

BUDGET WORKSHOP

Page 1

Riviera Beach Community Redevelopment Agency Workshop

City of Riviera Beach Council Chambers

2nd Floor, Municipal Complex

600 West Blue Heron Boulevard

Riviera Beach, Florida

Monday, August 13, 2018

6:01 p.m. to 7:10 p.m.

APPEARANCES:

Chair Tonya Davis Johnson

Vice Chair Lynne Hubbard

Commissioner Julia Botel (by phone)

Commissioner Terence Davis

Commissioner KaShamba Miller-Anderson

Mayor Thomas Masters

Attorney Michael Haygood

Interim Executive Director Scott Evans

Operations Manager & Public Information Officer Darlene

Hatcher

## BUDGET WORKSHOP

Page 2

1 CHAIR DAVIS JOHNSON: Good evening. I'd like to  
2 call the Community Redevelopment Agency Budget Workshop  
3 of August 13th to order.

4 Madam Clerk.

5 (Upon roll call by Operations Manager & Public  
6 Information Officer Darlene Hatcher, the following were  
7 present: Chair Tonya Davis Johnson, Commissioner Julia  
8 Botel, Commissioner KaShamba Miller-Anderson. Also  
9 present: Mayor Thomas A. Masters, Interim Executive  
10 Director Scott Evans, Attorney Michael Haygood.)

11 CHAIR DAVIS JOHNSON: I'd like to just take a  
12 moment of silence and -- stand for a moment of silence,  
13 followed by the Pledge offered by Mayor Masters.

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

16 CHAIR DAVIS JOHNSON: Mr. Evans, you may  
17 proceed.

18 INTERIM EXECUTIVE DIRECTOR EVANS: Good evening.  
19 This is the second workshop of the Community  
20 Redevelopment Agency Board for our budget for fiscal  
21 year 2018-2019.

22 The budget review schedule. Our first workshop  
23 was on May 23rd. So tonight is our second workshop.  
24 And tonight we will review our capital projects as well  
25 as our economic redevelopment initiatives that we

## BUDGET WORKSHOP

Page 3

1 propose to incorporate into the budget.

2 CHAIR DAVIS JOHNSON: One moment. One moment.  
3 Commissioner Botel.

4 COMMISSIONER BOTEL: I'm sorry?

5 CHAIR DAVIS JOHNSON: We need you to mute your  
6 phone, please.

7 You can't watch it on television and try to  
8 listen, it's behind.

9 COMMISSIONER MILLER-ANDERSON: Mute the TV and  
10 the phone. Or just listen by phone.

11 INTERIM EXECUTIVE DIRECTOR EVANS: We have --  
12 Commissioner Botel is attending via phone. We're just  
13 working out the technical issues.

14 CHAIR DAVIS JOHNSON: We don't hear it, so she  
15 must have heard something.

16 INTERIM EXECUTIVE DIRECTOR EVANS: Our third  
17 workshop is --

18 COMMISSIONER MILLER-ANDERSON: I asked if she  
19 can hear.

20 CHAIR DAVIS JOHNSON: She can -- Councilwoman  
21 Botel.

22 COMMISSIONER BOTEL: Yes.

23 CHAIR DAVIS JOHNSON: Thank you.

24 INTERIM EXECUTIVE DIRECTOR EVANS: Our third  
25 workshop is proposed for August 22nd. At that workshop

## BUDGET WORKSHOP

Page 4

1 we will review the complete draft budget, and we will  
2 have presentations on affordable housing, the Clean and  
3 Safe program, as well as our event schedule for the  
4 coming year.

5 And the planned budget review and approval date  
6 for board consideration is planned for September 13th.  
7 And we always reserve the second date in September in  
8 case we need to make additional changes per board  
9 direction.

10 Tonight's agenda. So we'll begin with capital  
11 projects, reviewing the existing projects that we  
12 currently have underway, and then discuss the proposed  
13 projects that we are planning in the future.

14 We'll also discuss redevelopment program  
15 intuitives, as well as our economic development  
16 programs; followed by City and CRA coordination  
17 projects. We have some new projects that we'll be  
18 working closely with the City on, that we'll give a  
19 brief presentation on. Followed by opportunity for the  
20 board to discuss comments and provide research questions  
21 or let us know of your additional priority items that  
22 you'd like incorporated into the final draft budget.

23 Our revenue for this year, it went up  
24 approximately, about, just about one percent. So our  
25 increment revenue, which is a combination from Palm

## BUDGET WORKSHOP

Page 5

1 Beach County and the City of Riviera Beach, will be  
2 approximately 8.53 million. We have planned a  
3 transformative year for the Redevelopment Agency, with  
4 initiatives throughout the CRA, in our neighborhoods,  
5 along our major corridors, as well as in the Marina  
6 Village.

7 First I'll start with an update on our capital  
8 project implementation. From this current year our  
9 project that is currently about to become underway is  
10 the removal of the seawall, the upper seawall from the  
11 promenade. This was originally built to comply with  
12 FEMA regulations. Those regulations were not  
13 implemented; I believe they were blocked in the courts  
14 and then rolled back. And we would like to take  
15 advantage of being able to remove that seawall to  
16 enhance pedestrian views of the marina, Peanut Island,  
17 and our waterfront.

18 CHAIR DAVIS JOHNSON: Let the record reflect  
19 that Commissioner Davis is on the dais. Thank you.

20 INTERIM EXECUTIVE DIRECTOR EVANS: The contract  
21 for that project, the bid has been completed; and that  
22 will be coming back before this board at our regular  
23 meeting on August 22nd. So that's next week. That  
24 project came in at a capital cost of about 282,000,  
25 including contingency.

## BUDGET WORKSHOP

Page 6

1           The public art murals at the marina was another  
2 project that is now in progress. We're coordinating  
3 with the Utility District on the implementation of  
4 painting of the water tank, as well as coordinating and  
5 preparing the wall surfaces for the other areas that  
6 will receive murals.

7           This year we also enhanced the children's water  
8 fountain. This included upgrading one of the pumps  
9 which had failed, and that made the fountain a little  
10 bit more powerful and we were also able to implement a  
11 system that allowed the water to go up and down. And  
12 that has now been completed.

13           We also completed rooftop bar enhancements.  
14 This is the area on our Gulfstream Patio. And we added  
15 some counter space and improved the finishes of that  
16 space so that people who are renting it have a better  
17 facility to use.

18           We have also completed temporary parking lot  
19 enhancements on Spanish Courts. We are in need of  
20 temporary overflow parking at the marina; and we have  
21 added spaces now on Spanish Courts, along with temporary  
22 lighting as well.

23           The one project that is on hold from this year's  
24 budget is the outdoor shade improvements to the  
25 Gulfstream Patio. This project has been bid three

## BUDGET WORKSHOP

Page 7

1 times. However, we've been unable to get three bids or  
2 what we feel is appropriate fair pricing. So we will  
3 bring this back to you later in the year with an amended  
4 approach.

5 The public art murals along Broadway and Blue  
6 Heron and on Singer Island are also in progress.

7 In September of 2018 we'll be continuing our  
8 project which is located on the northwest corner of  
9 Broadway and Blue Heron, which includes enhancing the  
10 corner project with a new city entrance sign and  
11 beautification, as well as putting out an RFP which is  
12 planned for October of this year to find a small  
13 business operator at the old Dairy Belle site.

14 And these are the plans that were approved at  
15 the most recent board workshop. This includes the nice  
16 new corner redevelopment, which will really enhance this  
17 corner. It's one of the major -- most busiest  
18 intersections in the city. And this would feature a  
19 city entrance sign, a small water fountain which is  
20 protected from anyone being able to go in it, as well as  
21 some hardscape which would enhance the corner. We would  
22 also redo the parking lot, which is quite dangerous in  
23 its current configuration, and redo the area around  
24 Dairy Belle to make it suitable for a new small business  
25 owner to be able to move in. The timeline on this

## BUDGET WORKSHOP

Page 8

1 project is we'll be bringing you construction plans -- a  
2 contract to design the construction plans for this  
3 project at the September CRA board meeting. So we're  
4 excited to bring this new project forward. And the  
5 capital costs of construction would be included in this  
6 year's budget.

