERSON MILLER-ANDERSON: The question that I have is how did we arrive at a \$100-per-month cost based on the discussion that we had relative to the invitation to other nonprofits. And I thought I heard -- and if I misheard, someone please clarify for me. But there was going to be renting out of space to additional organizations. I do believe that was a part of the conversation. I don't know if that has changed. But I want to know how we arrived at \$100 per month.

ALFRED FIELDS: Good evening.

CHAIRPERSON MILLER-ANDERSON: Good evening.

ALFRED FIELDS: First of all I want to thank you for the opportunity to stand before you again to present and talk about this matter. We --

CHAIRPERSON MILLER-ANDERSON: State your name, please, for the record.

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ALFRED FIELDS: I'm sorry. Alfred Fields, President of the Alpha Chapter here in West Palm/Riviera Beach area. The amount that we came up with is based on what we feel we could afford to pay on the property while we're in the process of getting everything up.

We're -- we're a nonprofit organization and we don't -- we're not looking to make a profit. So everything we do on this is volunteer. And the cost that we're looking to pass on to the others that we bring in to partner with on this particular property would be basically to help offset the cost of operating the property. At this point we know there's a lot of things that we need to do in order to get the property in place to bring in other

organizations to help us carry out the missions that we've laid out for this particular site.
So --

CHAIR PRO TEM DAVIS JOHNSON: Would you care to elaborate on what the additional cost will be? 'Cause we did -- I do believe that there was a pledge to cover the

cost of water and utilities for two years by George Carter. So are you talking about the cost that it's going to take you to make adjustments to the infrastructure of the building? Are you talking about your general operating costs? What does that entail?

ALFRED FIELDS: We're talking about basically the cost to -- right now the property is in a position where it does need to be rehabbed to some degree. There's a serious amount of maintenance that needs to be done on the property as far as the landscaping and then there's other liabilities such as insurance and so forth that we have

to carry on, as well. We have gotten a commitment and we haven't got a -- a commitment for all utilities on the properties. We have gotten a commitment from Mr. Carter for the electrical utilities, not necessarily the water utilities. So the other utilities that we don't have commitment from them to cover such as, you know, alarm system, phones and so forth.

CHAIR PRO TEM DAVIS JOHNSON: When they came -- when Mr. Carter came before us he indicated water and lights. Did he -- did anybody else hear that besides me?

COUNCILPERSON DAVIS: I don't remember what he said.

CHAIR PRO TEM DAVIS JOHNSON: We don't recall? I just want to make sure that what was offered and promised is what is given. So maybe we need to go back and (unintelligible).

ALFRED FIELDS: We -- we want to go back to -- we want --

CHAIR PRO TEM DAVIS JOHNSON: (Unintelligible).

ALFRED FIELDS: -- we would like for them, and we intend to go back to ask for a lot more assistance in -- in running the programs that we're looking to have there. But without those guarantees, I mean, we're going to be looking for other private sources of funding to help fund this -- this project and programs that are being ran.

CHAIR PRO TEM DAVIS JOHNSON: Thank you.

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CHAIRPERSON MILLER-ANDERSON: Anyone else?

ELVIN DOWLING: If I may add, my name is Elvin Dowling, and I'm here also representing the Alpha Educational Foundation, working on this project. We've had an opportunity to actually assess the facility. And if you've had an opportunity to go over to the property, you'll see that there is significant and material work that needs to be done. Whether it is landscaping for the nine-acre facility -- we have six portables, a main unit that have been left -- certainly I wouldn't say in disarray. But they've been left in a -- in a position in which we have to come in and incur significant and material costs to make sure that that property is up and running.

I also want to say that our goal is to do what we can to help make the City of Riviera Beach a first-class place to live. You're absolutely right, Councilwoman, in that we do want to work with other nonprofits. We really see this project as being a hub for nonprofits

to serve the people in this community.

