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Riviera Beach Community Redevelopment Agency Budget Workshop

City of Riviera Beach Council Chambers

2nd Floor, Municipal Complex

600 West Blue Heron Boulevard

Riviera Beach, Florida

Wednesday, March 23, 2018

8:34 p.m. to 9:37 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: Good evening. I'd like to call to  
2 order the CRA Budget Workshop of May 23rd, 2018, to order.

3 Madam Clerk, roll call, please.

4 (Upon roll call by Administrative Assistant Tamara Seguin, the  
5 following were present: Chair Tonya Davis Johnson, Vice Chair  
6 Lynne Hubbard, Commissioner Julia Botel, Commissioner Terence  
7 Davis, Commissioner KaShamba Miller-Anderson. Also present:  
8 Mayor Thomas Masters, Interim Executive Director Scott Evans,  
9 Attorney 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 led by Vice  
12 Chair Hubbard.

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

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

16 INTERIM EXECUTIVE DIRECTOR EVANS: No, Madam Chair.

17 CHAIR DAVIS JOHNSON: Proceed.

18 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

19 Good evening, members of the board. Tonight is our first  
20 budget workshop agenda. I scheduled this agenda. We have not  
21 yet received our proposed TIF revenue for next year. But I  
22 wanted to start our workshops in May so we can start talking  
23 about some of the projects that our staff is envisioning for  
24 next year. I think that we've launched a lot of new programs  
25 and outreach that we'd like to continue in the coming year, but

1 we also have a lot of more large scale projects that we'd like  
2 to begin initiating. And so we wanted to start to begin talking  
3 to the board early about those projects so that we can start  
4 planning for them in more detail as we develop our budget.

5 So, let's see, our proposed schedule for budget review for  
6 this year, we would propose that our second budget workshop be  
7 held on July 11th. And at that time we'll have review of the  
8 various elements of our budget that we'd like to go into detail  
9 with you. And at that time we'll also have received our  
10 proposed revenue for next year and we'll have developed our  
11 expenditures, estimates, going into next year.

12 On August 22nd, that we propose to be the target date to  
13 have a complete draft budget ready for your review at that third  
14 workshop.

15 And then the final first proposed budget review and  
16 approval date would be September 13th. And then on the 26th of  
17 September, we've reserved that date in case the board wants to  
18 take some additional time to review the final budget before  
19 approving it.

20 Tonight's agenda is -- I would propose to begin with a  
21 summary of our ongoing projects that we have planned in our  
22 capital improvement projects or in our ongoing program  
23 implementations that are already underway but that would  
24 continue into the coming year. I would also like to discuss  
25 briefly the proposed programs that we did complete this year but

1 that we'd like to also implement for the next year. And then  
2 finally close with a discussion, and just let you know some of  
3 the future redevelopment initiatives that our staff is  
4 developing to try and make some real major impact to our  
5 redevelopment area in the coming year.

6 Right now I'll begin with our capital project  
7 implementation. So we are currently underway with a series of  
8 Phase II improvements at Marina Village. One of those being  
9 that we are removing the seawall from the promenade. That  
10 project is now out for bid. So we are looking for bids on that  
11 project. And once we receive those, each of the bidders are  
12 required to provide three different options for you. One would  
13 be for a decorative aluminum railing. One would be for a more  
14 simplified one that might be more cost effective. And then also  
15 for a stainless steel cable system, which would be even more so  
16 you could see right through to the water. So those bids will be  
17 due approximately one month from now, and they are to provide  
18 the different options. And those options, of course, will be  
19 brought back before you for selection and a final contract to  
20 complete the work.

21 Our public art and mural contracts, those are now completed  
22 by the board. And we are partly through our public workshops.  
23 Following those public workshops, the artists will then prepare  
24 two different designs for each of the mural locations. So  
25 that's in progress. And those designs would then come back

1 before the CRA board so you could review the various art  
2 proposals for those places. And we anticipate that happening in  
3 August or early September.

4 We have actually been out a couple of times, the rooftop  
5 patio improvements that the board indicated that they would  
6 like, to provide for more shade on our Event Center roof. And  
7 we were fortunately -- the third time around we have now been  
8 able to get a proposal. And it was just as of last week. So  
9 we're looking at bringing something back to you in the coming  
10 month that was in line with our original budget. Some of our  
11 early bids that we received were actually two times the original  
12 cost. But we've been working on the specifications and working  
13 in the actual -- Riviera Beach Purchasing Department has helped  
14 us with this particular project, to try and identify how we can  
15 get the project back within budget. And we believe that we've  
16 been able to do that, we now have a price estimate that is  
17 within our original estimate when the board gave us the  
18 authority to go out. So we're looking to bring that back in  
19 July.

20 Our rooftop bar enhancements. This is another project that  
21 we are currently getting bids on. This is just minor  
22 improvements to the bar area which is on the rooftop. We've  
23 gotten some feedback from the people who rent our Event Center,  
24 that they need more counter space at the back; and also the  
25 sinks are sort of floating, so if we built a counter around the

1 sinks, both at the front and the back, and had some better  
2 improvements to the grate, that that would just make for a  
3 better customer experience when they rent it. So those are some  
4 minor improvements that we're looking to make.

5 Another temporary improvement that is underway and in  
6 progress is our temporary parking lot on Spanish Courts. The  
7 lighting for that property will be going in in the month of  
8 June. In fact, they've already been out there working on it.  
9 And we've also brought in some -- we've re-striped all of the  
10 existing paved area, so that we could use what was already out  
11 there. And then we've also brought in a little bit of temporary  
12 rock so that when some of the customers are parking on the site,  
13 that it doesn't continue to tear up the grass. And in doing so  
14 we also put in some protective borders around some of our  
15 existing trees out there, to make sure that the cars don't drive  
16 on the trees also. So the parking lot is nearing completion,  
17 and that will be finished in the month of June also.

18 The Broadway utility burial project is another one, as of  
19 the progress from tonight's approval, that will continue. We  
20 have -- our next step is to finalize our easements; and then  
21 after that we will go to contract with AT&T and with FPL to  
22 complete the remaining portions of the project. The one other  
23 item that the CRA will be working on next year under that  
24 project is FPL will bury all of the overhead lines; but we were  
25 required to do the private connections which goes between the

1 private property owner and FPL box or new underground line. And  
2 that's built into our, I guess, existing budget. So we  
3 believe -- we continue to maintain within that limit of the  
4 budget, but that's some additional electrical work that we will  
5 be proceeding with; and that will actually go out for bid also  
6 in the fall.

7 And another major project that is in this year's budget,  
8 that will continue into next year's budget, would be our Marina  
9 Village Phase II. We are currently out for bid for our RFP on  
10 the marina redevelopment. So we're expecting to receive  
11 proposals at the end of this month. And so during the coming  
12 year we'll be negotiating a development agreement and community  
13 benefits agreement with the firm that is selected, or proposer,  
14 by this board in the fall.

