

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, May 23, 2018

6:01 p.m. to 8:27 p.m.

APPEARANCES:

Chair Tonya Davis Johnson

Vice Chair Lynne Hubbard

Commissioner Julia Botel

Commissioner Terence Davis

Commissioner KaShamba Miller-Anderson

Mayor Thomas Masters

Attorney Michael Haygood

Interim Executive Director Scott Evans

Administrative Assistant Tamara Seguin

1 CHAIR DAVIS JOHNSON: I'd like to call the Riviera Beach
2 Community Redevelopment Agency meeting of May 23rd, 2018, to
3 order.

4 Madam Clerk, roll call, please.

5 (Upon roll call by Administrative Assistant Tamara Seguin, the
6 following were present: Chair Tonya Davis Johnson, Commissioner
7 Julia Botel, Commissioner Terence Davis. Also present: Mayor
8 Thomas Masters, Interim Executive Director Scott Evans, Attorney
9 Michael Haygood.)

10 CHAIR DAVIS JOHNSON: I'd like for us to stand for a moment
11 of silence, followed by the Pledge of Allegiance by Commissioner
12 Botel.

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

14 CHAIR DAVIS JOHNSON: Mr. Executive Director, are there any
15 additions or deletions?

16 INTERIM EXECUTIVE DIRECTOR EVANS: No, Madam Chair.

17 CHAIR DAVIS JOHNSON: Are there any disclosures by
18 commission and/or staff?

19 COMMISSIONER BOTEL: Madam Chair, I have met with Captain
20 Brochu.

21 CHAIR DAVIS JOHNSON: Thank you.

22 Are there any other disclosures?

23 I'll entertain a motion to adopt the agenda, please.

24 COMMISSIONER BOTEL: So moved.

25 COMMISSIONER DAVIS: Second.

1 CHAIR DAVIS JOHNSON: It's been moved and properly
2 seconded.

3 Madam Clerk.

4 THE CLERK: Commissioner Davis.

5 COMMISSIONER DAVIS: Yes.

6 THE CLERK: Commissioner Botel.

7 COMMISSIONER BOTEL: Yes.

8 THE CLERK: Chair Davis Johnson.

9 CHAIR DAVIS JOHNSON: Yes.

10 THE CLERK: Motion carries.

11 CHAIR DAVIS JOHNSON: All matters listed under this item --
12 this is the consent agenda. All matters listed under this item
13 are considered to be routine and action will be taken by one
14 motion. There will be no separate discussion of these items
15 unless a councilperson so requests; in which event the item will
16 be removed from the general order of business and considered in
17 its normal sequence on the agenda.

18 Let the record reflect the presence of Commissioner
19 Miller-Anderson.

20 Are there any items to be pulled from the consent agenda?

21 Hearing none, I'll entertain a motion to adopt the consent
22 agenda.

23 COMMISSIONER BOTEL: So moved.

24 COMMISSIONER DAVIS: Second.

25 CHAIR DAVIS JOHNSON: Its been motioned and properly

1 seconded.

2 Madam Clerk.

3 THE CLERK: Commissioner Davis.

4 COMMISSIONER DAVIS: Yes.

5 THE CLERK: Commissioner Botel.

6 COMMISSIONER BOTEL: Yes.

7 THE CLERK: Commissioner Miller-Anderson.

8 COMMISSIONER MILLER-ANDERSON: Yes.

9 THE CLERK: Chair Davis Johnson.

10 CHAIR DAVIS JOHNSON: Yes.

11 THE CLERK: Motion carries.

12 CHAIR DAVIS JOHNSON: That ends our consent agenda.

13 Madam Clerk, regular business.

14 THE CLERK: Presentation: Inlet Grove Student Leadership

15 Workshop.

16 INTERIM EXECUTIVE DIRECTOR EVANS: Dana Nottingham and the

17 students of Inlet Grove recently completed a student leadership

18 workshop. And we have a draft video that we've developed of

19 that student workshop. We're using the video eventually to help

20 grow our programs and attract some funding, to try and find new

21 funding to help us offer this workshop to other students, other

22 schools, and expand it to reach a lot more children in Riviera

23 Beach. Both Commissioners Botel and Davis attended the

24 workshop. So this video is a draft. We're still finishing it.

25 But I just wanted to play it for the board in advance of the

1 students and Mr. Nottingham giving you a brief presentation on
2 the outcomes of those workshops.

3 (Video played.)

4 INTERIM EXECUTIVE DIRECTOR EVANS: Sorry. We're just
5 working through some technical issues.

6 (Vice Chair Hubbard is now on the dais.)

7 CHAIR DAVIS JOHNSON: Well, while you work through those
8 difficulties, let me acknowledge that Chair Pro Tem is on the
9 dais.

10 (Video played.)

11 MR. NOTTINGHAM: Good afternoon. How are we doing?

12 We'd like to give you a brief update on the outcomes of our
13 leadership lab. We have some special guests here today. We
14 have Flolaine Francois to my left, Jacob Warden, and Giovanni
15 Hendricks. They're students of Inlet Grove Community High
16 School.

17 And on behalf of the students I want to thank all the
18 sponsors, the CRA, Riviera Beach CDC, the school, and Lead Lift
19 Soar.

20 I want to give a special thanks to Scott McDermott, who is
21 here in the audience. He's the principal of the school.
22 Without him we could have done very little of this. So we want
23 to thank you very much, Scott, for that.

24 What we'd like to do today is give you a quick update. And
25 the students will give you a presentation on a teen innovation

1 center that they designed. And the whole point of it was,
2 number one, in the leadership workshop we learned some simple
3 tools to help them more confidently lead, collaborate, and
4 execute; and we applied those tools in team challenges.

5 And two of the team challenges was a teen innovation center
6 and a teen innovation center app to support the programming of
7 the innovation center.

8 As we all know, our series is designed for all students.
9 But the students that benefit the most are the ones that are
10 driven, focused, and mega curious. We like to do all we can to
11 work with the teachers to help them bloom, weather the storm,
12 and grow.

13 And we know that the students are tech savvy, digitally
14 connected, culturally aware. They're born entrepreneurs,
15 they're hands on, and they have bold aspirations.

16 And we've learned in every workshop we do that students
17 create speed and simplicity, real world experience, and
18 actionable tools that demystify, visually simplify, and
19 systematize the basics of leadership and team.

20 In the future we have four success drivers that we all
21 focus on when working with our youth: Know how, leadership,
22 technology, and team power. And we like to say that we are
23 focusing on the team in STEAM; that if you desire to pursue a
24 career in science, technology, engineering, art, and math, that
25 your advancement will be enhanced by your ability to confidently

1 work in a team.

2 Part one of the leadership lab focused on tools and the
3 team challenge.

4 Part two was very interesting because it focused on a
5 workplace simulation. The students played the role of board of
6 directors of a nonprofit; and I played the role as their
7 architect, translating their ideas. So the outcome of this was,
8 one, to amplify their voice in terms of the needs of teams; and
9 then to get into their heads in terms of how they would
10 translate it into programming and the actual physical facility
11 and a tech strategy.

12 So with that I'm going to invite Flo, Flolaine, to the
13 podium.

14 MS. FRANCOIS: Hi. Good evening. My name is Flolaine
15 Francois. I am a junior at Inlet Grove High School.

16 And Dana Nottingham came to Inlet Grove with a challenge.
17 And within that challenge he brought students to the marina and
18 divided those students into three groups. And one of those
19 three groups was to build an innovation center. And I was the
20 captain of that group.

21 And my vision for that group, for the innovation center,
22 was to bring a purpose to Riviera, for students who don't know
23 what to do with their lives, they don't have anything to do with
24 their lives, to come to one common place and bond and have --
25 and build a future for themselves.

1 And our motto for the teen innovation center is Teens with
2 a Mission. And Teens with a Mission is basically saying that
3 they no longer want to stay home and do nothing, just come home,
4 go to school, eat, just a boring life; they no longer want to
5 live a boring life. They want to be able to do something, they
6 want to be able to have a future and say I want to do something
7 with my life.

8 Our approach for the teen innovation center is to architect
9 and build stimulation and role play. That is saying that this
10 teen innovation center will have a landmark in Riviera, it will
11 have a purpose. It will stand a purpose in those individual
12 teens lives. Not only those teams but for the community.

13 Two, to revisit leadership lab team challenge. As I said,
14 Dana Nottingham came to Inlet Grove with a challenge. And with
15 that challenge we were able to build leadership characteristics
16 and were able to bond with our fellow students that I wasn't
17 able to bond with before.

18 And to identify teen needs. With those needs we need to --
19 oh shoot. I'm sorry. I'm a little nervous.

20 MAYOR MASTERS: Take your time.

21 COMMISSIONER MILLER-ANDERSON: You're doing good.

22 MAYOR MASTERS: Move to the next one and then come back.

23 MS. FRANCOIS: To identify supportive programs. Not many
24 teens have a supportive system behind them. They may not have a
25 very supportive home or at school. At many schools, unlike

1 Inlet Grove, students are seen as a number, because there are
2 only -- there's always -- there's 2,000 or more students at
3 other high schools, at other public schools. So if they can't
4 have the support at school, where else can they find it?

5 Review facility conceptual designs. That is to say we need
6 to have -- at the center we need to have something to reel in
7 the students, to reel in the teens. Because we can't just have
8 a simple floor plan or it would just be another recreational
9 center. We're trying to move far from a recreational center.
10 We're trying to move somewhere where we can help our students
11 build a future, where we can draw in more people, where we can
12 link into students and their interests.

13 The conceptual support and the app design. One of the
14 other challenges we were brought to was to make an app for the
15 teen center. And, you know, social media plays a key role in
16 all our lives today. Not only teens but as adults as well. So
17 within this app we talked about components and how teens can
18 link with the world, and how teens can link with each other, and
19 how teens can build with each other, because social media is a
20 building concept. Social media is a linking concept to things
21 outside our community. So that's why we wanted to have a
22 pairing, a pairing challenge with the app.

23 Teen needs. Within my group we talked about what do teens
24 want, what would I want. If I was there, what would I need,
25 what would interest me. And with that we talked about social

1 and educational and recreational. We didn't want this to say
2 recreational because recreation is just -- like just after
3 school camps or just like a basketball court or just after
4 school day care. We don't want just to say recreational. We
5 want to be able to tap into that student's educational life and
6 their social life. We want to be able to help them be able to
7 cope with their lives outside of school, outside of the home.
8 And with that we try to build links like -- how would I say?
9 Like how to plan their future, basically. How can not only we
10 help the student, how can not only we can connect to students,
11 how can we build their future. How can we help prepare them for
12 a better life.

13 Counseling and supporting services. Some students, we
14 don't know what happens behind closed doors in those students'
15 lives. And not many students are able to turn to home and turn
16 to their parents for support, for emotional support. So we
17 wanted to be able to provide that at the innovation center.

18 College and career and mentoring support. A lot of
19 students, including me as well, don't know where their future is
20 going to take them, or what college they want to go to, or what
21 is going to happen tomorrow, or what are they going to do after
22 they graduate. So we want to be able to provide a college
23 program or a way to help them get into college, like financial
24 aid, and college assessments to know what do they like, because
25 a lot of students don't know what they like. And of course it's

1 fine not to know what you want to do, but this innovation center
2 can help you push yourself to be able to say I want to do this
3 with my life and I want to be better.

4 Employment opportunities. We want to be able to provide
5 part-time jobs, summer jobs; also help look for part-time jobs
6 because, you know, it's hard in this economy, and maybe it's
7 hard for students or newcoming adults leaving high school to
8 find a job. So we want to be able to help them find jobs.

9 Expand career horizons. A lot of people don't know what is
10 outside of their community. A lot of the people don't know
11 where they're going to do -- if they can even make it outside
12 their community. So with this career we want to have programs
13 or people or mentors to come in and to help them broaden their
14 horizons, help them know there is not just only what's in
15 Rivera, there's other places than Riviera Beach that can help
16 you succeed in life.

17 Exposure to role models. One of the components we were
18 talking about were to have people from city council, people from
19 mentoring programs, teaching programs, teachers, anyone who is
20 able to come and help you, and be in the career you want to be
21 or be in the career you are interested in.

22 The programs. We have leadership development, college
23 preparation, counseling support, resource center, innovation
24 studios, and the tech strategy and app.

25 I would like to ask my fellow peer to come up. Jacob.

1 MR. WARDEN: Good evening you guys. My name is Jacob.

2 And this is pretty much the faculty concept -- well,
3 facility concept. My bad. And when we was there the first day,
4 March 29th, it was pretty much a struggle, but also fun.
5 Because they were trying to help us find who we really were as a
6 person and as an incoming adult, and they just wanted to see
7 where we were going to be.

8 So we came up with the concept. This is the bubble
9 diagram. And when you first enter, that's the tech lounge. And
10 then there's the resource center to the right, the admin to the
11 left. And then if you keep going up there's a multi-purpose
12 room; and then studio, studio, storage, and another studio.
13 Then you got some food, restrooms, and service.

14 With the studios you can like pretty much record, hang out,
15 do work. And the tech lounge, that's where you could check in
16 and just hang out until you do stuff.

17 And then there's going to be outdoor activities. There's
18 going to be some gardens outside.

19 And this slide is the floor plan. And like I said, there's
20 the entrance, the tech lounge. And in the tech lounge, what
21 there is is there's moving furniture, some TVs. And what there
22 can be, is there can be some gaming; and people can create their
23 own games and bring them in and show them, what they've created.
24 We can have a competition with it, to see who can get the
25 highest score or something. And with the games, like say if you

1 do two hours or an hour of work, that can depend on how long you
2 can play a game.

3 And there's a stage.

4 And then there's a terrace.

5 And like the multi-purpose would have -- what's the
6 multi-purpose? The studios would be in the multi-purpose. And
7 then you can probably eat there.

8 MR. NOTTINGHAM: And a market.

9 MR. WARDEN: And a market on the weekends.

10 And there's going to be gardens outside, like I said, with
11 some exotic plants maybe.

12 The amphitheater for maybe chorus, some concerts, and some
13 other activities that we can hold on the weekends.

14 And I'd like to hand it over to my friend Hendricks.

15 MR. HENDRICKS: Good afternoon everyone. My name is
16 Giovanni Hendricks.

17 And I'm here to speak more on what my fellow student,
18 Jacob, said about the tech lounge.

19 This is like the inside bays of it, where you can actually
20 see it through, like do more stuff, your creative activities.
21 Like who is more interested in the computer, science, and
22 technology base, they can like sit down on the computers and
23 stuff.

