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Riviera Beach Community Redevelopment Agency Meeting

Riviera Beach City Hall Council Chambers

600 West Blue Heron Boulevard

Riviera Beach, Florida

Wednesday, August 22, 2018

6:05 p.m. to 7:20 p.m.

IN ATTENDANCE:

Chair Tonya Davis Johnson
Vice Chair Lynne Hubbard
Commissioner Julia Botel (attending by phone)
Commissioner Terence Davis
Commissioner KaShamba Miller-Anderson
General Counsel Michael Haygood
Interim Executive Director Scott Evans
Operations Manager and Public Information
Officer Darlene Hatcher
Administrative Assistant Tamara Seguin

1 BE IT REMEMBERED that the following Community
2 Redevelopment Agency meeting was had at Riviera Beach
3 City Hall Council Chambers, 600 West Blue Heron
4 Boulevard, Riviera Beach, Florida, on Wednesday, August
5 22, 2018, beginning at 6:05 p.m., with attendees as
6 hereinabove noted, to wit:

7 - - -

8 CHAIR DAVIS JOHNSON: Good evening. I'd like
9 to call the Riviera Beach Community Redevelopment
10 Agency regular meeting of August 22nd, 2018 to order.

11 Madam Clerk, roll call, please.

12 THE CLERK: Commissioner Davis.

13 COMMISSIONER DAVIS: Here.

14 THE CLERK: Commissioner Botel.

15 COMMISSIONER BOTEL: Here.

16 THE CLERK: Commissioner Miller-Anderson.

17 COMMISSIONER MILLER-ANDERSON: Present.

18 THE CLERK: Vice Chair Hubbard.

19 VICE CHAIR HUBBARD: Here.

20 THE CLERK: Chair Davis Johnson.

21 CHAIR DAVIS JOHNSON: Here.

22 THE CLERK: Also present, Scott Evans,
23 Interim Executive Director, and Michael Haygood,
24 General Counsel.

25 CHAIR DAVIS JOHNSON: Thank you. Like to

1 stand for a -- stand in a moment of silence, followed
2 by the Pledge of Allegiance led by Commissioner Davis.

3 (Moment of silence observed. Pledge of
4 Allegiance recited.)

5 CHAIR DAVIS JOHNSON: Mr. Executive Director
6 are there any additions, deletions?

7 INTERIM EXECUTIVE DIRECTOR EVANS: No, Madam
8 Chair.

9 CHAIR DAVIS JOHNSON: Are there any
10 disclosures from the Commission?

11 VICE CHAIR HUBBARD: None, Madam Chair.

12 CHAIR DAVIS JOHNSON: Motion to adopt the
13 agenda.

14 VICE CHAIR HUBBARD: So moved.

15 COMMISSIONER BOTEL: Second.

16 CHAIR DAVIS JOHNSON: It's been moved and
17 properly seconded. Madam Clerk.

18 THE CLERK: Commissioner Davis.

19 COMMISSIONER DAVIS: Yes.

20 THE CLERK: Commissioner Botel.

21 COMMISSIONER BOTEL: Yes.

22 THE CLERK: Commissioner Miller-Anderson.

23 COMMISSIONER MILLER-ANDERSON: Yes.

24 THE CLERK: Vice Chair Hubbard.

25 VICE CHAIR HUBBARD: Yes.

1 THE CLERK: Chair Davis Johnson.

2 CHAIR DAVIS JOHNSON: Yes.

3 THE CLERK: Motion carries.

4 CHAIR DAVIS JOHNSON: All matters listed
5 under this item are considered to be routine, and
6 action will be taken by one motion, and there will be
7 no separate discussion of these items unless a
8 Councilperson so requests, in which event the item will
9 be removed from the general order of business and
10 considered in its normal sequence on the agenda.

11 Are there any items that the Commission would
12 like to have pulled? Motion to approve the consent
13 agenda.

14 VICE CHAIR HUBBARD: So moved.

15 COMMISSIONER BOTEL: So moved.

16 COMMISSIONER DAVIS: Second.

17 CHAIR DAVIS JOHNSON: It's been moved and
18 properly seconded. Madam Clerk.

19 THE CLERK: Commissioner Davis.

20 COMMISSIONER DAVIS: Yes.

21 THE CLERK: Commissioner Botel.

22 COMMISSIONER BOTEL: Yes.

23 THE CLERK: Commissioner Miller-Anderson.

24 COMMISSIONER MILLER-ANDERSON: Yes.

25 THE CLERK: Vice Chair Hubbard.

1 VICE CHAIR HUBBARD: Yes.

2 THE CLERK: Chair Davis Johnson.

3 CHAIR DAVIS JOHNSON: Yes.

4 THE CLERK: Motion carries. And I actually
5 have a public comment card for that one.

6 CHAIR DAVIS JOHNSON: Oh, for the consent
7 agenda? Proceed.

8 THE CLERK: Ms. Bonnie Larson.

9 MS. LARSON: I'd like to talk about the
10 consent agenda, the vender invoices. I was just
11 looking through them briefly just now, and I have a
12 couple questions.

