

Page 1

Riviera Beach Community Redevelopment Agency Meeting

City of Riviera Beach Council Chambers

2nd Floor, Municipal Complex

600 West Blue Heron Boulevard

Riviera Beach, Florida

Wednesday, February 28, 2018

6:02 p.m. to 7:31 p.m.

APPEARANCES:

Chair KaShamba Miller-Anderson

Vice Chair Tonya Davis Johnson

Commissioner Terence Davis

Commissioner Dawn Pardo

Attorney Michael Haygood

Interim Executive Director Scott Evans

Administrative Assistant Tamara Seguin

1 CHAIR MILLER-ANDERSON: I'd like to call to
2 order the CRA meeting for February 28th, 2018, 6:00 p.m.

3 Madam, roll call.

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

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

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

15 CHAIR MILLER-ANDERSON: Do we have any additions
16 and deletions?

17 INTERIM EXECUTIVE DIRECTOR EVANS: No, Madam
18 Chair.

19 CHAIR MILLER-ANDERSON: Disclosure by commission
20 and staff?

21 Do we have a motion to accept the agenda, to
22 adopt the agenda?

23 COMMISSIONER PARDO: So moved.

24 VICE CHAIR DAVIS JOHNSON: Second.

25 CHAIR MILLER-ANDERSON: Madam Clerk.

1 (Motion passed unanimously.)

2 CHAIR MILLER-ANDERSON: Consent agenda speakers
3 for the consent agenda. Any person who would like to
4 speak on an agenda item, please fill out a blue public
5 comment card located outside of the chambers and give it
6 to the staff prior to the beginning of the meeting.

7 Members of the public shall be given a total of
8 three minutes for all items listed on the consent
9 agenda.

10 Members of the public will be given three
11 minutes to speak on each regular agenda item. In no
12 event will anyone be allowed to speak on agenda items
13 after the resolution is read or item considered.

14 So do we have a motion to accept the consent
15 agenda?

16 VICE CHAIR DAVIS JOHNSON: So moved.

17 COMMISSIONER PARDO: Second.

18 CHAIR MILLER-ANDERSON: Madam clerk.

19 (Motion passed unanimously.)

20 CHAIR MILLER-ANDERSON: That's the end of our
21 consent.

22 Regular business, item number 3.

23 ADMINISTRATIVE ASSISTANT SEGUIN: A resolution
24 of the Board of Commissioners of the Riviera Beach
25 Community Redevelopment Agency to negotiate agreements

1 with Street Art Revolution, Murals by Georgeta/Fondos
2 Studio LLC and Big D Grafix for public art work and
3 painting services at the marina and agency owned
4 property at corner of Blue Heron and Broadway; providing
5 an effective date.

6 COMMISSIONER PARDO: So moved.

7 VICE CHAIR DAVIS JOHNSON: Second.

8 CHAIR MILLER-ANDERSON: Good evening.

9 MR. LEWIS: Good evening, Board. Andre Lewis,
10 project manager with the CRA.

11 So we're going to talk a little bit about the
12 CRA District and the Marina Village branding and art
13 project.

14 So let's talk about the purpose. The purpose is
15 to request a resolution authorizing staff to negotiate
16 an agreement with Street Art Revolution, Murals by
17 Georgeta, and Big D Grafix, to complete a public art
18 work project and painting services.

19 So the overarching goal is to bolster community
20 involvement, have cultural activation here -- well, not
21 here, but at the Marina Village and in the CRA District,
22 and for beautification and uniformity.

23 Okay. So a little bit of background. The RFQ
24 was advertised seeking qualified artists and painters.
25 We had three submitters. We received and evaluated all

1 three. We also had a follow-up oral interview in which
2 all candidates scored very highly.

3 Site one for the proposed project is our water
4 tank and the wall surrounding the water tank, which
5 currently as we know is the beautiful pink and salmon
6 color. But it is aesthetically clashing with the
7 current colors that are currently there at the Marina
8 Village.

9 The second site would be the west side of our
10 Marina Event Center and the fencing around that area.
11 We're looking to add some -- a splash of color to our
12 privacy fencing slats; and we hope that one of our
13 artists are able to give us some fresh ideas for that.

14 The second (sic) site would be the CRA building
15 at the corner of Blue Heron and Broadway. That wall is
16 roughly 45 feet long, 13 feet high, and we're looking to
17 add a mural and possibly paint the building.

18 So the vision is to split the art work into --
19 with the three different candidates. The first is for
20 the vision for Street Art Revolution, is to collaborate
21 with our community stakeholders and youth groups to come
22 up with an idea during a design workshop, get -- obtain
23 approval from staff, and ultimately gaining approval
24 from the CRA Board.

25 Once that is -- once we've gained approval, the

1 artist will then install the mural at the corner of 12th
2 Avenue and Avenue C, which is where the tank and the
3 wall is located.

4 Big D Grafix will work with the lead artist, who
5 would be Street Art Revolution, to collaborate with the
6 community to come up with -- we want a uniform look. So
7 coming up with a mural that we can insert into possible
8 multiple areas within the CRA district.

9 And Big D Grafix will complete the large scale
10 painting portion of it, which will be the base painting
11 of the mural and water tank and of the actual CRA owned
12 property on Blue Heron and Broadway.

13 And, finally, Murals by Georgta. She also gave
14 us a great proposal. All three candidates had great
15 proposals. They had unique strengths that we thought
16 would be unique and we'd be able to pull from; and she
17 would also work with the lead artist to collaborate to
18 come up with a uniform mural. And she will also add to
19 that mural by working in the workshops, along with
20 Street Art Revolution, to come up with a great mural
21 that will go to the building on the corner of Broadway
22 and Blue Heron.

23 So that's our vision.

24 Any questions?

25 COMMISSIONER PARDO: Madam Chair.

1 CHAIR MILLER-ANDERSON: Go ahead.

2 COMMISSIONER PARDO: So in total how many bids
3 did we get?

4 MR. LEWIS: Three.

5 CHAIR MILLER-ANDERSON: Okay. And what's our
6 budget?

7 INTERIM EXECUTIVE DIRECTOR EVANS: Good
8 question. I think our budget is about 150,000 total for
9 all the improvements to paint the water tank and do the
10 murals. But we won't know the actual pricing until we
11 negotiate with them.

12 COMMISSIONER PARDO: So how much -- do you
13 recall how much we put in the budget?

14 INTERIM EXECUTIVE DIRECTOR EVANS: It's in a
15 larger budget item for all improvements to the Marina
16 District, which includes the wall, the shade structure.
17 So that total budget is 450,000. So we have to just
18 manage all those various projects. So we're expecting
19 these costs to be somewhere around \$100,000.

20 COMMISSIONER PARDO: Okay. And are we going to
21 begin at the marina? Is that the plan? The first
22 project will be the marina?

23 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

24 COMMISSIONER PARDO: Thank you.

25 CHAIR MILLER-ANDERSON: Anyone else?

1 VICE CHAIR DAVIS JOHNSON: No. I'm pleased --
2 well, yes, Madam Chair. I apologize.

3 Yes. I am happy to see that we're utilizing the
4 services of all three vendors and that we have the
5 inclusion of a local vendor here to provide this work.
6 So I'm excited to see what the plans will be and what
7 they will bring and put forth.

8 Because I'm riding through other cities and I'm
9 seeing amazing art work on the side of buildings, and
10 it's very attractive. So we certainly need something to
11 lift that blight and -- negative space, shall we call
12 it? So kudos to staff on a great job.

13 CHAIR MILLER-ANDERSON: I'd just basically say
14 the same thing that Ms. Davis Johnson just said. I'm
15 glad to see this happening; part of it is in my
16 district, so it's a nice addition to that.

17 I just have a question in regards to when you --
18 after you negotiate, Mr. Evans, with the price, are you
19 going to come back to us with that in; or are you just
20 going to go ahead and move forward once you've figured
21 out what it's going to be?

22 INTERIM EXECUTIVE DIRECTOR EVANS: The contracts
23 would come back to the Board for approval.

24 ADMINISTRATIVE ASSISTANT SEGUIN: Excuse me,
25 Madam Chair. We have a public comment card.

1 CHAIR MILLER-ANDERSON: Go ahead.

2 ADMINISTRATIVE ASSISTANT SEGUIN: Caron Bowman.

3 CHAIR MILLER-ANDERSON: Is that the only one?

4 ADMINISTRATIVE ASSISTANT SEGUIN: That's the
5 only one.

6 MS. BOWMAN: My name is Caron Bowman. I'm the
7 curator for Street Art Revolution. We're a public art
8 initiative. And we're a local collective. And we've
9 done various projects through various cities, West Palm
10 Beach Downtown Development Authority.

11 We recently completed one of the murals that you
12 saw in the presentation with Louie Armstrong, for the
13 northwest district of West Palm Beach. It was done for
14 Hamburger Haven. I don't know if you're familiar with
15 that. Reverend Allen. Wonderful soul food burgers.

16 And we've also done a project here with Kafe
17 Hub.

18 If you decide to move forward with this tonight
19 we welcome the opportunity to work with you and we look
20 forward to collaborating.