7 Another continuing project is our utility burial  
8 project. We currently have a series of amended  
9 interlocal agreements, which are about four to five  
10 years old now, with the City's Utility District. And  
11 because this project was delayed and is now resuming,  
12 we're going to update those interlocal agreements by  
13 bringing you an updated contract to the CRA board. And  
14 this will be ready in October, November.

15 I would just like to say that this project has a  
16 couple of enhancements that are awaiting. The Florida  
17 Department of Transportation has planned and funded  
18 future decorative pedestrian lighting which would be  
19 installed on the east side of Broadway once the power  
20 lines are removed. So the power lines would currently  
21 be in the way of the lighting. So once that project is  
22 completed, the FDOT will schedule to come in and add  
23 that. And of course that will add additional safety and  
24 beautification, since they're decorative pedestrian  
25 lights, to Broadway. So that's an exciting addition to



## BUDGET WORKSHOP

Page 9

1 us being able to complete that utility burial project.

2 The proposed projects in this year's budget  
3 would be to issue new CRA debt in the amount of 8.5  
4 million dollars. This additional debt service would  
5 allow us to purchase property located at Broadway and  
6 Blue Heron. It would also allow us to make the capital  
7 improvements on the other side of the street and to make  
8 renovations to the facility. That proposed contract is  
9 proposed to be brought to this board within one month.  
10 And the rehabilitation costs, the CRA is looking at  
11 moving our offices to a permanent location that we would  
12 own, as well as looking to create a business incubator,  
13 as well as some other additional office space at the  
14 site. And we've also been in close communication with  
15 the City; and if they have additional space that they  
16 may need for city departments as they grow or change  
17 their operations, we will also consider incorporating  
18 them into the new facility also.

19 We have also programmed to propose the remaining  
20 balance of the 8.5 million dollars to the Avenue E  
21 construction project. This would provide the funding --  
22 we believe that this could be a joint project. So the  
23 combination of the City, the CRA, and the Utility  
24 District, to rebuild the roadway, rebuild the utilities  
25 underneath that require updating, as well as to provide

## BUDGET WORKSHOP

Page 10

1 sidewalks and decorative street lighting in the Avenue E  
2 corridor.

3 COMMISSIONER DAVIS: Madam Chair.

4 CHAIR DAVIS JOHNSON: Commissioner Davis, you're  
5 recognized.

6 COMMISSIONER DAVIS: Mr. Evans, on the Avenue E  
7 road construction, have we had any discussions with  
8 Commissioner Hubbard with regards to the funding that  
9 the TPA that we had years ago, prior to her coming on,  
10 that was given back -- or potentially going back after  
11 that funding?

12 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we  
13 previously had a grant for the decorative lighting  
14 component. So once we have that project back moving  
15 forward we will work with Commissioner Hubbard to get  
16 the NPO to reallocate those funds. And they did  
17 indicate to us originally that they would be open to  
18 reallocating them. So we will follow up through  
19 Commissioner Hubbard with that group.

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

21 We also propose to reserve 1.5 million dollars for  
22 the public development components of the Phase II of the  
23 Marina Village. These dollars could potentially go to a  
24 parking garage or to improvements that the board would  
25 like accomplished as a part of that redevelopment. And

## BUDGET WORKSHOP

Page 11

1 those dollars would simply be reserved and available for  
2 the board to implement once you start to negotiate, and  
3 we can bring you some proposed development agreement  
4 components to consider in the coming year.

5 And the remaining one million dollars we would  
6 propose to apply to the Renaissance Affordable Housing  
7 Project.

8 The County has come out with some projects this  
9 year. We were waiting for similar funding to what our  
10 project that we completed a couple of years ago. And  
11 the County did come out with some funding that the CDC  
12 is able to hopefully take advantage of, or it's coming  
13 out very soon we hope. However, for the CRA, we're  
14 going to have to use their existing home programs. And  
15 so these dollars would help us increase the number of  
16 houses that we can implement. And we would funnel that  
17 primarily into our in-fill housing construction within  
18 our interior CRA neighborhoods. And of course that  
19 project and its implementation would all be a future  
20 agenda item for the board to consider.

21 MAYOR MASTERS: Madam Chair.

22 CHAIR DAVIS JOHNSON: Mr. Mayor, you're  
23 recognized.

24 MAYOR MASTERS: Thank you.

25 I'm just throwing it out there, for whatever

## BUDGET WORKSHOP

Page 12

1 it's worth. With your housing project -- and we know  
2 that's one of the goals of our CRA team, get rid of  
3 blight in the area. And I'm just -- I know Stonybrook  
4 is not in the CRA district, is it?

5 INTERIM EXECUTIVE DIRECTOR EVANS: No, it's not.

6 MAYOR MASTERS: Okay. If it were in the  
7 district -- I know you said there was three entities  
8 that could work together on some of these projects like  
9 housing, like the County, the City, and the CRA. And  
10 I'm just throwing it out there, just for the concept,  
11 just in case if we don't know where this Stonybrook  
12 thing is going to go. But wouldn't -- if that project,  
13 that building, those buildings were in the CRA district,  
14 could any of the moneys be used for affordable housing  
15 in that location? To do anything, any kind of rehabbing  
16 or -- I'm just asking the question.

17 INTERIM EXECUTIVE DIRECTOR EVANS: Well, if it  
18 was used for affordable housing it could be used  
19 anywhere in the CRA. But Stonybrook is not currently in  
20 the CRA.

21 MAYOR MASTERS: Okay. I just wanted to put it  
22 out there. Just food for thought.

23 Thank you, Madam Chair.

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

25 Let the record reflect that Vice Chair Hubbard

## BUDGET WORKSHOP

Page 13

1 is now on the dais.

2 INTERIM EXECUTIVE DIRECTOR EVANS: And this is a  
3 concept rendering to modernize the existing building  
4 located at 2601 Broadway. It would include changing the  
5 facade of the building. And I encourage you -- this is  
6 sort of a change of all the materials, the old brick  
7 would be covered by new stucco. The colors, of course,  
8 would be subject to future board consideration; so I  
9 encourage you not to -- to think about this creatively  
10 because the actual colors that we finally implement can  
11 be changed. But we really think that this building has  
12 really great bones and that it is built exactly in  
13 compliance with the future zoning that we established  
14 along Broadway, which is to put the buildings closer to  
15 the street, which creates a safer pedestrian friendly  
16 environment. So this proposal would be to modernize  
17 that existing building. And we think that it would --  
18 since it's the most busiest intersection in the city,  
19 that this would go a long way to enhancing the look and  
20 feel of Broadway and start to establish our new vision  
21 for the corridor.

22 The previous new debt that I referenced, the 8.5  
23 million dollars, is shown on our total debt service  
24 chart here. Our current debt service is approximately  
25 3.2 million dollars, which is well under our 8.5 million

## BUDGET WORKSHOP

Page 14

1 dollar annual revenue. The proposed new debt would add  
2 an additional \$670,000 per year approximately to the  
3 debt, and that would bring the total to 3.872 million.

4 The issuance of the new debt, we are proposing  
5 to bring that back to you in an accelerated fashion,  
6 which would allow us to aggressively purchase the  
7 building I referenced earlier. That redevelopment  
8 initiative, we would bring you that new debt proposal in  
9 October for approval. And that would be both to the CRA  
10 board and to the city council. So this is another item  
11 where we'll need to bring that to both boards.