13 We were told several years ago, before most
14 you were here, by the State of Florida that we have to
15 be very specific. When we have an invoice, we have to
16 be very specific what project that relates to and the
17 money and just what was going on, why did we incur that
18 cost.

19 But Mr. Haygood's bill, I just was looking
20 over his, since he's the first one on the list here,
21 and I wouldn't understand it. I wouldn't understand it
22 today; I certainly wouldn't understand it five years
23 from now. 7-11-18, preparation of management
24 agreement. What does that mean? We don't know. 7-16,
25 review of e-mails regarding fire retardant for tiki

1 roof. What does that mean? 17-19, review of proposed
2 confidentiality agreement. With whom and regarding
3 what?

4 If you have to answer these questions before
5 the State of Florida, what would you say if they asked
6 you? Would you know? What would you say? Would you
7 just sit there and say I don't know, because that's not
8 a good thing to do.

9 7-19, review three contracts for media
10 contracts. I didn't know we were looking for a media
11 group again. We had one; it was over \$100,000 a year,
12 plus, plus, plus, plus. Everything those people did
13 was extra. And what did we get out of that? We
14 decided not to do it for the city for those reasons.
15 That was the same company.

16 And then 7-26, research SunBiz for corporate
17 status of vendors. Why would you have an attorney, at
18 \$285 an hour, look up a SunBiz vendor? A child can do
19 that. Why would we put that onto Mr. Haygood as
20 something he should do? We have a lot of things that
21 need -- there's no time up there. Oh, good. Oh, there
22 it is; there it is.

23 All right. Also included in this, I guess,
24 is that seawall removal and replacement. That seawall
25 was suggested by Tony Brown. And when that happened, I

1 went over to the CRA and asked about it, do we have to
2 elevate that property, whatever? They said no, it's
3 the City. They sent me to the City. I went to
4 Community Development. They said no, it's the CRA.
5 Back and forth, back and forth, you know how it goes.

6 So I didn't get anywhere on it, and now it
7 says in the update here that it was proposed that we
8 would have to do something, and that's why that wall
9 was built. Well, we got the cart before the horse.
10 Don't do it before FEMA tells you you have to do it.

11 And I tried and tried to get something in
12 writing from FEMA, but nobody at the City or the CRA
13 said they had anything in writing. They just told us.
14 I said no, no, no, FEMA doesn't work that way. They
15 put it in writing, or you don't do it. You don't spend
16 all that money.

17 So now we spent all that money on that wall,
18 and now we have to spend 235,000 more dollars to tear
19 it down. Well, that might just be the price of the new
20 one. I don't know what is the price of tearing that
21 one down.

22 And will we be able to see anything more when
23 we tear it down? Because if you sit there at Rafiki
24 Tiki, you can't tell, you can't tell you're at a
25 marina. Will you be able to with this because the

1 property is so high? Will you be able to after we
2 spend another 235, plus the cost of demolition? Thank
3 you.

4 CHAIR DAVIS JOHNSON: Thank you.

5 Item II, Madam Clerk.

6 THE CLERK: A resolution of the Board of
7 Commissioners of the Riviera Beach Community
8 Redevelopment Agency awarding bid number ITB 201801 to
9 E & F Florida Enterprises, doing business as Creative
10 Contracting Group of Wellington, Florida for the
11 removal of existing Marina Village seawall and
12 replacement with decorative rail in the amount of
13 \$259,300, authorizing the Executive Director to approve
14 change orders up to nine percent; total contract value
15 shall not exceed \$282,637, except for authorized change
16 orders; and providing an effective date.