24 And you also have our studios -- thank you. We also have
25 like other studios where we can go in and do extra activities,

1 like me who -- like myself, in the culinary program, we would
2 have a lab right there to say, oh, there's a culinary lab, I can
3 go in, learn more stuff.

4 There would be an engineer lab, where you can go and learn
5 more stuff. And so forth.

6 And this would be the outdoors, where we have our gardens.
7 As I said, I'm in the culinary department so I'm going to like
8 give them ideas and stuff about the garden. So we would have
9 like fresh fruits outside. We would still be buying stuff but
10 we would mostly reap from our garden; more students will grow
11 their own crop and say this is what I've produced to give the
12 culinary program something to use on. And this is pretty much
13 what we look forward to seeing at the outside garden.

14 And everything will all come down to this, where this is
15 the whole set form of what we all come about.

16 That's it.

17 MS. AVILES: Hi. I'm Janie Aviles. I'm going to talk a
18 little more about this area because like to me music's been
19 important to me for a long time. And so this area we were
20 thinking like maybe -- like within the studios we would have
21 like music centers and classes and stuff like that, you know.

22 And out here, like in the amphitheater and the stage, we
23 were planning to have concerts where the students would show off
24 their skills; and we were thinking of like calling them TWAM
25 jams.

1 And like it wouldn't just be music though. It would be
2 like all sorts of things that they decided to do outside;
3 everything that they wanted to show off, whatever they've been
4 working on inside the studios, and whatever program, whatever
5 interest they have, they would sort of just show it off here.
6 We would all gather and see what they have did, a show.

7 Thank you.

8 MS. MELENDEZ: Hi. My name is Alyssa Tanoya (phonetic)
9 Melendez. And here's how -- from the drawings to how we
10 envision it to actually look like.

11 On the top left-hand corner would be similar to how the
12 multi-purpose lounge would look like. And so that when you walk
13 in you see all the furniture and everything, a nice place to
14 hang out and everything.

15 Top middle, outside area.

16 And top right will be -- in the tech lounge we will have
17 computers set up and everything, where you can work.

18 And in the middle section, where we have the different
19 studios, you can have the music studio.

20 In the center we have the food bar that was there in the
21 tech lounge.

22 We have -- and so, yeah, that's basically what the tech
23 lounge is going to look like.

24 And the multi-purpose lounge is like my favorite room
25 there.

1 You have the different rooms leading off to the studios,
2 and you have this big open area. And I proposed the idea you'll
3 have the studio where you're making all this content for
4 yourself, but what are you going to do with that content? Just
5 post it on YouTube? Maybe get like a few views. And I think
6 you've got to work on networking. So I proposed on like
7 weekends people come in, you could showcase everything you've
8 made. You can put on a display. Like the greatest art project
9 you made, maybe auction it off if it's a really beautiful piece.
10 Show people your music video you made and everything. And just
11 a big open area where you can show everything that you've made
12 in the individual studios.

13 And the studios themselves, small rooms where you can work
14 on your content, where -- and it provides you with different
15 equipment you wouldn't have access to usually. Like say you
16 wanted to -- you really love music or whatever, but your school
17 doesn't have an orchestra, and you can't afford that stuff at
18 home, so you come to the innovation center; you have all this
19 equipment that you would find like at university but -- say
20 you're like a freshman, you're not going to in university for
21 four years. You're gonna just sit there and wait around until
22 you're old enough to kick start your dream? No. You start now.
23 And so the innovation center will be a great place where you can
24 jump start on your future career.

25 Thank you.

1 MR. NOTTINGHAM: Thank you.

2 Thanks for your patience.

3 And all I will say is, when I first met the students I
4 could feel their genius. But after working with them three
5 times, and going to the school and feeling that energy, I
6 believe in their genius now. So thank you very much.

7 COMMISSIONER MILLER-ANDERSON: Madam Chair.

8 CHAIR DAVIS JOHNSON: Commissioner Miller-Anderson.

9 MAYOR MASTERS: Madam Chair. Students, don't leave, the
10 three of you -- okay? Because I wanted to say something to you.

11 CHAIR DAVIS JOHNSON: One moment.

12 COMMISSIONER MILLER-ANDERSON: I just wanted to make a
13 comment. I definitely appreciated all of your presentations.

14 I know you're ready to go. Long day, right? I know.

15 But I'm sure there are quite a few of us that probably want
16 to say something to you all, so give us a couple minutes.

17 I just wanted to say thank you all for coming in and
18 presenting. It's not always easy coming up here and presenting.
19 It's not that easy for us sometimes. You all did a wonderful
20 job.

21 I definitely wanted to say something about the first young
22 lady that came up, Miss Flolaine, because I've known her since
23 she was in kindergarten. And I want to assure you she has been
24 that way since kindergarten. She has always been an articulate
25 young lady, very inquisitive. Her mind was always running. And

1 that was as an AP, assistant principal, I've known her since she
2 was in kindergarten. But I'm glad to see -- I haven't seen her
3 in a long time. But I'm glad to see she's doing wonderful
4 things. And she's always been a leader. So this is not new for
5 her. She started a long time ago. So she seems to have a very
6 great future coming ahead of her.

7 Thank you all again.

8 CHAIR DAVIS JOHNSON: Mr. Mayor.

9 MAYOR MASTERS: Yes. Well, I want to speak about all of
10 you. You were just great, outstanding, innovative, inspiring.
11 And we learned from you. As a child -- a little child shall
12 lead them. And you certainly led us tonight.

13 But I do want to speak specifically to the first speaker,
14 the young lady. I'm not as blessed as KaShamba Miller-Anderson,
15 I haven't known you since kindergarten. But I've known you for
16 the last ten minutes. And what I wanted to say is, I assume
17 that you're from Haiti, or your parents?

18 MS. FRANCOIS: Yes.

19 MAYOR MASTERS: Okay. All I could think about while you
20 were speaking -- first of all, let me just give a disclaimer out
21 there. The office of the mayor has a really strong relationship
22 with Port-au-Prince and with the government, and with -- I've
23 been to Saint-Marc a few times, Petion-Ville, and other places
24 in Haiti.

25 What I thought about while you were speaking is how the

1 children of Haiti can benefit from this type of leadership, this
2 type of innovative things that you're doing. And I want to get
3 with your parents, and I would like to see something like this,
4 even if it's like one room at a time, being built or infused in
5 the high school in Haiti; and take this to the young people
6 there, and let them benefit from this project and this program.

7 And I'm sure that we can find -- that I can find sponsors
8 that would help to have this kind of institution, for lack of a
9 better word, in Haiti; and you be the leader of that and the
10 program will be in your name.

11 So make sure you stop by the mayor's office before you
12 leave, because this is something that I know would benefit the
13 brothers and sisters in Haiti, and that's something that I want
14 to do.

15 Thank you, Madam Chair.

16 CHAIR DAVIS JOHNSON: Thank you, Mr. Mayor.

17 COMMISSIONER BOTEL: Madam Chair.

18 VICE CHAIR HUBBARD: Madam Chair.

19 CHAIR DAVIS JOHNSON: Commissioner Botel, and then Vice
20 Chair Hubbard.

21 COMMISSIONER BOTEL: I also wanted to thank you for
22 presenting this evening. All of you did a wonderful job.

23 And I wanted to thank Mr. Nottingham for bringing this
24 program to Riviera Beach. I only had a few minutes to spend
25 with you that day, but it was an exciting few minutes and I

1 could see the genius in the room in all of the students who were
2 there.

3 And thank you also to Mr. McDermott and to the Inlet Grove
4 faculty and staff for bringing your expertise to this project.

5 I hope that one day we can see this to fruition.

6 Thank you.

7 CHAIR DAVIS JOHNSON: Vice Chair.

8 VICE CHAIR HUBBARD: Many thanks to all of you for coming
9 out here today to present. I can see the passion in all of you,
10 and creativity; and we want to thank you for coming to share
11 that with us.

12 And I too want to thank Mr. Nottingham and Mr. McDermott
13 for a job well done.

14 CHAIR DAVIS JOHNSON: Commissioner Davis.

15 COMMISSIONER DAVIS: Thank you.

16 I want to say thank you to the Inlet Grove staff, as well
17 as to the great leaders that came here today to speak. You're
18 not young ladies, you are our leaders. You know, it starts at
19 birth. When you come out, what happen to us dictates who we are
20 now. We are designed to provide this level of service and
21 support. Thank you for being a great example to this community,
22 because it's people like yourselves that gave me a great
23 understanding when I come back here, how I'm supposed to work
24 with my colleagues to create such a great product for our
25 community.

1 So thank you for being a great example for me as an elected
2 official. And I enjoyed you -- your real sacrifice on how well
3 you worked on that day, and by allowing me to sit in that room
4 and work with Mr. Nottingham. But thank you. Okay.

5 MAYOR MASTERS: Madam Chair.

6 CHAIR DAVIS JOHNSON: I would like to also just echo the
7 sentiments of my colleagues and to simply say that I see your
8 genius and I'm excited about the future of Riviera Beach,
9 because it's in your hands.

10 I want to thank your parents for allowing you to
11 participate and for guiding you and supporting you in the manner
12 that they have.

13 To the staff of Inlet Grove, thank you, Mr. Nottingham.
14 And especially I'd like to thank Mr. Evans for bringing this
15 program and identifying it and bringing it to this beautiful
16 city.

17 Mr. Mayor.

18 MAYOR MASTERS: Yes. One more thing. Make sure I get the
19 contact -- I'll get with the principal tomorrow, Dr. Banks,
20 Inlet Grove. But I would like for each one of you to be a
21 junior mayor during the summer for one week. But I want to give
22 you time so you can tell your parents and tell everyone you're
23 going to sit right here with the Mayor and you're going to be my
24 junior mayor during the summer for one week. Okay? Is that a
25 deal? High five.

1 Thank you, Madam Chair.

2 CHAIR DAVIS JOHNSON: Thank you, Mr. Mayor.

3 Madam Clerk, presentation number 2.

4 THE CLERK: Presentation: 2017 audit.

5 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. HCT completed the
6 CRA's annual audit. They are also the auditors for the City of
7 Riviera Beach. The CRA's audit is actually a component of the
8 City's audit. So HCT is here this evening to present our audit
9 to the board this evening.

10 CHAIR DAVIS JOHNSON: One moment.

11 You may proceed.

12 MR. WILLIAMS: Good evening, Madam Chair, members of the
13 board for this Riviera Beach CRA. My name is Thomas Williams.
14 I'm here on behalf of HCT, as Mr. Evans stated, the auditors in
15 charge of the audit for the CRA for 2017.

16 First we'd like to send Mr. Harvey's apologies. He wanted
17 to be here and present, but at the last minute he had to be
18 called out on a last minute assignment. So unfortunately you
19 get me today.

20 Just a brief overview of what we will be discussing this
21 evening. The first item we will discuss is the audit opinion.
22 No need to wait any further. It is an unqualified opinion. And
23 I will explain what that means.

24 Then we'll take a look at the -- some of the key numbers
25 from the audit and from the financial report.

1 Then we'll take a look back at 2016, and compare that to
2 the numbers this year for 2017.

3 And then at the -- and then go over some management
4 comments or findings, or ways to improve the CRA.

5 And then at the end we'll leave time for some questions.

6 As I stated before, the CRA earned an unqualified opinion,
7 which means that the financial statements are presented fairly
8 in accordance with generally accounting principles -- generally
9 accepted accounting principles. Sorry.

10 Now to take a look at some of the balance sheet numbers for
11 the CRA. Total assets were 14.6 million. With total
12 liabilities of 10.4. Deferred inflows of resources, \$57,000.
13 And you had a total fund balance, which is unassigned, meaning
14 there is no commitment or it was not assigned to a specific
15 purpose, of 1.4 million. 4.1. Sorry.

16 Now take a look at the activities for the year. There was
17 7.9 in revenues, 9.2 in expenditures, which left a change of a
18 negative 1.3 million dollars.

19 And now to compare back to 2016. Starting from the
20 revenues, you'll see that there was a decrease in 2.9. But if
21 you take a look back specifically at what those revenues make
22 up, the majority of the dollars are TIF funds, tax incremental
23 financing, and that number stayed about the same. So you're
24 still getting the same amount of money in tax dollars that
25 you've been getting over the years.

1 You also see that expenditures were able to be decreased.
2 And that mainly is due from the City. And the City did have
3 some contributions in the prior years that helped with
4 construction, and some of that has stopped. And that you will
5 see boils down to and gets you to the 4.1 in fund balance.

6 And now this is just to look at the net position. The
7 difference between the net position and the fund balance, the
8 net position takes effect all future earnings and future
9 liabilities. So in the total assets, you will see 21 million.
10 What that includes, and the fund balance did not include, or the
11 general fund did not include your fixed assets. And for some
12 reason GASB wants us to list fixed assets only with their net
13 position and not in the fund statements.

14 And so get all the way down to the bottom, which should say
15 net position -- I apologize for not fixing that slide -- of
16 negative 12 million. Last year that net number was 354,000.
17 And the main reason for that big change is because -- and also
18 you'll see that coming out in later slides -- the City and the
19 CRA did have an agreement with the Marina Uplands; and at the
20 end of the year they decided to sever that agreement, and so
21 therefore the assets dealing with the Marina had to be
22 transferred back over to the City. So you'll see the hit now,
23 but in the future you should see that number raise back up.

24 And now to take a look at the prior year comments. Just as
25 a precursor, they were all resolved. But I will just kind of go

1 over what they were and how we were able to resolve the
2 findings.

3 The first one is dealing with the Marina Uplands. And as I
4 mentioned, that part has been terminated so that issue will no
5 longer come up.

6 The next finding we have is that there were some cash
7 amounts that were overstated on the trial balance. This year,
8 with the help of the City and Mr. Conrad, all of the cash
9 accounts were reconciled at the end of the year so we do not
10 have to go back and find anything -- we did not find anything
11 wrong, our cash balances were able to tie.

12 With the next finding, the CRA was unable to prepare their
13 own financial statements. Again, with the help of the City the
14 CRA was able to do their own financial statements. So that
15 finding has been taken off.