12 Another joint initiative is an update to the CRA  
13 plan. As you know, every so many years that go by we  
14 need to keep our CRA plan up to date with all of our  
15 initiatives, our future projects, because it's required  
16 to reflect how we spend and invest our redevelopment  
17 dollars. At the same time the City of Riviera Beach is  
18 required to do a comprehensive plan update, and we'd  
19 like to take advantage of and help the City and work  
20 together to both update the CRA plan and to redo our  
21 comprehensive plan, our land use, and our zoning.

22 The update would include our future marina  
23 development. We would propose to do a new vision for  
24 our Broadway corridor. And we would like to revisit --  
25 we are proposing to revisit two of the CRA expansion

## BUDGET WORKSHOP

Page 15

1 areas during the update, which would be the Riviera  
2 Beach Heights and Singer Island. And the Riviera Beach  
3 Heights, the CRA already has the Riviera Beach Heights  
4 neighborhood within our plan, and we would just extend  
5 the boundaries from -- to include 5th Street to 1st  
6 Street -- 1st Street, rather, and across Australian  
7 Avenue, which is the natural boundaries of the  
8 neighborhood; as opposed to just the current boundary,  
9 which is sort of an arbitrary boundary that cuts through  
10 the neighborhood.

11 VICE CHAIR HUBBARD: Excuse me.

12 CHAIR DAVIS JOHNSON: Vice Chair, you're  
13 recognized.

14 VICE CHAIR HUBBARD: You said to work with and  
15 to help the City with its comprehensive plan in  
16 relationship to zoning. Exactly what are you thinking  
17 with that?

18 INTERIM EXECUTIVE DIRECTOR EVANS: So this would  
19 be an interlocal agreement with Treasure Coast Regional  
20 Planning Council. They are the drafters of our current  
21 CRA plan. And the last time that we worked with them,  
22 they drafted our CRA plan, they also updated our land  
23 use and zoning. And the City of Riviera Beach  
24 Development Services is currently -- they're required to  
25 go through a process to upgrade the CRA -- the

## BUDGET WORKSHOP

Page 16

1 comprehensive plan, rather. And since we're going to  
2 have a variety of workshops, and the workshops would  
3 held in the various neighborhoods that are affected, we  
4 would be able to both update the CRA plan, update the  
5 City's comprehensive plan, and then also go through a  
6 visioning process for Broadway and the Ocean Mall area,  
7 all in one comprehensive update.

8 VICE CHAIR HUBBARD: Over -- I imagine, if you  
9 would, for the last better than 12, 13 years, we've been  
10 dealing with Treasure Coast. And my concern with that  
11 is if we're trying to move forward, change courses, we  
12 continue to use them, and I think that we should look at  
13 other firms that could be progressive, more ideas, have  
14 a cleaner, fresher look on Riviera Beach, not someone  
15 that has stale ideas. Not saying that Treasure Coast  
16 does. But have a made up mind about Riviera Beach on  
17 the whole.

18 There was a group one time that was over at the  
19 CRA's -- at the Event Center, and everybody was coming  
20 through kind of like a charrette, and it was about  
21 transportation and -- do you remember what I'm referring  
22 to? And they were asking people to come in, they talked  
23 a lot about transportation as an overall -- as a matter  
24 of fact, the Delaney lady works with them now, as  
25 opposed to -- I can't remember the name of the company.



## BUDGET WORKSHOP

Page 17

1 INTERIM EXECUTIVE DIRECTOR EVANS: The -- Kim  
2 Delaney is actually a member of Treasure Coast Regional  
3 Planning Council.

4 VICE CHAIR HUBBARD: Now?

5 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

6 And they have -- they've actually expanded their  
7 operations. They have a variety of -- they work with a  
8 variety of private consultants. So we would be looking  
9 for our interlocal agreement with them to include some  
10 private market, private sector partners who would have  
11 experience directly in development, so that we --

12 VICE CHAIR HUBBARD: And not taking anything  
13 from them. And we were the beneficiaries of when they  
14 did the first charrette for us, that we learned a lot  
15 about development and master plans.

16 Again I say, for this period of time, these long  
17 years, I think we owe it to ourselves to get a fresh  
18 look on things. And I don't think that they're going to  
19 bring that to us at all.

20 INTERIM EXECUTIVE DIRECTOR EVANS: I would just  
21 add that if we do not use Treasure Coast, the City put  
22 out a comprehensive RFP to find someone to update their  
23 comprehensive plan and to do visioning, and they didn't  
24 get any responses at all.

25 We can issue a new RFP. That would add about

## BUDGET WORKSHOP

Page 18

1 six months before we could even begin that process to  
2 study the redevelopment areas.

3 And if I could just add a couple of other --  
4 just to highlight -- this would include the Singer  
5 Island expansion area.

6 VICE CHAIR HUBBARD: I was -- excuse me. I was  
7 not quite finished with that thought. But the -- I know  
8 a lot of times we say that it would take six months for  
9 this, eight months, if we don't go with these particular  
10 people. And that alone causes pause.

11 I just really think that we owe it to ourselves  
12 to move away from the status quo with this company and  
13 get some more feedback for another company to come in,  
14 especially when -- you know, with the type of money  
15 we're talking about spending, and the things that we're  
16 trying to do.

17 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. Well,  
18 I could bring that --

19 COMMISSIONER BOTEL: Madam Chair. Madam Chair.

20 CHAIR DAVIS JOHNSON: Commissioner Botel, you're  
21 recognized.

22 COMMISSIONER BOTEL: Thank you.

23 I attended the presentation by Kim Delaney at  
24 the North Palm Beach Chamber (inaudible).

25 CHAIR DAVIS JOHNSON: Commissioner Botel?

## BUDGET WORKSHOP

Page 19

1 COMMISSIONER BOTTEL: Yes. (Inaudible.)

2 CHAIR DAVIS JOHNSON: You're going in and out.

3 Go ahead, try it again, please.

4 COMMISSIONER BOTTEL: I said I attended a  
5 presentation by Kim Delaney at the North Palm Beach  
6 Chamber, and she told us about the work that their group  
7 had done with Palm Beach Gardens as well as Lake Park.  
8 And I was extremely impressed with the work they did. I  
9 don't know about what (inaudible) Riviera Beach, but I  
10 have to say the level of expertise and creativity that  
11 they've brought to those two projects, which if you can  
12 imagine were quite different, was very high, very  
13 professional, and I would think that we couldn't find a  
14 better organization (inaudible). I would hope that  
15 (inaudible) as done for Lake Park and for Palm Beach  
16 Gardens.

17 VICE CHAIR HUBBARD: Madam Chair.

18 CHAIR DAVIS JOHNSON: Vice Chair Hubbard, you're  
19 recognized.

20 VICE CHAIR HUBBARD: I don't know if at that  
21 time she was presenting for or with Treasure Coast  
22 Regional Planning Council. But as an individual planner  
23 and person in the field, I find her very competent as  
24 well. But if she is working, you know, with Treasure  
25 Coast, we're talking about two different things here.

## BUDGET WORKSHOP

Page 20

1 And I can see why you would say that. She is quite the  
2 consummate professional, because she is. I just don't  
3 think -- if she's a sub with Treasure Coast now, then --  
4 or working with them now, what we get in Riviera Beach  
5 from them is not going to be what -- I think all that we  
6 could get.

7 COMMISSIONER DAVIS: Madam Chair.

8 CHAIR DAVIS JOHNSON: Commissioner Davis, you're  
9 recognized.

10 COMMISSIONER DAVIS: Just to piggyback off what  
11 was stated, yes, Treasure Coast has done a wonderful  
12 job. But I do recall approximately back in 2014, '15,  
13 they had mentioned discussions across South Florida,  
14 with South Florida Regional Planning, about the fact  
15 that South Florida on demographics is changing, the old  
16 Florida way is going away. We have numerous languages,  
17 people moving in from all over the country, and there's  
18 other planners who have that diversity attached to the  
19 future and their vision. And with that you see a lot of  
20 people across the South Florida region looking at these  
21 other agencies.