21 CHAIR MILLER-ANDERSON: Thank you.

22 And I'm a little too familiar with Hamburger
23 Haven.

24 Anyone else?

25 Madam Clerk.

1 (Motion passed unanimously.)

2 CHAIR MILLER-ANDERSON: Item number 4.

3 INTERIM EXECUTIVE DIRECTOR EVANS: The City is
4 requesting an amendment to the approved contract with
5 Song & Associates for 16,400 -- if you want to go ahead
6 and read the resolution?

7 ADMINISTRATIVE ASSISTANT SEGUIN: And do we do
8 public comment before I read it or after?

9 CHAIR MILLER-ANDERSON: After.

10 ADMINISTRATIVE ASSISTANT SEGUIN: A resolution
11 of the Board of Commissioners of the Riviera Beach
12 Community Redevelopment Agency approving the sixth
13 modification to the Marina District Redevelopment
14 Contract, to modify work order 2017-01 with
15 Song & Associates, for architectural and engineering
16 post design, construction oversight for the
17 over-the-water marina fuel office building for a total
18 amount not to exceed an additional \$16,400; providing an
19 effective date.

20 COMMISSIONER PARDO: So moved.

21 VICE CHAIR DAVIS JOHNSON: Second.

22 INTERIM EXECUTIVE DIRECTOR EVANS: The City is
23 requesting this amendment. The marina -- the building
24 that is out over the water, that's currently proposed to
25 begin construction, was designed by Song & Associates.

1 And the City requested that we add this to the design
2 contract for Phase I Marina Village.

3 Song & Associates was recently -- the fifth
4 amendment to the contract was previously approved by the
5 CRA Board because the contract with Song & Associates is
6 between the CRA and Song. And that was to provide
7 construction administration during construction of the
8 project.

9 The Seven Kings, since the time that the
10 building was originally designed, is now operating the
11 marina; and they are the future operators of the new
12 proposed building. And I believe Ken Blair from Seven
13 Kings is here. He'll just describe an overview of the
14 proposed improvements to the building they're proposing,
15 which is the reason for this request to the amendment.

16 MR. BLAIR: Good evening.

17 For the record, Ken Blair, Seven Kings Holdings;
18 Riviera Beach City Marina managers.

19 Thank you for giving us the time. I hope I can
20 answer any questions for you tonight.

21 In brief, when we took over the marina,
22 management of the marina, this building was
23 contemplated, it was going through building permits.
24 Building permits have since been issued. We came into
25 the project with it already designed. In the process of

1 going through and looking at it from an operational
2 standpoint, there were some efficiencies operationally
3 that we thought would be beneficial, offering more
4 flexibility on the inside of the building, making it
5 more efficient and better use of the space for the
6 staff. Accordingly we met with city staff, got
7 everyone's concurrence on it, and would like to proceed.

8 The improvements basically entail moving a
9 bathroom from one location to another, enlarging a
10 storage/IT area, and some counter changes which involve
11 HVAC changes, electrical changes, and things like that,
12 to accommodate all of that. It's pretty mundane,
13 routine, and down in the weeds, if you're interested,
14 but I'll be happy to answer any questions on it.

15 CHAIR MILLER-ANDERSON: Okay. Anyone?

16 Do we have a public comment card?

17 ADMINISTRATIVE ASSISTANT SEGUIN: We do.

18 Bonnie Larson.

19 CHAIR MILLER-ANDERSON: Right here, Ms. Larson.

20 MS. LARSON: This over the water marina fuel
21 office building, that was always in the plan that I
22 recall. So is this \$16,400 worth of changes to what we
23 haven't built? That's my question. How much did we pay
24 for the original design and then why are we making all
25 these changes now? Why did we figure out it wasn't such

1 a great design, that we now spend 16,400 more? If that
2 is what the money is for.

3 Thank you.

4 CHAIR MILLER-ANDERSON: Can we get an answer for
5 her on that?

6 MR. BLAIR: To the first question, I can't
7 answer because I don't know what Song & Associates
8 original contract was. That kind of pre-dates us. So I
9 can answer that question for the Board.

10 The changes that are involved, if you remember,
11 when this building was being done the city was managing
12 it and they had to approach the building from one
13 perspective as managers; private sectors folks, we
14 approach it from a slightly different approach. Again
15 trying to make it more efficient, more operationally
16 compatible with what's going on out there.

17 The changes that are being made are the result
18 of those changes. And I think in the overall scope of
19 things -- not to minimize, \$16,400 is a lot of money in
20 anybody's realm. But it's relative to giving to the
21 professionals so that they can comply with building code
22 and Florida building code standards to make the
23 corrections submitted to the city again for the building
24 department to look at it. It's not that there was
25 anything necessarily wrong with the initial design.

1 It's just we think we've improved it.

2 And I'll stop there.

3 CHAIR MILLER-ANDERSON: Mr. Evans, are you able
4 to add to --

5 INTERIM EXECUTIVE DIRECTOR EVANS: The original
6 contract for Phase I development did not include this
7 building. But since we already had one architect
8 working on the project the city just asked us to include
9 the design. So that was one of the amendments to the
10 original contract, I want to say back in 2014.

11 CHAIR MILLER-ANDERSON: Okay. Any questions up
12 here?

13 Madam Clerk.

14 (Motion passed unanimously.)

15 CHAIR MILLER-ANDERSON: Item number 5.

16 INTERIM EXECUTIVE DIRECTOR EVANS: Item number 5
17 is a presentation by Dana Nottingham, our development
18 consultant for the Marina Village project.

19 The CRA had a hotel feasibility study done for
20 the Marina Village District. And Mr. Nottingham will
21 present a summary and overview for the Board.

22 MR. NOTTINGHAM: Good evening.

23 As background I'd like to restate that the
24 original master plan vision was organized around two
25 anchors, a public market on U.S. 1 and marina side

1 restaurants fronting the intracoastal.

2 Over time the public market lost momentum, let's
3 just say. And the 200,000 plus square foot of retail
4 that was in the -- that was represented in the original
5 plan, the market changed, there's new competition.

6 In 2017 we embarked upon looking at the master
7 plan and resetting that vision. And where we came out
8 was an event center marina anchored restaurant,
9 entertainment, and hotel destination.

10 Over the last five years, let's say, the
11 interest in restaurants and a critical mass of
12 restaurants has been consistent. And over that time
13 there has been an increasing interest in people asking
14 about hotel opportunities here.

15 So in 2017 Scott and I just did some due
16 diligence in the restaurant space to just understand
17 what were the possibilities, what were our options, and
18 so forth. And as a part of that the CRA engaged a
19 consultant to do a hotel market study, a market and
20 feasibility study.

21 I'm here today to give you a quick overview
22 presentation of that study. There is an extensive file
23 that was created; and in essence these are my summary
24 notes to try to break it down to something that's more
25 manageable.

1 The study was done by Interim Hospitality
2 Consultants, Edward Xanders, CHA certified housing
3 advisor. He has over 40 years of experience in
4 managing, developing, and brokering hotels; has an
5 extensive client list that includes chains like the
6 Marriott, Hilton, Hyatt, IHG, Choice, and Wyndham.

7 If you look at their work, look at their
8 website, they represent that they've worked with over 80
9 hotel brands and over 1400 feasibility studies have been
10 completed by this firm.

11 The objective of the study was threefold:
12 First, to assess the hotel market potential. To
13 recommend a hotel category. The direction they were
14 given was to assess the highest and best use hotel
15 within the district. And third was to assess the
16 financial feasibility of a potential hotel.

17 Their research strategy included field
18 observations, targeted interviews, hotel sub-market data
19 analysis, hotel financial feasibility analysis. And, of
20 course, they applied their nationwide industry
21 experience.

22 The findings. They found that there was
23 sufficient demand to support an upscale extended stay
24 hotel subject to the below: One, that it was a national
25 franchise chain, it was professionally managed and

1 marketed, and that the build-out, the services, and the
2 pricing would be competitively positioned.

3 Now when we say extended stay, here's a
4 definition, a working definition. Lodging with fully
5 equipped kitchenette in each guest room which accepts
6 reservations and does not require a lease.

7 The data underpinnings of the study came from
8 two sources, two industrywide used sources: Smith
9 Travel Accommodations Report, which is referred to as
10 the STAR report; and the Highlands Group Extended Stay
11 Lodging report.

12 When you look at this market -- this is just an
13 interesting slide because it gives you a sense of
14 seasonality. Mr. Xander explained to me that he looked
15 at the market in terms of four things: The peak season,
16 shoulder season, off season, and the balance is what's
17 left over.

18 When you look at peak season, February and
19 March, consists of 59 days; shoulder season, January,
20 April, May, June, November, December, 183 days; off
21 season, July and September, 61 days; and the balance,
22 August and October, is 62 days.

23 So it's interesting to see that the peak is 16
24 percent of the total and the shoulder is 50 percent of
25 the total.

1 When we look at the local strengths of the
2 market, the study looked at what they call the
3 competitive market area and comparative market area.
4 The comparative market area would be like Palm Beach
5 County. And the competitive market area would be the
6 local Riviera Beach market.