15 Some additional continuing initiatives. We have -- of  
16 course tonight we issued our RFQ for a grant writer to support  
17 our additional redevelopment efforts. That's very important  
18 that we continue to search for grant programs. We have a lot of  
19 larger projects that we'd like to begin in the coming year, so  
20 having a good grant writer to try and leverage the CRA dollars  
21 would be very important.

22 This year our landscaping services for 13th Street, part of  
23 the CRA's maintenance, is being installed; new landscaping along  
24 13th Street. I want to say in 2009 it was one of the projects  
25 when I first came to the CRA. So the CRA maintains that

1 landscaping. That project will be going out for bid in the  
2 coming year. It was a three-year contract that's now up. So  
3 we'll be putting that project out for bid.

4 We're proposing to continue management of the Marina  
5 Uplands. And we will bring a formal agreement that just says  
6 that the CRA will continue to manage the Marina Uplands on  
7 behalf of the City. It's city owned property. And that works  
8 to our benefit as we're right now working on our RFP to  
9 redevelop the site. And then once we've developed that  
10 agreement we'll bring in the City, and that will be a joint  
11 negotiation since they own the property, to finalize those  
12 terms.

13 We would like to propose to continue our small business  
14 development programs and our financial literacy, including our  
15 entrepreneur and start-ups program. We got very good turn out  
16 from that this year. So in the fall we were hoping and have  
17 been planning to have it again, so we would like to include that  
18 in next year's budget as we go forward.

19 If I could just take a break and have a drink. Is there  
20 any comments so far, or concerns related to any of those  
21 continuing projects that we're planning to include?

22 CHAIR DAVIS JOHNSON: Any questions from the commission?

23 VICE CHAIR HUBBARD: Well, I'll hold mine until the end of  
24 the presentation.

25 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. We have our --



1 continue to do our Neighborhood Watch Program. That's done by  
2 Mr. Neimah Spence. And we also have our SmartWater CSI kit,  
3 which our Clean and Safe team distributes throughout the CRA and  
4 our neighborhoods. And so we would propose to continue that.  
5 We've had good feedback.

6 We have our Business Watch group that we would continue.

7 We are continuing to try and expand our satellite community  
8 gardens. We'd like to expand that in the Inlet City area and  
9 perhaps on Singer Island.

10 The whole -- part of the main -- we really built a  
11 beautiful community garden on 10th Street, and we would like to  
12 have that serve to help us add more satellite, smaller gardens  
13 throughout the city. And some of them may be temporary, and  
14 some may become more permanent on vacant lots. But we'd like  
15 the community garden to reach out more into the community and  
16 continue that. And we had a great success so far with the small  
17 reflection garden at the Lindsey Davis Center. And we'd like to  
18 continue that on various sites throughout the city.

19 And the last. As we're working closely with North Palm  
20 Beach Chamber of Commerce, they have a Riviera Beach business  
21 council who is going to focus on logistics, and they're working  
22 on a great program. But we'd also like to work with them to try  
23 and support and enhance the outreach of that. Once they get  
24 their logistics program developed and ready to implement, we'd  
25 like to continue to work with them to sort of expand that

1 business council and expand its activities in the CRA and in  
2 Riviera Beach and the whole city in general.

3 This is the plan following our very successful workshop on  
4 April 25th. The board gave us great feedback on the plan to  
5 redevelop the site. This is at Broadway and Blue Heron. This  
6 is the northwest corner. This block is owned by the CRA. So  
7 this includes some minor improvements to the existing building  
8 on site, improvements to the parking lot. The parking lot  
9 that's currently on site is very dangerous. So we would do a  
10 new parking lot, we would fix up the existing Dairy Belle  
11 building, and then we would build a new city entrance sign  
12 that's really trying to change the character, the nature of  
13 Riviera Beach, of how you feel about when you drive up Broadway.  
14 It would be a real beautiful symbol of what we want development  
15 to look like on the area.

16 And so the next steps for this project, as we'd like to  
17 continue, is we need to develop the construction plans for those  
18 various elements; and then we would put those out to bid so that  
19 we could bring back to you some proposals in order to construct  
20 some of those elements.

21 I'll keep going?

22 CHAIR DAVIS JOHNSON: Do you have anything you --

23 INTERIM EXECUTIVE DIRECTOR EVANS: If you want. If now is  
24 a good time to talk -- I mean for me to stop.

25 CHAIR DAVIS JOHNSON: Vice Chair Hubbard.

1           VICE CHAIR HUBBARD:  If he's -- you're finished with this  
2 piece, or you have more to this?

3           INTERIM EXECUTIVE DIRECTOR EVANS:  I'm finished with this  
4 piece, yes.

5           VICE CHAIR HUBBARD:  Okay.  The -- after the Broadway  
6 utility burial you had the Marina Village Phase II.

7           INTERIM EXECUTIVE DIRECTOR EVANS:  Yes.

8           VICE CHAIR HUBBARD:  Before we got too far away from that,  
9 I wanted to find out about the protest that we received.  Where  
10 are we with that?

11          INTERIM EXECUTIVE DIRECTOR EVANS:  We provided a letter to  
12 the firm, stating that if they were interested in continuing  
13 with the project that they should respond to the RFP related  
14 that we would issue; and that there is no basis per our policies  
15 and procedures for any protest; and that we would encourage  
16 them -- and that we had worked well with them in the past; and  
17 we encouraged them to apply and hopefully continue their  
18 interest to work with the project, but through the RFP process.

19          VICE CHAIR HUBBARD:  Okay.

20          We can finish.  But I guess that's, that's what I was  
21 looking for, what your answer was.  And then I guess at another  
22 point -- or we could have done that in the CRA, to go into depth  
23 about the response.  I didn't get a copy of the response that  
24 you sent to them.  But they sent us -- you sent us a copy of --  
25 stating that they had sent you a letter.  And you sent us that

1 letter, but not a copy of your response.

2 MR. HAYGOOD: Actually, I drafted the letter. But the  
3 response was to be done by the executive director. I thought it  
4 was circulated.

5 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah, we sent it out.  
6 And I know we've been having e-mail problems, so perhaps -- but  
7 we did send it to all of the members, the response. And we will  
8 re-send it in the morning so you'll have a copy.

9 VICE CHAIR HUBBARD: Okay.

10 INTERIM EXECUTIVE DIRECTOR EVANS: And we also -- we sent  
11 it to that firm. And we also followed up to confirm receipt  
12 with Miller3.