16 As well as long outstanding checks had not been properly
17 reversed and unclaimed amounts had not been properly handled in
18 accordance with state laws. We did not find any outstanding
19 checks for 2017, so that finding will also come out.

20 And for the current year we did not have any findings.

21 So with that, if there are any questions, I am here to
22 entertain those to the best of my abilities.

23 CHAIR DAVIS JOHNSON: Are there any questions from the
24 commissioners?

25 MR. WILLIAMS: I just want to send a special thanks to the

1 staff, as well as city staff. They were great in getting us
2 responses.

3 Just a little background, the CRA did move to the City's
4 financial reporting software. And so that conversion was very,
5 very trying, I'm sure they can tell you. And the City did a
6 wonderful job of getting to us what we needed and converting
7 over. So thank you.

8 CHAIR DAVIS JOHNSON: I think it's appropriate for us to do
9 a motion to receive and file the audit report --

10 VICE CHAIR HUBBARD: So moved.

11 CHAIR DAVIS JOHNSON: -- may I have a motion?

12 COMMISSIONER BOTEL: Second.

13 CHAIR DAVIS JOHNSON: The motion is to receive and file the
14 2017 audit. It's been motioned and properly seconded.

15 THE CLERK: Commissioner Davis.

16 COMMISSIONER DAVIS: Yes.

17 THE CLERK: Commissioner Botel.

18 COMMISSIONER BOTEL: Yes.

19 THE CLERK: Commissioner Miller-Anderson.

20 COMMISSIONER MILLER-ANDERSON: Yes.

21 THE CLERK: Vice Chair Hubbard.

22 VICE CHAIR HUBBARD: Yes.

23 THE CLERK: Chair Davis Johnson.

24 CHAIR DAVIS JOHNSON: Yes.

25 THE CLERK: Motion carries.

1 CHAIR DAVIS JOHNSON: Presentation number 3, please.

2 THE CLERK: Presentation by Florida Fishing Academy:
3 Concept Plan for Marine Lab.

4 INTERIM EXECUTIVE DIRECTOR EVANS: Mr. Rich Brochu has for
5 a number of years now been operating the fishing program that
6 operates out of the marina, that the CRA has sponsored. And
7 they've been bringing about 500 children through that program
8 every year. And the CRA sponsors the Riviera Beach children who
9 participate in it. And I believe that there were over 200
10 children from Riviera Beach who participated in the last year.

11 And Captain Rich has approached us. They have a proposal
12 to bring a future marine lab and education facility to our
13 Broadway corridor. And we're very excited about that. The CRA,
14 along with the City staff, met with Captain Rich about his
15 proposal. So I thought it would be good if he came to this
16 board tonight to tell you about his concept.

17 He's in the process of looking for a site. He does need to
18 get a lot of funding, so before he goes down that long road and
19 puts in a lot of resources and effort to raise the funds to
20 build this project, I wanted him to get some feedback from the
21 board about the concept.

22 CAPTAIN BROCHU: Thank you. This is a fairly long
23 proposal, but we're going to go quickly through these slides.

24 You know I've been here before. So with the help of the
25 CRA we are the community boating program. We're going into our

1 seventh year. So far we've served over 19,000 students. And
2 last year in the Riviera Beach Marina we brought over 2300
3 students either fishing, boating, kayaking, swimming, and
4 snorkeling.

5 Again, 90 to 95 percent of our students and our residents
6 of Riviera, the kids that we serve, have never been in the
7 ocean, the intracoastal, or even in salt water. So when they
8 actually get it in their mouth they're like, what's that taste
9 like. And it's really, it's humbling to see what we get to
10 enjoy every day, that these kids live less than a mile and they
11 get to enjoy what we get to do.

12 So our goal, we are an education organization, we go into
13 the schools, we teach ethical angling, we teach marine biology.
14 We're a social/emotional learning facility, so we're basically
15 building up their self-confidence, we're teaching them new
16 things.

17 So our original goal was 10,000 students, 150,000 tourists
18 annually. I would like to reduce that number of the tourists
19 because we are concentrating more on the education site and the
20 community site versus outside tourism.

21 Our current funders, United Way, Prime Time Palm Beach
22 County, that 94,000 has changed, recently we've received another
23 almost \$30,000 from them. We're also, Youth Services, 39,000.
24 We won Impact, 100. Community Foundation, \$165,000. That's to
25 build a mobile marine lab. Because we have not found a site to

1 build that yet -- we were really feeling like the community
2 needed our education at their site -- so we decided to build a
3 trailer and tow our marine lab to their site. No equivalent
4 field trip in Palm Beach County. Right now our kids go down to
5 the Keys to Marine Lab; it's costing our students over \$195 just
6 for one day in the Keys.

7 And let me tell you I've done that trip with my kids two
8 times; and what we have right here at Peanut Island, Riviera
9 Beach, just in this community, is by far superior than that
10 trip.

11 And then also our schools, as you know, if we go out of our
12 school, Palm Beach County, they have to charter a school bus.

13 So, again, the health benefits of being on the water: It's
14 proven stress relief, recharge the body, improve the mood,
15 releases feel good chemicals, vitamin D. Again, we're keying on
16 social/emotional learning. And fishing and being on the water
17 is a natural motivator.

18 I wish I had worked with Inlet Grove and their kids,
19 because I paid a lot of money for this design, when they did an
20 awesome job with their design. There are some things I
21 definitely could use from them. Their concepts are awesome.
22 But if we -- depending on the site that we get is obviously
23 going to determine the size of the building. This is the
24 maximum we would probably build. On the very top of that we're
25 looking at solar panels, rooftop garden. However, if we do get

1 a nice piece of land, we'd like to do the aquaponics not on the
2 rooftop because that's a very expensive asset to put on a roof.
3 But we'd like to have the gardens, the aquaponics, on our
4 facility.

5 So ranging 24,000, 14,000. From the last time I was here
6 asking for more of an aquarium than this, the number of gallons
7 of fish tank was around a million, has now been reduced to a
8 hundred thousand. Because all of the things that we're gearing
9 our site for is for a touch tank; it's more learning, it's
10 interactive. I don't want the kids coming in, looking at an
11 aquarium, and then walking by and never seeing it again. If we
12 build a big aquarium, that's for them to swim in and actually be
13 with the animals. Because a lot of our kids out there don't
14 even want to get in the water because they fear what's inside
15 the water. But when their friends get in, we're getting
16 probably about 70 percent, 80 percent in the water out there.
17 So there's still some that don't go, so this is hopefully a way
18 to actually get them kind of acclimated to what's out there.

19 Yes, the touch tank will have sharks in it. That's the
20 biggest thing that kids like to see. So we're not going to put
21 any dangerous sharks in there; they're going to be the smaller,
22 you know, bottom feeding type sharks.

23 So this is a concept drawing of our first floor. We are
24 going to try to do some training, job training, so if you look
25 on the right side, it's a miscellaneous training shop, wood

1 shop, welding, engine shop. I think one of the shops that's
2 important, that is in need especially for male and female is
3 having sewing, whether it be canvas, clothes, you know,
4 cushions, anything, they're all related.

5 I've challenged other people in the past that I don't
6 believe there's any industry out there that doesn't relate to
7 the marine industry. So even incorporating a tech lab in here
8 could be easily incorporated because we use all kinds of
9 technology. I think the marine industry spends more money on
10 technology than probably most police departments do, and they're
11 just trying to find fish out there. So they spend an enormous
12 amount in improving that type of stuff. Using apps and other
13 stuff is awesome.

14 So here's a couple design concepts that we have looked at
15 other places that we like. So you have your local touch tank,
16 with a teacher behind it, that is going to have the small
17 animals; and then your sharks, rays, and other animals are in
18 the larger touch tanks.

19 Second floor of this may change a little bit, depending,
20 but we're doing a number of classrooms, smaller touch tanks, and
21 a cafeteria type lounge. So seeing the kids designs, again
22 maybe this may be redesigned.

23 Mangroves on the second floor. We actually want to develop
24 the aquarium systems to have plants and aquaponics to actually
25 do the filtering rather than having a large filtering room, so

1 that they can actually -- you know, there are very limited
2 vegetables or plants that can be grown using salt water.
3 There's actually a lot of studies out now doing aquaponics,
4 growing some edible salt water plants. We also want to tie that
5 into some fresh water if we can also.

6 And this third floor, or it could be actually an option
7 building, but these are all the classrooms that we have. And we
8 actually want to have the students be able to stay on site too.
9 So if we want to do a late field trip, the parents don't have to
10 worry about them walking home, how they're going to get home,
11 they can just stay; we can have this kind of close-knit family,
12 take them out late night, doing different seine net drags or
13 looking at krill or stuff like that. So we are looking for
14 on-site type living for -- temporary living, not like permanent
15 living for our kids.

16 Creating local jobs. We're going to be able to spark
17 development in the area. We're using STEAM also. And, again,
18 we're keying on social and emotional health, so where some of
19 our students and -- neighborhood students don't have a stable
20 place to go, hopefully this can be their stable place to go.

21 This is our mobile marine lab that we had earlier pictured
22 at -- the price on this, \$165,000. In the middle you'll see a
23 working watershed with a sand aquifer system. That is actually
24 a replica of Palm Beach County. On the left side is a touch
25 tank. There's a picture of the kids at the touch tank. We

1 actually for the first time brought that to the Manatee Lagoon
2 when they had their inaugural celebration, we were invited over
3 there. So we brought that. That was actually our first public
4 showing. It was quite a hit.

5 We actually probably put 2500 kids in two days through
6 this. We had people that were coming from day one, coming back
7 with their kids on day two.

8 We had a mom that was actually holding a small like
9 3-year-old, had the other one in their hand, somehow balancing
10 her phone on the ear, calling all her friends, saying you're not
11 going to believe but my 3-year-old is touching a starfish, you
12 gotta come down here. And she was actually one of the people
13 that came the second day.

14 So these are the type of things that we're interested in
15 having the experience of starfish touching, you know, again,
16 like the sharks and sea rays, sea urchins, cucumbers, all that
17 stuff.

18 On this we have what's called an augmented reality sandbox.
19 That is actually beach sand on a 3-D projector. And as you dig
20 down, it shows you water. And as you dig up, you can actually
21 build like a mountain. If you build it high enough the mountain
22 will actually turn white like if it was snow. And it actually
23 will show you water flow, you can hold your hand over the
24 projector and it will do rain, and you can watch the rain, how
25 it flows off the land. So we use that for topography in our 4th

1 and 5th grade classes.

2 Let's see. And that's our boat that is parked at the
3 Riviera Beach Marina. This is the one that we use for our kids.
4 Last year we had 1300 students, Riviera residents and students
5 from our other programs in the Palm Beach County school system
6 on this boat.

7 Again, we don't do private charters. So we are only geared
8 towards kids, students, learning environments. It is wheelchair
9 accessible. It's shown right here. Coast Guard inspected, 49
10 passenger. And let's see. We do wheelchairs, snorkeling camps,
11 boating programs, community boating programs, fishing for
12 families, private charters. And we do a veterans' trip, one or
13 two every year, for our local veterans that are disabled. It
14 was actually scheduled for last Saturday and obviously with the
15 rain, yeah, that didn't work too well.

16 So that's the end of the presentation. So really I'm just
17 looking to see if this is something you would like me to pursue
18 in Riviera Beach, possibly on North Broadway, that area, on the
19 north end of the city, or if you have a recommendation anywhere
20 else.

21 COMMISSIONER BOTEL: Madam Chair.

22 CHAIR DAVIS JOHNSON: Commissioner Botel.

23 COMMISSIONER BOTEL: I don't know whether I'm more excited
24 about this as a teacher, a grandmother, or a councilperson who's
25 very excited about seeing something wonderful come to North

1 Broadway, if that's where you end up putting this. I welcome
2 this idea with open arms. I think it's a wonderful concept.
3 And I wish you well.

4 CAPTAIN BROCHU: Thank you.

5 CHAIR DAVIS JOHNSON: Any other comments?

6 COMMISSIONER MILLER-ANDERSON: Madam Chair.

7 CHAIR DAVIS JOHNSON: Commissioner Miller-Anderson.

8 COMMISSIONER MILLER-ANDERSON: I definitely like the
9 concept as well.

10 Do you have any property on Broadway at this point?

11 CAPTAIN BROCHU: We do not.

12 COMMISSIONER MILLER-ANDERSON: Is there anything that you
13 are looking at?

14 CAPTAIN BROCHU: We have looked at whatever is available
15 out there. We have looked at JAY's Ministries property on the
16 North Broadway. So I'm not sure where that price is going to
17 fall. We have casually discussed. But without having your
18 support, I didn't feel it was appropriate to pursue contracts
19 or, obviously, anything like that.

20 COMMISSIONER MILLER-ANDERSON: I think that is something
21 that would be a good draw. We would definitely -- as you
22 mentioned before, field trips for our students to be able to go
23 to, not having to go always -- always have to go down to the
24 Miami Seaquarium or go down south to visit areas such as this.
25 And I like it. I mean it would be a great asset to the area and

1 it would provide a lot of opportunities for the students,
2 educational opportunities as well as foot traffic coming down
3 there. So I totally support it.

4 CAPTAIN BROCHU: Thank you.

5 VICE CHAIR HUBBARD: Madam Chair.

6 CHAIR DAVIS JOHNSON: Commissioner Davis, and then Vice
7 Chair Hubbard.

8 COMMISSIONER DAVIS: I can wait.

9 CHAIR DAVIS JOHNSON: Vice Chair Hubbard.

10 VICE CHAIR HUBBARD: Sir, it's definitely an exciting
11 project. And I think it would be something that the city would
12 benefit from greatly. I'm not sure which site that we have, but
13 I'm sure that if everybody's on board we could look around. I
14 was thinking more toward the southern end, as opposed to the
15 north end. But that's way down the road. So I just want to
16 tell you that I think that we'd benefit greatly from a project
17 like this here for our youth. Thank you.

18 CAPTAIN BROCHU: Thank you.

19 CHAIR DAVIS JOHNSON: You have nothing?

20 COMMISSIONER DAVIS: I think I'll be saying the same thing
21 that everyone else is saying. We're all aware two years ago I
22 asked this board to support looking at the concept of an
23 aquarium; we flew somebody in from San Francisco. This
24 gentleman has done numerous presentations. We've all been
25 consistently supportive in your efforts, in the things that, you

1 know, you ask of this board.