22 Not saying that Treasure Coast can't do it, but  
23 it has opened up the dialogue and opportunity for other  
24 cities like Riviera Beach to see, do you want to stay  
25 like the old Florida look, or do you want to change

## BUDGET WORKSHOP

Page 21

1 at -- before, as Florida changes through the  
2 demographics of -- you got the millennials, you got, you  
3 know, you got the Haitian/American, you got the Hispanic  
4 population, you got the Russians, you got people coming  
5 from all over the world, speaking multiple languages,  
6 and their visions and how they're going to spend money  
7 and how traffic is done with the TPA, and that's why we  
8 went from Metropolitan to TPA.

9 So things are changing really fast. And the  
10 question is, you know, do you want to look and see what  
11 others are doing. And I definitely support just the  
12 conversation of looking at what others have to offer,  
13 because Florida is not the same Florida it was in the  
14 1990s.

15 VICE CHAIR HUBBARD: Madam Chair.

16 COMMISSIONER BOTEL: Madam Chair.

17 CHAIR DAVIS JOHNSON: Vice Chair Hubbard, and  
18 then Commissioner Botel. You're recognized.

19 VICE CHAIR HUBBARD: One thing I want to say in  
20 regards to Treasure Coast Regional Planning Council.  
21 When we did the master plan with them years ago, we --  
22 they -- we had at the time to deal with FDOT with the  
23 MLK corridor. So we wanted to get FDOT to bring down  
24 the size of the road. So we paid Treasure Coast to be  
25 our advocate and our professional to go in and fight for

## BUDGET WORKSHOP

Page 22

1 us. We got -- we fought and fought, and we got back 125  
2 feet taken off the first phase of MLK if you're coming  
3 off of the Congress area up to the Australian area.  
4 That's down by 125 feet. Because on that phone we  
5 continue to fight and fight to get it done. You would  
6 have thought Treasure Coast was working for FDOT, as  
7 opposed to us, when they charged us an additional amount  
8 of money to be our advocate. So I have a problem with  
9 that.

10 And that's why I say they have a stoic opinion  
11 and -- of Riviera Beach; they're just used to us, we're  
12 old shoes to them now; and I just think we need a  
13 fresher look as to what we can do, a more progressive  
14 look as to what we can do here in the city. And I don't  
15 think that they're going to do that, they're going to  
16 bring that here to the table as far as we are concerned,  
17 where we are trying to go and what we are trying to do.

18 If you don't have anything to measure their work  
19 by, and your vantage point is not that of others, then I  
20 can see why one would say, oh, they're great.

21 CHAIR DAVIS JOHNSON: Commissioner Botel, you're  
22 recognized.

23 COMMISSIONER BOTEL: Sorry. Madam Chair.

24 CHAIR DAVIS JOHNSON: You're recognized.

25 COMMISSIONER BOTEL: Thank you.

## BUDGET WORKSHOP

Page 23

1           One of the reasons I was impressed with Kim  
2 Delaney is that in the presentation she gave about Palm  
3 Beach Gardens she specifically spoke about the fact that  
4 Palm Beach Gardens -- and this gets to the issue that  
5 Councilman Davis was speaking of, about different  
6 populations and the diversity in the community. Palm  
7 Beach Gardens is an aging community but the base, the  
8 dollar base (inaudible) millennials. And what she  
9 counseled them to do in her plan for them was to deal  
10 with (inaudible) millennial population (inaudible) for  
11 the older crowd, you really have to take a look at some  
12 millennials and the money base that they bring to you.  
13 So that's just my opinion. I know, you know, we can  
14 always look at other vendors but (inaudible) but I was  
15 extremely impressed with (inaudible) serious look at  
16 them again. But I know that's not the decision we have  
17 to make this evening but (inaudible).

18           CHAIR DAVIS JOHNSON: Commissioner  
19 Miller-Anderson, do you have any comment on the  
20 conversation as it's going regarding Treasure Coast and  
21 potentially going out to seek other firms to provide  
22 services?

23           COMMISSIONER MILLER-ANDERSON: Well, just  
24 staying kind of consistent with -- you know, when we've  
25 had firms that have been around for a very long time,

## BUDGET WORKSHOP

Page 24

1 I'm always in favor of possible putting it out to see  
2 what else is out there. We never know what else is out  
3 there if we keep sticking with the same ones so -- and I  
4 think I may have mentioned this maybe a couple years  
5 back in regards to Treasure Coast. So I would be in  
6 favor of going out.

7 CHAIR DAVIS JOHNSON: Thank you, ma'am.

8 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. So the  
9 Treasure Coast will -- if we go out, they will not  
10 respond, because they only do interlocal agreements.

11 So I believe if there is consensus that we can  
12 plan to proceed with this project, which includes  
13 visioning for Ocean Mall, study of a new parking garage,  
14 and development options to promote redevelopment both in  
15 the Broadway corridor and on Singer Island, so we can  
16 pursue a different process to go out for RFP to find a  
17 team of consultants who could accomplish all of those  
18 tasks for the board's future consideration.

19 CHAIR DAVIS JOHNSON: Thank you, sir.

20 INTERIM EXECUTIVE DIRECTOR EVANS: There are new  
21 tax benefit based infrastructure grants that we would  
22 like to introduce as a part of this year's work plan.  
23 This would -- once we've established a vision of this  
24 board, we would like to then apply that so any project  
25 that falls within the proposed vision plan created by



1 the board, that they would then be eligible for tax  
2 benefit based infrastructure grants.

3 The way this grant program works is it  
4 calculates the future value of the new development that  
5 they're proposing to bring to our city. And since it  
6 meets the vision and it's the goal for development that  
7 we're seeking long term, we would then provide a grant  
8 in the form of the tax revenue for the first five to  
9 seven years of that project. So it does not affect our  
10 existing tax base and it just is a further incentive to  
11 try and enhance and attract the development that the  
12 board has decided it desires in that area.

13 MAYOR MASTERS: Madam Chair.

14 CHAIR DAVIS JOHNSON: Mr. Mayor, you're  
15 recognized.

16 MAYOR MASTERS: One of the things that I do just  
17 want to insert, because I'm seeing more of this  
18 happening, that these businesses, new developments that  
19 come into the city, although we have -- I know we have  
20 it on the books, but I'm not for sure if anyone is  
21 really enforcing it. But many times they don't want to  
22 use -- they don't want to advertise in Riviera Beach.

23 So I hope that in the CRA, that we're very  
24 strong with them, that this is Riviera Beach and it's  
25 not -- don't say it's not anything else but Riviera

## BUDGET WORKSHOP

Page 26

1 Beach. But a lot of times they use say Palm Beach  
2 Gardens when it's Riviera Beach, they'll say West Palm  
3 Beach when it's Riviera Beach, or they'll say Singer  
4 Island when it's Riviera Beach. So I hope as we get  
5 these new developments, that we will be strong to let  
6 people know that, you know, we're doing this for you,  
7 we're doing this, that, but we do want you to be  
8 consistent with our advertisement policy. I just wanted  
9 to insert that. With the different things in the CRA  
10 district.

11 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

12 MAYOR MASTERS: I think we do have language, I  
13 think, right?

14 INTERIM EXECUTIVE DIRECTOR EVANS: The City has  
15 language that applies to the entire city, requiring that  
16 all businesses recognize their location as Riviera  
17 Beach.

18 MAYOR MASTERS: I just want it stressed a little  
19 bit more in the CRA, that they are part of the city as  
20 well, no matter where you live or do business.