13 MR. HAYGOOD: They received it.

14 INTERIM EXECUTIVE DIRECTOR EVANS: So they did receive the  
15 letter.

16 VICE CHAIR HUBBARD: Okay. I was just wondering what was  
17 the status of that situation.

18 Okay. Thank you.

19 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. This -- those  
20 are -- that's a summary of all of our continuing projects.

21 I know the board is -- we kind of went quickly through  
22 them. But you've heard and commented and developed all of those  
23 concepts, so we were hoping that we could continue to continue  
24 with them into the coming year.

25 The next projects that I'd like to talk about are new

1 initiatives that we have mentioned before but that we would like  
2 to implement in this coming year.

3 Part of a lot of the feedback that we're getting from the  
4 development community is that Broadway has been limited in  
5 development; a lot of the properties along there, the  
6 development community is hesitant to submit proposals. And so  
7 we propose to assist the board in approving a vision and  
8 development approvals to provide accelerated pre-construction  
9 development timelines for anyone who wants to develop property  
10 along the Broadway corridor. And we would coordinate this  
11 effort with the City's planning and zoning staff. So we would  
12 develop potentially some potential concepts or visions for how  
13 the corridor might be developed. And under this proposal we  
14 would then work with the City to make sure that those proposals  
15 meet all of our existing codes; and then bring them to the board  
16 to get your feedback.

17 And if the feedback was that we needed to modify some of  
18 our codes to allow either more intense development, perhaps more  
19 height, then we would then use that vision process and that  
20 feedback from the board or from the city council to tweak our  
21 land development code regulations; and then bring back to you a  
22 vision and a variety of development approvals that the board  
23 could then pre-approve the types of development that you would  
24 like to happen on Broadway.

25 And the advantage of this is it allows the development

1 community to understand exactly what the city council is looking  
2 for. And then they can spend the time and the effort to put  
3 some of our properties under contract, to develop some concept  
4 plans, and start to pursue some of -- development of some of the  
5 sites, because they already know that the board has thought  
6 through what the vision is, they've thought through what types  
7 of development we would like.

8 This won't prevent a property owner from submitting a  
9 different type of project, which is their legal right as a  
10 private property owner. But for any property owner who wants to  
11 follow the board approved vision and the matching zoning  
12 approvals that we already know we have, and of course we would  
13 go through Planning and Zoning Board and City Council  
14 ultimately -- it just gives the ability for a developer to know  
15 that if he builds a certain type of project which meets a  
16 certain amount of requirements by the board, that he can go  
17 immediately through pre-construction and quickly bring his  
18 project to fruition; because the board has already reviewed that  
19 particular provision.

20 And of course any other proposal that wouldn't meet those,  
21 would have to go through the standard regular process. But it  
22 is a way for us to define what we want and incentivize those  
23 property owners to bring those kinds of projects.

24 And that would require us to be a coordinated effort with  
25 the City's planning and zoning staff. But the CRA would like to

1 take the lead on that, to try and stimulate development in the  
2 Broadway corridor.

3       Along with that project, we would propose to develop a new  
4 tax benefit based infrastructure grant. And that could go along  
5 with any project that's approved under your vision and  
6 development approvals. The benefit of having the board approve  
7 a variety of development scenarios and visions is that then  
8 you've established what you want. And we could also further  
9 incentivize that by providing an infrastructure grant. And the  
10 grant doesn't necessarily have to come out of existing CRA  
11 dollars. What we could do is if a developer is proposing to  
12 bring a new project with a certain tax benefit -- so if they're  
13 going to build a new project that perhaps say increase the taxes  
14 collected by the CRA over a seven-year period of about one  
15 million dollars, then for the first seven years we could offer  
16 that as a benefit back to them, to help them with their  
17 infrastructure, as long as they were bringing a project that met  
18 your vision and your development approvals.

19       Now that particular project would require a full ordinance  
20 and separate approval by the board; and all of the details would  
21 have to be scrutinized, of course, by this board. But we would  
22 like to develop something that's a similar benefit that's used  
23 by many CRAs and cities all over the country, and it's to entice  
24 new development to come in, the city receives the tax benefits  
25 well into the future, but by giving up the first few years of

1 those benefits you can incentivize certain types of projects to  
2 come to our city and to build projects that we prefer. And they  
3 wouldn't apply to projects that were not in the board vision.  
4 But by establishing what we want, then we can incentivize those  
5 developers to bring -- and hopefully bring the board the kinds  
6 of development that we've been looking for along the Broadway  
7 corridor.

8 Should I pause there or keep going?

9 VICE CHAIR HUBBARD: Yes. Please.

10 CHAIR DAVIS JOHNSON: Vice Chair Hubbard.

11 VICE CHAIR HUBBARD: Two things that you, that you  
12 mentioned. One, if we are fast-tracking the permitting process  
13 and making it more expedient for the customer, the end-users,  
14 it's going to take -- what it takes staffing. And that's  
15 something that I think on the city's side that's more of a  
16 hold-up; you have, what, six people in an apartment the size of  
17 the city, so that's basically what our hold-up is for permitting  
18 and processing.

19 So that alone I think better -- we can deliver better  
20 customer service as a whole when we are fully staffed. And I  
21 think that's the beginning of the conversation with the CRA and  
22 the City, and is coming to grips with the fact that we need to  
23 be fully staffed in order to -- the only way to re-brand it is  
24 to deliver a better product, to deliver -- and the only way we  
25 can deliver a better product is that we be fully staffed.



1           Now, the continuation of -- I don't mind the incentives  
2 for -- and the new -- the benefits of tax, tax benefits of  
3 infrastructure and grants. We continue to give the grants and  
4 infrastructure to the CRA area. And twice we've gone out for --  
5 we've done commercial give-aways or commercial grants. But the  
6 criteria is never one that benefits the local or the resident  
7 population of the city. It continues to help the boating  
8 industry, and usually people who really don't need those breaks.

9           In this particular one, I don't think that this is -- I  
10 don't think that giving a tax benefit base infrastructure is  
11 what's keeping us from developing. And I don't think we need --  
12 I don't think we even have the money, or we can afford to give  
13 away the monies that we're talking about getting, because time  
14 we generate some money and we give it away in the form of a  
15 grant, then you'll find yourself after exhausting all the tax  
16 increments, getting money from the City, which I don't think is  
17 fair.

18           I think that we -- I think we need to come up with another  
19 way of getting business into the city. You know, you're a stone  
20 throw away from the water. I don't think that that's the only  
21 way that we're going to get people to develop Broadway, is to  
22 give them a grant, is to give them our money.

23           We're looking for people to come in to spend money. If  
24 we've got money to give away, we should have started, you know,  
25 working the area by now.