2 As we find a way to draw our local and our tourist traffic
3 to Riviera Beach to benefit, and to really let folks know this
4 jewel has been here for years, and how our kids can benefit from
5 the education component and create jobs from that, as future
6 scientists, future marine biologists, future folks that's
7 working in just the marine industry all together, we have to
8 find a way to continue this exposure. And you've been very
9 consistent.

10 Thank you for everything that you've been done this far.
11 I'm sure that you will continue to work with staff to bring
12 ideas, as we may workshop potential ideas in the future. I will
13 be -- continue to be positive and supportive of what's in the
14 best interests of this community.

15 CAPTAIN BROCHU: Great. Thank you.

16 THE CLERK: Madam Chair, we have one public comment card.

17 CHAIR DAVIS JOHNSON: Yes, I'm aware.

18 I have a question for you. You listed your community
19 partners. Are they your community partners in programming only?
20 Or will you also seek funding in the construction and operation
21 of this building from these partners as well?

22 CAPTAIN BROCHU: Yes, I will be seeking funding through
23 them.

24 I also have an opportunity to apply for a state grant right
25 now, that we're looking into. That's going to be April to push

1 us into the purchasing of the land.

2 So, yes, but we are looking at those other organizations to
3 support us, especially the Community Foundation.

4 CHAIR DAVIS JOHNSON: And when you asked for our support of
5 this project so that you can go out, is there going to be an
6 expectation that you will come back seeking financial support
7 from this body for this facility?

8 CAPTAIN BROCHU: I hope not. I hope we can do it without
9 the support of this. I mean you guys have supported our
10 organization in the youth program. So I believe the program
11 support that you have provided has been awesome. Allowing me to
12 be here in your community for the last seven years, and giving
13 me the opportunity to be here, is the only support that I'm
14 requesting.

15 CHAIR DAVIS JOHNSON: So with that being said, you will --
16 we need consensus from this body for the record in support of
17 this program, and you would then move forward in identifying
18 whether or not the space is available --

19 CAPTAIN BROCHU: Yes.

20 CHAIR DAVIS JOHNSON: -- and then moving forward with your
21 grant opportunities?

22 CAPTAIN BROCHU: Mmhhh.

23 COMMISSIONER BOTEL: Madam Chair, one last thing, I
24 promise.

25 CHAIR DAVIS JOHNSON: Commissioner Botel.

1 COMMISSIONER BOTEL: I might say that it's wonderful to
2 have unanimity on this board, which I think we're about to have.

3 But also we will be having, as you know, a grant workshop
4 on the 31st. And I encourage you -- I know that you'll be
5 attending -- I encourage you to really make a good linkage there
6 with the Inlet Grove folks who will also be attending. Because
7 I think there's a lot of synergy there. And I would hope to see
8 you come out of that workshop with a program that can be
9 supported by the grant -- by the grantor.

10 CAPTAIN BROCHU: Yeah, we've actually been working with
11 Inlet Grove already. We've had seven field trips with them this
12 year already, in our first year. And we were actually speaking
13 about this outside earlier. So, yes, thank you.

14 MAYOR MASTERS: Madam Chair.

15 CHAIR DAVIS JOHNSON: Mr. Mayor.

16 MAYOR MASTERS: Yes. Could you go back to your mobile
17 slide again? If you can.

18 Okay. Have you been able to go to different -- how does
19 that work? You go to different areas and you set up?

20 CAPTAIN BROCHU: Well, our first -- so this is a three-year
21 grant with Community Foundation. The first year was just to
22 build it. That grant cycle actually is the end of June.

23 Our second year grant is to take it to community events,
24 schools, and education type things. So we haven't really got it
25 out there yet.

1 We finished it actually five months ahead of schedule,
2 because we had so many people in the community that was asking
3 to bring us, to bring this. We did the PaddleFest. We did a
4 Prime Time event. And then like I said, we did the Manatee
5 Lagoon.

6 So as we move forward we're already getting requests to
7 bring it to the schools. So I would --

8 MAYOR MASTERS: When do you think it will be?

9 CAPTAIN BROCHU: This fall. As soon as school gets back in
10 session this fall it will be up in our school system. We're
11 actually already booking for our fall term.

12 MAYOR MASTERS: I would like you to put on your calendar,
13 we have a -- the City sponsors a Family and Friends Evening. It
14 was the third Thursday but it's being moved to the first
15 Thursday of every month. And we have some family members, other
16 people, that would definitely be interested.

17 The other place that I would like for you to put on your
18 agenda when you start being mobile is Stonybrook apartment
19 complex, where you could actually go in, the children of
20 Stonybrook, which is an economically challenged area in the
21 community, that you can just go and we can work it out, you can
22 set up, and those kids also will get excited about --

23 CAPTAIN BROCHU: Okay.

24 MAYOR MASTERS: -- the wonders of the creation.

25 CAPTAIN BROCHU: Yeah, absolutely.

1 MAYOR MASTERS: Thank you, sir.

2 Thank you, Madam Chair.

3 CHAIR DAVIS JOHNSON: You're welcome, Mr. Mayor.

4 I'd like to entertain a motion of consensus in support of

5 the attraction and education facility --

6 COMMISSIONER BOTEL: So moved.

7 CHAIR DAVIS JOHNSON: -- by the Florida Fishing Academy.

8 COMMISSIONER BOTEL: So moved.

9 COMMISSIONER MILLER-ANDERSON: Second.

10 CHAIR DAVIS JOHNSON: It's been motioned and properly

11 seconded.

12 Before we take a vote, we do have one comment card.

13 THE CLERK: Bonnie Larson.

14 MS. LARSON: I pass. He answered my question.

15 CHAIR DAVIS JOHNSON: Madam Clerk.

16 THE CLERK: Commissioner Davis.

17 Commissioner Botel.

18 COMMISSIONER BOTEL: Yes.

19 THE CLERK: Commissioner Miller-Anderson.

20 COMMISSIONER MILLER-ANDERSON: Yes.

21 THE CLERK: Vice Chair Hubbard.

22 VICE CHAIR HUBBARD: Yes.

23 THE CLERK: Chair Davis Johnson.

24 CHAIR DAVIS JOHNSON: Yes.

25 THE CLERK: Motion carries, with Commissioner Davis absent.

1 CHAIR DAVIS JOHNSON: Thank you.

2 Item number 7.

3 THE CLERK: A resolution of the Board of Commissioners of
4 the Riviera Beach Community Redevelopment Agency authorizing
5 execution of an agreement between the Agency and Level3
6 Incorporated to coordinate and complete the burial of its
7 utility lines within the US-1 corridor and the Marina District
8 for an amount not to exceed \$71,132.24; directing and
9 authorizing the Chairman and Executive Director to take such
10 actions as shall be necessary and consistent to carry out the
11 intent and desire of the Agency; providing an effective date.

12 CHAIR DAVIS JOHNSON: Is there a motion?

13 VICE CHAIR HUBBARD: So moved.

14 COMMISSIONER BOTEL: Second.

15 CHAIR DAVIS JOHNSON: It's been motioned and properly
16 seconded.

17 INTERIM EXECUTIVE DIRECTOR EVANS: Good evening. Good
18 evening, members of the board.

19 Tamara, if you could just pull up the couple of slides that
20 I prepared for this.

21 This project is part of our capital improvement project.
22 It was adopted into our CRA plan to pursue it originally in
23 2011. And as a part of that project the CRA set aside 2.5
24 million dollars to bury all of the overhead lines located along
25 Broadway and in the Marina District.

1 As this project has proceeded, we have now spent
2 approximately 1 million dollars of the 2.5 million dollar budget
3 in accomplishing this. And the way that project works is the
4 very final last step is the removing of the overhead lines. So
5 all of the other progress steps and incremental steps need to be
6 completed before we finally get the end benefit which results in
7 sort of the view here you can see on the screen above. Here's
8 the overhead lines along US-1, Broadway.

9 We had -- FDOT came in and worked with us and did the
10 landscaping in the median down the center. And you can see once
11 you remove those overhead lines it really starts to change the
12 whole look and feel of Broadway. And that's building towards --
13 in our workshop later this evening I'll present a couple of
14 follow-on items as we try and build more confidence to attract
15 the development community to come and to transform Broadway,
16 US-1, into a real downtown area.

17 This particular project is one of the last ones for Level3.
18 They've already completed the burial in most of the Broadway
19 area. And the current phase project that we're working on
20 includes the Marina District; it starts from 27th Street and
21 goes south all the way to 10th Street. So they have already
22 completed most of that burial. They do directional boring; so
23 they bring in the equipment and they dig underneath the ground
24 to implement -- putting in brand new lines underneath our
25 sidewalks and underneath the right-of-way. And they get an FDOT

1 permit for all of that work.

2 Once all of the overhead lines are buried then the last
3 step will be for AT&T and FPL to come in and bury their lines.

4 And like I said, this is the final segment in the Marina
5 District for Level3. We've expended about one million dollars
6 on this project so far. Tonight's resolution is requesting
7 approval for \$71,132; and this starts at US-1 and completes the
8 burial in the Marina District.

9 Thank you.

10 CHAIR DAVIS JOHNSON: Any questions from any commissioners?

11 VICE CHAIR HUBBARD: None.

12 CHAIR DAVIS JOHNSON: I just had a question as it related
13 to page 3 of the Century Link. Their relocation document, it
14 doesn't have a signature on it. It's on page 3. It gives the
15 specifics as well as the price, but their principals did not
16 sign.

17 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. I actually have a
18 signed one from the company.

19 If you notice, Century Link is on this document. That's
20 because they recently purchased Level3 Communications. So
21 that's an oversight on our part. I do have a signed document.
22 Our contract will be Level3, they continue to operate in that
23 way. But Century Link now owns the company.

24 So they sent us a revised contract that just mentioned that
25 the company had been purchased. So we will get one that's been

1 signed by their company.

2 CHAIR DAVIS JOHNSON: And on page 2, number 7, there is a
3 highlight there. Was there a reason for that? Or was that just
4 an oversight?

5 INTERIM EXECUTIVE DIRECTOR EVANS: That was just an
6 oversight.

7 CHAIR DAVIS JOHNSON: Okay. Any other questions?
8 Are there any public comment cards?

9 THE CLERK: Bonnie Larson.

10 MS. LARSON: This has been a long time coming, because we
11 talked about this with Treasure Coast. So it's a long time
12 coming. Much needed. And it will make a big difference.

13 My question is: When we heard about it the very first time
14 they were going to do from Blue Heron south. Okay. They were
15 going to do all those lines first. Then they decided -- okay.
16 So we paid someone to do all the surveying, or whatever they do,
17 to figure out where things are going to go. Then we paid
18 someone to go from Blue Heron north, I guess up to Silver Beach
19 Road. So my question is: I saw some people working a couple
20 years ago, and I was wondering if that was it, because they were
21 boring into the sidewalk and they had lines and stuff on those
22 big wheels. And he said, oh, no, no, no, this is Comcast. I
23 got disappointed.

24 So are you saying tonight that they have pipes underground
25 now, in which our telephone lines and stuff are going to go?

1 Are you saying they're in place now? Because I haven't really
2 seen anything happen, other than that Comcast thing. So are you
3 saying pipes or whatever those wires get put through are in
4 place at this time, the whole length of Broadway?

5 Okay. And then someone else mentioned to me, well, you can
6 only put so many things underneath the -- I want to know if --
7 is it going to be underneath the sidewalks? And if so, how much
8 stuff can we put under the sidewalks? And if Comcast is going
9 under there -- they're already under there -- what if other
10 cable companies want to do something? Did Comcast pay for whet
11 they did? Did they pay us for doing it? Because that's a
12 benefit to them, to put it under our sidewalks. And what about
13 other cable companies, are they going to want to do the same
14 thing, is there going to be enough room, et cetera, et cetera?
15 So how far along are we?

16 Now you just mentioned that this money is for Blue Heron
17 south. Okay. But what about the north end?

18 So those are my questions.

19 Thank you.

20 CHAIR DAVIS JOHNSON: Thank you.

21 INTERIM EXECUTIVE DIRECTOR EVANS: So this current phase of
22 the project, which we've set aside funds for, is actually from
23 the north side of Blue Heron, from 27th Street south to 10th
24 Street.

25 When Comcast -- and one of the questions was what's already

1 been buried. So Level3 has already buried their fiber lines the
2 majority of Broadway, from 27th Street south. Comcast has also
3 buried their lines, and they've completed that portion of the
4 project also. Comcast however said that if we wanted to --
5 because a future phase of the project would be to come back
6 later and bury the lines north of 27th Street. And Comcast, who
7 was working in the area, said if we wanted to go ahead now --
8 now being -- this was several years ago -- and bury the lines
9 all the way to Silver Beach Road, that it wouldn't be that much
10 more money since they already mobilized. So the Comcast
11 actually did get buried from Silver Beach Road all the way to
12 10th Street as a part of this project.

13 So we were able to get more in this current phase.
14 Although we will still have to come back and bury the other
15 utilities.

16 So hopefully that helps answer the questions.

17 CHAIR DAVIS JOHNSON: Thank you, Mr. Evans.

18 Any further questions from the commission?

19 Hearing none, Madam Clerk.

20 THE CLERK: Commissioner Davis.

21 COMMISSIONER DAVIS: Yes.

22 THE CLERK: Commissioner Botel.

23 COMMISSIONER BOTEL: Yes.

24 THE CLERK: Commissioner Miller-Anderson.

25 COMMISSIONER MILLER-ANDERSON: Yes.

1 THE CLERK: Vice Chair Hubbard.

2 VICE CHAIR HUBBARD: Yes.

3 THE CLERK: Chair Davis Johnson.

4 CHAIR DAVIS JOHNSON: Yes.

5 THE CLERK: Motion carries.

6 CHAIR DAVIS JOHNSON: Item number 8.

7 THE CLERK: Neighborhood Services Update.

8 MS. JENKINS: Good evening, chair and commissioners.

9 Annetta Jenkins, Director of Neighborhood Services.

10 As promised this year, we wanted to come back and give you
11 an update on some of our Neighborhood Services activity. And
12 one of the first programs we'd like to talk about for a minute
13 are the activities under Creativity Station.

14 I'd like to ask several partners to join me here to help me
15 with this presentation. And I'll briefly introduce them to you.
16 Mr. C. Ron Allen with KOP Mentoring Network. And he's brought
17 some of our young students.