21 VICE CHAIR HUBBARD: Madam Chair.

22 CHAIR DAVIS JOHNSON: Vice Chair Hubbard, you're  
23 recognized.

24 VICE CHAIR HUBBARD: In the new tax benefit  
25 based infrastructure grants, are those -- I notice you

## BUDGET WORKSHOP

Page 27

1 said that those will not affect our current tax base.

2 How will that affect us, though?

3 INTERIM EXECUTIVE DIRECTOR EVANS: So the way  
4 that that benefit would -- and it would be subject to  
5 your future approval. But the way those programs work  
6 are the new project calculates how much the tax increase  
7 to the overall taxes that are collected would occur as a  
8 result of the new construction. And then so the  
9 existing taxes that are currently collected on that  
10 property are not changed. They just calculate the  
11 difference between the existing property and the new  
12 final redeveloped construction project. So you take the  
13 difference of that increased value, and the taxes that  
14 would be charged on the difference are then calculated  
15 over a seven year period; and then through an agreement  
16 that money is then provided back to the developer to  
17 fund his infrastructure, as long as he's building a  
18 project that meets what the board desires and your  
19 vision for the Broadway corridor or Blue Heron.

20 VICE CHAIR HUBBARD: Okay. I definitely -- if  
21 moving forward with something like that -- and I guess  
22 I'll have to give it more thought as well as more  
23 research -- it would only benefit companies that are  
24 using local contractors, number one, local GCs and local  
25 subs, so that we don't, you know, continue to fatten the

## BUDGET WORKSHOP

Page 28

1 frog for -- as one would say. That we can create wealth  
2 within our own community through positions of leverage  
3 such as this.

4 Thank you.

5 INTERIM EXECUTIVE DIRECTOR EVANS: At our last  
6 CRA board workshop we discussed a new signage focus  
7 targeted facade program. And the direction provided at  
8 the last budget workshop was to first bring the plan and  
9 the program to the board for future implementation. So  
10 as a part of this budget we would propose to create that  
11 new targeted plan that really looks at our corridors.  
12 And there are some areas specifically along Blue Heron  
13 Boulevard that there's a lot of mismatched and older  
14 signage. And if we work cooperatively with the business  
15 owners, I think that we can make a big change just to  
16 the way that our corridors look just by having all of  
17 our businesses build new signage that meets our  
18 coordinated plan, that sort of gets it all to work  
19 together and look cohesive. And that would really help  
20 the look and feel of our corridors.

21 Moving to the other CRA joint initiatives. This  
22 question then comes back to, if we weren't going to use  
23 Treasure Coast Regional Planning Council I would have to  
24 follow back up with the City to see if they still want  
25 to participate, because they are required to do a

## BUDGET WORKSHOP

Page 29

1 comprehensive plan update. So I would have to follow  
2 back to them to see if they still wanted us to issue  
3 that RFP that would include that comprehensive plan.

4           The benefit of having one major firm or one team  
5 of firms do it is there's a lot of public and community  
6 neighborhood workshops that go into both updating the  
7 comprehensive plan and the CRA plan, and we'd like to  
8 sort of talk about the vision for the neighborhoods and  
9 create those new regulations to try to implement them  
10 all in one comprehensive series of workshops, rather  
11 than having multiple workshops, because the residents  
12 have limited time to participate, and if we can get them  
13 to come and participate in one combined effort we think  
14 that there's value to that.

15           VICE CHAIR HUBBARD: And you know -- Madam  
16 Chair.

17           CHAIR DAVIS JOHNSON: Vice Chair Hubbard, you're  
18 recognized.

19           VICE CHAIR HUBBARD: And, you know, I agree with  
20 you, Scott, on that, that we have to be very conscious  
21 of the residents time in coming out.

22           But I think if we want -- I think it's -- that  
23 we have to make an extra effort, and we have to take an  
24 extra effort if we want to create viable change, change  
25 that's gonna really benefit us. We can do things quick,

1 we can do things easy, and it will be okay. But at the  
2 end of the day we'll get more of what we've got.

3 And in order for us to bend that corner and make  
4 a difference and create wealth and inclusion and equity,  
5 we are going to have to be willing to take it a little  
6 further and a little longer in order to make a  
7 difference.

8 And even if we -- even with us doing the same  
9 thing the same way, doing it quick with the same  
10 companies and stuff, we hadn't -- you know, I don't see  
11 where the big difference is.

12 So I definitely agree of being cognizant about  
13 the residents' time. But I definitely want to work hard  
14 to improve the quality of life for the residents.  
15 That's, you know, that's the end game.

16 INTERIM EXECUTIVE DIRECTOR EVANS: The  
17 additional item is we have a new proposed interlocal  
18 agreement that covers just the basic management of the  
19 Marina Uplands, which the CRA is currently managing. So  
20 we're proposing to bring this to you in the September,  
21 October time frame, very shortly.

22 And that project -- interlocal agreement,  
23 rather, would just define that the CRA will continue  
24 this year and next year to manage the uplands and just  
25 to find that the City and CRA will participate in

## BUDGET WORKSHOP

Page 31

1 negotiations for the Phase II redevelopment project, so  
2 that -- because eventually that project needs both CRA  
3 and City Council approval. So we're just going to bring  
4 that new interlocal agreement before you in the next few  
5 months.

6 Another project we're proposing to work  
7 cooperatively with the City on is that we have a major  
8 empty commercial building on Broadway and Silver Beach  
9 Road. And we would like to take a joint approach with  
10 the City to try and find a potential new use for the  
11 building; this could include a potential public food  
12 market, perhaps a youth recreation center. It could be  
13 a private use entertainment, like a bowling alley. Or  
14 just provide additional incentives to try and attract a  
15 private use to anchor the site. It's a critical site  
16 and we would like to work cooperatively to try and get  
17 it leased up and active and back to contributing to our  
18 community and our commercial corridor, instead of its  
19 current vacant state.

20 COMMISSIONER DAVIS: Madam Chair.

21 CHAIR DAVIS JOHNSON: Mr. Evans, is this  
22 property for sale or lease only at this time?

23 INTERIM EXECUTIVE DIRECTOR EVANS: It's  
24 currently for lease. Our preliminary discussions have  
25 been to lease the project, but we can also talk about

## BUDGET WORKSHOP

Page 32

1 trying to purchase it as an alternative approach.

2 CHAIR DAVIS JOHNSON: One of the things that we  
3 know we definitely need here in the western part of the  
4 city is a grocery store. And I am shifting to this  
5 because we have Publix at the base of the bridge and  
6 then the very closest would be Northlake and U.S. 1 or  
7 Northlake west of 95. So if we could get some  
8 information as it relates to their interest in selling  
9 the property, there is interest in bringing a brand to  
10 that particular facility but they wanted to be able to  
11 check on the status of the building, whether or not it  
12 was actually for sale.

13 Mr. Davis, you're recognized.

14 COMMISSIONER DAVIS: Thank you, Madam Chair.

15 I totally, whole-heartedly agree, if we're gonna  
16 invest in the property, definitely Riviera Beach needs  
17 to own it.

18 I do recall when Winn Dixie owned -- had a lease  
19 with the property, Winn Dixie left early, instead of  
20 having another three to five years left on the lease;  
21 and 111 people lost their jobs. There was no  
22 consideration for the residents of Riviera Beach who  
23 lost their jobs. And I'm not comfortable with leasing a  
24 building from an entity that did not consider our  
25 community when it came to those jobs.



## BUDGET WORKSHOP

Page 33

1 I definitely support purchasing it and we being  
2 totally in control of what comes there, and control  
3 those jobs, control that type of development.

4 But what happened with that situation, I  
5 thought, was definitely sad, because it happened right  
6 before Thanksgiving. They made enough money where they  
7 could have negotiated between the two entities to allow  
8 folks to keep their jobs until Christmas and  
9 Thanksgiving, into the new year. But 111 folks was  
10 devastated, how they lost their jobs like almost  
11 overnight. You know, they came and told them one day,  
12 you're not going to be here; and it was like seven to  
13 ten days later they shut down.