1           On the north end of Broadway we have the two biggest  
2 parcels that -- and one of them I saw you had in here, and the  
3 other I saw the marine guy speaking of, JAY's Ministry and the  
4 Winn Dixie, those are, you know, those are structures that --  
5 well, me, I thought when we went to budget that we were talking  
6 about -- I was hoping that we were talking about purchasing  
7 those projects, along with the drive-in theater, we brought that  
8 up the last time as well; we didn't get any feedback on what it  
9 would cost, what we could do there. Because as you understand,  
10 we don't have any eating locations, and I think along that area  
11 that's what we need.

12           Now if someone -- if something came to that area of  
13 something like that, that we needed, like a restaurant in those  
14 three, four places, then that would be different. But just  
15 offering grants up and down Broadway, I don't think that's going  
16 to benefit us at all.

17           COMMISSIONER BOTEL: Madam Chair.

18           VICE CHAIR HUBBARD: Go right ahead.

19           COMMISSIONER BOTEL: Well, I'm -- I want to clearly  
20 understand what Mr. Evans is suggesting here. You're suggesting  
21 that we identify those projects that would need our vision. So,  
22 for example, if we identified a fine dining establishment as one  
23 of those types of projects that would meet our vision, that  
24 would be the kind of a project that would receive a tax benefit.  
25 And so it might be a very limited type of project that we would

1 say okay these are the ones that meet the vision that we have  
2 for the Broadway corridor, and none other. So it would be  
3 exclusive only to those types of projects that meet our vision.  
4 So I'm not certain that it would be an overwhelming number of  
5 projects but rather only those that would be very, very  
6 specifically targeted as the kind of projects that we would see  
7 as meeting the vision. Am I right about that?

8 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, you could shape  
9 that grant to just specifically incentivize exactly the kind of  
10 development that you would want.

11 VICE CHAIR HUBBARD: And to that end, Madam Chair --

12 CHAIR DAVIS JOHNSON: Vice Chair.

13 VICE CHAIR HUBBARD: -- the idea would be, for example a  
14 lot of people say to bring more restaurants to the City of  
15 Riviera Beach we need more housing. Not necessarily do I  
16 believe that in its totality. But for that particular area, we  
17 know that one would want to see more housing, more development  
18 there. So say for example someone took a chance to come there,  
19 a substantial restaurant would take a chance to come there, now  
20 that would be something that I could see us doing an  
21 infrastructure grant for. But like we're doing commercial  
22 grants now, I just don't think that we should do any more or  
23 anything like that. I don't think that has served us well at  
24 all.

25 COMMISSIONER DAVIS: Madam Chair.

1 CHAIR DAVIS JOHNSON: Commissioner Davis.

2 COMMISSIONER DAVIS: I support both of my colleagues  
3 professional opinion, that both are right on track. That's one  
4 of the reasons why we discussed the concept of mixed use, where  
5 you have the housing along with the retail, with the restaurants  
6 and the things in the bottom, with the frontage along the Blue  
7 Heron and the Broadway corridor. Which was done by -- was that  
8 done by Treasure Coast, the mixed use?

9 INTERIM EXECUTIVE DIRECTOR EVANS: They did some original  
10 studies, yes.

11 COMMISSIONER DAVIS: And remember those studies showed --  
12 and out of that study came out the mixed use, where it needed  
13 the retail like you're suggesting. We need the housing, just  
14 like Commissioner Hubbard is suggesting. So both of you are  
15 right on track where the plan has been suggested. And I think  
16 where Mr. Evans is, how can we be more aggressive in our  
17 approach, letting folks know in the business community though,  
18 we are being positive, we are being great, and we are being  
19 different. Right? And so this is one of the tools, they're  
20 talking about being different. And Ms. Hubbard standing by  
21 being they draw up something unique, I can support that as well.  
22 So you guys are heading down the right road.

23 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

24 CHAIR DAVIS JOHNSON: Are we interested in looking to the  
25 state for any of the qualified target industry tax credits,

1 things that those businesses, either they are relocating or  
2 creating new industry here, that they could potentially go  
3 after?

4 INTERIM EXECUTIVE DIRECTOR EVANS: We could bundle with --  
5 that into our vision and into the infrastructure grants. So if  
6 they were proposing a project that would also meet those  
7 qualified industries, then we could actually have a much even  
8 larger incentive, so we will include looking at those qualified  
9 industries and what's available at the state level.

10 CHAIR DAVIS JOHNSON: And I would also suggest that we look  
11 at the open incentive grants that are available through the  
12 state.

13 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

14 CHAIR DAVIS JOHNSON: Anything further from anyone?  
15 Continue, Mr. Evans.

16 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. Thank you.

17 This is an exciting new project that I propose that the CRA  
18 embarks upon in the coming year. And this would be an  
19 acquisition of a key site. This is the corner of Broadway and  
20 Blue Heron. This is the vacant building. It was formerly Bank  
21 Atlantic, then Bank BB&T. And now it's currently empty. It has  
22 over 20,000 square feet of space. And the building is  
23 actually -- the bones of the building and the structure and the  
24 way it's built actually meets our new urban based codes today.  
25 So we really think that it's a great structure to try and

1 preserve, rather than see it redeveloped, knocked down, turned  
2 into a fast food corner or a 7-Eleven. Not that those aren't  
3 good and useful uses. But we think that this is a premium  
4 corner. It's the highest traffic location in the City of  
5 Riviera Beach. And it's got a fantastic building that would be  
6 extremely expensive to try and rebuild. And so we would like to  
7 try and acquire this property, completely change the facade of  
8 it, so give it a -- make it look like it's a brand new  
9 commercial building right on our prime corner, right across from  
10 our great new entry sign and water fountain. And then we could  
11 utilize this property for a small business incubator; it could  
12 become the CRA offices, so that we could then -- rather than  
13 continue paying rent, we could start to invest in our own  
14 project.

15 We could also have an office suites type use so that it  
16 would continue to be -- so portions of the building would  
17 continue to be on the tax roll. And we could utilize that  
18 office suites to have our small business incubator. And then we  
19 could offer grant programs in order to allow our local  
20 businesses to move in, utilize those office suites, and grow  
21 their business, expand, or expand their business.

22 And also due to the great location and all of the square  
23 footage that's available on the site, we could also have a small  
24 retail opportunity that we would -- because you can do a variety  
25 of uses. It's got over 20,000 square feet. The CRA use, for

1 example, would only be about four to five thousand square feet  
2 of that space. And then if we were also looking for additional  
3 uses we could partner with the City; they have a variety of  
4 space needs. And if they had one that specifically works well  
5 with our office suites, our incubator, like perhaps our economic  
6 development office, that they hopefully re-staff in the future,  
7 that might be a good element to co-locate in a building like  
8 this. So I would propose that this would be a major project.

9 And we've actually already begun speaking with BB&T Bank to  
10 study the feasibility. They are our primary lenders on all of  
11 our existing loans. And they are now studying our credit in  
12 order to look at lending us additional dollars for not only this  
13 project but some of the future ones I'll mention.