18 MAYOR MASTERS: K-O-P means what?

19 MS. JENKINS: Knights of Pythagoras Mentoring Network.

20 MAYOR MASTERS: Thank you.

21 MS. JENKINS: If you'll come on up. I want you to see
22 their faces. And Mr. Allen will introduce the students. So
23 perhaps, students, if you could stand there, so they can see who
24 you are.

25 And I'd like to have join me here Mr. Jeffrey Allen, who is

1 one of our CDC Board members, who's a partner in some of these
2 programs. And we'll hear a little bit more from the CDC.

3 And while he's doing that, I'd like to acknowledge other
4 board members who are in the audience. If you would stand,
5 please. I see a few faces. Don't be shy.

6 MAYOR MASTERS: Just stand. Stand on up.

7 MS. JENKINS: Stand up.

8 As you know, we were charged with developing activities for
9 our students. Some of whom were at Inlet Grove and other high
10 schools, but also our elementary and middle schools.

11 We know that our children are very creative. We know that
12 they're very smart; that they are just geniuses, as you've seen
13 exhibited here today. So we were challenged to create a set of
14 programs that we could offer our children during the winter,
15 spring, and summer break. Because we know that minds are always
16 working, and we know that our children just have a number of
17 things they could be doing, and we want to make sure that we're
18 giving them every opportunity.

19 You've heard a presentation earlier about STEAM activities.
20 So we created something that we think goes beyond STEM, goes
21 beyond STEAM, and we named it STREAM3, for science, technology,
22 reading, engineering, art, music, math and sports.

23 So I'd like to have Mr. Allen talk just for a minute about
24 STREAM3.

25 MR. ALLEN: Good evening, ladies and gentlemen.

1 Over the spring break we had the opportunity to expose
2 close to 50 students to five days of nontraditional learning
3 while having fun. We used this opportunity to help build
4 character, promote reading, and develop leadership in them. And
5 we did so without them even knowing it.

6 We have, as you heard, three of our students here today,
7 one of our leaders and two others. Cameron Mills, Railey
8 (phonetic) Rosales, and our pianist extraordinaire Miss Dalina
9 (phonetic) Johnson.

10 We kicked off the program over the winter break with a trip
11 to Microsoft, where they learned the art of coding. We also
12 went to Florida Power & Light, where we saw how electricity is
13 made. And we toured the West Palm Beach Police Department and
14 learned about the day in the life of an officer.

15 Over the spring break we went out on the boat with Captain
16 Rich, and they learned about marine life and aquatic life. We
17 also had an afternoon where they painted while sipping on fruit
18 smoothies. Had a trip over to Palm Beach where they toured the
19 Flagler Museum. Saw the bells and whistles at the Palm Beach
20 Police Department. And we spent a day learning technology and
21 the arts at the Center for Creative Education down in West Palm
22 Beach. We also had a day when Councilman Davis shared with us a
23 day in the life of an elected official. We culminated the week
24 with a surprise oratorical contest at Barracuda Bay Aquatic
25 Park.

1 On the day two we tasked them with writing a 250-word essay
2 on the effects of bullying; and we were honored to have
3 Chairwoman Davis as one of our judges that day.

4 In another two weeks we'll be launching a three-week wealth
5 building camp for our elementary students, where they will learn
6 the value of money, how to start and operate a small business,
7 as well as investing stocks. And we'll be visiting a hedge fund
8 firm where they see the folks running around and acting like
9 they do on Wall Street.

10 We also have a dance troop that's coming in from Los
11 Angeles; and we'll be spending a week at the Kravis Center, and
12 they'll be spending a day teaching them and exposing them to the
13 arts.

14 And the students here will have a chance to create a -- the
15 theme will be anti bullying. And they'll have a chance to
16 create a PSA, which will be shared with you once they're
17 completed.

18 Finally, the -- simultaneously the middle and high school
19 students will visit western Palm Beach County, where they'll
20 learn about the history out there; they'll visit the Seminole
21 Indian Reservation; they'll have a class on healthy living; a
22 day at the Jupiter Lighthouse; as well as do a service project
23 to remove invasive species.

24 You know, let me just add that our after care program will
25 have a puppetry program where they'll learn about the arts

1 again. And they'll also do a production, which I'd like to
2 invite you ladies and gentlemen to.

3 And above all -- it sounds like it's all school work. No.
4 We're gonna have fun. We have a splash pad out there we're
5 going to be using. We're gonna have Hula hoop contests. We're
6 gonna have water balloon toss. And it's going to be a fun
7 filled learning three weeks.

8 I'm going to step aside and I'm going to have Miss Mills
9 say a few words. And our extraordinaire will take us home.

10 MS. MILLS: Good evening. My name is Cameron Mills. I
11 attend West Boca High School where I'm in tenth grade. I am
12 also vice president of KOP Mentoring Program. But right now
13 we're talking about STREAM3. So I'll be representing STREAM3
14 today.

15 Over the -- since the beginning of spring break we have
16 been doing things that we didn't know we was going to be doing.
17 It came out as a shocker to us. So when we learned that we was
18 doing something, and then we learned something out of it, it
19 blew our minds.

20 It was a good experience for us. And some things we might
21 have not thought that we needed but really did, because it made
22 us think of what we want to do in the future.

23 And also, speaking of this coming week, next week some of
24 us students will be going to Jacksonville at a conference. So
25 I'm excited about that. And many more opportunities to come,

1 especially this summer camp. And prepared to do it, even though
2 things are not expected yet.

3 Thank you.

4 MS. JOHNSON: Good evening. So today -- my name is Dalina
5 Johnson. And I will be talking about the program that we did.
6 I go to school at Bak Middle School of the Arts.

7 And in that program we -- they give us lots of
8 opportunities because we got to like work on different jobs and
9 explore different roles. And I got interviewed for the mayor,
10 and I found out what it was like to be one, like we had to take
11 care of everything and solve other people's problems if
12 something was going wrong. And that was interesting to do, to
13 work with.

14 And I just want to thank all the people that helped us
15 experience this.

16 MS. JENKINS: As you can see, Miss Johnson actually also
17 attended -- I think during the spring break she attended our
18 junior achievement camp, where if you could see pictures of some
19 of the children, where we had quite a few children in our Biz
20 Camp and JA Spark program. If you visited us over at the Event
21 Center you saw the small town with the pop-ups and the kiosks,
22 they had computers and cash registers. And just seeing those
23 small children be CEOs, and hearing them negotiate and sell pets
24 in the pet store, it was quite amazing.

25 In the JA Spark program, the older children worked on their

1 business strategy. They were young entrepreneurs. And they
2 ended the program with business plans. And just hearing some of
3 the concepts for future businesses in our city was quite
4 exciting.

5 I'd like to also talk about our Comerica Small Business
6 Resource Center. We received some partner funds from Comerica,
7 and we didn't forget our adult citizens. During the six-week
8 program there are a number of sessions and presentations from
9 experts. And we want to thank our own attorney, Mr. Haygood,
10 who talked on legal strategy for start-ups. We learned business
11 start-ups, financial, legal, and business plans, marketing and
12 social media. And we had a very exciting competition.

13 And thank you to some of the commissioners who came out for
14 different parts of it.

15 And we were just quite pleased that we had 22 graduates
16 from our city for the small business program.

17 Our next session will be in the fall of 2018.

18 And you see some of the pictures at graduation. It was
19 quite nice.

20 We have followed up, and we've even used some of the
21 services at our various activities for some of our programs.

22 And I'd like to ask Mr. Jackson if he'd just tell you a
23 little about Creativity Station by the numbers.

24 MR. JACKSON: So, as Ms. Jenkins said -- well, hello, first
25 of all.

1 I'm going to be covering the Creativity Station stats.
2 STREAM3, we had 47 students participate year-to-date. The
3 projected summer enrollment was 30. Although after today and C.
4 Ron bringing the kids out, we'll probably have more.

5 The Junior Achievement, we had 185 students enrolled year
6 to date. The projected summer stats enrollment was 175.

7 Comerica Small Business Resource Center, 22 entrepreneurs
8 graduated from that program.

9 And there are four, as you see, four programs to go, the
10 Entrepreneurship, the Financial Literacy, Technology, and the
11 Arts.

12 Okay, Ms. Jenkins, I'm gonna step out on a limb and say
13 let's let the commissioners figure out some other things that
14 they want to bring to the table, some other programs we can
15 deliver on.

16 MAYOR MASTERS: That's a challenge, right?

17 MS. JENKINS: Oh, go ahead. Did you want to add something?
18 The young man.

19 MR. JACKSON: Of course he does.

20 MS. JENKINS: Just say hello. Say hello to them. Tell
21 them your name. Go up to the mic and tell them your name.

22 MR. ROSALES: Hello. My name is Railey Rosales.

23 MR. ALLEN: What was camp like for you? Did you enjoy
24 camp?

25 MR. ROSALES: Yeah. Yes.

1 MR. ALLEN: How was it?

2 MR. ROSALES: Great. Team work.

3 MR. ALLEN: Why don't you tell them about -- by the way,
4 let me just say, as a result of this experience we had 15 kids
5 who graduated this past Monday night from the Center for
6 Creative Education. And they created a -- they had to take a
7 two-hour movie and create a -- what do you call it?

8 MR. ROSALES: A trailer.

9 MR. ALLEN: A trailer. And a poster. And they could not
10 use a score from the movie. They had to go out and find their
11 own. It was a tedious task. And they did it. And this young
12 man completed it. He graduated.

13 So tell them about that experience. What was it like?
14 What was your movie? You can do it. What was the name of the
15 movie? Tell them.

16 MR. ROSALES: My name is --

17 MR. ALLEN: No. The movie, the movie. The one you did.

18 MR. ROSALES: The one I did was Transformers, the last one,
19 because --

20 MR. ALLEN: Why did you choose it?

21 MR. ROSALES: It has like -- I have a song that goes with
22 the movie. I don't know.

23 MR. ALLEN: So why did you choose Transformers?

24 MR. ROSALES: My favorite.

25 MS. JENKINS: I guarantee that these children are not shy.

1 If you could see them in the coding camp and at the Center for
2 Creative Education and in our classroom at the Event Center with
3 the robots and the digital imaging -- and they took photos every
4 day, and they had their journals where they journaled. It is
5 quite an experience.

6 So we're looking forward to our summer camp. We have three
7 sessions with STREAM, starting June 4th, and it will go for
8 three weeks. We'll take a two-week break and then we'll come
9 back I believe July 9th for our Junior Achievement camp for
10 three weeks, and we're expecting quite a bit of activity.

11 So, thank you, young people. And we look forward to having
12 you participate with us again.

13 Thank you, Mr. C. Ron. Thank you, partners. Thank you all
14 for the support.

15 I'd like to mention that we have several new projects. A
16 number of you came out to the ground breaking for the CDC, CRA,
17 the City's and BB&T's partnership with the Lindsey Davis Senior
18 Garden Club for the Willie Bo Davis Flower and Meditation
19 Garden. We did a lot of work, had a beautiful program. And
20 we're coming back on June 2nd for the ribbon cutting.

21 And this Monday, this Monday, we will have our Bike and
22 Build partnership. We're convening at 625 West 3rd Street.
23 Bike and Build is a national partnership of young people who
24 like to bicycle and they support affordable housing. Our
25 team -- these teams ride around the country raising awareness

1 about affordable housing. Our team left Key West on Sunday; and
2 these young people will ride from Key West to Canada, raising
3 awareness, raising funds. Their goal is \$100,000. And as of
4 this afternoon they had already raised \$83,000. Some of which
5 we'll have the opportunity to apply for grants to do more
6 projects like this.

7 We will be painting and landscaping, with xeriscaping, four
8 senior citizen homes on 3rd Street. And we will meet at 625
9 West 3rd Street at 8:00 a.m. We already have about 75
10 volunteers who will be coming out to join the visitors in our
11 city. So we invite you out. If anyone is interested in joining
12 us, please come or call the CRA for more information. We're
13 going to provide breakfast, lunch, and dinner. This is a
14 tremendous nationally recognized opportunity right here in
15 Riviera Beach.

16 And now the next part of our Neighborhood Services update.
17 I went a little fast. I'd like to give you an update on the
18 Riviera Beach Renaissance Program, our in-fill housing program,
19 where we expect to release several requests for bids -- and this
20 is the CDC -- the first week in June. We have acquired -- the
21 CDC has acquired two properties on 1st Street. And it may be a
22 little difficult to see, but they're right next to each other at
23 950 West 1st Street, and a vacant lot just to the west there.

24 One of the properties, the first property, has an existing
25 house that was formerly rented out, but we will be reclaiming

1 and redeveloping into -- and I'd like to invite up our
2 architects, to introduce them, two gentlemen from D & Q Studios,
3 Mr. Quillen and Mr. Diaz. If you'll come and join me.

4 And this house right here, house, existing house in our
5 neighborhood, will look like this. We hope to reimagine it with
6 a cottage feel. You see the extensive xeriscaping, the
7 beautiful Caribbean colors.

8 And I'd like to ask the team if they will just tell you
9 real quick what the amenities will be in this house and the
10 house next to it.

11 MR. QUILLEN: Good evening, ladies and gentlemen.

12 I'm Jay Quillen, with D & Q Studios. This is my business
13 partner, Daniel Diaz.

14 What we're looking at here is the existing 950 West 1st
15 Street property. It's an existing three-bedroom
16 one-and-a-half-bath, with a carport. We're proposing new
17 finishes to in-fill the garage -- or in-fill the carport,
18 rather, to create a garage; expand the front porch; and modify
19 the half bathroom into a full bathroom, to provide a three/two
20 unit. Sorry. New site landscaping, finishes, painting, tile,
21 baseboards, a whole new kitchen, new HVAC, new washer and dryer,
22 all new electrical, and new plumbing.

23 These are the interior of the existing building.

24 This is a proposed -- looking at what we call the great
25 room, the main room as you walk in; it has the living room and

1 dining room.

2 This is looking towards the existing kitchen. And we're
3 proposing to open this wall up to create more of an open
4 kitchen. Currently it's just an open case doorway.

5 This is a view looking at the back existing screened in
6 porch. We're recommending to take that porch out. It's not
7 code complaint, and it's in pretty bad shape.

8 And this is a proposed look at the back of the house, with
9 a new deck, trellis features, all new windows and doors.

10 This is the property immediately to the west. It doesn't
11 have an address number. So we've been calling it the prototype
12 house. It's an empty lot. This is kind of the wow factor,
13 initial rendering of the outside front look.