14 And to come and allow them to lease from us -- I  
15 think we just need to be in control and just purchase  
16 the building, and do a better job with developers or  
17 whoever we choose to bring, whether it's a grocery store  
18 or whatever it may be.

19 I can whole-heartedly support the idea that  
20 Mr. Evans talked about, the market.

21 But to lease from someone -- I mean Riviera  
22 Beach has been helping other businesses out for a long  
23 time. It's time that we help our community help build  
24 businesses and sustainable businesses for our local  
25 community. But not leasing.

## BUDGET WORKSHOP

Page 34

1           CHAIR DAVIS JOHNSON: Well, I don't know whether  
2 or not we have the funds in totality to actually  
3 purchase outright. But if there is interest from a  
4 chain that wants to come here, we should certainly  
5 entertain that conversation, if there is an opportunity  
6 for us to connect with whomever it is that owns the  
7 building. Because we may not necessarily have the  
8 dollars. The 8.5 million that Mr. Evans just spoke  
9 about did not include that particular property. So we  
10 should look to have someone come in and purchase it and  
11 bring us a grocery store.

12           We don't want to, in my mind, be landlords. I  
13 think that we would want to have someone purchase that  
14 property and put something that could put our residents  
15 to work and to provide a service to us --

16           COMMISSIONER DAVIS: That's fine.

17           CHAIR DAVIS JOHNSON: -- because we are a food  
18 desert in desperate need of fresh food, fresh  
19 vegetables, and other items.

20           So that would be my recommendation.

21           MAYOR MASTERS: Madam Chair.

22           CHAIR DAVIS JOHNSON: Mr. Mayor, you're  
23 recognized.

24           MAYOR MASTERS: In addition to what Commissioner  
25 Davis stated, I think that we -- maybe if we do do any

## BUDGET WORKSHOP

Page 35

1 leasing we ought to put something in writing that if --  
2 to prevent what happened at Winn Dixie. That if they're  
3 going to close they should at least give a sufficient  
4 notice where it wouldn't put a hardship on our  
5 residents, our employees. So I think that probably  
6 could be workable, to look at something like that, and  
7 see if other cities have anything in writing as relates  
8 to these types of large entities that have a tremendous  
9 impact upon the city.

10 And two other things. Walgreens did something  
11 like that too, they just closed just like that, on  
12 Congress and Blue Heron, and a lot of employees were  
13 left holding the bag. And so I think we ought to look  
14 at something in writing.

15 I don't want to disrespect the other grocery  
16 store. I just can't think of their name. And you young  
17 minds know. There's another grocery store on  
18 Broadway --

19 THE CLERK: Save-a-Lot.

20 MAYOR MASTERS: Yeah, Save-a-Lot. I just want  
21 to mention them for the record, because they are there,  
22 and there are people who work there from our city. It's  
23 a grocery store. It may not be a Winn Dixie or a  
24 Publix, but we appreciate the fact of their presence in  
25 our neighborhood, in our city.

## BUDGET WORKSHOP

Page 36

1           Thank you, young minds, over there. I knew we  
2 had some young minds.

3           Thank you.

4           VICE CHAIR HUBBARD: Absolutely, we do respect  
5 the fact that they're there and that they are providing  
6 a service.

7           Mr. Evans, does Winn Dixie own that building? I  
8 don't think they own that building.

9           INTERIM EXECUTIVE DIRECTOR EVANS: No, they do  
10 not.

11          VICE CHAIR HUBBARD: Winn Dixie doesn't own that  
12 building. So it wouldn't be the same conversation, and  
13 we wouldn't be trying to -- you know, they took off --

14          COMMISSIONER DAVIS: I'll explain to you what  
15 happened.

16          VICE CHAIR HUBBARD: But, no, what I'm saying  
17 about, they don't own the building. They were -- they  
18 had to continue to pay their rent for the life of their  
19 lease, so it wouldn't be, I guess, the same scenario, so  
20 to speak.

21          Any more comments before Mr. Evans continues?

22          Mr. Evans.

23          INTERIM EXECUTIVE DIRECTOR EVANS: Thank you.

24          We also have some ongoing predevelopment work.

25          As you know, we have received proposals for the Marina

1 Village Phase II. And we are looking to bring that back  
2 to the board at the end of October for your  
3 consideration. In advance, working toward the future  
4 redevelopment of the site, we've been working on some  
5 predevelopment work this year that we will continue.

6 This is the -- on the screen above is a section  
7 of the Phase I site plan that was approved for the  
8 project. And right down the middle, near -- just to the  
9 right of the number 9 and the number 10, there is old  
10 13th Street, and that actually splits that development  
11 parcel, which prevents it from having major development.  
12 So to be consistent with both the Phase I site plan, the  
13 RFP that we -- the board has issued, and with the master  
14 plan, we've been working on developing and making  
15 application to the City to abandon old 13th Street. So  
16 that will actually be making its way to the Planning and  
17 Zoning Board shortly, and eventually to City Council for  
18 your consideration.

19 And again, that's a very key step in creating  
20 the development parcels that will be required -- that  
21 will be large enough, rather, so that we can attract  
22 substantial new development along the Broadway corridor,  
23 within the Marina.

24 In addition to that, we're also working -- going  
25 to be working on some new predevelopment work in the

## BUDGET WORKSHOP

Page 38

1 coming year. And that would be to update the land use  
2 and the zoning in this area so that we are positioned to  
3 attract the new kind of development that the board  
4 determines through its negotiation with the future  
5 developers to bring to the site.

6 And the land use was changed I believe back in  
7 2010, and so we need to make some updates to that as  
8 well as to establish zoning regulations that are  
9 positive for the kind of development that you'd like to  
10 attract.

11 That concludes the capital and economic  
12 initiatives.

13 We're proposing at our next workshop to give you  
14 a review of the draft budget final numbers, based on  
15 your feedback that you've provided today; as well as to  
16 do specific presentations on affordable housing  
17 initiatives, our Clean and Safe program, our education  
18 and training programs that we're planning for next year,  
19 as well as our community event schedule. And that would  
20 be in advance of the September 13th meeting.

21 I've also reserved additional time, our last  
22 item, which is for you to provide additional priority  
23 items you'd like us to incorporate into the coming  
24 year's budget, and any other comments you have on the  
25 initiatives that I've proposed thus far this evening.

## BUDGET WORKSHOP

Page 39

1 COMMISSIONER MILLER-ANDERSON: Madam Chair.

2 CHAIR DAVIS JOHNSON: Commissioner  
3 Miller-Anderson, you're recognized.

4 COMMISSIONER MILLER-ANDERSON: I just want to  
5 make sure that we can put the backup information on  
6 NOVUS, so that we have it ahead of time, you know, just  
7 so we have an opportunity to look at it, and especially  
8 when you get ready to do the budget with the numbers and  
9 everything, put that online.

10 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

11 COMMISSIONER MILLER-ANDERSON: Thanks.

12 VICE CHAIR HUBBARD: Madam Chair.

13 CHAIR DAVIS JOHNSON: Vice Chair Hubbard, you're  
14 recognized.

15 VICE CHAIR HUBBARD: The large properties we  
16 talk -- we mentioned a couple times, that we have in the  
17 city, are very few and far between. In an effort for us  
18 to get a good restaurant -- we have none in the City of  
19 Riviera Beach, and we have very few large parcels that  
20 are left that we could do anything with. The -- and I'm  
21 not saying that we will in total keep the cost of them,  
22 but we will have at least gained control and we're able  
23 to bring a developer in.