7 So when you take all of this and digest it, you
8 see that in the competitive market area the occupancy is
9 higher than the comparative. The occupancy averages
10 over a year 78 -- in the year 2017, 78.4 percent. The
11 average daily rate is \$155.37. And the revenue per
12 available room is \$121.80.

13 The average daily rate would be the rate divided
14 by the total rooms in the hotel. And the revenue per
15 available room would be the rate for those specific
16 rooms that were booked.

17 Looking at it from a trend perspective, 2011 to
18 2016. You can see how the occupancy level rose, the
19 average daily rate rose, the RevPAR rose in 2016 to 76
20 percent occupancy, \$153 ADR, and \$117 RevPAR.

21 Just to visually get you oriented. If you take
22 what I just showed you and just map it out, this is what
23 it looked like in terms of occupancy by season.

24 This is what average daily rate would look like,
25 occupancy by season and by month.

1 And this is what the RevPAR available room would
2 look like by season and by month.

3 So you see in the peak, you see the great
4 disparity in terms of the increases in room rates, which
5 we all experience, especially me travelling the way I
6 do.

7 This is an interesting guideline. This is --
8 Mr. Xander explained this to me, which sort of puts
9 everything in perspective. He said if you have an
10 occupancy level of 50 percent, the hotel breaks even; 60
11 percent, the hotel makes money; 70 percent, makes more
12 money, it's ready for competition; 80 percent, sold out
13 condition; and 90 percent, hotel guests underserved.

14 Now if this is the gross rule of thumb, the rule
15 of thumb that's used in the industry -- and so if you
16 refer back to my previous slide, it noted that the
17 average occupancy 2017 in the competitive area was 78
18 percent. So that aligns with makes more money and ready
19 for competition. I mean that in itself is the study, is
20 the rationale for his recommendation.

21 Moving on, let's talk a little bit more about
22 the rationale. If you go through the study -- and I
23 just summarized some of the key drivers and
24 underpinnings of his recommendation. The county tourism
25 has grown 45 percent in 10 years. And I think that

1 comes from some local sources. Increases in demand and
2 investor interest. Strong extended stay demand growth.
3 Extended stay growth drivers: Growth in the leisure
4 guest segment and growth in the business segment. No
5 extended stay chain in the Riviera Beach local market.
6 And local hotels are here that are responding to the
7 commercial growth in the market.

8 And when you think about it, bringing online a
9 new hotel, no matter what it is, if it's a national
10 chain, it's new compared to the other hotels that are
11 here; it has distinct advantages being located at that
12 site. The coastal harbor and the wharf views, national
13 chain brand and hotel newness. Event Center cross
14 programming opportunities, next to a marina, park,
15 waterside restaurants, onsite water recreation mix, and
16 nearby business and leisure trip generators. So these
17 are competitive advantages that any national chain at
18 this site would enjoy.

19 And so the recommendation by Mr. Xander for an
20 upscale extended stay hotel, he looked at what was in
21 the market, and he highlighted Hyatt House as an example
22 of the kind of hotel that he was talking about. And he
23 based his feasibility, financial feasibility models on
24 that.

25 He was focused on the highest and best use with

1 the prime views. So he was focused on a potential site
2 location within the district. Mid to upper income
3 guests will appreciate hotel and site amenities and
4 convenient location.

5 Third upscale extended stay hotel, in addition
6 to the Marriott and Hilton national chains.

7 And the projections supported that there was
8 sufficient demand, room night occupancy, and revenue
9 potential.

10 So if you looked at a lot of the numbers that he
11 did behind his recommendations, you will see that in the
12 first year -- these are just a snapshot of some of the
13 assumptions -- that the average daily rate in the peak
14 was \$251; the shoulder season, \$169; the off season,
15 \$150; and the balance season, 125; which would give you
16 an average over that annual period of \$175 per night.

17 Likewise on the occupancy, he used the reports
18 that I previously cited and came up with these projected
19 occupancies in the peak, 90 percent; shoulder, 85
20 percent; off season, 75 percent; and of course the
21 balance of the year, 65 percent.

22 So these numbers are reflecting capturing
23 demand, and they also reflect inducing that demand.
24 Which means that given the amenities of the hotel, and
25 the amenities of the site, and the uniqueness of those

1 amenities, and the locational and other advantages, that
2 it would -- and its newness, that it would induce
3 greater demand that would drive these kind of numbers.

4 If we talk about extended stay, these are some
5 of the brands that we're familiar with: Hyatt House,
6 Marriott's Residence Inn, Hilton's Homewood Suites,
7 Staybridge Suites, Hawthorne.

8 What's interesting is I noted that Marriott for
9 example has 730 operations across the United States.
10 Hilton has 340 plus extended stay across the United
11 States. IHG, 200 plus extended stay. Wyndham, 100 plus
12 extended stay. And Hyatt House has 86 plus extended
13 stay. So Hyatt House is a growing brand that is seeking
14 new opportunities.

15 So let's make it real. When we look at our
16 site, again, this study focused on -- I'm going to
17 describe it as highest and best hotel use within the
18 Marina District that could take advantage of the coastal
19 and the oceanfront views.

20 Hyatt House. Just to give you a sense of what's
21 going on in the marketplace now and what the extended
22 stays would look like. At the bottom you see the
23 kitchenette. The Hyatt House that was used as a model
24 here, half of the rooms would have kitchenettes and the
25 others would just be suites.

1 And then here's an example -- this happens to be
2 in Atlanta -- of a Residence Inn. Give you a sense of
3 the range of this hotel type. And these are just
4 snapshots of the room, guest area. And there's the
5 kitchenette, which is a valuable feature of an extended
6 stay hotel.

7 And that's the end of my briefing.

8 CHAIR MILLER-ANDERSON: Thank you.

9 Mr. Evans.

10 INTERIM EXECUTIVE DIRECTOR EVANS: We're going
11 to put all this information on our web page and make it
12 available for all the future proposers to our RFP.

13 And if the Board has any questions for
14 Mr. Nottingham, now would be a good time.

15 CHAIR MILLER-ANDERSON: Let me check for public
16 comment cards, and then we'll come back up here.

17 ADMINISTRATIVE ASSISTANT SEGUIN: Bonnie Larson.

18 MS. LARSON: We talked about a hotel down by the
19 marina for many, many years now. But my main question
20 is when did we decide to have an extended stay hotel
21 there? I thought we were talking about a hotel which
22 would entice visitors who would come to the area, maybe
23 get interested, maybe want to build some day, or
24 purchase something, who would come to our area, shop in
25 our grocery stores, purchase gas, shop in stores if we

1 ever had any, and dine at our restaurants if we ever had
2 any. When did it turn into a -- when did the desire
3 seemingly turn into a long-term or an extended hotel?

4 I know that Rybovich had in West Palm Beach,
5 they had housing for their workers. This kind of rang
6 bells with me as I was reading this proposal. Are we
7 counting on Rybovich to put all their workers in here?
8 Is that what we're doing? Because with a kitchenette
9 and with an oven, you can come there and not spend a
10 dime in Riviera Beach, you're set.

11 And those kitchenettes, they look like they were
12 from the '70s, those rooms there. So I hope it's
13 something better that we would get.

14 But it's a national franchise chain, that's a
15 plus. We have Marriott and everything over on the
16 beach.

17 The occupancy level, there was a comparison
18 there from 2011 to 2016. The only place I can think
19 there would be a comparison occupancy level would be at
20 the Singer Island hotels.

21 No extended stay in Riviera Beach. There's
22 probably a reason there's no extended stay in Riviera
23 Beach.

24 And like I said, I thought we were trying to
25 entice visitors. I didn't think we were trying to put

1 up housing for people. But you tell me. Because I
2 didn't understand that.

3 There was no mention of how many rooms we're
4 talking about, no mention of how much height, how many
5 stories we're talking, where would the parking be.

6 The article said something about putting it
7 right on the water. No. That wouldn't be beneficial
8 for everybody else who's trying to come down to the
9 marina, to have that big hotel sitting right there on
10 the water. We want to all be able to look at the docks
11 and the boats and things.

12 The other initiative was to put it right on
13 Broadway. Okay.

14 The third one was to put it maybe on Spanish
15 Courts. But now you're talking about putting food
16 trucks on Spanish Courts. We have to decide what we're
17 going to do here and where this is going to be.

18 It says that we have waterside restaurants. Not
19 that I know of. Only on Singer Island.

20 So if we could have a little more input as far
21 as what you're hoping this will look at -- look like and
22 be used for.

23 Because I would hate for it to be extended stay,
24 just people come there and stay there and then they go
25 out of town. They make their money here and then out of

1 town, spend it somewhere else. I thought we were trying
2 to do something for visitors.

3 And height, no mention of that; no mention of
4 how many rooms; et cetera, et cetera.

5 Those prices, nightly prices, I would have liked
6 to have seen a comparison between this proposal and the
7 hotels on Singer Island, their prices. I would like to
8 see that comparison.

9 Thank you.

10 CHAIR MILLER-ANDERSON: Thank you.

11 Do we have any more?

12 ADMINISTRATIVE ASSISTANT SEGUIN: No, Madam
13 Chair.

14 INTERIM EXECUTIVE DIRECTOR EVANS: I can respond
15 to those. The extended stay concept came from the
16 study. So we asked the consultant to look and give us
17 what the best use would be for the site and analysis of
18 the market. And his response was that an extended stay
19 brand hotel would be the most ideal for the location.