14 Here we've got the site plan. The plan to the right is the
15 second floor. You can imagine that overlaid on that, is the
16 intent of this graphic.

17 This project proposes a three-bedroom, two-and-a-half-bath.
18 New washer dryer, AC, security, all energy efficient appliances,
19 all impact winds and doors, a one car garage, front and rear
20 porches and balconies.

21 MS. JENKINS: And that is our Neighborhood Services update,
22 to just give you a teaser of what we're doing in our department.
23 And if there are any questions or comments?

24 COMMISSIONER DAVIS: Madam Chair.

25 CHAIR DAVIS JOHNSON: Commissioner Davis.

1 COMMISSIONER DAVIS: Thank you. Just two questions.

2 Ms. Jenkins, thank you for such a great presentation.

3 The two homes that were just presented, what is the square
4 footage for home A and home B, the square footage of both of
5 those homes?

6 MS. JENKINS: This home has approximately --

7 MR. QUILLEN: The existing square footage of this property
8 is 1500. When we in-fill the garage we're getting up to about
9 1700.

10 MS. JENKINS: And then the prototype --

11 MR. QUILLEN: This project is proposed at 1700 square feet.

12 MS. JENKINS: So these are both nice size family homes.
13 And we've made every effort where the property was big enough to
14 create a garage. You know, so you have someplace to put the
15 car. And we've tried to ensure as much storage as possible
16 within the house.

17 COMMISSIONER DAVIS: And last question: Early in your
18 presentation you talked about the summer camp and you had three
19 different sessions. Is it full? Or are they still taking
20 applications? And what age groups are those students?

21 MS. JENKINS: For STREAM3 we have two tracks. We could
22 accommodate kids -- we have a few slots left from age seven to
23 eleven; and then the older kids, twelve to eighteen.

24 And for the Junior Achievement, they have two tracks where
25 they can accommodate children from seven to eighteen.

1 And as we mentioned earlier, we will have before and after
2 care.

3 COMMISSIONER DAVIS: And those applications, they can go
4 online and --

5 MS. JENKINS: Yes. Or call our office. Yes.

6 MAYOR MASTERS: Madam Chair.

7 CHAIR DAVIS JOHNSON: Mr. Mayor.

8 MAYOR MASTERS: And that number is?

9 MS. JENKINS: The number is 561-844-3408. The CRA's
10 website is www.rbcra.com.

11 MAYOR MASTERS: Just a question or two, and then a comment.
12 The two houses are basically the same footage, pretty much?

13 MS. JENKINS: The two-story prototype is approximately --
14 they're a couple hundred feet more, yes, it's a little larger.

15 MAYOR MASTERS: What is prototype? What does that mean?

16 MS. JENKINS: It means that we're still developing the
17 plans, and we've never built it.

18 MAYOR MASTERS: Finished it.

19 Well, I guess my question is: Is there any reason why the
20 two houses will have a different look? They're right next to
21 each other. Or will they have the same similar look?

22 MS. JENKINS: We think they both have a cottage feel. And
23 we were trying to create something that would fit into that
24 neighborhood, into the character of the neighborhood, the
25 colors, the finishes, et cetera.

1 MAYOR MASTERS: They are beautiful. They're absolutely
2 fantastic.

3 MS. JENKINS: Thank you.

4 MAYOR MASTERS: My comment -- please let the young people
5 know that we're not going to leave them out of sharing the
6 office of the mayor, and they also will participate with me and
7 have a week.

8 And the young lady that's the accomplished pianist, please
9 let her know that we would like to continue with the debut with
10 her God given talent and gifts on the next Family and Friends
11 Day; we would like for her to perform. As well as any other
12 local people in Riviera Beach or surrounding areas. But we
13 definitely want to put her on the program.

14 MS. JENKINS: That's fantastic. Thank you.

15 MAYOR MASTERS: And maybe she'll win a contract to
16 Hollywood. Who knows.

17 MS. JENKINS: Yes. Her mother was in the audience with
18 her. But I'm sure --

19 MAYOR MASTERS: Yeah, I saw the mother.

20 MS. JENKINS: We'll let them know.

21 MAYOR MASTERS: Thank you so much.

22 MS. JENKINS: If there are no other questions, thank you.

23 MAYOR MASTERS: That's it for me.

24 Thank you, Madam Chair.

25 CHAIR DAVIS JOHNSON: Item number 9.

1 THE CLERK: CDC project: The Villas at Solano.

2 MS. JENKINS: I was looking around for some of my board
3 members.

4 We wanted to present this project separately because we
5 think it's an exciting advancement for workforce housing in our
6 community. Tonight we would like to unveil the Villas of
7 Solano, and give you this RBCDC update.

8 The Villas of Solano is a reimaging of a stalled project
9 that we rescued. The project, which is on Avenue J, currently
10 has four townhouse units that are being rented out. The CDC has
11 secured site control. We have purchased this property. It is
12 in predevelopment, and we expect to start taking reservations in
13 the summer of this year.

14 I'd like to also introduce our architects, have them stand
15 up here, because they are designing this project as well.

16 The Villas of Solano will be 28 brand new family, senior,
17 and veterans townhomes. We'll have two and three bedrooms, up
18 to 1400 square feet each. Impact resistant windows and doors,
19 backyard patio and balcony, custom cabinetry, energy efficient
20 appliances, a children's play area, a community picnic pavilion,
21 and lushly landscaped community with sidewalks and walking
22 trails. And you see a rendering of what it will -- we hope it
23 will look like.

24 This is the site plan. If you go out to that project now
25 on Avenue J, you'll see a slightly different configuration. And

1 we propose to create more of a townhouse look and make better
2 use of the property and create as much green space as we can.

3 We expect to break ground in the winter of 2018. Before
4 the end of the year.

5 CHAIR DAVIS JOHNSON: Winter 2019?

6 MS. JENKINS: Winter 2018. December.

7 We're working our team very hard. And we have -- there's
8 one piece that we have to put together in terms of the
9 financing, and we expect to have that secured.

10 I'll ask our architects to explain very quickly the site
11 plan.

12 MR. QUILLEN: What we're looking at here is the proposed
13 site plan. And unfortunately it's just clipped a little bit.
14 But on the right side of the screen would be north to south
15 Avenue J, directly north of where we are right now.

16 The existing property is two parcels that were originally
17 proposed to be developed. And for whatever reason, it didn't
18 happen. They built two units on each side of the drive aisle, a
19 center drive aisle, and put in some of the infrastructure, site
20 utilities, and dry retention ponds.

21 In keeping with the nature of what's already been developed
22 and proposed, we're trying to re-use or make use of those
23 utilities that are in place, so we kept that kind of central
24 drive aisle. And then what we've changed is the parking. Each
25 unit has its own parking. Whereas before it was just a wide

1 open parking area.

2 It's a mixture of two-bedroom units and three-bedroom
3 units. A total of ten buildings. Total of about 38,000 square
4 feet all together.

5 This elevation here is the proposed two-bedroom
6 two-and-a-half-bath. If you imagine kind of splitting that down
7 the middle, you'd have a townhouse on each side. The intent is
8 to kind of leverage one design for each unit; and it gets
9 flipped or rotated depending on what building it goes in. So
10 each unit is pretty much the same floor plan.

11 This elevation is the proposed three-bedroom two-and-a-half
12 bath units. This is a three-unit building.

13 This is the typical floor plans for a two and a
14 two-and-a-half-bath. The first floor on both units is typically
15 the living, dining, and kitchen, with a half bath, laundry, and
16 mechanical room. The second floor would house the restrooms --
17 I'm sorry -- the full restrooms and three bedrooms.

18 This unit is the two-bedroom.

19 Large closets and large balconies on the second floor for
20 both bedrooms.

21 The three-bedroom, two-and-a-half-bath unit. The first
22 floor is just a little bit wider than the two-unit. But it
23 consists of the living, dining, and kitchen, a larger utility
24 room, a half bath, and some storage. The second floor, again,
25 is full bathrooms, three bedrooms. The master suite has a large

1 exterior balcony.

2 MS. JENKINS: It's a little hard to see but the units have
3 a pantry. There is a computer study area as you come up the
4 stairs on the second floor. A washer dryer accommodation on the
5 first floor. All of them have islands in the kitchens. They'll
6 have energy efficient appliances, impact windows and doors, and
7 energy efficient floors.

8 So that is the Villas of Solano. Formerly known as
9 Bougainvillea Court. Which we will not mention that name going
10 forward. So Villas of Solano, something new for our
11 neighborhoods.

12 So are there any questions, comments?

13 CHAIR DAVIS JOHNSON: Well, let me just say, living in
14 South Florida we never get to experience a true winter, so you
15 threw me off when you said winter.

16 Thank you.

17 MS. JENKINS: Thank you.

18 CHAIR DAVIS JOHNSON: Madam Clerk, item number 10.

19 THE CLERK: Oh. I have a public comment card.

20 CHAIR DAVIS JOHNSON: Is there a public comment card?

21 THE CLERK: Bonnie Larson.

22 CHAIR DAVIS JOHNSON: Thank you.

23 MS. LARSON: I remember that previous place, Bougainvillea.
24 But we won't mention it again.

25 Because of stalled projects. I guess that means the other

1 project didn't go through and now we're renaming it and
2 revitalizing it.

3 It has four townhouse units. Does that mean there are only
4 four townhouses built at this time? And it's going to be 28
5 when it's finished? It just says currently has four townhouses
6 rented. So I'm not sure about that, if that means there are
7 only four there, and now you're going to go ahead and build 20
8 some more? 28.

9 My big concern here is -- I like the impact windows and
10 things like that -- it's industrial, I think, the design of
11 them. That's why I want to -- these have not been built yet,
12 right? Looks a little industrial to me. A lot industrial to
13 me.

14 Now these are two and three bedrooms up to 1400 square
15 feet. So you're going to have parents and you're going to have
16 children. You could have two, four, six children there maybe,
17 and then the parents; you could have possibly eight people
18 living in each one of these units. If you look at the front of
19 it, you see here's the car parked in front of this one unit. I
20 only see room for that one car. The other car, if you have
21 another car, it's going to have to be parked in front of your
22 front door. So I'm wondering where is the parking for this?
23 Because if you've got three bedrooms you're gonna have more than
24 three cars there, just your family. Where are your visitors
25 gonna park?

1 So this to me looks like one car, plus one car if you want
2 to block your front door. So that's a big concern for me, is
3 parking. We always have trouble with that in Riviera Beach.
4 Where is visitors parking? How many parking spots are we
5 talking about?

6 And the children's play area, how big is that going to be?
7 Prices starting at 225,000.

8 So this is my question: Where are people going to park?
9 Is my main question.

10 And are they all going to be designed like this?

11 Okay. Thank you.

12 THE CLERK: That's the only public comments for that.

13 CHAIR DAVIS JOHNSON: Is there a response, Mr. Evans, at
14 this point -- or the architects -- as it relates to parking?

15 INTERIM EXECUTIVE DIRECTOR EVANS: We can respond. I'll
16 start. And the architect may want to finish.

17 That's a modern design. And we think that it would fit
18 into the neighborhood and set a new standard for the area. And
19 it's very popular all around the country. It started in
20 California originally, but it's been -- actually becoming very
21 widely used. The parking, we have both visitor parking and the
22 required parking for the units.

23 And, Jay, if you just want to go ahead and describe the
24 parking --

25 MR. QUILLEN: I'm sorry. I'm having some hearing issues.

1 What is the question again?

2 INTERIM EXECUTIVE DIRECTOR EVANS: Describe the parking
3 arrangements both for visitors and the number --

4 MR. QUILLEN: Yes, the parking is based on the -- the
5 current code requires two spaces per unit. Other than that, we
6 provided overflow parking.

7 Can I get back to the slide?

8 We provided ninety -- I'm sorry -- nine overflow parking
9 spots. Fifty-four for the units, with nine overflow.
10 Sixty-three total. I believe. Is that correct?

11 These areas here are the overflow parking. You've got one
12 to the north, one here to the south.

13 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. Thanks.

14 CHAIR DAVIS JOHNSON: Any questions or comments from the
15 commission?

16 That concludes our regular agenda. Are there any items
17 tabled?

18 THE CLERK: We still have item number 10.

19 CHAIR DAVIS JOHNSON: Oh. Item 10. I apologize. Moving
20 on.

21 THE CLERK: Approval of the Board of Commissioners to
22 authorize issuance of a request for qualifications for grant
23 writing continuing services.

24 CHAIR DAVIS JOHNSON: Is there a motion?

25 COMMISSIONER MILLER-ANDERSON: So moved.

1 COMMISSIONER BOTTEL: Second.

2 CHAIR DAVIS JOHNSON: It's been moved and properly
3 seconded.

4 THE CLERK: Commissioner Davis.

5 Oh. Do I --

6 CHAIR DAVIS JOHNSON: No, not yet. She's going to give her
7 presentation.

8 INTERIM EXECUTIVE DIRECTOR EVANS: Our current grant writer
9 is under contract, and that contract is about to expire. So
10 this item is to approve an RFQ for us to look for a new grant
11 writing firm and offer that opportunity.

12 MS. JENKINS: Commissioners, very quickly, we're requesting
13 authorization to release a request for qualifications for grant
14 writing services. We would like to solicit qualified firms --
15 and excuse the typo -- or individuals to provide grant writing
16 services. This would be for CRA projects, programs, and
17 activities. An item will be brought back to the board in August
18 of 2018. Our timeline is to the right. If this is approved
19 tonight we'd be able to release the RFQ on May 27th. June 15th
20 would be the final day for responders to submit requests for
21 information. June 25th, proposals would be due no later than
22 4:00 that day. And on July 28th our evaluation committee would
23 meet and make a selection. And if necessary, we have scheduled
24 a time to have oral interviews prior to the final selection on
25 July 10th.

1 So are there any questions?

2 CHAIR DAVIS JOHNSON: Any questions from the commission?

3 COMMISSIONER MILLER-ANDERSON: Yes.

4 CHAIR DAVIS JOHNSON: Commissioner Miller-Anderson.

5 COMMISSIONER MILLER-ANDERSON: I was looking at the
6 proposed terms of the three years. And I -- unless I overlooked
7 it. I was trying to find out -- because one of my concerns has
8 been in the past, was that we weren't really seeing as much
9 success with obtaining as many grants. But yet we were still,
10 you know, paying. Will it be a commission based? I know last
11 time I asked the question they said people don't really do that
12 anymore. However, I think it's a waste of money to just be
13 paying someone and they're not producing. So was that stated in
14 here? Or what are we thinking in terms of the contract?