14 So I'll just pause there to get some feedback.

15 COMMISSIONER BOTEL: Madam Chair.

16 CHAIR DAVIS JOHNSON: Commissioner Botel.

17 COMMISSIONER BOTEL: How long is the lease left on our  
18 BB&T -- on your current office space?

19 INTERIM EXECUTIVE DIRECTOR EVANS: We just have a  
20 year-to-year lease.

21 COMMISSIONER BOTEL: So am I allowed to do cartwheels in  
22 the middle of this floor? Because I love this idea. You know,  
23 this is the gateway to Singer Island. This is the -- we'll have  
24 the beautiful sign of Riviera Beach, Welcome to Riviera Beach,  
25 Welcome to -- this is such prime real estate. And I would hate

1 to see it fall into the hands of someone who might want to do  
2 something less beautiful with it. And I know in our hands and  
3 in the hands of the CRA it will become a beautiful piece of real  
4 estate, and I look forward to seeing it redeveloped beautifully.

5 CHAIR DAVIS JOHNSON: I echo those sentiments. I think  
6 that it's important for us to shift our offices into a building  
7 in which we own, and to discontinue paying rent as we have. And  
8 there's opportunities for some of the other city departments and  
9 divisions to potentially move and occupy in that space. And to  
10 have an incubator is certainly important for me, to make sure,  
11 because we have so many entrepreneurs here locally that are in  
12 need of space, and that's an opportunity. So I am excited about  
13 the possibility, and excited about seeing the reality of it.

14 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

15 Another new initiative that I would like to discuss with  
16 the board is that it's come to our attention that one of the  
17 primary items that really makes our main thoroughfares look run  
18 down and dilapidated is that a lot of the signage that's located  
19 all throughout the CRA, along Broadway and Blue Heron, is all  
20 mismatched, not well done, some of poor taste, some of  
21 disrepair, some that just doesn't fit. So one of the programs  
22 we would propose is to come up with a new design theme. And I  
23 don't think it would be one theme for the entire CRA, but you  
24 could have one theme for north of Broadway, one theme for south  
25 of Broadway, one for Blue Heron, and one perhaps for Singer



1 Island portion of Blue Heron, that would create a new signage  
2 based themes; and then try and get -- work with the businesses  
3 to bring new signage to the area. And it doesn't necessarily --  
4 I've included a targeted facade program, but I'm not talking  
5 about major dollars. A lot of times if you can just repaint the  
6 building, those dollars are well spent to try and just give an  
7 area an improved look.

8 And if we treated all of the signage in a comprehensive  
9 manner -- and it would be an intensive program. We have to work  
10 one-on-one. First the board would have to adopt a defined  
11 series of policies of how that program would work. And then  
12 we'd have to work individually with the individual property  
13 owners. But that's something that our consultant, like Paul  
14 Skyers, who currently helps us with some of our economic  
15 development, can continue to help us with. And just to work  
16 one-on-one with all the individual property owners to try and  
17 once we have a design theme for an area, incentivize them,  
18 partner with them, to bring new signage.

19 And I put a couple of locations up there: One being the  
20 south side of Singer Island in particular, where you have a lot  
21 of different signs mismatching. And I'm not sure that our Clean  
22 and Safe Program isn't one of them that would need to be  
23 addressed.

24 And then also there's a couple of retail strip plazas, and  
25 this is on the north and south side of Blue Heron Boulevard,

1 just east of Broadway. And those sites really suffer from  
2 dilapidated signage and mismatched. And long-term we would like  
3 to see these sites redeveloped. They're great opportunities.  
4 But they've been there for more than 20 years, and they kind  
5 of -- they make the area look dilapidated.

6 And we believe that just adding paint and working with the  
7 individual property owners -- not individual property --  
8 renters, the businesses who are located there, to try and bring  
9 new coordinated signage to some of those buildings; would help  
10 give it a better overall look; and help to really start to  
11 change the whole character of our area. So this would be a new  
12 signage based grant program that would come with minor facade,  
13 perhaps with just paint or something minor to -- while we're  
14 working with the property owner, just to try and continue to add  
15 a little bit more beautification.

16 VICE CHAIR HUBBARD: In that -- I'm sorry. Madam Chair.

17 CHAIR DAVIS JOHNSON: Vice Chair Hubbard.

18 VICE CHAIR HUBBARD: In that particular area, is it -- are  
19 you aware, or do you know whether this is true or not, some  
20 gentleman bought from -- the gas station almost to the foot of  
21 the bridge, the same gentleman that bought on the south side of  
22 the street?

23 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. I wasn't aware --  
24 I'm not sure if they owned the gas station, but I am aware --

25 VICE CHAIR HUBBARD: No, not the gas station. By the gas

1 station.

2 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, that there is one  
3 property owner. And we would be willing to meet with him. But  
4 it would also be -- because he rents to all of those individual  
5 businesses, and that's who the signs belong to, we feel like  
6 those are the ones that we have to get the signage updated.  
7 But, yes, I was aware that one property owner had purchased  
8 that.

9 VICE CHAIR HUBBARD: Two things to that. One, if we have  
10 signage requirements and things in place that they have to do,  
11 then would they not be forced to put the correct signage in, or  
12 the esthetically pleasing signs, as opposed to us having, you  
13 know, to actually do it.

14 INTERIM EXECUTIVE DIRECTOR EVANS: We can't really force  
15 them to change their existing sign that's been permitted and put  
16 in place legally. So once that process occurs, there's no way  
17 that we can force them to change it. It just becomes legal  
18 nonconforming. You can even change the rules to make it an  
19 illegal sign, but they can still continue to have it. So if we  
20 were going to try and get a coordinated effort to have them all  
21 change at once, we would have to provide some dollars to try and  
22 make that happen.

23 VICE CHAIR HUBBARD: You can go to most -- a lot of  
24 shopping centers, you notice that the owner, the developer of  
25 the building has the signs up for everybody --

1 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

2 VICE CHAIR HUBBARD: -- so that would not work in that  
3 particular area?

4 INTERIM EXECUTIVE DIRECTOR EVANS: I think that that's an  
5 approach we could take for that particular building. In fact,  
6 for both buildings on both sides of Blue Heron. We could try  
7 and create a partnership between the owner, the renter, and the  
8 CRA, to bring the new signage to those properties. And between  
9 the three entities, you know, split the cost to try and  
10 accomplish that.

11 VICE CHAIR HUBBARD: Splitting the cost is better than us  
12 doing the whole thing ourselves. But I was trying to find out  
13 from you, are you saying that there's still -- that wouldn't be  
14 a way or a tool that we could use so that the owner would have  
15 to make everything uniform?