20 But the mix that he was proposing would be I
21 believe about 55 percent of the kitchenettes and then 45
22 percent would be your standard suites. So it is a mix.

23 And if we can get people to come and stay at the
24 marina for an extended stay, two or three, maybe even
25 four days, and they're here that much more time and they

1 can come and use our water sport vendors, go diving,
2 fishing, and of course frequent our new restaurants we
3 hope to attract.

4 As far as the location, the location of the
5 hotel will be determined by the proposals that we
6 receive for Marina Village. We're not trying to pick an
7 exact location. We just simply -- the study said that
8 it would be somewhere in the district.

9 And the configuration, the type of building, I
10 think we showed a couple of -- one was a vertical
11 building, one was more of a residential. Most of the
12 hotels have a couple different models that they can
13 utilize.

14 And, again, we will wait and see what the
15 proposals we receive are.

16 The study justifies a hotel and helps us make a
17 case for it, because that's one of the key things we
18 look to attract.

19 CHAIR MILLER-ANDERSON: Thank you.

20 Any comments?

21 VICE CHAIR DAVIS JOHNSON: Madam Chair.

22 CHAIR MILLER-ANDERSON: Mmhmm.

23 VICE CHAIR DAVIS JOHNSON: I don't believe that
24 we were looking for Rybovich to occupy this hotel. So
25 that's not a correct assertion.

1 We are looking for this facility to be used by
2 individuals who may be utilizing the Event Center. So
3 if I have a wedding planned, I can place my wedding
4 party right across from the Marina Event Center. That's
5 kind of the conversation that we were having. So that
6 folks that were coming in to enjoy Newcomb Hall and all
7 parts of the Marina Event Center, they could be able to
8 use that.

9 We also thought in terms and had discussion from
10 this dais with regards to having a place for folks who
11 were cruising; they would be able to come in a couple of
12 days before, enjoy our city. And with extended stay
13 hotels, you have to, if there is a kitchenette, you've
14 got to go and buy your groceries from somewhere, so
15 there is some dollars that are being expended there.

16 So we were just looking at a number of scenarios
17 that we thought would be beneficial to the revenue that
18 we could generate as a result of having a hotel in the
19 marina area.

20 So as this is presented, I think that the -- our
21 consultant's study falls in line with some of the things
22 that we discussed as a commission.

23 And I'm just looking forward to the proposals
24 that will come forward.

25 CHAIR MILLER-ANDERSON: I look forward to those

1 that are coming.

2 Item number 6.

3 ADMINISTRATIVE ASSISTANT SEGUIN: A resolution
4 of the Board of Commissioners of the Riviera Beach
5 Community Redevelopment Agency approving a license
6 agreement between Willis Williams and the Agency for the
7 use of a portion of Spanish Courts for a mobile food
8 truck; directing and authorizing the chairman and
9 executive director to execute the license agreement and
10 to take such actions as shall be necessary and
11 consistent to carry out the intent and desire of the
12 Agency; providing an effective date.

13 COMMISSIONER PARDO: So moved.

14 VICE CHAIR DAVIS JOHNSON: Second.

15 CHAIR MILLER-ANDERSON: Alright.

16 INTERIM EXECUTIVE DIRECTOR EVANS: We have a
17 presentation by Andre Lewis. He's setting it up now.

18 MR. LEWIS: Good evening, Board.

19 CHAIR MILLER-ANDERSON: Good evening.

20 MR. LEWIS: So we're going to discuss the
21 licensing agreement for food truck vendor operator
22 Willis Williams.

23 Just a little background. In February of 2017
24 the Board requested that Spanish Courts be made
25 available. June of 2017 the Board approved for the

1 location of the mobile vending area within Spanish
2 Courts. In October of 2017 the city ordinance was
3 amended to allow the operation to happen within the
4 Marina District. This was brought in front of the Board
5 in 2018, which was last month, January. And at that
6 time the Board requested that we bring this item back.

7 So the amended ordinance authorized the activity
8 within the Marina District. The hours of operation were
9 modified from 7:00 a.m. to 10:00 p.m. on Monday through
10 Thursdays; Friday and Saturday, 7:00 a.m. to 11:30 p.m.;
11 and on Sundays, 12:00 p.m. to 9:00 p.m. And it
12 allowed -- there was an allowance for connection to
13 water and electricity.

14 The licensee's responsibilities. He had to have
15 current occupational and City of Riviera Beach business
16 tax receipts, current Health Department licensing.
17 Responsible -- he's responsible for the surrounding
18 areas as far as keeping the cleanliness, free from
19 litter and garbage. And must comply with the City's
20 ordinance that calls for the daily removal of the truck
21 at the end of the day, and securing the gates at the end
22 of the night.

23 The licensor is responsible for installing the
24 water power connection. And we will provide two picnic
25 tables. And we will offer a 90-day reprieve before the

1 first payment is due.

2 Licensing terms. We'll offer a one-year
3 agreement with a month-to-month renewal thereafter. The
4 monthly rent will be \$795 a month due at the 1st of
5 every month. And this dollar amount was received from
6 an appraisal study that was done of other food trucks
7 within Palm Beach County and other areas; and this was
8 the median dollar amount, this was approved for \$795 a
9 month.

10 Utility services will be the responsibility of
11 the licensee.

12 Any questions?

13 CHAIR MILLER-ANDERSON: Do we have any public
14 comment cards?

15 ADMINISTRATIVE ASSISTANT SEGUIN: Yes, Madam
16 Chair. Bonnie Larson, and then Margaret Shepherd.

17 MS. LARSON: So it sounds like now the truck
18 will be removed on a daily basis, and someone will be
19 responsible for seeing to that.

20 My observation is the streets in Riviera Beach,
21 they pretty much roll up on Broadway between 8:00 and
22 8:30, pretty much roll up. And I know I hear a lot of
23 the police out there, and people who shouldn't be out
24 there late at night, they say to the police, oh, we're
25 going to Walgreens. Anything to give them a place to go

1 late at night, they say they're going to Walgreens.
2 Then the police will come back and say, I thought you
3 were going to Walgreens; oh, I haven't gotten there yet.
4 To me it's going to create a hangout for people down
5 there.

6 We start at 7:00 a.m. What kind of food is
7 going to be served here at 7:00 a.m.? We haven't heard
8 that.

9 And until 11:30 Friday and Saturday night, I can
10 see people hanging there. I can see it. We're going to
11 observe this.

12 Oh, Ms. Margaret, I see what happens on Broadway
13 every single night.

14 CHAIR MILLER-ANDERSON: Let's keep it here.

15 MS. LARSON: So what type of food is going to be
16 served here?

17 And then also, so it will be moved out at
18 midnight, every night? Who's going to be making sure
19 that happens? And what if it doesn't happen? Because
20 the key word here is mobile food truck.

21 The other thing I want you to keep in mind is if
22 you approve this, there's going to be a whole lot more
23 people coming up with mobile food trucks who want to go
24 into Spanish Courts. And you're going to have to
25 approve them. You can't approve just one. You're going

1 to have to approve every one of those people, and give
2 them the same consideration. Is that what we want to do
3 at Spanish Courts? I thought we were trying to upscale
4 our city. But now it looks like we're going to have a
5 food truck frenzy every day of the week.

6 But consider that, the people who are going to
7 hang out there. How is this food truck going to be
8 cleaned if it's open until midnight? How is it going to
9 be cleaned? It's a health issue also. Little rodents
10 trying to get into those trucks and things. It's a
11 known fact. So how are we going to keep it clean down
12 there, and healthwise and otherwise down there? So
13 they're not going to be leaving at midnight if they
14 still have to clean up. And how is that going to
15 happen?

16 So I think you need to think about that. And
17 especially when everybody else is going to want to come
18 in there and do the same thing, and you can't say no to
19 them.

20 Thank you.

21 CHAIR MILLER-ANDERSON: Thank you.

22 ADMINISTRATIVE ASSISTANT SEGUIN: Margaret
23 Shepherd.

24 MS. SHEPHERD: Margaret Shepherd, Riviera Beach.

25 Not being disrespectful but it's about time this

1 city does something.

2 What do you do at 7:00 in the morning? You go
3 to Dunkin Donuts, get coffee. You go get a sandwich.
4 You get something.

5 You all make me feel like I'm a prisoner in my
6 own skin. We can't do nothing. You don't have nothing
7 here.

8 That truck will be an asset. And I'm sure he
9 has people working for him. If you work in a
10 restaurant, you know, if it closes at 11:00, you start
11 getting ready at 10:00 to close it.

12 I don't understand this. Every single time we
13 start off doing something, you have somebody with a gun
14 to shoot the project. I've never heard of nothing like
15 that.

16 Downtown in West Palm Beach, where I lived for
17 four years, the trucks was there, the boats came in, I
18 mean we had a good time.