15 MS. JENKINS: We're thinking that we would have
16 professional service agreements with the selected firm or firms
17 or individual; and then we would move forward with a particular
18 firm or individual on an as-needed basis. We'll negotiate, you
19 know, what the fee is; and we would move forward on an as-needed
20 basis. We're not suggesting that we do a retainer type
21 agreement this time out.

22 COMMISSIONER MILLER-ANDERSON: Okay. Thanks.

23 MAYOR MASTERS: Madam Chair.

24 CHAIR DAVIS JOHNSON: Mr. Mayor.

25 MAYOR MASTERS: Thank you.

1 Are you going to be able to advertise and promote this deal
2 here? Because I know Council -- Pro Tem Hubbard is always
3 concerned, interested, and rightfully so, about the community
4 knowing about it. So will you be able to get this on any of the
5 minority stations, minority owned stations, or managed stations,
6 radio stations? How are you going to promote it in those
7 circles?

8 MS. JENKINS: We would use every outlet. And we'll take
9 your suggestions about radio stations. We generally don't list
10 RFQs, necessarily, on a radio station, but that might be an
11 idea. We do website. We use our contact database. We would
12 send this RFQ to known grant writers that, you know, we've come
13 across over the years. We would send it to partners. We would
14 load it up to Demand Star. Firstly, it would be published in
15 the Palm Beach Post. We sent it to all of you and asked you to
16 circulate it to your contacts in your database. We would share
17 it with the purchasing department for the city. It would be on
18 the City, the CRA's website, et cetera. So we make every effort
19 to get this out.

20 MAYOR MASTERS: Some of the radio stations that I'm
21 familiar with would probably do a PSA, which we wouldn't have to
22 pay for, it would just be a public service announcement.

23 MS. JENKINS: We would certainly do that.

24 MAYOR MASTERS: And then get with me and I'll hook you up.

25 MS. JENKINS: I'll certainly do that. So thank you.

1 MAYOR MASTERS: Okay. Thank you.

2 Thank you, Madam Chair.

3 CHAIR DAVIS JOHNSON: Are there any other questions?

4 I did have a question. Under the cone of silence, the
5 language says, as of August 10, 2010, no entity filing a
6 response. Is that a date that you put your cone of silence
7 language in place?

8 MS. JENKINS: I believe that is -- well, that's the date
9 that we've always referred to. I'll ask Mr. Haygood because
10 it's -- the cone of silence date, it refers to the --

11 CHAIR DAVIS JOHNSON: August 10th, 2010 date.

12 MS. JENKINS: -- ordinance.

13 CHAIR DAVIS JOHNSON: Is that what that is, it's referring
14 back to the ordinance?

15 MS. JENKINS: Yes. And that's included in -- or should be,
16 in all of our solicitations.

17 CHAIR DAVIS JOHNSON: Any response?

18 MR. HAYGOOD: I'm sorry. I didn't hear the question.

19 CHAIR DAVIS JOHNSON: On page 11 of the proposed, of the
20 draft contract, under Section 1-14, cone of silence. For grant
21 writing.

22 MR. HAYGOOD: I don't have the contract.

23 The cone of silence under the procurement code says that
24 once the RFP or the request, solicitation is out, there's no
25 other communications with any --

1 CHAIR DAVIS JOHNSON: Right. I'm just asking about the
2 date that I see here in front of it, as it relates to the cone
3 of silence.

4 MS. JENKINS: She's asking where did we get the date from.

5 MR. HAYGOOD: Yeah, that must have been taken from another
6 solicitation, because it's as of the date --

7 CHAIR DAVIS JOHNSON: Of the solicitation. Okay. So we'll
8 just clean that up.

9 VICE CHAIR HUBBARD: Madam Chair.

10 CHAIR DAVIS JOHNSON: Vice Chair Hubbard.

11 VICE CHAIR HUBBARD: So May 27th, would that be when the
12 cone of silence kicks in?

13 MR. HAYGOOD: Yes. They can't contact the board, they can
14 contact staff about questions, but they can't solicit or talk to
15 any of the board members.

16 VICE CHAIR HUBBARD: So today is --

17 CHAIR DAVIS JOHNSON: It's May 23rd.

18 VICE CHAIR HUBBARD: So in four days this will go out, we
19 won't have any time to engage the public or the locals so they
20 will know that this is out there.

21 MR. HAYGOOD: Not individually.

22 CHAIR DAVIS JOHNSON: No, she's going to take care of that.

23 MS. JENKINS: No. We will do that.

24 VICE CHAIR HUBBARD: I understand that. What I was talking
25 about, the number of days, there's only four days before the --

1 COMMISSIONER MILLER-ANDERSON: No, I understand what you
2 were saying. He's talking about the amount of time for what we
3 could do.

4 MAYOR MASTERS: Just change the date.

5 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah, we could set
6 whatever date the board preferred.

7 VICE CHAIR HUBBARD: And do you understand what I'm saying?
8 Because once it kicks in on the 27th, if all of us, you
9 included, are trying to fairly distribute the information so
10 that everybody will know that this proposal is hitting the
11 streets, unless they're watching this program tonight then they
12 won't know.

13 Well, outside of what, you know, the efforts and the venues
14 that you're going to deliver the message in.

15 I just think that we need to push it back a little bit,
16 because it's -- someone might think it's not a genuine effort,
17 if you will.

18 MAYOR MASTERS: Not enough time.

19 COMMISSIONER MILLER-ANDERSON: Madam Chair. Madam Chair.

20 CHAIR DAVIS JOHNSON: Commissioner Miller-Anderson.

21 COMMISSIONER MILLER-ANDERSON: Well, can we just suggest
22 the date? Do you have a date that you want to do? Maybe a
23 month or --

24 CHAIR DAVIS JOHNSON: I think we should let staff go back
25 and look at the date and work backwards.

1 COMMISSIONER MILLER-ANDERSON: Is there a pressing date
2 that we're trying to --

3 MS. JENKINS: We were trying to process -- go through this
4 process so that we would not hopefully be without grant writing
5 services.

6 CHAIR DAVIS JOHNSON: When does the grant writing contract
7 expire?

8 MS. JENKINS: It expires, I believe, August 30th.

9 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah, the end of August.

10 MS. JENKINS: The end of August.

11 INTERIM EXECUTIVE DIRECTOR EVANS: We could change to the
12 first week in June, if that's better for the board, to the
13 issuance date.

14 COMMISSIONER MILLER-ANDERSON: That's only like a week.

15 VICE CHAIR HUBBARD: A week and four days.

16 I think we should make it at least two weeks, you know.

17 MS. JENKINS: We can adjust the timeline.

18 MR. HAYGOOD: The issue is how long it's going to be on the
19 street before you respond? Well, the date you want to adjust is
20 the date that it's to submit proposal due. So your proposal is
21 due on June 25th.

22 CHAIR DAVIS JOHNSON: No, we're talking about the
23 submission. We're talking about the actual submission date,
24 pushing that back to allow for sufficient time to advertise it.
25 Is that not what the board is discussing?

1 VICE CHAIR HUBBARD: No.

2 CHAIR DAVIS JOHNSON: What are you then --

3 VICE CHAIR HUBBARD: We're talking about May 27th. That's
4 when the cone of silence will kick in, because that will be when
5 the RFQ is on the street.

6 So what I was saying, based on the presentation with
7 Ms. Jenkins, we were talking about getting it out to the
8 community so that they would know that this was available.

9 Now by May 27th we cannot do that, because the cone of
10 silence will have kicked in; and we would not have had time to
11 put it in the church or the, you know, different places that we
12 might be able to generate some local participation.

13 So what I was saying is that it will be -- even if we took
14 a -- another seven days on that, if we can't take a total of 14
15 days and be done by the time the August 30th, you know, deadline
16 kicks in -- so you see what I --

17 MS. JENKINS: You're suggesting to adjust the timeline, but
18 adjust the May 27th date and move it forward seven days?

19 VICE CHAIR HUBBARD: Yes, that's my biggest concern, not
20 being able to go out and legally talk to people that we have
21 opportunities on the street that they might want to avail
22 themselves of.

23 MS. JENKINS: I think I understand.

24 And may I ask if you're comfortable with the open period
25 that the RFQ is on the street, the month?

1 CHAIR DAVIS JOHNSON: Well, it seems to me that if you are
2 pushing back the May 27th date, every date thereafter should be
3 pushed back if we are looking to have it on a specific -- have a
4 specific amount of time to have the document on the street. So
5 everything should -- if we're going to go five additional days,
6 or seven additional days, everything will then be pushed back
7 seven additional days to accommodate that.

8 MS. JENKINS: I think I understand that. But my question
9 is, let's say we move it to June 5th and then the response date
10 is due July 4th. You know, to give it 30 days to be open. Are
11 you comfortable with the 30 days?

12 CHAIR DAVIS JOHNSON: Absolutely. So whatever that push
13 back is, 30 days is what it should be. Do you understand?

14 MS. JENKINS: I think we can do that. So we'll adjust it
15 and we'll get the information to you so that you can share it
16 with your networks as well. Or we'll make every effort, meet
17 with the mayor and get his contact information, to let people
18 know that the opportunity is there. So thank you.

19 CHAIR DAVIS JOHNSON: Thank you.

20 Madam Clerk, are there any public comment cards?

21 THE CLERK: No, ma'am.

22 CHAIR DAVIS JOHNSON: Okay. Any further comments?

23 Madam Clerk.

24 THE CLERK: Commissioner Davis.

25 COMMISSIONER DAVIS: Yes, ma'am.

1 THE CLERK: Commissioner Botel.

2 COMMISSIONER BOTEL: Yes.

3 THE CLERK: Commissioner Miller-Anderson.

4 COMMISSIONER MILLER-ANDERSON: Yes.

5 THE CLERK: Vice Chair Hubbard.

6 VICE CHAIR HUBBARD: Yes.

7 THE CLERK: Chair Davis Johnson.

8 CHAIR DAVIS JOHNSON: Yes.

9 THE CLERK: Motion carries.

10 CHAIR DAVIS JOHNSON: Well, that concludes the regular

11 agenda.

12 There are no items tabled you said.

13 Receipt of public comment cards.

14 Public comments should be restricted to issues, matters or

15 topics pertinent to the Riviera Beach Community Redevelopment

16 Agency.

17 Please be reminded that the CRA Board of Commissioners has

18 adopted rules of decorum governing public conduct during

19 official meetings, which has been posted at the entrance of the

20 council chambers. In an effort to preserve order, if any of the

21 rules are not adhered to the commission chair may have any

22 disruptive speaker or attendee removed from the podium, from the

23 meeting, and/or the building if necessary. Please govern

24 yourself accordingly.

25 Madam Clerk.

1 THE CLERK: Bonnie Larson, and then J.B. Dixson.

2 MS. LARSON: I'm going to go back to some of my questions
3 earlier tonight. Because I didn't really understand the
4 response.

5 My question was about the underground placement of the
6 cables for the AT&T, et cetera. Are those pipes or channels or
7 whatever they are, are they under the sidewalks now? Have they
8 been put under the sidewalks already? That's my question. I
9 didn't quite understand your response to that.

10 There was a problem, something with Viking, they didn't
11 want you to put something on their property, that was a
12 big problem. How has that resolved?

13 Those big metal boxes that they put when they do
14 underground cables, how many of those every so many feet? How
15 many feet are those apart? And where are those gonna go?

16 So those are my questions.

17 Because I saw Comcast -- Comcast, shouldn't they be paying
18 us for the favor of putting their stuff underground? Because
19 that helps them. And I saw them doing it from Blue Heron north,
20 not Blue Heron south. I saw them doing it north.

21 But my question is: Do we have our cables or lines or
22 pipes, whatever they are, do we have them under the sidewalks
23 now, to put the things that we need, Florida Power & Light, et
24 cetera?

25 And, also, getting back to that -- the complex we talked

1 about, the Villas of Solano. This is a -- we talk about our
2 codes being out of date. This concept of having two parking
3 spaces for 1400 or 1500 square foot house or apartment or
4 whatever, that is from the 1950s.

5 You got a husband and wife, hopefully they're both working.
6 Okay. If they're both working they got two cars; one is going
7 to be in front of their front window, and one's going to be
8 blocking the front door. Those are the two cars there. Now you
9 have the kids in the other bedrooms. Where are their cars going
10 to go?

11 So the response to that was there are 63 total for the 28
12 units. That is like nothing. And also there were nine overflow
13 spaces. So you've got 28 units but only nine of those residents
14 can have one visitor. One car, one visitor. So shouldn't we
15 think about, when we do projects like this, shouldn't we think
16 about fewer units and more parking? Because parking is always a
17 problem.

18 You got a three-bedroom, 1500 square foot unit, and only
19 two parking spots; one of which is blocking your front door.

20 So I think we need to get with our parking. And if we're
21 building something new, let's make it right this time. And
22 let's fix that 1950 code, because that's way out of date, two
23 cars for 1500 feet.

24 Thank you.

25 CHAIR DAVIS JOHNSON: Thank you.

1 THE CLERK: J.B. Dixson. Followed by Margaret Shepherd.

2 MAYOR MASTERS: Miss Dixson, you have a very colorful hat
3 tonight. I like it.

4 MS. DIXSON: I am J. B. Dixson. I live at 3000 North Ocean
5 Drive, Singer Island, Riviera Beach.

6 I've never been to a CRA meeting before nor watched one, so
7 it's been very interesting for me.

8 I came here because I did participate in a CRA workshop on
9 design for murals that are being planned in the city, in four
10 different sites in the city. And I found that process very
11 interesting. And there's going to be another one, a second one,
12 next week.