16 INTERIM EXECUTIVE DIRECTOR EVANS: Again, I think at this  
17 point we would only have the ability to do it under a voluntary,  
18 under a voluntary program. The CRA doesn't really have any  
19 regulations that could force a property owner to change an  
20 existing sign.

21 CHAIR DAVIS JOHNSON: If I may. I think that our first  
22 order of business would be to contact that property owner and  
23 share with him the vision for that corridor. He has purchased  
24 property in our city and is renting to local businesses. So I  
25 would believe that that business owner should have a desire to

1 improve the property which they bought, and which they are  
2 gaining rent from, before we offer to provide dollars. Because  
3 if we offer to provide the dollars, there's no incentive for  
4 that owner to do anything for his or her own property.

5 INTERIM EXECUTIVE DIRECTOR EVANS: Right.

6 CHAIR DAVIS JOHNSON: So I would like to see us take  
7 that -- go in that direction first. And if my colleagues agree  
8 with that, I think that that's important for us to do. And then  
9 perhaps we can talk about or explore some other options. But we  
10 first need to hear what his or her plans are for the properties  
11 that they have purchased.

12 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. Should we begin  
13 that first phase by trying to tackle coming up with the board  
14 approved theme, signage, looks, that we would like them to -- I  
15 guess that the first task is just to meet with them and say can  
16 you please do this. It might be helpful if we had a board  
17 approved theme for the areas, and then we could negotiate from  
18 there.

19 CHAIR DAVIS JOHNSON: I think it's important for us to say,  
20 what is your plan, this is our vision, and then move.

21 Consensus? Members.

22 VICE CHAIR HUBBARD: I agree.

23 Madam Chair.

24 CHAIR DAVIS JOHNSON: Vice Chair.

25 VICE CHAIR HUBBARD: The second part of that, Mr. Evans,

1 was going to be -- from the -- from Broadway to the foot of the  
2 bridge, I would have liked to see if we could have made that a  
3 robust area with, you know, different things to do; some type of  
4 night life down there, some type of -- something that would take  
5 someone from one side of the street to the other. Because it's  
6 a relatively, you know, small block. That -- something with a  
7 vision -- with a landlord or an owner that has a vision down  
8 there, that we could do something on that -- on that street.  
9 While we were often talking about doing it on the south end of  
10 Broadway, now we've given -- you know, we've given in to just  
11 the marine life on that end. Yet if you move from the north end  
12 on Broadway, there's still nothing being planned, designed, for  
13 the residents of this city.

14 So I think we just need -- we need to look at more of a  
15 robust type of development even on the north end of US-1. But  
16 definitely between -- you know, there's not much we can do  
17 because, you know, one person owns everything down there. But  
18 there should be a way that we could create some more life --

19 INTERIM EXECUTIVE DIRECTOR EVANS: And we can start the  
20 discussion.

21 VICE CHAIR HUBBARD: -- through redevelopment. That's --

22 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

23 VICE CHAIR HUBBARD: You know.

24 INTERIM EXECUTIVE DIRECTOR EVANS: And we can start to  
25 engage those large scale property owners, just to try and get

1 them to understand that it's the board's desire to have them  
2 move and engage in redevelopment. And perhaps some of them have  
3 some concepts that they might be willing to talk about.

4 This is the former Winn Dixie site. And this has been  
5 vacant for some time. My understanding -- I've been speaking  
6 with the law firm who is now controlling the site. The previous  
7 site was -- it's been vacant for a long time, which I think is  
8 damaging to that property, because we don't have an anchor  
9 tenant any more and it's a large empty property. And we would  
10 like to bring -- to work with them to try and bring a potential  
11 new use to the building. This could be a potential public  
12 market. We think that the model that's been done in West Palm  
13 Beach, in their warehouse district, of attracting a public  
14 market is very successful. A bunch of small local based  
15 businesses who have restaurants, small shops, we think that  
16 model might be able to work on this property. Along with  
17 potentially perhaps it's incorporated with the Youth Recreation  
18 Center. There's a lot of square footage there. So I think that  
19 any redevelopment of that site is likely going to need to be,  
20 you know, multiple things. And perhaps even some of it remains  
21 retail.

22 But we really want to try and engage with that property  
23 owner, to try and see if we can't work with them either to find  
24 out what private use that they're trying to bring; because it  
25 really needs to be a site anchor.

1           And alternatively I really think that if the City and the  
2   CRA work together to try and attract something like that  
3   Grandview Market that's located in West Palm Beach, that would  
4   be -- the public market has been long -- we've done a variety of  
5   studies, it's one of the largest economic small business job  
6   generators, and we'd like to try and work to try and bring back  
7   perhaps to this location.

8           COMMISSIONER DAVIS: Madam Chair.

9           CHAIR DAVIS JOHNSON: Commissioner Davis.

10          COMMISSIONER DAVIS: Thank you.

11          Mr. Evans, so, you know, we talked about this. I love the  
12   concept. I love the idea. Is this something we're looking at  
13   where we bring the two parties together to make that a draw? Is  
14   that how we would do it?

15          INTERIM EXECUTIVE DIRECTOR EVANS: Yes. I believe that the  
16   model that I would recommend would be like a public/private  
17   partnership, where we would split the building up into a variety  
18   of uses that work well together, but bring in perhaps a user  
19   like the Grandview Market, that's a private operator, or someone  
20   who has done a similar type project, and then partner with them  
21   to try and develop it.

22          COMMISSIONER DAVIS: So what role would the CRA play?

23          INTERIM EXECUTIVE DIRECTOR EVANS: The CRA role would be to  
24   be the partner of -- to enhance and attract the person. We  
25   could rent some of the space and then sublet it at a reduced



1 rate to try and incorporate an affordable start-up cost so that  
2 they can get established. We could also seek to bring new small  
3 business to the area as a part of -- by incentivizing the  
4 project, we could then gain some control over the types of small  
5 business we bring in and locate within the building.

6 COMMISSIONER DAVIS: I think that concept is perfect if  
7 we're going to purchase the building. Just like earlier we  
8 talked about leasing and getting out of that business, but for  
9 us to purchase that building. I'm right behind you, right  
10 behind you a hundred percent if we can acquire that site.

11 You know, there's a lot of future plans with that site. I  
12 don't know if you saw it in the newspaper last week, Lake Park  
13 had their marina development deal and talked about their  
14 potential master plan design, front page of the local section.  
15 But in that local section it had a piece of this property in  
16 their redevelopment plan. So there are some things they're  
17 considering in our city, that we need to start having the  
18 conversation with them about. Because while we're planning --  
19 you know, if we're going to acquire it, we do need to be in  
20 first position to do these things, until they make up their mind  
21 they're going to come to the table to be a public/private  
22 partnership between two cities, yes or no. Not that they've  
23 approached us, but it was very clear to anyone who read the  
24 paper last week -- I think it was Thursday. I could be wrong --  
25 the master plan, the marina plan for Lake Park.