19 You don't have anywhere to go sit, cross your
20 legs, have a cup of coffee, glass of wine, cheese.

21 I see the vision that Mr. Willis Williams have.
22 I see the vision.

23 I saw the truck. I know what the truck looked
24 like inside.

25 With the money he's making, he's going to hire

1 people to clean up and pick up. I mean you're saying
2 that he's so greedy in the head that he's going to let
3 everything fall down, with that type of truck? I'm just
4 appalled to it, that we never say anything positive.

5 This man is a resident of Riviera Beach. This
6 man wants to start his business. And the least we can
7 do is say, thank you, Mr. Williams, thank you for
8 choosing your hometown, Riviera Beach.

9 It's going to be an asset over at the derelict
10 Spanish Courts. It's going to drum up business and --
11 my God. You know, who goes to Wal-Mart? They go to
12 Wal-Mart for a reason.

13 If the truck is there, and I have friends come
14 from out of town, I'm going to say, hey, let's go to
15 Mr. Willis's, they got the best barbecue in the world.
16 And that's where you go to enjoy your meal.

17 Everybody don't sit up in the house and count
18 monkeys on the limb; they go out to enjoy themselves. I
19 want to go out and enjoy myself. Rafiki Tiki is a great
20 place. But am I going to go there every week, eat the
21 same old thing? No.

22 Please pass this resolution. Allow this truck
23 to come into the city. And I guarantee everybody will
24 follow what is going -- this is a rich city.

25 You're holding it hostage, out of pure

1 ignorance, just downright stupidity. And I'm getting
2 pretty sick of it.

3 Thank you.

4 CHAIR MILLER-ANDERSON: Do we have any comments
5 from the Board?

6 COMMISSIONER PARDO: Madam Chair.

7 Mr. Evans, can you explain to the audience the,
8 you know, the plan for Spanish Courts; that this is just
9 temporary and, you know, the future of Spanish Courts is
10 not food trucks.

11 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. We are
12 currently getting bids to turn Spanish Courts into a
13 temporary parking area. When we have large events at
14 the Marina we need additional parking; so we're going to
15 increase that parking by having an overflow lot on
16 Spanish Courts. And that's temporary parking.

17 And so this -- the CRA Board approved an area
18 that would allow food trucks. The area is actually only
19 large enough to allow two food trucks to be located
20 there in the future. And one of them, if this is
21 approved, would be Mr. Williams.

22 The entire Spanish Courts property is included
23 in the Marina Village RFP which is now on the street,
24 and we're expecting proposals by May 11th.

25 And that will -- after that we'll enter into

1 negotiation with a potential developer. We're looking
2 to redevelop the entire Spanish Courts site as part of
3 the entire Marina Village redevelopment; which will
4 include waterfront restaurants, a hotel, entertainment,
5 related uses.

6 So this is just a temporary use that we would be
7 permitting tonight.

8 CHAIR MILLER-ANDERSON: Mr. Willis, did you want
9 to say something?

10 MR. WILLIAMS: If I could.

11 CHAIR MILLER-ANDERSON: Alright.

12 MR. WILLIAMS: Good evening, Board. Chairman
13 and the Board.

14 First of all, let me say thank you for taking
15 the opportunity to hear this again.

16 The intent of this endeavor was based on history
17 that everybody is probably gonna want to forget about
18 and gone, so I won't go that deep. I'll just say that
19 the intent was always -- and Scott and I agreed that the
20 intent was it always to be stationary. Unfortunately
21 the stationary did not get done because of the way the
22 orders was written down. That was the problem. But the
23 intent, Scott knew it, everybody else knows it -- but
24 the gentleman over there -- I forget his name now --
25 didn't do it. So unfortunately we're stuck with moving

1 this 40-foot long trailer on the evenings.

2 But I appreciate whatever opportunity that I'm
3 given. We'll make it work. One way or the other we'll
4 make it work.

5 So I appreciate the opportunity. And I just
6 want to say -- and I want to make sure -- at any rate,
7 this 40-foot truck will not stop development. If Scott
8 soon can get a hotel down there and ready to go in two
9 months, and my lease is up in another month, the hotel
10 becomes priority there. I'm not that crazy. You know,
11 I might look crazy but I'm not that crazy. And this is
12 only a temporary so some local people can make some
13 money while the constructions are going on and while
14 they're getting ready to set up for construction and all
15 that. This is all it is.

16 I didn't come to be here forever. So just want
17 to keep that in mind. Thank you.

18 CHAIR MILLER-ANDERSON: Can you just tell us a
19 little bit about what you're going to be serving besides
20 the barbecue?

21 MR. WILLIAMS: It's going to be a variety of
22 food. That's why we're starting at 7:00 in the morning,
23 because we're going to offer breakfast as well. And
24 we're going to do a great lunch. And the barbecue is
25 just a clincher. But we have other food that we're

1 going to make.

2 You know, I have to say this, I spent 22 years
3 in the hotel industry. And that's from the front of the
4 house to the back of the house. So this is nothing new
5 to me. Okay.

6 Thank you.

7 CHAIR MILLER-ANDERSON: Thank you.

8 Let the record reflect Mr. Davis is on the dais.
9 Madam Clerk.

10 ADMINISTRATIVE ASSISTANT SEGUIN: Commissioner
11 Pardo?

12 COMMISSIONER PARDO: Yes.

13 ADMINISTRATIVE ASSISTANT SEGUIN: Commissioner
14 Davis?

15 COMMISSIONER DAVIS: What's the motion?

16 CHAIR MILLER-ANDERSON: Well, you can skip -- I
17 mean he just walked in.

18 COMMISSIONER PARDO: Mr. Williams' food truck.

19 ADMINISTRATIVE ASSISTANT SEGUIN: Vice Chair
20 Davis Johnson?

21 VICE CHAIR DAVIS JOHNSON: Yes.

22 ADMINISTRATIVE ASSISTANT SEGUIN: Chair
23 Miller-Anderson?

24 CHAIR MILLER-ANDERSON: Yes.

25 ADMINISTRATIVE ASSISTANT SEGUIN: Motion

1 carries.

2 COMMISSIONER DAVIS: Excuse me. I didn't vote.
3 I was asking what was the motion that you were voting
4 on. I have a responsibility to vote.

5 CHAIR MILLER-ANDERSON: Read the motion for him.

6 ADMINISTRATIVE ASSISTANT SEGUIN: A resolution
7 of the Board of Commissioners --

8 UNIDENTIFIED SPEAKER: You haven't been here.

9 ADMINISTRATIVE ASSISTANT SEGUIN: -- of the
10 Riviera Beach Community Redevelopment Agency approving a
11 license agreement between Willis Williams and the Agency
12 for the use of a portion of Spanish Courts for a mobile
13 food truck; directing and authorizing the chairman and
14 executive director to execute the license agreement and
15 to take such actions as shall be necessary and
16 consistent to carry out the intent and the desire of the
17 Agency; providing an effective date.

18 COMMISSIONER DAVIS: So did the issues get
19 addressed that was asked by the council previously?

20 CHAIR MILLER-ANDERSON: Yes.

21 COMMISSIONER DAVIS: Yes. Thank you so much.

22 CHAIR MILLER-ANDERSON: Item number 7.

23 ADMINISTRATIVE ASSISTANT SEGUIN: CRA Board
24 review of 22nd Street roadway abandonment.

25 COMMISSIONER PARDO: Madam Chair. I think

1 that's an error. Isn't it 20th Street?

2 INTERIM EXECUTIVE DIRECTOR EVANS: It's 20th
3 Street and Avenue C, and a portion of Avenue B.

4 COMMISSIONER PARDO: Okay. Fine. So the item
5 states CRA Board review of 22nd Street road abandonment.
6 So that needs to be corrected.

7 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. I
8 apologize.

9 The portion of 20th Street and Avenue B was
10 previously abandoned by the City and is currently part
11 of the operation of the Rybovich facility.

12 And this abandonment request includes all of the
13 properties that have been acquired by Rybovich. Their
14 main boat service facility, they've been expanding and
15 bringing more business, jobs and economic development to
16 the CRA. It's in our working waterfront area. And they
17 own all of the properties on both sides of the street.
18 And so by granting them this abandonment they'll be able
19 to expand their site and their operations.

20 Ultimately they're requesting abandonment to
21 allow them to install a ten million dollar mega yacht
22 lift as a part of their overall expansion of their
23 facility; and they would also install a new traffic
24 light at the corner of 21st Street and Broadway.

25 And the new Broadway that was designed was

1 specifically designed to accommodate that traffic light
2 and the space required.

3 And this item is not something that's required
4 to be approved by the CRA Board. The CRA Board is an
5 advisory board to the city council. So we wanted to put
6 it on tonight so that we could gather the Board's
7 comments and we will provide your comments to the city
8 council in advance of your deliberation of this, because
9 the city council is the actionable body for this action.

10 COMMISSIONER PARDO: And sometimes they're more
11 intelligent than the CRA Board.

12 CHAIR MILLER-ANDERSON: Is that the end of your
13 presentation?

14 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

15 CHAIR MILLER-ANDERSON: Public comment.

16 ADMINISTRATIVE ASSISTANT SEGUIN: Bonnie Larson.

17 MS. LARSON: I pass.

18 CHAIR MILLER-ANDERSON: That's it?

19 VICE CHAIR DAVIS JOHNSON: I have a couple of
20 questions.

21 CHAIR MILLER-ANDERSON: Go ahead.

22 VICE CHAIR DAVIS JOHNSON: I would like to know
23 how many residents will be affected by this request for
24 abandonment.