We've got a number of different avenues in which we are looking to do that, whether we're talking about community health, whether we're talking about youth and mentoring or even starting a small business incubator center. So we believe that the rate that we are suggesting is one that's reasonable. When you look at the monthly operating cost that we're going to incur, when you look basically just at the landscaping, it is a significant burden that the organization is willing to bear. But we can't do it alone. And so that's why we're looking to the City to help us help you to be the first-class city that we know Riviera Beach is.

CHAIR PRO TEM DAVIS JOHNSON: Thank you, sir.

CHAIRPERSON MILLER-ANDERSON: Anyone else?

COUNCILPERSON HUBBARD: Mr. Fields and Mr. Dowling, thank you for coming before us this evening. And I thank you for the services that you are coordinating to bring to the City of Riviera Beach. Certainly there are -- we do need a -- I don't want to use the term "social service," but for the sake of this conversation, I will -- a social service hub that would provide avenues for people to create self-sufficiency. Would you tell us if you're able to secure any kind of commitment from other nonprofits at this time?

ELVIN DOWLING: Certainly. And you know, let me preface my comments by saying you're absolutely right. Our goal is to make sure that we partner with local nonprofits primarily in Palm Beach County and Riviera Beach to provide the services that the residents of the City need.

As an example, we have begun discussions with the Recording and Digital Institute of Palm Beach County. It's a nonprofit organization that provides digital music training for young boys and girls who are at risk, high risk and underserved members of this population. What is that going to do? We're going to actually certify these young men and women to be sound studio engineers, to be deejays, to be audio visual techs. We've also reached out to State Senator Bobby Powell. As you may know, he has a bill before the State Senate that deals with juvenile justice and juvenile justice reform. One of the things that we want to do is use this facility so that young men and women who may be ex-felons, who may be somehow intertwined into the juvenile justice system, we want to make sure that they have a place where they can get a second start, a second chance. So we are partnering with organizations that are willing to provide those critical services.

And so we've reached out to all of our elected officials and let them know that we want to do something good here in Riviera Beach. We've also finally reached out to our County Commissioner Mack Bernard who's going to put us in contact with the various agencies across the county to see if we can get additional resources to serve the people that need to be served.

COUNCILPERSON HUBBARD: Thank you, sir.

ELVIN DOWLING: Certainly.

CHAIR PRO TEM DAVIS JOHNSON: And one additional question, Mr. Chairman.

CHAIRPERSON MILLER-ANDERSON: Go ahead.

CHAIR PRO TEM DAVIS JOHNSON: So all services that you provide are going to be free -- I'm sorry. All services that you are planning to provide are going to be free of charge to the citizens of Riviera Beach or to those who come, or is there a scaled version of cost that will be associated with that? How -- how does that work?

ELVIN DOWLING: Certainly. Well, that's certainly a goal that we want to work towards. But let's just be clear. We're going to work with nonprofits to provide the services that are needed. We want to do, for example, an early learning academy for three- and four-year-olds. We look at the numbers.

When you look at the numbers, 55 percent of the kids in Palm Beach County -- and it's even less in Riviera Beach -- aren't sufficient when it comes to reading and math,

for example. So we want to do an early learning academy. So there are going to be some mitigated costs that are going to come along with some of the services.

But primarily, the services we provide, we want them to be free. And our goal, just so I can back up for a moment -- our goal is to find grant funding to help do these programs

because we don't want to work in isolation, and we certainly don't want to depend on the

coffers of either Riviera Beach or Palm Beach County. So we are looking to get some grant dollars so that we can mitigate those costs.

But at the end of the day it costs to turn on the light. It costs to employ the individuals that are going to be there providing world-class services to our -- the people that come through those doors. But we will do our best to make sure that those costs are

minimal when it comes to the people that we hope to serve and provide.

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CHAIRPERSON MILLER-ANDERSON: Okay. Anyone else?

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON DAVIS: This discussion probably is for the board. A question I have, one of the things we talked about once, Maritime School had -- was no longer active on this premises -- is that, you know, looking at that property in the future for potential housing for -- affordable housing for Riviera Beach residents, schoolteachers. We just had that discussion.