17 CHAIR DAVIS JOHNSON: Is there a motion?

18 VICE CHAIR HUBBARD: So moved.

19 COMMISSIONER DAVIS: Second.

20 CHAIR DAVIS JOHNSON: It's been motioned and
21 properly --

22 COMMISSIONER DAVIS: Second.

23 CHAIR DAVIS JOHNSON: -- seconded.

24 Mr. Evans.

25 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, our

1 CRA Project Manager, Andre, has a presentation for the
2 Board.

3 CHAIR DAVIS JOHNSON: Thank you.

4 Good evening, sir.

5 MR. LEWIS: Good evening, Board.

6 So the marina removal and replacement
7 project. So a little bit of background. The FEMA
8 requirements that previously called for the
9 construction of the wall has been now removed post
10 construction. So the obstructed view of the
11 waterfront, as you can visibly see as you are on the
12 property. So we propose to enhance the marina
13 waterfront experience by removing this wall and
14 replacing it with decorative railing options, which you
15 will see tonight.

16 On February 2018 we received approval by the
17 Board to send this project out for bid. And July 13th
18 of this year we received the lowest and most responsive
19 bid, Creative Contracting. And we will go through the
20 options now.

21 So this is just a brief overview of the
22 northeast side of what is proposed to be removed. This
23 is close to Bicentennial Park. This is the promenade
24 section directly east and south side.

25 So these are the existing conditions. As you

1 can see, the wall is obstructing your view, especially
2 from a seated position. So you can't see the water,
3 you can't see the sailboats, your view is obstructed.

4 So the first option is the wave rail. The
5 wave rail has existed on site. On the lower part of
6 the promenade you can see it in the picture here. And
7 this is a rendering of the wave rail option if this was
8 chosen.

9 The second option is the cable option, as you
10 can see here. And here is a rendering of it. And
11 this, the cable option, gives you the most --

12 VICE CHAIR HUBBARD: Can you make that a
13 little larger for us?

14 MR. LEWIS: I can't here.

15 INTERIM EXECUTIVE DIRECTOR EVANS: Can go
16 back to the previous view though that shows a similar
17 treatment. And this would be my preferred choice that
18 really provides complete view, removal of all the
19 obstruction of the view. It really looks like you're
20 looking straight out at the water.

21 MR. LEWIS: And as Scott said, this is out of
22 the three options, this gives you the most
23 non-obstructed view.

24 This is the third and final option, is the
25 aluminum rail option, and this is a rendering of it.

1 This is probably the most obstructed out of the three
2 options, but this is an option, and you can still have
3 a nice view, but it is slightly obstructed.

4 So for the removal, material and installation
5 of the wave rail option, we have 203,624. For the
6 cable option, we have 259,300. And finally, the
7 aluminum option, which is 178,500. The change order
8 allowance will be nine percent, so the total contract
9 will not exceed 282,300. Questions?

10 VICE CHAIR HUBBARD: Yes, can you put the
11 two -- Madam Chair.

12 CHAIR DAVIS JOHNSON: Chair Pro Tem, you're
13 recognized. Vice Chair, I'm sorry.

14 VICE CHAIR HUBBARD: The two, option one and
15 option two beside each other for us, please.

16 CHAIR DAVIS JOHNSON: He's not going to be
17 able to do that, I don't think. So you want to see the
18 wave rail?

19 VICE CHAIR HUBBARD: Yes, and the rendering
20 where you show the wave rail in a larger view, and I
21 want to just -- I want to perceive them next to each
22 other.

23 MR. LEWIS: I would have to create a slide
24 for that. I can bring it up to you. I have a copy of
25 it.

1 INTERIM EXECUTIVE DIRECTOR EVANS: We
2 couldn't zoom it in, but there's a comparison.

3 CHAIR DAVIS JOHNSON: Are there any comments
4 from any other members of the Commission while the Vice
5 Chair --

6 COMMISSIONER BOTEL: Madam Chair.

7 CHAIR DAVIS JOHNSON: Councilwoman Botel,
8 you're recognized.

9 COMMISSIONER BOTEL: Thank you.

10 I'm looking on my iPad, so I see a very nice
11 view of options, the wave rail option and the cable
12 option. And I favor the cable option because it seems
13 to me a lot more water. That's -- the wave rail is
14 beautiful when you look at it up close, but from a
15 distance, it looks to me like it obstructs (inaudible;
16 poor phone reception). I would be in favor of the
17 cable option. Thank you.

18 CHAIR DAVIS JOHNSON: Any other comments?

19 COMMISSIONER MILLER-ANDERSON: Yes.

20 CHAIR DAVIS JOHNSON: Commissioner
21 Miller-Anderson, you're recognized.

22 COMMISSIONER MILLER-ANDERSON: The FEMA, what
23 was the requirement? What was the purpose behind it
24 and what -- I know you said something, they don't
25 require it anymore, but gave indication they may

1 require it in the future?