1 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. They've introduced  
2 new mixed use zoning, which the City of Riviera Beach did  
3 several years ago already.

4 But they have increased some of the heights. And I think  
5 we do need to look at making sure that we have as good an  
6 opportunity to redevelop our parcels as they've implemented.  
7 But I see their marina development right on our border as a very  
8 positive, great thing to the overall area, and that will help us  
9 as well.

10 VICE CHAIR HUBBARD: I was -- that particular area, being  
11 right on the marina, on their -- at their marina, I was thinking  
12 more something like Bahama Breeze, one of those types of  
13 restaurants, because you get the benefit of the water, and you  
14 get, you know, something that, you know, all people have gone  
15 down to those that's south of us; and most people like those  
16 types of restaurants.

17 And I think something like the Grandview Market, you'll  
18 have lots of spaces and lots of opportunities in Riviera Beach  
19 that you could do something like that.

20 But to create -- but to be right there, again, on the  
21 corner of the water -- not that you have to see it. And that's  
22 something about being, I think, in South Florida, you don't have  
23 to be right on the water, but being near it, the atmosphere and  
24 what have you, draws people, you know, to that particular area.

25 We have very few spots left now. So that's why those four

1 corners are, I think, essential for us to take advantage of,  
2 because -- I mean if we have to make, I think, serious moves, if  
3 we -- if we acquire them. Really, those are only four places we  
4 have.

5 INTERIM EXECUTIVE DIRECTOR EVANS: We have money in this  
6 year's budget to begin an update to our community redevelopment  
7 plan. Our last major update was in 2011. So we are now -- it's  
8 definitely time for us to update our plan. We have a fairly  
9 broad generic plan, so it has a list of a variety of  
10 redevelopment activities we could engage in. But I think it --  
11 but it also has some well-defined layouts, planned schematics,  
12 for how we might redevelop our properties. And I think it's a  
13 good time if we're going to be working on a new vision for  
14 Broadway, as we move forward with Phase II of the marina  
15 project, that we take this opportunity to update our  
16 redevelopment plan. And I would propose to initiate that. And  
17 then we could, of course, also include any new projects you  
18 included in the new budget, in our capital project list and our  
19 Marina Phase II redevelopment.

20 So I would like to engage with Treasure Coast Regional  
21 Planning Council to start talking about how we might update our  
22 plan in a fairly quick and inexpensive way if possible. They,  
23 of course, wrote our original 2011 plan.

24 COMMISSIONER DAVIS: Madam Chair.

25 CHAIR DAVIS JOHNSON: Commissioner Davis.

1           COMMISSIONER DAVIS: Mr. Evans, so I believe it was 2015,  
2 what was it that the Treasure Coast did when we had that retreat  
3 in Fort Pierce and we talked about the redevelopment plan along  
4 the Broadway corridor?

5           INTERIM EXECUTIVE DIRECTOR EVANS: Yes. What they did is  
6 they created some potential build-outs to try and identify  
7 what's the maximum amount of development we could expect under  
8 our existing zoning codes.

9           What I think we need to go a step further though is rather  
10 than just look at what's the maximum envelope, we kind of need  
11 to -- I would like the board to look at some real building type  
12 concepts and plans.

13           But they did propose some mix of uses, you know, a variety  
14 of retail, office, and the parking requirements. And they laid  
15 out how some of our sites might look. For example, the City  
16 owns a large piece of property on Broadway, and Treasure Coast  
17 did a few schematics on how we might look to redevelop that in  
18 the future. So that was part of the 2015 work they did.

19           And of course we would build on all of the work that  
20 they've done previously, in order to try and save dollars.

21           COMMISSIONER DAVIS: So during our retreat will we have a  
22 point in the retreat where the current board that wasn't here in  
23 2015 can get a chance to find out, look at that vision, what was  
24 discussed, what was presented to us? Will we get a chance to --

25           INTERIM EXECUTIVE DIRECTOR EVANS: Yes. And actually I've

1 reached out to Treasure Coast to ask them that. And I was  
2 trying to get a date for our next retreat; but the feedback I  
3 got from the board, we haven't been able to select, find a date  
4 that works for everyone yet. But to come and remind the board  
5 of the work that they've done in the past and previously; and  
6 then to help us as we start to chart our future; since they were  
7 the major drafters of the citizens charrette plan originally,  
8 and then that ended up in our redevelopment plan, which they  
9 drafted the entire thing on behalf of this board.

10 While we're talking about expansion of the -- or rather the  
11 opposite. Since -- if we were going to update our redevelopment  
12 plan, that would be an ideal time to reconsider if this board  
13 wanted to expand the CRA boundaries. We have two areas that  
14 were originally defined as ideal target areas in order to expand  
15 just the existing areas of the CRA into directly adjacent  
16 properties. And that's on Singer Island, to the south of Blue  
17 Heron Boulevard; and also potentially in the Inlet City/Riviera  
18 Beach Heights neighborhood, where we are currently from 10th  
19 Street to 6th Street. But the neighborhood doesn't define that  
20 boundary, the neighborhood actually continues all the way to 1st  
21 Street.

22 So if when we were looking at redoing our CRA plan, that's  
23 also an ideal time if we wanted to expand the CRA boundaries.  
24 We actually already have the studies. So we could utilize those  
25 studies and just incorporate them into our new plan amendment at

1 that time. So I wanted to mention that to the board.

2 But those are the two -- we did study some other areas that  
3 were really quite a stretch, I think, for our redevelopment  
4 agency; would really take our focus away from what I think is  
5 our core area that I would like to focus on. But the two that I  
6 have proposed, which could be Inlet City in Riviera Beach  
7 Heights, and Singer Island, they're directly adjacent to areas  
8 that we're already trying to redevelop. So I think that it  
9 might make sense for the board to at least consider expanding  
10 into those areas.

11 COMMISSIONER DAVIS: Madam Chair.

12 CHAIR DAVIS JOHNSON: Commission Davis.

13 COMMISSIONER DAVIS: There's -- I'll just wait. I'll just  
14 look at the previous plan, just for the sake of time.

15 CHAIR DAVIS JOHNSON: Thank you.

16 Did you have anything, Vice Chair?

17 VICE CHAIR HUBBARD: The expansion I don't think should be  
18 to Singer Island. I think if we're going to expand -- if we're  
19 going to expand at all, I think we need to take -- I can see us  
20 taking Riviera Beach Heights. I can see us taking a  
21 concentrated or targeted area on the west side as well. Outside  
22 of -- outside of demolishing, dissolving the CRA or not  
23 expanding it at all.

24 I think that we need to have some kind of a benefit from it  
25 on the west side. Because I don't think that we can continually

1 neglect the west side of Riviera Beach.