And I know at some point the CRA is supposed to bring back some concepts. So right now as we support this item, would there be a long term in plan -- in place to talk about how we transition together? Maybe that's something we just have to workshop in the near future on whatever we do with that property, how can we make sure that they maintain a location somewhere within the CRA if not on the frontage of 13th Street.

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON DAVIS: Okay.

CHAIRPERSON MILLER-ANDERSON: Anyone else? All right. So what are you look -- what direction are you looking for us from?

INTERIM CITY MANAGER HOSKINS: Direction, term and the lease amount. Are you --

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON PARDO: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON PARDO: All right. So to be clear, it's a five-year lease, correct?

CHAIRPERSON MILLER-ANDERSON: Correct.

COUNCILPERSON PARDO: Okay.

CHAIRPERSON MILLER-ANDERSON: So they're asking for \$100 per month. Did anyone else have any other ideas or figures they want to come up with or are y'all good with the 100 per month?

COUNCILPERSON DAVIS: Fine.

CHAIRPERSON MILLER-ANDERSON: Miss Pardo, Miss Davis Johnson and Hubbard?

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CHAIR PRO TEM DAVIS JOHNSON: (Unintelligible) location?

CHAIRPERSON MILLER-ANDERSON: Huh? No.

COUNCILPERSON HUBBARD: Oh. Well, I'm fine -- I'm fine with the recommended resolution as it is because I can foresee the benefit that it's going to provide

this -- to -- to this community. And I put it along the lines of the fishing academy that -- that operates here in the City. And it, too, will provide equally beneficial benefits, if you will, to the citizens of Riviera Beach.

COUNCILPERSON PARDO: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Yes.

COUNCILPERSON PARDO: Okay. So the one thing that I do like about the program is they are going to work with the ex-offender -- I guess the ex-offender population, right? It's the ex-offender workshop -- workforce development, which I really appreciate. And we had an issue about a month ago where all of a sudden people forgot

that this city banned the box. Right? Last year we banned the box. But you know, some people for political reasons like to forget about it or say, Okay. We banned it for this person but not for that person. So I appreciate the fact that you are going to work with ex-offenders and treat everyone -- every ex-offender equally. correct?

ELVIN DOWLING: Absolutely.

COUNCILPERSON PARDO: And that -- yeah, and that's very important, especially in our city. So you know, that part of it, I truly appreciate. And then also working

with the veterans. We have a lot of veterans in this city who --

ELVIN DOWLING: And Councilwoman Pardo, if I could just add --

COUNCILPERSON PARDO: Uh-huh.

ELVIN DOWLING: -- that that is critically important to the services that we want to provide. We understand that there's a large segment of the population here in Palm

Beach County and in Riviera Beach that may have had some sort of encounters with the

law. And we want to provide them with the skills and resources that they need to become

productive members of our community. And so we're developing programming around that. And that's something that's certainly going to be a focus of ours.

CHAIR PRO TEM DAVIS JOHNSON: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

CHAIR PRO TEM DAVIS JOHNSON: So are -- you are aware that we have a juvenile justice -- not juvenile justice, but a Justice Service Center that also works with ex-offenders. And the one thing that I would like to see is if you are embarking upon that,

connect with our -- our Justice Service Center so that there is a consistent continuum of

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care and offering so that there is no gap, I guess, in services that are offered.

And then through our Youth -- Youth Empowerment Program we had the -- we have the -- the drones, the music, all of those things. So if we could certainly take a look at what's already in house in the city, and that will serve to augment and enhance what we have, but we're keeping along the same consistent process. I think that that -- that is certainly important so that there is no misunderstanding of services, that there is no gap or any delay or -- or differences. I think that that's important.

ELVIN DOWLING: Well -- well, thank you for that. And -- and if possible, we'd like to work with your office to identify some of those organizations that we can be in contact with.