2 MR. LEWIS: FEMA developed new regulations
3 that were Nationwide, the impact of them, and it
4 required that we have a wall that couldn't -- not for
5 flooding purposes, but more for wave attenuation in
6 case there was a storm. They felt like they were
7 increasing the height requirements for those kind of
8 structures all over, and it was a very substantial
9 change to the previous regulations.

10 So the regulations were developed and
11 completely written and were proposed to be implemented
12 in June. And I want to say we were in the approval
13 process and design process around April. So it was
14 about to become law, so we designed to the new
15 regulations. However, I believe they were taken to
16 court and FEMA rolled back all the regulations so they
17 didn't get implemented.

18 COMMISSIONER MILLER-ANDERSON: Will they
19 provide a reimbursement for those who went with
20 whatever it was they were thinking about doing?

21 CHAIR DAVIS JOHNSON: That's a good question.

22 COMMISSIONER MILLER-ANDERSON: Yes, because I
23 mean that's a lot of money to just waste and then now
24 we're getting ready to spend 200 and some thousand
25 dollars. No?

1 MR. LEWIS: No, definitely not.

2 COMMISSIONER MILLER-ANDERSON: Thank you. I
3 mean I like the cable option, however, I don't like the
4 price. I do love the aluminum price.

5 CHAIR DAVIS JOHNSON: Yes, but that's --

6 COMMISSIONER MILLER-ANDERSON: They are not
7 able to negotiate?

8 INTERIM EXECUTIVE DIRECTOR EVANS: No. We
9 put it out for direct bid.

10 COMMISSIONER MILLER-ANDERSON: Oh, that was
11 what it was.

12 INTERIM EXECUTIVE DIRECTOR EVANS: But we
13 were quite happy with the bid results. Some
14 preliminary estimates before we put it out for bid, the
15 bid prices actually came in under what we were
16 thinking, which is why we did the cheaper design,
17 because we were concerned that the prices would be so
18 high, so we wanted to have a third option that we knew
19 would be a low cost one, but --

20 COMMISSIONER MILLER-ANDERSON: Why do I keep
21 having 45,000 in my head? Is that how much it's going
22 to cost to take it down? I thought I remember us
23 mentioning something about \$45,000 or something.

24 INTERIM EXECUTIVE DIRECTOR EVANS: Not
25 related to the wall, I don't recall.

1 COMMISSIONER MILLER-ANDERSON: Well, that's
2 what I thought. I just had it in my head at 45,000,
3 because that sounds much better. I mean I do -- was it
4 to remove it?

5 INTERIM EXECUTIVE DIRECTOR EVANS: The most
6 expensive part of the project is --

7 CHAIR DAVIS JOHNSON: Tearing it down.

8 INTERIM EXECUTIVE DIRECTOR EVANS: No, to put
9 in the new --

10 CHAIR DAVIS JOHNSON: Put in the new cable?

11 INTERIM EXECUTIVE DIRECTOR EVANS: -- the new
12 stainless steel and the cable. And so likely, the cost
13 to cut the wall would be around that, because that's
14 the most --

15 COMMISSIONER MILLER-ANDERSON: Okay. I
16 remember that figure for some reason regarding the
17 wall. Okay.

18 CHAIR DAVIS JOHNSON: Any further comment?

19 VICE CHAIR HUBBARD: I like the wave, because
20 of when you look out on the ocean, you get --

21 COMMISSIONER MILLER-ANDERSON: Looks like a
22 wave.

23 VICE CHAIR HUBBARD: It looks more -- you get
24 that sea look. And the cable is just straight, it's
25 just there. And this is not any more obstructive, in

1 my opinion, than the straight cable, but it gives you a
2 nice hint of the ocean to your view.

3 CHAIR DAVIS JOHNSON: Commissioner Davis, do
4 you have any comment?

5 COMMISSIONER DAVIS: I'm fine with the cable.
6 As much view as we can see of the water, I'm in support
7 of that one. This one's not bad, but I really do like
8 the cable.

9 CHAIR DAVIS JOHNSON: Okay, we need to give
10 staff direction on the selection --

11 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

12 CHAIR DAVIS JOHNSON: -- of the option. So
13 it appears that the cable option has the majority vote
14 of Council.

15 MR. HAYGOOD: (Inaudible.)

16 CHAIR DAVIS JOHNSON: What specifically?

17 MR. HAYGOOD: Award a contract.

18 CHAIR DAVIS JOHNSON: I do have a question
19 regarding the contract. It says that from notice to
20 proceed, 90 days. They are sure about that? Did I
21 read that properly in the contract?