25 INTERIM EXECUTIVE DIRECTOR EVANS: The main

1 effect would be that the residential neighborhood that
2 is to the north of the site, currently they would -- if
3 they want to come to a street light, they drive down
4 Avenue C to 20th Street where the current light is.
5 Since that area would be abandoned, they would now drive
6 a shorter distance to 21st Street, where the new street
7 light would be installed.

8 VICE CHAIR DAVIS JOHNSON: With that being said,
9 how many homes are in that area? Do we know the
10 exact --

11 INTERIM EXECUTIVE DIRECTOR EVANS: I don't have
12 the exact number.

13 VICE CHAIR DAVIS JOHNSON: Okay. So I'd like to
14 know how many homes, how many residents will be affected
15 should this request be approved.

16 And then I also want to know whether or not
17 there has been any contact with the residents in the
18 area to talk about the proposed abandonment and the
19 redirection of traffic in the area.

20 And then you talked briefly about the alternate
21 travel route. Because you said there will be a light
22 placed up on 21st Street, correct?

23 COMMISSIONER PARDO: 22nd. I thought the light
24 was going at 22nd Street.

25 INTERIM EXECUTIVE DIRECTOR EVANS: I'm sorry.

1 Yes, 22nd Street.

2 VICE CHAIR DAVIS JOHNSON: So then we would be
3 able to provide information for those residents that are
4 remaining in the area. Will you find out?

5 INTERIM EXECUTIVE DIRECTOR EVANS: I will find
6 out. And I don't believe Community Development has done
7 anything in the neighborhood, so we'll provide that as a
8 comment now in advance of the city council meeting.

9 VICE CHAIR DAVIS JOHNSON: Thank you, Madam
10 Chair.

11 CHAIR MILLER-ANDERSON: Anyone else?
12 So do you need anything from us, Mr. Evans?

13 INTERIM EXECUTIVE DIRECTOR EVANS: No, just your
14 comments and we'll send them to Community Development.

15 CHAIR MILLER-ANDERSON: Okay. Item number 8.

16 ADMINISTRATIVE ASSISTANT SEGUIN: Update on
17 Marina Village wall removal.

18 INTERIM EXECUTIVE DIRECTOR EVANS: This is an
19 update on the wall removal. We are getting ready to put
20 the project out for bid. We have finished the
21 demolition plans. And up here right now you're looking
22 at an overview of the wall. And I realize it's hard to
23 see. On the left side is the overview of the entire
24 property.

25 And if you move the slide ahead. So what we've

1 done is we've analyzed all of the areas of the wall that
2 we can remove and improve the view. And as you can see,
3 almost all of the areas will be removed. We will keep
4 all of the decorative pillars intact and we will cut out
5 portions of the wall and install the see-through railing
6 instead.

7 The only areas that won't be cut out are the
8 ramp areas. In those areas we need the ramps, there's
9 multiple walls. So as you can see, it's only a very
10 small area. But where there's ramps down to the
11 promenade we'll leave those walls in place because
12 there's two or three walls deep in those areas.

13 But as you can see, the red outlines are the
14 walls that would be removed; it's the majority of the
15 wall.

16 And if you move the slide ahead. This shows the
17 proposed design. You can see the pillars in the
18 background. So they remain. And we cut out a portion
19 of the wall, approximately two and a half feet; and
20 we'll leave about eight inches at the bottom, that will
21 be the best look. And then we'll put a new cap on the
22 wall at the eight-inch height. And then we'll install
23 the railing above that.

24 And we propose to put out the bid with three
25 alternatives. And then the Board would select the final

1 alternative based on style and price.

2 And if you could advance the slide. So there's
3 two areas of the existing promenade which are in between
4 the lower and upper promenade. And these two areas
5 already have a railing. And so although it's only a
6 small area, we wanted to provide you -- one of the bids
7 would be to continue the existing railing and have it
8 installed very similar to how it is currently. So as
9 you can see, right now there is a wall with a cap and
10 then the railing on top.

11 The second alternative. This is the low cost
12 option. It's a similar solution to the previous slide.
13 However, we wanted to have a low cost option. We know
14 that this would probably come in at the lowest bid
15 price, so we just wanted to price it just to give the
16 Board more options before selection.

17 And the third option is probably the most
18 visually effective, it's practically see-through. And
19 the only difference between this picture and what we've
20 proposed is it would be stainless cables. But due to
21 maintenance the framing would likely be a similar
22 product to the aluminum that you saw before. But it
23 would be all stainless cables.

24 So those are the three options that we propose
25 to bid out. And we should be able to issue that bid in

1 March and then bring those results back to you as soon
2 as we get them in.

3 I just wanted to get any Board feedback and your
4 comments before we go to bid.

5 CHAIR MILLER-ANDERSON: Public comment.

6 ADMINISTRATIVE ASSISTANT SEGUIN: We have one
7 public comment card. Bonnie Larson.

8 MS. LARSON: The wall. I'm glad we're doing
9 something because when you're down there at Rafiki Tiki
10 or anywhere else you can't even tell you're at the
11 marina.

12 I like the wavy horizontal bars. However, kids
13 are going to climb on them. The vertical bars are
14 pretty plain, ugly, and cheap looking. How about if you
15 had vertical waves? Kids can't climb on that. So
16 that's something to think about.

17 Thank you.

18 CHAIR MILLER-ANDERSON: Thank you.

19 Any comments from the Board?

20 VICE CHAIR DAVIS JOHNSON: Are you wanting to --
21 Madam Chair. I'm sorry.

22 CHAIR MILLER-ANDERSON: Go ahead.

23 VICE CHAIR DAVIS JOHNSON: Are you wanting us to
24 give you our thoughts on the various designs or it does
25 not matter?

1 INTERIM EXECUTIVE DIRECTOR EVANS: If you have a
2 preference, you're welcome to share. I just wanted to
3 make sure that the Board was okay with the three
4 options.

5 CHAIR MILLER-ANDERSON: The three options are
6 fine for me, to go out. But when we decide which way we
7 are going to go with it, you're going to leave that up
8 to us?

9 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

10 CHAIR MILLER-ANDERSON: Or are you going to go
11 with whatever design is cheaper for --

12 INTERIM EXECUTIVE DIRECTOR EVANS: It would be a
13 Board decision.

14 CHAIR MILLER-ANDERSON: Anyone else?

15 Item number 9.

16 INTERIM EXECUTIVE DIRECTOR EVANS: Item number 9
17 is an update of our Neighborhood Services Department.
18 Our director, Annetta Jenkins, has been very active.
19 We've had a number of events. And we have a number
20 coming up, too. So I just wanted to make sure that she
21 gave the Board an update on her great success and let
22 you know what's coming in the future.

23 MS. JENKINS: Good evening, Commissioners.

24 CHAIR MILLER-ANDERSON: Evening.

25 MS. JENKINS: Annetta Jenkins, Director of

1 Neighborhood Services.

2 As promised, we said we would come back to let
3 you know how we are doing with our various new programs
4 and activities.

5 Here we keep referring to our tool box and our
6 technology tools. We have our Comerica Small Business
7 Resource Center. Our Junior Achievement partnerships
8 with Spark and BizTown and More Than Money. Our STREAM
9 Academy 3. And just to remind you, that if you're
10 familiar with STEM, you're familiar with STEAM, we've
11 gone beyond and we have STREAM 3.

12 And coming soon, at our next update, we'll tell
13 you about plans for our Small Business MicroLoan Fund.

14 Upcoming we have our business workshop series
15 that will start this Tuesday, this Tuesday, March 6th,
16 at 5:30 at the Clean and Safe office. And I am so happy
17 to report that those sessions are oversubscribed. Our
18 goal was to have 25 registrants. And as of this morning
19 we had 45. And we have a waiting list.

20 And then on the heels of our business workshop
21 series we have our spring break camps starting at the
22 beginning of spring break, Monday, March 19th, at 8:30
23 in the morning at the marina. And we still have slots
24 available. And you see our gorgeous brochures. And we
25 left each of you one of our exciting packets, with all

1 of our flyers and brochures. And we gave you a shirt.

2 And I'll talk a little bit about that in a minute.

3 Here are some beautiful pictures of our children
4 who are learning about entrepreneurship, and financial
5 literacy, and technology, and arts. And you see our
6 creativity station brochure, which you will be so -- I
7 hope you will be excited about the activities that the
8 kids experienced during winter break. We had a
9 successful winter break camp at the marina. We had
10 around 60 kids in all three camps to enroll. It was
11 truly amazing.

12 One of the most interesting things -- and I was
13 hoping the mayor was here -- was hearing the two little
14 kids have a debate about who was going to be mayor of
15 the town. So peruse that when you have a chance, and
16 look at the pictures. And I hope sometime in the future
17 you'll be able to meet some of the children, because
18 hearing their presentations, listening to them, watching
19 them, and just seeing their excitement, it is truly
20 magical. So thank you for your support of that.