2 INTERIM EXECUTIVE DIRECTOR EVANS: So you would be in  
3 support of Riviera Beach Heights, Inlet City?

4 VICE CHAIR HUBBARD: Yeah, Riviera Beach Heights, that's  
5 fine.

6 Like you said, you all are in the 10th through the 6th  
7 Street now, so you want to go 6th through 1st Street. That's  
8 fine.

9 But I think that a more concentrated area, if we really  
10 wanted to develop or redevelop the city as a whole, we're going  
11 to have to come across that railroad track, we're going to have  
12 to come across that railroad track and we're gonna have to do  
13 something in the city for the west side of Riviera Beach.

14 COMMISSIONER BOTEL: Madam Chair.

15 CHAIR DAVIS JOHNSON: Commissioner Botel.

16 Are you done, Vice Chair?

17 VICE CHAIR HUBBARD: Yeah.

18 But I do want to add -- no disrespect to the Singer Island  
19 residents or community. I'm just saying the need is not there.  
20 That's what I'm saying. The need is not there.

21 COMMISSIONER BOTEL: Thank you. The area on Singer Island  
22 that we're talking about is comprised of two very small streets,  
23 Island Road and Beach Road. And they are currently orphans, if  
24 you will. They had originally been part of Palm Beach Shores,  
25 and they were given over to Riviera Beach in the '50s. And so

1 they are somewhat neglected because they don't, they don't --  
2 well, perhaps Mr. Evans can describe what it's like over there.  
3 We visited there together. And I think we both agreed that they  
4 would benefit greatly by being a part of the CRA, and not take  
5 very much resources away from Riviera Beach as a whole.

6 Mr. Evans.

7 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah, in fact, including  
8 those areas would likely add resources to the CRA to spend,  
9 especially the redevelopment --

10 VICE CHAIR HUBBARD: (Inaudible) you're not going to spend  
11 it on the west side?

12 INTERIM EXECUTIVE DIRECTOR EVANS: I think it's up to the  
13 board where you want to spend whatever resources.

14 VICE CHAIR HUBBARD: (Inaudible) it's in the CRA area.  
15 Right?

16 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, that's right. So  
17 you could -- any dollars that come to the CRA can be spent  
18 anywhere in the CRA. And of course we're on the other side of  
19 the railroad tracks in the Riviera Beach Heights, Inlet City  
20 neighborhood.

21 CHAIR DAVIS JOHNSON: Well, I certainly would like to see  
22 the expansion of the Riviera Beach Heights area, because it  
23 currently meanders and it's very disjointed as to how that area  
24 falls within the CRA.

25 I am not opposed to those two streets, but certainly we do



1 need to improve the conditions on the west side and in the  
2 blighted areas. But the two streets that are orphans, as they  
3 were described, certainly could be brought into the fold. But  
4 we do need to make a concerted effort and a very focused effort  
5 to improve the conditions in the Inlet City, Riviera Beach  
6 Heights area.

7 And certainly any revenue that is generated from those two  
8 streets should certainly be used for impacting the CRA on the  
9 west side and along Riviera Beach Heights and Inlet City.

10 And I do believe we go up to -- what? Blue Heron? How  
11 far.

12 INTERIM EXECUTIVE DIRECTOR EVANS: Along -- no, along  
13 Barack Obama.

14 CHAIR DAVIS JOHNSON: Okay. But we definitely need to see  
15 some dedicated and very focused attention to that area.

16 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

17 The last redevelopment project that I would like to propose  
18 this evening, this is the former location of the Riviera Beach  
19 Maritime Academy. It's on the 13th Street entrance to the  
20 Marina, just west of the Marina. And this site is currently, I  
21 believe, under development. I believe the city council has  
22 leased it out for some social programs within that. What I'm  
23 looking at is -- or proposing, would be a longer term approach  
24 to redevelopment of the site. It would take several years to  
25 develop it. So the current lease that you've given would

1 continue to stay in effect. But what we believe would be great  
2 here would be a new small subdivision to bring affordable  
3 housing. It's within the CRA, so it would allow the CRA to  
4 invest our affordable housing dollars here. We could start with  
5 developing a few concepts for the CRA board to look at. And we  
6 think that we could bring sort of a whole subdivision with --  
7 based around a park; and perhaps, you know, some small retail,  
8 maybe with some smaller homes, maybe some smaller townhomes.  
9 But that this is a great site where we could really bring some  
10 new quality affordable housing, workforce housing to the area.

11 COMMISSIONER DAVIS: Madam Chair.

12 CHAIR DAVIS JOHNSON: Commissioner Davis.

13 COMMISSIONER DAVIS: Thank you so much.

14 Wonderful job.

15 Mr. Evans, I spoke with Ms. Adele Williams from the Palm  
16 Beach County School District about this particular property and  
17 what's being proposed. And she's definitely excited about  
18 sitting down with you to discuss the potential about this public  
19 use site, and seeing how the school board can also potentially  
20 be an assistance and being a partner with this opportunity, with  
21 bringing in some real nice essential public workforce housing so  
22 we can allow some of our employees, some people who teach  
23 school, that work in the district within Riviera Beach, so we  
24 can use this as a tool to keep great teachers and draw great  
25 teachers into this community. Because too many times they come

1 and they work for four or five years, and they get their  
2 incentives for their student loans, and they go to another  
3 community. But she thought this would be a great idea. She  
4 would like let me know when -- I said I would pass the  
5 information on to our CRA director. So you guys can kind of  
6 have a little talk about the future, the long-term plan, and the  
7 school board being at the table with -- because, you know, they  
8 gave us this site years ago for public use. To be very  
9 specific. So that is a public use when you're talking about  
10 workforce housing. So they seem to be very excited about it as  
11 well.

12 CHAIR DAVIS JOHNSON: As you are developing potential  
13 plans, we should certainly look at the character of the  
14 neighborhood to make sure that what is proposed falls in line  
15 with what's existing. You want to modernize it, of course. But  
16 make it attractive, because we are in need of housing in this  
17 city.

18 INTERIM EXECUTIVE DIRECTOR EVANS: That concludes my first  
19 budget workshop.

20 If the board has anything else you want to provide, I'm --  
21 that completes my presentation.

22 CHAIR DAVIS JOHNSON: Are there any questions for  
23 Mr. Evans?

24 Nothing?

25 Thank you, Mr. Evans.

1           Having no further business, we stand adjourned.  
2           (Proceedings concluded at 9:37 p.m.)  
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## ADJOURNMENT

The CRA Budget Workshop was adjourned at 9:37 P.M. The minutes were approved by the Board of Commissioners on \_\_\_\_\_.

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Tonya Davis Johnson, Chairperson

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Interim Executive Director Scott Evans

/cw  
Florida Court Reporting