22 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, they
23 must begin within 90 days.

24 MR. HAYGOOD: Yes.

25 CHAIR DAVIS JOHNSON: No, completion, which

1 was strange to me when I read that language. Let me
2 see if I can find that for you.

3 Schedule, time of completion. Construction
4 work must begin within ten calendar days from the date
5 of receipt of the official notice to proceed.
6 Construction work shall be carried out at a rate to
7 ensure its full completion within 90 calendar days from
8 the date of the official notice to proceed.

9 MR. LEWIS: The 90 days is proposed by the
10 company.

11 CHAIR DAVIS JOHNSON: Ninety days is
12 proposed?

13 MR. LEWIS: So in their bid, they proposed 90
14 days.

15 CHAIR DAVIS JOHNSON: They proposed 90 days.
16 And so when we get to contract execution, are we
17 holding them to that 90 days?

18 MR. HAYGOOD: I'm sorry?

19 CHAIR DAVIS JOHNSON: When we get to contract
20 execution, are holding them to those 90 days?

21 MR. LEWIS: Yes, I think we actually have a
22 liquidation clause in the contract.

23 CHAIR DAVIS JOHNSON: Okay, so we will go --

24 MR. HAYGOOD: So that's the contractual
25 amount.

1 CHAIR DAVIS JOHNSON: Contractual date?

2 MR. HAYGOOD: Yes.

3 CHAIR DAVIS JOHNSON: Okay, Madam Clerk.

4 THE CLERK: Do you want public comment
5 cards --

6 CHAIR DAVIS JOHNSON: Public comment, and we
7 will come back; we'll come back. Okay, we're going to
8 public comment, and then if we have some additional
9 questions, we can then ask those questions.

10 VICE CHAIR HUBBARD: Okay, it was just
11 wondering whether it was going for the contract or for
12 the option. I didn't know.

13 CHAIR DAVIS JOHNSON: Oh, I was just asking a
14 question about the language in the contract, so yes.

15 VICE CHAIR HUBBARD: Okay.

16 CHAIR DAVIS JOHNSON: We have a public
17 comment card?

18 THE CLERK: Bonnie Larson.

19 CHAIR DAVIS JOHNSON: Ms. Larson, do you have
20 a comment?

21 MS. LARSON: We're talking about the wall,
22 right? It would also be nice -- it's hard to see it on
23 those pictures. You said -- because you haven't an
24 enlarged version. Let's come to the meetings and have
25 it so that we can see it, so you can get a good feel

1 for what it is.

2 The only thing I would say about the cable or
3 the -- I like the waves as far as visually -- not
4 visually, but that's aesthetically pleasing. But
5 you've got to think about are kids going to be jumping
6 up on cables and swinging, and are they going to be
7 climbing horizontal pieces of metal?

8 And I would like to go back and see that
9 letter from FEMA, because I spent quite a bit of time
10 trying to get that, and nobody seemed to have it. So I
11 would like that. And why did we do it ahead of time,
12 you know? I would like to see it, since I did do a lot
13 of research on that.

14 But, okay, so we decided it costs \$45,000.
15 It does cost \$45,000 to tear it down, tear down the
16 existing? Was that a yes on that?

17 CHAIR DAVIS JOHNSON: We'll answer at the end
18 of your comments, Ms. Larson.

19 MS. LARSON: Okay. Well, Ms. KaShamba
20 Miller-Anderson asked the question, but it didn't
21 really get a yes or no about it. I didn't really hear
22 the yes or no on that.

23 And just we've got to stop doing these redo
24 projects. We've got to start doing things right the
25 first time. I know it wasn't you, Scott, it was your

1 predecessor doing all these things that we're now
2 having to redo, and we're wasting a lot of money
3 redoing things. Thank you.

4 CHAIR DAVIS JOHNSON: Were you able to find
5 the amount for the demolition of the wall?

6 INTERIM EXECUTIVE DIRECTOR EVANS: I don't
7 have a breakdown of the specific. It was the whole,
8 entire project was bid, so no, I don't have that.

9 VICE CHAIR HUBBARD: They didn't give a
10 breakdown sheet of --

11 INTERIM EXECUTIVE DIRECTOR EVANS: Andre.

12 MR. LEWIS: They lumped the two prices
13 together. So the demolition and the installation were
14 lumped together, so it wasn't broken out.