21 More pictures of our kids. We introduced some
22 dynamic new partnerships for our various programs, from
23 Microsoft, to the Center for Creative Education, the
24 School Board, Admission Junior Achievement, KOP
25 Mentoring Network, South Florida Science Museum, just a

1 plethora of A-plus partners who were so excited to join
2 with us to bring these offerings to our city. And
3 you'll see some of them illustrated there: Our very own
4 Comerica Bank, who's been a big supporter; and one of
5 our strategic partners, Estella's Brilliant Bus, et
6 cetera.

7 Just to be mindful of our targets and our
8 milestones -- and I've included those charts in the
9 update so you can see how we're doing. With our small
10 business resource center you'll see that we are on
11 target. We will be starting our session next week and
12 will finish in April. And you'll get regular updates on
13 the classes. Please feel free to stop in. And we will
14 have our graduation ceremony in April, the beginning of
15 April, and that is already shaping up to be very
16 exciting.

17 And I'm happy to say that our very own general
18 counsel, Mr. Haygood, will be one of the panelists, one
19 of the presenters, in week two; so come out and hear him
20 talk about doing business.

21 Our other targets for our technology programs.
22 And we're hitting our targets.

23 Let me just say that we have spring break camp
24 starting on March 19th, but the Saturday before that we
25 have our Saturday camps, our tech bus camps with our

1 senior citizens. And we have capacity at 20 senior
2 citizens; and they are already signed up and excited for
3 that.

4 Just to let you know how we're doing on some of
5 our other programs. Our Smart Home program with
6 SmartWater is in progress. You'll begin to see our
7 ambassadors walking the streets, knocking on doors,
8 making sure that every household in the CRA has an
9 opportunity for a SmartWater kit.

10 Our smoke alarm event. And you have a brochure
11 in your packet. We e-mailed it to you a number of
12 times. Several of you have committed to convene teams;
13 and we'd like to encourage you to come out with your own
14 team for volunteers. We're trying to bring together
15 from seventy-five to a hundred volunteers to install
16 smoke alarms in the Riviera Beach Heights neighborhood
17 from MLK Boulevard down to 1st Street on March 10th. We
18 will mobilize at West Riviera Elementary. And we need
19 you.

20 And those beautiful colorful shirts in your
21 packets are work shirts. So we are thanking you in
22 advance for coming out in your work shirt and bringing
23 your volunteers to come and help us. And anyone in the
24 public who is hearing me describe this, we too have a
25 shirt for you. So please call the CRA.

1 Our Neighborhood Watch Program has been
2 reinvigorated; it is ongoing. We have completed several
3 House by House activities. We had a very active Martin
4 Luther King weekend activities. I'll show you next time
5 the beautiful pictures. We did an exterior home
6 makeover for one of our residents.

7 Our Youth Recreation activities, as I mentioned
8 earlier, is going on; and we continue to expand our
9 community partnerships.

10 And that's just a brochure of our activity last
11 month that was very, very well received and very good
12 participation. We had the COMTO organization; they
13 showed up, and they showed up with their volunteers.

14 There's a smoke alarm brochure that's very
15 beautiful and it's part of our neighborhood
16 beautification efforts.

17 Again, our partnerships for neighborhood
18 services delivery. And we continue to expand our
19 partnerships because we know we can't do it all. We
20 know that the CRA staff can't do it. We work with
21 consultants. We work with our residents. And we work
22 with our partners.

23 Some of our activities. Next time you'll hear
24 an update on our Home Buyer Work Force program. We're
25 looking at making some acquisitions. Our Home Buyers

1 Club is doing very well.

2 And I think maybe that might be it. So I'll
3 stop and take any questions or comments.

4 CHAIR MILLER-ANDERSON: Do we have any public
5 comment cards?

6 ADMINISTRATIVE ASSISTANT SEGUIN: No, Madam
7 Chair.

8 CHAIR MILLER-ANDERSON: Anyone from the Board?

9 VICE CHAIR DAVIS JOHNSON: Madam Chair.

10 CHAIR MILLER-ANDERSON: Go ahead.

11 VICE CHAIR DAVIS JOHNSON: Where would a
12 resident register for the spring camp?

13 MS. JENKINS: They can -- a resident could come
14 to our offices at 2001 Broadway. A resident could go to
15 our website and fill out a contact form. If they call
16 us at 844-3408, we will e-mail a form to them, et
17 cetera. They can call Junior Achievement. They can
18 call KOP Mentoring. And anyone at the CRA could answer
19 questions or assist them.

20 CHAIR MILLER-ANDERSON: Anyone else?

21 COMMISSIONER PARDO: Madam Chair.

22 CHAIR MILLER-ANDERSON: Go ahead.

23 COMMISSIONER PARDO: Can I just have an update?

24 What's going on on Avenue J? I know that you were

25 trying to acquire property. What's going on over there?

1 MS. JENKINS: Well, that is slightly outside of
2 the CRA but I am happy to report that the CDC has
3 acquired the property. So we're working on a design
4 book. We'll be moving forward with our pre-development
5 activities, et cetera. So we have acquired it. We
6 closed maybe four weeks ago.

7 COMMISSIONER PARDO: Excellent. Okay. Thank
8 you.

9 CHAIR MILLER-ANDERSON: Anyone else?
10 Go ahead, Scott.

11 INTERIM EXECUTIVE DIRECTOR EVANS: I just wanted
12 to add, first I wanted to congratulate Annetta. I
13 challenged my staff this year -- those schedules that
14 she was referring to had dates, and we really wanted to
15 get a lot more active in the community; and not only did
16 we want to list the things we were going to do but we
17 also said when we were going to do them. So I just
18 wanted to congratulate her on meeting all those time
19 tables, and she's doing a great job.

20 CHAIR MILLER-ANDERSON: Any other comments?
21 Okay. Items tabled?

22 INTERIM EXECUTIVE DIRECTOR EVANS: None.

23 CHAIR MILLER-ANDERSON: Public comment cards?

24 ADMINISTRATIVE ASSISTANT SEGUIN: We have three
25 public comment cards. Bonnie Larson, and then Margaret

1 Shepherd, and Bessie Brown.

2 MS. LARSON: I have a comment on a couple of the
3 items we had tonight.

4 The extended stay hotel. To me, and to a lot of
5 people, extended stay means if you're working somewhere,
6 if you're on an assignment, you go there six months and
7 work, that's an extended stay hotel. If you're coming
8 for a wedding or something, you're coming for a couple
9 days, and that's usually staying in a regular hotel; you
10 don't stay in an extended stay.

11 There used to be one, I think, in Riviera Beach.

12 I know in other counties extended stay is when
13 someone is there on work assignment for say six months
14 or something, that's why they stay in an extended stay.

15 You're saying no. Okay. So how many days --
16 okay. My question then is how many times days do you
17 consider an extended stay? That's my question.

18 Spanish Courts. If you're going to put that
19 food truck down there, there's no bathrooms down there.
20 You have to make allowance for that, for the staff and
21 for the customers.

22 I can tell you -- I don't even want to talk
23 about this but -- we have a lot of people going in our
24 yard. We're near businesses, and they just come right
25 up there and go. And I don't want to see this happening

1 to Spanish Courts also. Get a bathroom down there.

2 The wall. I hope you do consider that -- not
3 that real cheap vertical one, but something wavy.

4 CHAIR MILLER-ANDERSON: Let's keep it down in
5 the audience, please.

6 MS. LARSON: I have photographs. I can identify
7 people.

8 The department heads. I've noticed the last
9 couple times they're not in the chambers anymore. That
10 was real helpful, because then if we had any questions
11 they were there to answer those questions.

12 And also the cards being outside. That's a
13 little inconvenient, putting all the cards out there and
14 then having to run back and forth.

15 What I would like to see with this -- this is
16 the marina, the abandonment. Usually when you abandon a
17 property it's because somebody owns property on both
18 sides of it, all of the property on both sides of it.
19 So what I would like to see next time is this drawing
20 with who owns all of these properties. And I'd also
21 like to hear from the fire department and the police.
22 Because if you're living here, now all of a sudden your
23 streets here and here are blocked off, what if you have
24 a house fire or something? How are they going to get to
25 you? That's going to be real inconvenient.

1 Ms. Davis Johnson, you said who would it affect.
2 I'd like to know who owns all these properties here; and
3 also how are the police and fire going to get in there?

4 To end on a real good note, Mr. Scott Evans and
5 I had a discussion about the BB&T building with all the
6 bricks falling down. Did I see people taking those
7 bricks down this week?

8 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, they
9 started the repair of the building.

10 MS. LARSON: Good. Because when people come in
11 to the CRA they don't want to go to a building which is
12 falling down. So I was real happy to hear that. Thank
13 you for instigating that. It's been six months. So
14 it's time. And thank you for whatever you did to make
15 them move on that.

16 Thank you.

17 CHAIR MILLER-ANDERSON: Thank you.

18 Next.

19 ADMINISTRATIVE ASSISTANT SEGUIN: Margaret
20 Shepherd.

21 MS. SHEPHERD: Margaret Shepherd, Riviera Beach.

22 Forgive me for my outburst. But the one thing I
23 want to say is that the CRA is on the move. I am
24 excited. I am looking forward to, as Mr. Evans said,
25 doing more things in the community. I see more.