24 And the two parcels that come to mind is the  
25 JAY's Ministry Thrift Store that runs from Broadway all

## BUDGET WORKSHOP

Page 40

1 the way back to F Avenue. That's a large piece of  
2 property that I would like to see us try to get control  
3 of so that we might be able to entice a large sit-down  
4 type of restaurant here. And, you know, just for  
5 example, just for example say something like a BJs, if  
6 you will. And the reason I said about that lot is  
7 because it can accommodate the necessary parking that's  
8 going to be required for a building of that size.

9 Also, I wish we would consider trying to secure  
10 13th and Australian, which I know is outside of the CRA  
11 area --

12 CHAIR DAVIS JOHNSON: 13th and Australian?

13 VICE CHAIR HUBBARD: I'm sorry. 13th and  
14 President Barack Obama Highway.

15 CHAIR DAVIS JOHNSON: It is under contract.

16 VICE CHAIR HUBBARD: It's already under  
17 contract?

18 CHAIR DAVIS JOHNSON: It's under contract.

19 VICE CHAIR HUBBARD: So we mentioned that a  
20 couple times. And, you know, it's under contract one  
21 minute and then it's not. So if it -- you know, if  
22 something happens this time, I think we need to pay  
23 close attention to that deal to see if that's something  
24 that we can acquire for ourselves.

25 We talked about the -- I keep forgetting the



## BUDGET WORKSHOP

Page 41

1 name of the --

2 CHAIR DAVIS JOHNSON: Extreme Action Park.

3 VICE CHAIR HUBBARD: Extreme Action Park. And  
4 they have the old one that is Dave and Busters. You  
5 know, something like that, it has restaurants,  
6 activities, it's on the line for Tri-Rail, Bright Line,  
7 people will come up to that facility and we will make  
8 money if we take it seriously and start trying to see if  
9 the other people don't buy it.

10 CHAIR DAVIS JOHNSON: I am -- just so that  
11 you'll know, I am closely monitoring that, because that  
12 is in District 3, and we have been working to try to get  
13 some synergy going to bring some type of entertainment  
14 to that corner. So I am watching it like a hawk.

15 VICE CHAIR HUBBARD: Well, I think this is like  
16 the second budget workshop and the budget meeting, and I  
17 keep bringing it up because it was available at one time  
18 and we didn't -- what's the guy's name?

19 CHAIR DAVIS JOHNSON: Let me just bring you up  
20 to speed. So Easy Well had it. They were going to  
21 utilize it. They sold it.

22 The purchaser has since entered into a contract  
23 to sell. So I'm watching, and I'm trying to make sure  
24 that there is a window where we can jump in. But when  
25 we jump in, we need to have some cash in hand and more

## BUDGET WORKSHOP

Page 42

1 than a wish and a desire so --

2 VICE CHAIR HUBBARD: My point exactly. And  
3 that's what I mean when I say seriously, that we are  
4 poised and ready to make an offer and go and get a  
5 contract and, you know, do all the things as a  
6 government body that we have to do. But yet I think we  
7 need to talk about seriously getting ourself poised and  
8 ready to jump in if that opportunity presents itself.

9 COMMISSIONER MILLER-ANDERSON: Madam Chair.

10 CHAIR DAVIS JOHNSON: If it does.

11 VICE CHAIR HUBBARD: If it does.

12 CHAIR DAVIS JOHNSON: Commissioner, are you  
13 done?

14 VICE CHAIR HUBBARD: Yes, ma'am.

15 CHAIR DAVIS JOHNSON: Commissioner  
16 Miller-Anderson.

17 COMMISSIONER MILLER-ANDERSON: I just wanted to  
18 add, to the JAY's Ministry area that you were speaking  
19 of, at one point I did look into maybe a possibility of  
20 a Golden Corral or something coming in there. They did  
21 study the area. But based on the income levels and, you  
22 know, that sort of thing that they look at to see  
23 whether or not it could be sustained, they were not --  
24 they didn't think it was something that could sustain,  
25 you know, their profit that they needed to make.

## BUDGET WORKSHOP

Page 43

1           And of course we know, we know many people that  
2 go to Golden Corral, so we know the money is there to be  
3 made, but they just weren't convinced of being able to  
4 see it in black and white.

5           And then also with the Winn Dixie, I know, I  
6 hear that you all are probably more interested in a  
7 grocery store coming in, but I did speak with the  
8 manager with the Franks CineBowl, and they were very  
9 interested in it. The only thing about it is that they  
10 were close to getting ready to break ground with one in  
11 Jupiter, and he was going to speak with the owner  
12 because he wasn't sure if that would be too close. You  
13 know, they -- and he said he was willing to put them  
14 wherever. So he was really interested in it. Actually  
15 the guy I spoke to lives in the Jupiter area, so he's  
16 familiar with the property.

17           So that's something that we probably could look  
18 at if that is the way the council would like to go with  
19 entertainment, if 13th and Obama, you know, doesn't  
20 become available. So that's just another avenue.

21           But they were very interested in it. They were  
22 going to reach out to the owners of the property. And  
23 I'm not sure what happened with that from that point.  
24 But I could follow up and get that information to you,  
25 Scott.

## BUDGET WORKSHOP

Page 44

1 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. Thank  
2 you.

3 MAYOR MASTERS: Madam Chair.

4 CHAIR DAVIS JOHNSON: Mr. Mayor, you're  
5 recognized.

6 MAYOR MASTERS: Thank you.

7 Mr. Evans, what's going on with the -- I don't  
8 know what street that is. 14th, 15th, whatever. The  
9 great big building there off of Broadway? And I know  
10 that he had an interest in it. And it would have been  
11 great for the community. But what's the update on that?

12 INTERIM EXECUTIVE DIRECTOR EVANS: I believe the  
13 current property owner is -- has the property for sale  
14 now, and they're looking to sell the whole property.

15 MAYOR MASTERS: The other thing is I want to  
16 commend and compliment your Ambassador program. And I  
17 know this would certainly go hand-in-hand with  
18 Councilwoman Lynne Hubbard's vision of moving in the  
19 neighborhoods and beautifying, cleaning up the  
20 neighborhoods. And I would like to see the Ambassador  
21 program expanded more in those neighborhoods on the west  
22 side, as much as possible. And then maybe the City can  
23 pick up later and expand the whole concept on this side,  
24 in those neighborhoods that would appreciate seeing  
25 these young men coming through and doing the kinds of

## BUDGET WORKSHOP

Page 45

1 things that the Ambassadors do. Not only for the  
2 neighborhoods but for the seniors and other people that  
3 live there. They're well spoken of, your Ambassadors.  
4 And it's good for the city, and it's a good image for  
5 the city.

6 And I just wanted to put that on the record.  
7 Thank you.

8 COMMISSIONER DAVIS: Madam Chair.

9 CHAIR DAVIS JOHNSON: Commissioner Davis, you're  
10 recognized.

11 COMMISSIONER DAVIS: Thank you.

12 Thank you, Mayor.

13 I talked with Mr. Evans quite a few times about  
14 the expansion of the Ambassador program and being a  
15 little more creative with it. And in the near future,  
16 before this budget cycle, we will be -- we will as a  
17 board get an opportunity to review the expansion of that  
18 program and what it may look like with a new creative  
19 pitch to it. So we've been working on it now for about  
20 twelve weeks. And I think it's going to really set us  
21 apart from other cities. We look forward to Mr. Evans,  
22 what he can do with that program.

23 MAYOR MASTERS: I didn't even know that.

24 VICE CHAIR HUBBARD: Madam Chair.

25 MAYOR MASTERS: It was in my spirit.

## BUDGET WORKSHOP

Page 46

1 CHAIR DAVIS JOHNSON: Are you -- does that  
2 conclude your comment on that matter?

3 COMMISSIONER DAVIS: Yes, ma'am.

4 CHAIR DAVIS JOHNSON: Vice Chair Hubbard, you're  
5 recognized.

6 VICE CHAIR HUBBARD: The Public Works Department  
7 on this side was able to retain the neighborhood  
8 attendants that were working with us this summer while  
9 we were trying to have 25 of those persons, because  
10 in -- on this side, one thing I know on the west side,  
11 is we know it's going to be more of a get it cleaned and  
12 manicured and then maintained.