15 CHAIR DAVIS JOHNSON: Are there any
16 additional questions with regards to our selection?

17 VICE CHAIR HUBBARD: I think, you know
18 what -- ma'am.

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

21 VICE CHAIR HUBBARD: I do think when we go
22 out for solicitations of bids and things of that
23 matter, we need to have it more specific, more broken,
24 you know, require more information from them, you know,
25 from the procurement to the actual contract so that we

1 can know.

2 For example, you might have been able to get
3 a better price for the demolition, and you might have
4 saw that when he gave you his bid, so you might say,
5 well, you know, I want to just -- I'll go with you on
6 the installation and not the demolition. I mean if we
7 have enough information to work with, it gives us an
8 opportunity to make a better choice and to get the best
9 bang for our buck, if we will. And I think that that
10 should have been broken out. I think it should have
11 been required. I think I would have wanted a spec
12 sheet to show what I'm actually paying for in each
13 category, as well as the demolition and the
14 installation.

15 COMMISSIONER MILLER-ANDERSON: Madam Chair.

16 CHAIR DAVIS JOHNSON: Councilwoman Miller --
17 Commissioner Miller-Anderson, you're recognized.

18 COMMISSIONER MILLER-ANDERSON: I agree with
19 that. With our bids that go out, do we typically not
20 provide a breakdown for the scope of services? We just
21 do a blanket price, or do we typically break it down?

22 INTERIM EXECUTIVE DIRECTOR EVANS: This is a
23 straight bid. So what we did was we developed the
24 exact specifications for the entire project, and so
25 they're required to provide a turnkey. There's nothing

1 to prevent us from exploring what all the details of
2 the bid are, so we can definitely do that in the
3 future --

4 COMMISSIONER MILLER-ANDERSON: Yes.

5 INTERIM EXECUTIVE DIRECTOR EVANS: -- to make
6 sure that we have all the finite details.

7 COMMISSIONER MILLER-ANDERSON: Yes, I think
8 that would be better. Thank you.

9 CHAIR DAVIS JOHNSON: All right. So with
10 that being said, the majority of the Commissioners are
11 moving to select the -- should we do this in a motion,
12 sir?

13 MR. HAYGOOD: Yes.

14 CHAIR DAVIS JOHNSON: Okay, we'll entertain a
15 motion to select the option for replacement.

16 COMMISSIONER BOTEL: So moved.

17 CHAIR DAVIS JOHNSON: It's been moved. Is
18 there a second?

19 COMMISSIONER DAVIS: Second.

20 COMMISSIONER MILLER-ANDERSON: What option?

21 CHAIR DAVIS JOHNSON: What's your motion?
22 Which option are you moving for?

23 COMMISSIONER BOTEL: The cable.

24 CHAIR DAVIS JOHNSON: Okay. It's been moved,
25 and who seconded?

1 COMMISSIONER DAVIS: Davis.

2 CHAIR DAVIS JOHNSON: It's been moved and
3 properly seconded that we select option two, which is
4 the cable option. Madam Clerk.

5 THE CLERK: Commissioner Davis.

6 COMMISSIONER DAVIS: Yes.

7 THE CLERK: Commissioner Botel.

8 COMMISSIONER BOTEL: Yes.

9 THE CLERK: Commissioner Miller-Anderson.

10 COMMISSIONER MILLER-ANDERSON: Hold on one
11 minute. Is it the right option?

12 CHAIR DAVIS JOHNSON: Yes, we are correct,
13 option two is the option.

14 COMMISSIONER BOTEL: The right option.

15 COMMISSIONER MILLER-ANDERSON: Yes.

16 THE CLERK: Vice Chair Hubbard.

17 VICE CHAIR HUBBARD: No.

18 THE CLERK: Chair Davis Johnson.

19 CHAIR DAVIS JOHNSON: Yes.

20 THE CLERK: Motion carries.

21 CHAIR DAVIS JOHNSON: Four/one.

22 INTERIM EXECUTIVE DIRECTOR EVANS: Then we
23 need to approve the contract.

24 COMMISSIONER BOTEL: Make a motion to approve
25 the contract.

1 CHAIR DAVIS JOHNSON: There's been a motion
2 to approve the contract. Is there a second? The
3 contract is with Creative Contractor Group.