1 I think Mrs. Jenkins failed to mention that over
2 at Lindsey Davis our garden, right now we're putting the
3 plans together, we're getting the name, and we are
4 really looking forward to having a garden, to go out in
5 that little enclave and sit there and play cards or
6 whatever they want to -- plant the garden. And those
7 seniors are excited. Because the CRA decided to come
8 out of their comfort zone of the CRA district and come
9 over in the neighborhood to make it not only look
10 better, feel better, but not only give the senior
11 citizens, but other people, the children, we have
12 adopted children to come over and be a part of us. If
13 that's not excitement, what is? When Mrs. Jenkins come
14 over they're like little children, they want to hear
15 every word she says.

16 So why am I not excited about the CRA? Why am I
17 not excited about the food truck? Why am I not excited
18 about the marina? Why am I not -- the extended stay?
19 Whoever come. Let them come and enjoy our city. I'm
20 tired of taking my money, going down to Ft. Lauderdale,
21 going down to Miami. I want to see my money stay here.
22 And let a good brother like Mr. Willis Williams or
23 any -- I mean let these people get their business up and
24 running. Why do we continue to put our city down?

25 It behoves me that the CRA decided that we're

1 going to do everything possible to make the residents,
2 the seniors, whether they are children, whatever, to be
3 a part of Riviera Beach.

4 So I personally thank you, Mrs. Jenkins.

5 And to you, Mr. Evans, to all of you, because
6 you're about to see us move forward. Obviously we're
7 not digging nothing. And now all of a sudden we begin
8 to jump start to let people know that we are the best
9 city to live, work and play. I'm excited.

10 And I even think Neimah, we had the -- over at
11 the Ambassadors we had people come out and talk about
12 their community, how they want to safeguard. So we're
13 moving.

14 And I'm just a little tired of hearing the bad
15 things here. It's good things here in Riviera Beach.

16 Thank you.

17 CHAIR MILLER-ANDERSON: Thank you.

18 Next?

19 ADMINISTRATIVE ASSISTANT SEGUIN: Bessie Brown.

20 CHAIR MILLER-ANDERSON: And then?

21 ADMINISTRATIVE ASSISTANT SEGUIN: And then
22 Willis Williams.

23 CHAIR MILLER-ANDERSON: Okay. And all public
24 comment cards are closed at this time.

25 MS. BESSIE BROWN: Good evening. Bessie Brown.

1 COMMISSIONER PARDO: Good evening.

2 MS. BESSIE BROWN: I just -- I don't really -- I
3 don't want to hear no bad stuff about the city. And I'm
4 glad something's going on, and it's good.

5 And the only thing is is that do we still pay
6 \$11,000 a month for the parking area over there? If we
7 can pay \$132,000 a year, how can we take care of that so
8 that we can own it? We need to take care of that.

9 And the other thing, I was -- the fencing,
10 Ms. Tonya Davis Johnson asked about that. So who makes
11 the decision? I didn't really hear the end of it.
12 Who's going to make that decision? I really do want to
13 say, what fool put the wall up there in the first place?

14 And the only other thing is that, Ms. Jenkins,
15 she said they have private property. I guess I would
16 really have to talk to you about how -- is that process
17 going to come through the Planning and Zoning Board?

18 CHAIR MILLER-ANDERSON: We'll talk -- he'll
19 answer it after you sit down.

20 MS. BESSIE BROWN: And that's it.

21 CHAIR MILLER-ANDERSON: Mr. Williams? No?

22 Okay. So that's the end of public comment.

23 Mr. Evans, do you have any answers to any of the
24 public comment questions?

25 INTERIM EXECUTIVE DIRECTOR EVANS: Related to

1 roadway abandonment, Rybovich owns all of the property
2 surrounding them, so there's no residents who are living
3 in the area that's proposed to be abandoned.

4 Yes, the CRA does lease Viking property. And we
5 hope that when we choose a new master developer we'll be
6 able to acquire that property. But it is critical to
7 our parking area currently.

8 And the decision on the selection of the type of
9 railing that will be installed will be made by the CRA
10 Board once we have the pricing data for them to look at.

11 Thank you.

12 CHAIR MILLER-ANDERSON: Any other questions up
13 here?

14 Report of the executive director?

15 INTERIM EXECUTIVE DIRECTOR EVANS: I just wanted
16 to update the Board. We are preparing for a follow-up
17 workshop for the corner of Broadway and Blue Heron. We
18 had a workshop previously in the late fall, I believe it
19 was November. So we're getting ready to bring you a new
20 workshop as a follow-up to that one, on possible
21 improvements to the building. And we'll have that ready
22 sometime in April.

23 Thank you.

24 CHAIR MILLER-ANDERSON: Report of general
25 counsel?

1 MR. HAYGOOD: I have nothing this evening.

2 CHAIR MILLER-ANDERSON: Discussion of the Board.

3 Ms. Pardo?

4 COMMISSIONER PARDO: I'm good. Thank you.

5 CHAIR MILLER-ANDERSON: Mr. Davis?

6 COMMISSIONER DAVIS: I want to say thank you to
7 staff. You're doing such a wonderful job of preparing
8 an opportunity for our young community and our senior
9 citizens to have something to do during the spring
10 break.

11 These are the great things and these are the
12 purpose of the CRA, which is to change the culture,
13 improve the culture, give us something to do as we train
14 our younger generation and those who just hang around
15 looking for some things to do, that look at the
16 opportunities.

17 I'm excited about the private development that's
18 coming on in Phase II. So I'm hearing that's an
19 extended stay. Mr. Evans, you said that's preferred?

20 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, the
21 feasibility study said the extended stay would be the
22 ideal.

23 COMMISSIONER DAVIS: And I think -- you know,
24 our marina is a working marina and a recreation marina.
25 We have more like a hybrid. So we're gonna want people

1 to stay for longer periods of time, to spend more money,
2 which is going to create more jobs.

3 So these are the things that we got to
4 celebrate. But when we make our final decision, whoever
5 so do it, that I definitely encourage us all to make
6 sure that we have as much local participation as
7 possible to make sure that this is -- festers throughout
8 the community. That's our job. I'm sure we can do it
9 well.

10 But I encourage the entire Board, that we do
11 everything that we must do to make sure that this
12 community benefits not just on the construction project
13 but everything after the construction. Because the
14 way -- when we participate on the jobs we'll be the ones
15 promoting it. And no one needs to tell our story.
16 Let's make sure we do it.

17 And thank you staff, thank you Ms. Jenkins, and
18 thank you Mr. Evans, and Mr. Haygood, and you all, for
19 all that you do. And the staff that's in the room.

20 CHAIR MILLER-ANDERSON: Ms. Davis Johnson.

21 VICE CHAIR DAVIS JOHNSON: Sure. I want to take
22 this opportunity to announce something that was in my
23 package, because I'm really excited about this. On
24 Friday, March 2nd, Gulfstream Cinema, our very own
25 Gulfstream Cinema at the Marina Village, it will be held

1 in the Gulfstream Terrace, we will be showing Get Out.
2 Dinner and snacks will be available for purchase. And
3 this is an adult event, you must be 21 years or older to
4 attend.

5 So great things are happening in Riviera Beach.
6 So get your guests together and join us on March 2nd for
7 Get Out. April 6 is the Hangover. May 4th is Girls'
8 Trip. June 1st is Harlem Nights. July 6th is the
9 Hangover Part II. And on August 3rd we have the Black
10 Panther. So there is quite a bit happening at the
11 Gulfstream Cinema. So share this information with your
12 friends.

13 And since we have been challenged to put
14 together a team, I am making a call for my friends and
15 constituents to join me on March 10th. Pascale will be
16 reaching out to you to confirm your participation. So
17 we look forward to convening at West Riviera Elementary
18 on March 10th. So kudos to that.

19 And then also remember that everyone is invited
20 on the third Friday of the month for our Movie Daze and
21 Food Truck Frenzy.

22 Thank you, Madam Chair.

23 CHAIR MILLER-ANDERSON: Thank you.

24 Mr. Evans, could you give a little more
25 information about the J Avenue project or the property

1 that has been acquired?

2 INTERIM EXECUTIVE DIRECTOR EVANS: Sure. The
3 CDC has acquired a property. They had an option for
4 over a year now. And the option is running out. And
5 they were able to acquire the property.

6 It's mostly vacant. It was a previous
7 development that went there. They put in all of the
8 infrastructure to support up to 24 units. And actually
9 we think we can put 28 units on it total. There are
10 four existing, I believe four existing units currently
11 there now. And the project was halted just -- right
12 after it began. So the CDC would like to bring 28 new
13 affordable units to that property and create a model
14 type development for the neighborhood.

15 And we will be preparing a presentation to the
16 city manager and then for city council to make the city
17 council our partner with the CDC.

18 CHAIR MILLER-ANDERSON: Thank you.

19 Do we have a motion to adjourn?

20 VICE CHAIR DAVIS JOHNSON: So moved.

21 (Proceedings concluded at 7:31 p.m.)

22

23

24

25

ADJOURNMENT

The CRA Board Meeting was adjourned at 7:31 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