13 So we hope that as he brings on more of these  
14 neighborhood attendants, if we get this mission  
15 accomplished to clean it, make it beautiful, be able  
16 to -- and then we'll be at a point where we can, I  
17 guess, have people that are just keeping it that way.  
18 But right now it's -- we're talking, you know, we're  
19 talking about true manual labor, actually cutting,  
20 cleaning, and trying to get it there. So that's, that's  
21 one thing that I hope that we can continue to try to do,  
22 to just get it cleaned and then get it aesthetically  
23 pleasing, and then we can have them as ambassadors to  
24 maintain it. Because right now we got to get there.

25 CHAIR DAVIS JOHNSON: Mr. Evans, do you have any

## BUDGET WORKSHOP

Page 47

1 other comments for the board?

2 INTERIM EXECUTIVE DIRECTOR EVANS: No, Madam  
3 Chair.

4 CHAIR DAVIS JOHNSON: Board comments.  
5 Commissioner Botel, any comment?

6 COMMISSIONER BOTEL: No, thanks. I hope to be  
7 back soon.

8 CHAIR DAVIS JOHNSON: Recover well.

9 COMMISSIONER BOTEL: Thank you.

10 CHAIR DAVIS JOHNSON: Mr. Mayor, any comments?

11 MAYOR MASTERS: Yes, quickly.

12 For the residents who live in the CRA district  
13 and live throughout the city, we want to remind you that  
14 Thursday night is -- we return back to the Family and  
15 Friends here at city hall.

16 We have a young lady with an eight piece band.  
17 And I've said on the radio, but she is Aretha, Whitney,  
18 and Gladys, all in one. Eight piece band. You miss it,  
19 you're gonna miss a treat. That's Thursday the 16th at  
20 six p.m., right outside of city hall. Rain or shine.  
21 If it rains, we come inside. And if it shines, we stay  
22 outside.

23 Thank you, Madam Chair.

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

25 Vice Chair Hubbard.

## BUDGET WORKSHOP

Page 48

1           VICE CHAIR HUBBARD: Mr. Mayor, who's the singer  
2 this week?

3           MAYOR MASTERS: I can't think of her name. It's  
4 Sheronda, Shalonda. She's -- they've never been to this  
5 area.

6           VICE CHAIR HUBBARD: Oh. Okay.

7           MAYOR MASTERS: She's from Fort Pierce and the  
8 other city past Fort Pierce. But she's amazing.

9           And I know you're gonna be there. You always  
10 are.

11          VICE CHAIR HUBBARD: I will.

12          I want to tell the public that tomorrow night --  
13 the Monroe Heights area and the street work has begun,  
14 and we are going to address some of the initial concerns  
15 that people have. So we decided on Friday, when we got  
16 some concerns, to have an impromptu meeting on Tuesday.  
17 We tried to pass out fliers over the weekend, because  
18 we'll be out most -- well, some of us will be out the  
19 rest of the week. Tuesday was the only day.

20          And we'll have several other meetings concerning  
21 the road work that's going on in Monroe Heights. But if  
22 you have any concerns or questions, please come out  
23 tomorrow night at 6:30 here in the council chambers and  
24 we will address that.

25          The same with the Stonybrook situation, we'll



## BUDGET WORKSHOP

Page 49

1 have public comments concerning the situation that's  
2 happening over there. The -- we thought we would be  
3 able to meet last week, but we wasn't. And in an effort  
4 to hear what the public has to say, we will also address  
5 the Stonybrook situation tomorrow at 6:30 as well,  
6 here --

7 MAYOR MASTERS: Say the date.

8 VICE CHAIR HUBBARD: I'm sorry?

9 MAYOR MASTERS: Say the date.

10 VICE CHAIR HUBBARD: Tomorrow, Tuesday, August  
11 14th, at 6:30 p.m.

12 They are both at 6:30. Yes, both meetings will  
13 start simultaneously at 6:30, we will discuss both  
14 issues, the road work and Stonybrook. Tuesday, August  
15 14, 6:30 to 8:00 p.m. We're asking you to come out if  
16 you have any concerns with the streets or concerns with  
17 the Stonybrook situation.

18 Thank you.

19 CHAIR DAVIS JOHNSON: Thank you.

20 Commissioner Miller-Anderson.

21 COMMISSIONER MILLER-ANDERSON: I don't have  
22 anything.

23 Oh. I'm sorry. I do have a question. Are we  
24 having another meeting? Are we having another meeting  
25 tomorrow?

## BUDGET WORKSHOP

Page 50

1 CHAIR DAVIS JOHNSON: No, we have no meeting  
2 scheduled tomorrow.

3 Commissioner Davis, any comments?

4 COMMISSIONER DAVIS: Thank you.

5 I would just like to say to everyone, you know,  
6 typically we have -- we started two months ago the night  
7 out with Councilman Davis on every second Tuesday. But  
8 this month, on this second Tuesday, I chose to defer  
9 that meeting to allow Councilperson Hubbard to have her  
10 two important critical issues that she wanted to do --

11 VICE CHAIR HUBBARD: Thank you.

12 COMMISSIONER DAVIS: -- with the road project  
13 and the Stonybrook community. So I will be in short  
14 attendance.

15 But just to defer, just to let folks know, we  
16 will continue every second Tuesday in the council  
17 chambers. But this Tuesday is the special edition  
18 for -- we're going to allow Councilperson Hubbard to  
19 have her meeting, to talk about the roads, what's going  
20 on in Monroe Heights, talk about what's going on in  
21 Stonybrook.

22 Another thing, today I had a wonderful  
23 opportunity to visit, tour a lot of the schools and say  
24 congratulations and welcome back to the educators and  
25 all the students. The first stop was at Bethune -- not

## BUDGET WORKSHOP

Page 51

1 Bethune -- but West Riviera Elementary School. The  
2 second stop was at Lincoln Elementary. The third stop  
3 was at Atkins. And the fourth stop was at JFK Middle  
4 School.

5 MAYOR MASTERS: Wow.

6 COMMISSIONER DAVIS: I will spend the rest of  
7 this week visiting each school, just welcoming the  
8 school, just saying hello to the parents, and just  
9 getting a feel for how the school year is going and how  
10 we as a city can help out. So we will continue that  
11 effort for the rest of the year.

12 But I just want to say good luck to everyone.  
13 Stay positive throughout this year. Start the year the  
14 correct way, which is just doing the right thing and  
15 staying focused on what it is that you have to do, no  
16 matter what's going on around you. And good luck for  
17 this 2018-19 school year.

18 MAYOR MASTERS: I'll join you tomorrow at the  
19 school.

20 CHAIR DAVIS JOHNSON: We'd like to take a moment  
21 to thank the CRA, the Ambassadors and staff, for their  
22 assistance on Saturday with the soft opening of the  
23 Richard and Annie Brooks Community Center in the Riviera  
24 Beach Heights community. Your support is invaluable, as  
25 it always is. I'd like to thank staff for being present

1 and helping throughout the day.

2 With that being said, no further business, we  
3 stand adjourned.

4 (Proceedings concluded at 7:10 p.m.)

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

C E R T I F I C A T E

THE STATE OF FLORIDA     )  
   )  
COUNTY OF PALM BEACH     )

I, Claudia Price Witters, Registered Professional Reporter, certify that I was authorized to and did report the foregoing proceedings at the time and place herein stated, and that the foregoing is a true and correct transcription of my stenotype notes taken during said proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of August, 2018.



CLAUDIA PRICE WITTERS  
Registered Professional Reporter



## ADJOURNMENT

The CRA Budget Workshop was adjourned at 7:10 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