4 COMMISSIONER DAVIS: Is this a second motion?

5 CHAIR DAVIS JOHNSON: One moment, let's see
6 here.

7 COMMISSIONER DAVIS: I thought we just did
8 that.

9 MR. HAYGOOD: I thought it was inclusive in
10 your first motion --

11 COMMISSIONER DAVIS: Yes.

12 MR. HAYGOOD: -- but if you want to --

13 CHAIR DAVIS JOHNSON: Well, no, the motion
14 was specific to select the option. So let's make a
15 motion specific to entertain the contract. I think
16 that's most appropriate since we did it that way.

17 COMMISSIONER BOTEL: So moved.

18 CHAIR DAVIS JOHNSON: So moved. Is there a
19 second?

20 COMMISSIONER DAVIS: Second.

21 CHAIR DAVIS JOHNSON: It's been moved and
22 properly seconded. Madam Clerk.

23 THE CLERK: Commissioner Davis.

24 COMMISSIONER DAVIS: Yes.

25 THE CLERK: Commissioner Botel.

1 COMMISSIONER BOTEL: Yes.

2 THE CLERK: Commissioner Miller-Anderson.

3 COMMISSIONER MILLER-ANDERSON: Yes.

4 THE CLERK: Vice Chair Hubbard.

5 VICE CHAIR HUBBARD: Yes.

6 THE CLERK: Chair Davis Johnson.

7 CHAIR DAVIS JOHNSON: Yes.

8 THE CLERK: Motion carries.

9 CHAIR DAVIS JOHNSON: Thank you.

10 THE CLERK: Resolution of the Board of

11 Commissioners of the Riviera Beach Community

12 Redevelopment Agency authorizing the execution of an

13 agreement for sale and purchase with Broadway and Blue

14 Heron Realty, LLC, for property located at 2600

15 Broadway; providing for acceptance of a sale price of

16 \$2,295,000.00, plus applicable closing costs; updating

17 the PADP for the Blue Heron North Focus Area; directing

18 and authorizing the Chairman and Executive Director to

19 take such actions as shall be necessary and consistent

20 to carry out the intent and desire of the agency;

21 providing an effective date.

22 CHAIR DAVIS JOHNSON: Is there a motion?

23 COMMISSIONER DAVIS: So moved.

24 COMMISSIONER BOTEL: So moved -- second.

25 CHAIR DAVIS JOHNSON: It's been moved and

1 properly seconded. Mr. Evans.

2 INTERIM EXECUTIVE DIRECTOR EVANS: This
3 agenda item approves the purchase of property. It's
4 located at 2600 Broadway. It's contingent upon future
5 property inspections, project financing, all of which
6 we would have about 66 days to complete.

7 This is a picture of the building here. The
8 building represents a great opportunity to bring
9 commercial revitalization to this existing property.
10 It's ideally built right on the corner. It's the
11 busiest intersection in the city. And we feel this is
12 the cornerstone building block for changing the look
13 and the direction for new development in our city's
14 main commercial corridor.

15 The proposed contract details: The purchase
16 price is 2,295,000. We've had the property appraised.
17 It appraised at 2.2 million, and another appraisal at
18 2 million. We think that the purchase price is
19 appropriate based on the critical location within the
20 city. It's strategically important to the corridor,
21 and again, it is the busiest intersection in the city.

22 If you approve tonight, that will begin an
23 inspection period in which we will be doing commercial
24 inspections of the building, environmental, structural,
25 to ensure that it doesn't have anything that would

1 critically prevent us from being able to rehab the
2 building and move in.

3 We would also be contingent upon financing,
4 and the financing contingency period will be between
5 September 27th and October 27th. And again, we would
6 be providing two deposits as we move through the
7 various inspection periods before the final closing
8 date, which would be required to happen before November
9 12th.

10 And this is a major stepping stone in the
11 transformation of Broadway. We need -- it would be the
12 lead element of a renewed effort by this agency. The
13 intersection of Blue Heron and Broadway is one of the
14 busiest. The former charrette which informed our
15 redevelopment identified this intersection as the
16 City's main and main, and it identified that we should
17 focus on the four corners of that intersection in the
18 Master Plan, in the CRA Plan, to try and make
19 transformation happen and have it spread from there.

20 In addition to the additional changes in this
21 year, we're also proposing to update the land use and
22 zoning for Broadway to try and increase our density and
23 our heights, which would match the efforts of the City
24 of Lake Park directly to the north and create new
25 grants which would activate other projects that meet

1 the Board's vision.