13 So it was nice to come to this meeting and hear some very
14 positive things. Because I'm not used to a lot of that.

15 And it seems very exciting, some of the plans that you
16 have.

17 On the subject of the mobile marine center and the plans to
18 have a largely educational complex as opposed to a tourist
19 attraction, I was a little disappointed in that because I've
20 been trying to think -- you know, business is my main goal for
21 the city, is to attract other businesses and to have a thriving
22 private business community, because I think that derives so much
23 else of the success of the city. And I was trying to think of
24 things that would draw tourists, because we now have a second
25 large ocean liner coming in here, with another, what is it,

1 50,000 people or something a year. And we have -- I kept
2 thinking, what do we do have for the crew of those boats and for
3 the tourists who are coming in to go out on those boats and
4 coming back. Usually those boats have excursions, at additional
5 costs, where, you know, you send a little shuttle over to the
6 boat and take you somewhere; and why should we, you know, let
7 all of those people go to Loggerhead in Jupiter, and to the
8 Flagler Museum on Palm Beach island, and then down to West Palm.
9 I kept thinking, what do we have here that would help our
10 businesses or create a business to serve that market.

11 And it seems to me that something like an aquarium would be
12 an excellent thing to do. And looking at the plan, it looks as
13 though at one point there was more of a plan to make that not
14 just for children.

15 I mean, I know that we have two educators sitting up there
16 who are all for the educational component. I really think that
17 Riviera Beach needs tourist attractions.

18 And I was thinking that if we had those attractions we
19 could work with the cruise line to offer them a package, send a
20 shuttle there, et cetera.

21 So I would just ask if the CRA in dealing with that
22 company, that nonprofit who wants to come in, might revisit the
23 possibilities of how aside from the educational component there
24 might be a tourist component to that.

25 I think when you look at --

1 CHAIR DAVIS JOHNSON: Ms. Dixson --

2 MS. DIXSON: -- children who have never been in the water,
3 or are afraid of the water, we forget that many of their parents
4 have never been in the water, are afraid of what's in the water,
5 et cetera, and so I think that --

6 VICE CHAIR HUBBARD: Point of order, Madam Chair.

7 CHAIR DAVIS JOHNSON: Ms. Dixson --

8 MS. DIXSON: Pardon me?

9 CHAIR DAVIS JOHNSON: -- I need you to wrap up. Your three
10 minutes are over.

11 MS. DIXSON: Oh, I'm sorry.

12 CHAIR DAVIS JOHNSON: Thank you.

13 MS. DIXSON: I'm sorry.

14 I hope that we have a tourist attraction in that.

15 CHAIR DAVIS JOHNSON: Thank you.

16 THE CLERK: Margaret Shepherd, followed by Willis Williams.

17 MS. SHEPHERD: Margaret Shepherd.

18 This is the best city to live, work and play.

19 Good evening to everyone, to the executive director, and to
20 Mrs. Jenkins, and to the entire staff over at the CRA and CDC.

21 We personally want to thank this particular entity, CDC,
22 BB&T, for coming in and just showing out and showing us they can
23 do and they will do. We thank the city for their donations.

24 I'm back again because we already had the ground breaking. And
25 on June the 2nd we shall and will do the ribbon cutting. Time

1 is 11:00 to 3:00. We will be serving hot dogs, hamburgers, and
2 chips, with water. We ask you to come out and celebrate.

3 And if you were there, we celebrated with the Davis family.
4 Somebody said, how many chairs? 25? I said, oh, no, the Davis
5 family, well over, I'm going to say thousands, but they have a
6 lot of the Davis family.

7 So please come out. They're coming from Ocala, Fort
8 Lauderdale, Miami. And we want to show Miss Willie Bo Davis
9 that this city not only respect them but we want them to know
10 that we are here for them at any time.

11 The meditation garden is going up, and we do need help to
12 put the finishing touches on. Dennis and Mr. McAuliffe have
13 been working overtime. I think on Saturdays they said -- who
14 was that coming? Christ Fellowship -- how could I forget
15 that -- will be coming in.

16 And of course I love to plant the garden. Dennis kind of
17 gave me a few hints of some secrets. I won't tell you my
18 secrets. But my garden and my plants is just growing. I tell
19 you, I'm so proud of Margaret. Let me pat myself on the
20 shoulder. Because I know nothing about planting, but I'm
21 getting there.

22 Once again, we want to thank the City for all that you have
23 done for the Lindsey Davis. Please come out and enjoy us. We
24 are -- I think we're in to like 100, a little over 125 senior
25 citizens that's on call with our red shirts.

1 So please come out, be a part of us. Please come out and
2 enjoy us.

3 But most of all I'm calling about the yard sale we're
4 having on the 16th of June, from 7:00 a.m. until the sun get
5 hot. This will be our first fund raiser. We don't want people
6 just continue to give us money, but we want to show you that we
7 can work.

8 Now those size 12s that you have, and you're now a 24,
9 we're going to ask you to come -- those size 5s that you are
10 wearing and you're up to a 12 and a half, please come. The
11 Louis Vuittons that -- you know -- please come out and share us.

12 As I say, it's \$20, the vendor. Please come out and
13 support who? The Lindsey Davis garden. Thank you very much.

14 Thank you, Mrs. Jenkins, for your undying respect for us.
15 And thank you, all of you, for putting in your time and making
16 this a success. Once again, thank you.

17 THE CLERK: Willis Williams.

18 MR. WILLIAMS: Good evening. Willis Williams, Riviera
19 Beach.

20 It's been some time since I got a chance to speak here.
21 But this is just a point of information. Sometime ago the City
22 acquired properties here to the south of -- I mean the north of
23 us, around Suncoast, and I keep hearing about development; and
24 I'm just wondering where we are -- Riviera Beach is the only
25 municipality in the county that doesn't have a community high

1 school. And there has been -- before Superintendent Avossa
2 left, there was money supposed to have been put back on the
3 drawing board or put back on the construction table to go
4 forward with that. So before a lot of this building, I need to
5 know -- I think the board needs to know where are we with the
6 monies that, first of all, that were allocated, and then we got
7 kicked off of the construction, and sent to Boca; and find out
8 where we are with putting that monies back on and doing the
9 community high school here in Riviera Beach. Because there is
10 talk about that.

11 So I'm just hearing about this project here now. And I
12 know all that property was torn down for this community school
13 to go up. So before a lot of this is taking place, I think we
14 all need to take a step back and find out where we are with the
15 school board and this stuff that was happening sometime before a
16 lot of you were even around, and find out what's happening with
17 that.

18 The other thing is, I agree whole-heartedly with the lady
19 in the red hat, we need to start generating some money in here.
20 A long time ago we did talk -- talking about an aquarium on that
21 south end. And so she's absolutely right. We get tired of
22 giving away stuff. It's time to get some money back in here
23 now.

24 The other thing, I was visiting a friend of mine the other
25 week out at the National Village, and there were a Waste

1 Management truck with a driver with a receipt book, collecting
2 cash for trash that was being picked up. So maybe you have
3 someone check that out, find out why a driver would be
4 collecting fees from homeowners, who says that they had too much
5 trash out.

6 Thank you.

7 CHAIR DAVIS JOHNSON: Thank you.

8 Does that conclude public comments?

9 THE CLERK: Yes, Madam Chair.

10 CHAIR DAVIS JOHNSON: Mr. Willis, we will follow up with
11 Dr. Fennoy and the school district on any plans that they have.
12 And we will certainly inquire about the Waste Management issue
13 that you've brought to our attention.

14 Report of the executive director.

15 INTERIM EXECUTIVE DIRECTOR EVANS: I would just like to add
16 that we have -- remind the board we have a few upcoming events.
17 We have the Bike and Build, which was mentioned earlier, on
18 Monday, May 28th; and that starts at 8:00 a.m. at 625 West 3rd
19 Street.

20 We have our public art and design workshop. And that will
21 be taking place -- it's our second workshop. It will be in our
22 Clean and Safe office, which is on Blue Heron Boulevard. That's
23 on Tuesday, May 29th. That starts at 5:30 p.m. to 7:30 p.m.

24 Our Gulfstream Cinema is on Friday, June 1st. So that
25 starts at 7:00 p.m. And that's on the Event terrace at our

1 Marina Event Center.

2 And we are having our Business Watch meeting at our Clean
3 and Safe office on Tuesday, June 12th; and that's from 6:00 to
4 7:00 p.m., for all business owners located in the Broadway and
5 Blue Heron corridor and throughout the city.

6 Thank you.

7 CHAIR DAVIS JOHNSON: Thank you.

8 Report of general counsel.

9 MR. HAYGOOD: I don't have anything this evening.

10 CHAIR DAVIS JOHNSON: Discussion of the board, starting
11 with the Mayor. Any comment? Mr. Mayor, any comment?

12 MAYOR MASTERS: I thought she said start with you. I'm
13 sorry.

14 Thank you. I'll try to be as brief as possible.

15 We're having our annual Sale of the City, in Riviera Beach.
16 We'll once again embrace our annual salute to Memorial Day. It
17 will be conducted here at the flags with the soldiers and the
18 honorary squad. And that's Saturday before Memorial Day, at
19 11:00 a.m.

20 Also, the Mayor has been conducting and will continue to
21 conduct Facebook Live, in order that the public and Riviera
22 Beach, as well as Palm Beach County, can benefit from the
23 issues, as well as the candidates that are running for office.
24 And today we interviewed two candidates that are running for the
25 judge -- different judge seats. And of course we'll be doing

1 Maxine Cheesman. We've done the Board of Education candidates,
2 with Dr. Robinson and Dr. Ferguson, and a host of others.

3 However, we're going to be changing the guard to deal with
4 issues that are relevant to the residents of Riviera Beach, pro
5 and con. We'll be dealing with the recall issue, pro and con.
6 If you know someone who's against or for, please let us know,
7 because we want both sides to be presented.

8 We'll be dealing with public transportation in Riviera
9 Beach. We'll be dealing with school safety, pro and con for
10 metal detectors.

11 We'll be dealing with the warehouse, which is also known as
12 the public safety building, and what should be done with it; and
13 what should be done with the buildings here, pro and con.

14 We'll also be dealing with the decorum, the council slash
15 freedom of speech, because sometimes it can cross the line as
16 the public relates to freedom of speech. And also how to better
17 streamline the public meetings.

18 And we'll be dealing with neighborhood beautification.

19 These are some of the issues that we'll be dealing with pro
20 and con, or at least getting feedback from the public on both
21 sides of the issue. So please tune in. And we're trying to do
22 it every other night, 7:00 p.m., Facebook Live, Mayor Thomas A.
23 Masters' page.

24 Thank you, Madam Chair.

25 CHAIR DAVIS JOHNSON: Vice Chair Hubbard.

1 VICE CHAIR HUBBARD: Thank you, Madam Chair.

2 I just want to let the residents and the businesses know
3 that we are still asking the businesses in Riviera Beach and the
4 surrounding areas to join us in hiring at least one youth this
5 summer in your business, helping us to put the youth of Riviera
6 Beach back to work.

7 CHAIR DAVIS JOHNSON: Commission Miller-Anderson.

8 COMMISSIONER MILLER-ANDERSON: None at this time.

9 CHAIR DAVIS JOHNSON: Commission Botel.

10 COMMISSIONER BOTEL: Just another reminder that May 29th is
11 that workshop on the murals, in Singer Island at the
12 Ambassadors' center.

13 CHAIR DAVIS JOHNSON: Thank you.

14 Commissioner Davis.

15 COMMISSIONER DAVIS: Thank you.

16 Once again, on behalf of peace and working together, I
17 would like to encourage all those at home to continue to remain
18 positive in this city, no matter what folks on the outside that
19 continue to promote. We would like to make sure that we remain
20 focused on the initiatives that's been discussed today in this
21 CRA meeting.

22 Scott, Mr. Evans, you and Ms. Jenkins have done a wonderful
23 job of providing essential workforce housing for our community,
24 providing opportunity for those to have home ownership. That is
25 very important. And I commend you for what you've done.

1 We also had today -- I'd like to say thank you for what
2 you've been doing with our Creative Station, with our youth.
3 These are things that have been taking place not just this year
4 but for quite sometime. And I want to continue to encourage you
5 that we will continue to as a board, to support you in that
6 initiative. That is important. Our youth and our community
7 deserve those great stories to continue to be promoted within
8 our own selves, if we choose to do so.

9 Congratulations to all the high school, middle school,
10 elementary school, and day care graduates. We are approaching
11 the summer, and we have a lot of kids, young people, who are
12 transitioning to the next stage in adulthood. Please reach out
13 to the city manager's office. As you can see, Councilperson --
14 Commission Hubbard has stated that she -- her workforce program
15 for the summer still is open. So please reach out, call our
16 office, and find out -- any commission office. I'm sure someone
17 will direct you in the right direction, to make sure that you
18 have an opportunity to work this summer. We want to keep that
19 going.

20 So we got the graduates.

21 And today we had JFK Civic class of about 90 students over
22 at the Marina. And the students did a wonderful job with
23 Mr. Dana Nottingham as you talked about leadership, you talked
24 about STEM, we talked about Peanut Island, we talked about our
25 area, Riviera Beach, and this eco system, and all the benefits

1 that we can do to create an opportunity for them. They stayed
2 and spent the entire day, and they did a wonderful job with
3 creating a plan that they can submit to the council and the CRA
4 of some of the things they would like to be a part of and push
5 and ask for us to support them in what they are doing.

6 So we've got the JFK.

7 Inlet Grove, once again, thank you, and congratulations.

8 MAYOR MASTERS: Suncoast is graduating tomorrow.

9 COMMISSIONER DAVIS: Yes, I was saying congratulations to
10 all the students.

11 And once again, like I said, no matter what goes on, always
12 remain -- stay positive, be careful what you listen to, and do
13 your own research, and stay focused on the better part of
14 Riviera Beach. Because those that choose not to be better,
15 don't let them drag you down as you try to do -- strive to do
16 good for this community. Remember, always give back.

17 CHAIR DAVIS JOHNSON: Thank you.

18 This has just been a wonderful day of showcasing the
19 students. We had the students from the Creativity Station. We
20 also had students that were here from the -- Mr. Nottingham's
21 program. But also today at Washington Elementary School they
22 had their career day. And it was just a wonderful experience to
23 sit and to have such impressionable minds inquiring about the
24 work that we do. And we need to make sure that we are preparing
25 them as they move forward, because they certainly are our future

1 here in the city.

2 And with that being said, there is no further business, we
3 stand adjourned.

4 We will recess for five minutes and reconvene for our
5 budget workshop.

6 (Proceedings concluded at 8:27 p.m.)

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ADJOURNMENT

The CRA Regular Meeting was adjourned at 8:27 P.M. The minutes were approved
by the Board of Commissioners on _____.

Tonya Davis Johnson, Chairperson

Interim Executive Director Scott Evans

/cw
Florida Court Reporting