CHAIR PRO TEM DAVIS JOHNSON: I'm happy to. I'm absolutely happy to.

Please see Pascale Reid. She's my legislative aide. She will make sure that we connect.

ELVIN DOWLING: Outstanding. Thank you very much.

CHAIR PRO TEM DAVIS JOHNSON: Thank you.

COUNCILPERSON PARDO: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Yes.

COUNCILPERSON PARDO: And then one thing to remember, the music program that you were talking about --

ELVIN DOWLING: Yes.

COUNCILPERSON PARDO: -- the Boys & Girls Club right next door, they have that program, too. So --

ELVIN DOWLING: Absolutely. Thank you very much.

CHAIRPERSON MILLER-ANDERSON: Okay. So are we saying the 1,200?

COUNCILPERSON DAVIS: Absolutely. At least I am, and I can't speak for anyone else.

COUNCILPERSON HUBBARD: I move, Madam Chair, that we accept the \$1,200 a year recommended by the City of -- by the staff for the Alpha Educational Fund.

CHAIR PRO TEM DAVIS JOHNSON: Hold on. Was that a recommendation --

COUNCILPERSON DAVIS: Second.

CHAIR PRO TEM DAVIS JOHNSON: -- one second. Madam Chair, was that a recommendation --

COUNCILPERSON PARDO: Well --

CHAIR PRO TEM DAVIS JOHNSON: -- from staff or was that a recommendation from them?

COUNCILPERSON HUBBARD: Well, as I read it --

CHAIR PRO TEM DAVIS JOHNSON: As related to the dollars.

COUNCILPERSON HUBBARD: -- it's a recommended motion. Staff is recommending the City to consider approving --

INTERIM CITY MANAGER HOSKINS: No. No, that's from the Alphas. That's a draft resolution and we just --

COUNCILPERSON HUBBARD: From them -- from them?

INTERIM CITY MANAGER HOSKINS: -- filled it in just for a placeholder.

COUNCILPERSON HUBBARD: Oh, y'all -- okay.

INTERIM CITY MANAGER HOSKINS: Right.

COUNCILPERSON HUBBARD: It -- that wasn't clear. Okay. Well, any -- well, let me reword it so that it -- so it will be clear. I recommend --

CITY ATTORNEY DEGRAFFENREIDT: Madam Chair?

COUNCILPERSON HUBBARD: Go ahead.

CITY ATTORNEY DEGRAFFENREIDT: While you're considering the motion, would you include in it the term, please.

CHAIRPERSON MILLER-ANDERSON: Okay. Include the terms? Okay.

INTERIM CITY MANAGER HOSKINS: Terms.

CITY ATTORNEY DEGRAFFENREIDT: For the five-year term.

CHAIRPERSON MILLER-ANDERSON: Right.

COUNCILPERSON HUBBARD: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON HUBBARD: I move that we allow the Alpha Educational Fund to lease the previous property, Riviera Beach Maritime Academy, for the term of five years for \$1,200 per year.

COUNCILPERSON DAVIS: Second.

CHAIRPERSON MILLER-ANDERSON: Madam Clerk?

CITY CLERK ANTHONY: Councilperson Pardo?

COUNCILPERSON PARDO: Yes.

CITY CLERK ANTHONY: Councilperson Hubbard?

COUNCILPERSON HUBBARD: Yes.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes.

CITY CLERK ANTHONY: Pro Tem Davis Johnson?

CHAIR PRO TEM DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: Chair Miller-Anderson?

CHAIRPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Unanimous vote.

CHAIRPERSON MILLER-ANDERSON: Okay. Discussion by City Manager?

DISCUSSION BY CITY MANAGER

INTERIM CITY MANAGER HOSKINS: Madam Chair, since we don't have the

actual resolution --

ELVIN DOWLING: Thank you.

INTERIM CITY MANAGER HOSKINS: -- this will be brought back at the December 20th meeting just to memorialize what you just did.

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