2 This is a concept, a potential concept for
3 the proposed redevelopment of the site. We would look
4 to keep the existing building intact, but modernize it
5 and give it a fresh, new look. And we'll develop
6 multiple concepts and looks for the Board to review in
7 the future before we proceed. We will seek the funds
8 to purchase the property and rehabilitate the site and
9 the building.

10 The effort is expected to include in the
11 structure new future offices for the CRA. We're
12 currently a tenant in our building, so we would become
13 the owner.

14 A future small business incubator is proposed
15 to be developed at this site in cooperation with an
16 office suites type commercial use, and we think the
17 future ground floor space could also be leased out and
18 enhanced for private use, and we would make that
19 available.

20 The agency is actively promoting the
21 redevelopment of the corridor, and this project is
22 consistent with the CRA Plan. If we purchase the
23 property, we'll create new construction jobs for the
24 rehabilitation of the property, and it will transform a
25 long-time vacant structure, which is causing a blight

1 on our commercial district, into a successful and
2 representative commercial property of what we desire
3 for the future.

4 And this just is a slide which shows the
5 ongoing work that we have proposed across the street,
6 which would also be in our work plan for this year as
7 we look to make improvements to the parking lot,
8 landscaping, creating a new City entrance fountain.
9 And this would be directly across from the new
10 building.

11 We're also resuming our utility burial
12 project, and the new property that we're purchasing
13 actually has one of the critical easements which will
14 allow us to implement that project. It will also save
15 the agency an additional \$40,000 by not having to
16 locate that easement across the street. Instead, it
17 can be located on this property, since we will now
18 control it.

19 And as a part of our overall effort to change
20 Broadway, this investment also helps us make way for a
21 future Florida Department of Transportation project.
22 In a partnership between the CRA and the Florida
23 Department of Transportation, by us removing the
24 overhead lines and burying them, that will allow the
25 Florida Department of Transportation to add pedestrian

1 lighting to the east side of Broadway along the length
2 of that area, and that will enhance security,
3 pedestrian safety. And they'll be decorative lights,
4 so that will add additional beautification to the
5 project.

6 And again, we need to do property
7 inspections, environmental study, structural. We'll
8 get reconstruction estimates, and then we'll apply for
9 project financing, all in the due diligence period
10 before this project would close.

11 And we think this is a major improvement if
12 we can capture this project and ensure that it becomes
13 a revitalized commercial building, and it would be very
14 critical to our efforts in the coming year.

15 COMMISSIONER DAVIS: Madam Chair.

16 CHAIR DAVIS JOHNSON: Commissioner Davis,
17 you're recognized.

18 COMMISSIONER DAVIS: I would just like to say
19 just a few years ago, maybe approximately three years
20 ago there was some folks that thought it was fit for
21 the most important corner of our city to be housed by a
22 fuel station. That was a long, drawn out, contentious
23 disagreement.

24 And I feel really good about what staff has
25 done with realizing, by taking our economic

1 development, the redevelopment department and creating
2 what a CRA is designed to do on the most important
3 corner of our community is a great step in the right
4 direction as we celebrate in this city of all the
5 things what people have done before us and what we have
6 coming in this far.

7 And I just want to say to all the staff that
8 participated in this process, to you all, this means a
9 lot to myself, and it means a lot to this community
10 that we went from a bank, to a 7-Eleven, to a real
11 redevelopment facility, creating small businesses and
12 helping those within this community.

13 And I just want the community to know how
14 important this is. This is not just an item, it is the
15 item of the year, because we have been fighting so hard
16 about having a vision for this corner. And I just want
17 to say thank you.

18 COMMISSIONER MILLER-ANDERSON: Madam Chair.

19 CHAIR DAVIS JOHNSON: Commissioner
20 Miller-Anderson, you're recognized.

21 COMMISSIONER MILLER-ANDERSON: Well, I'm
22 especially glad to see that corner being revitalized,
23 and more importantly, the incubator program where we
24 can possibly grow some small business owners in the
25 city.

1 Like I said before, that has been a very
2 blighted area, and if we can get some business owners,
3 new businesses started, being able to help our
4 community, the residents also able to save a few
5 dollars by bringing in some of our departments over
6 there, that is -- that's just wonderful. So I
7 appreciate that, and I'm glad we were able to get this
8 done. Thank you.

9 COMMISSIONER BOTEL: Madam Chair.

10 CHAIR DAVIS JOHNSON: Commissioner Botel,
11 you're recognized.

12 VICE CHAIR HUBBARD: Thank you.

13 I just want to add my thanks to staff for
14 making this happen. I applaud the effort to capture
15 this corner. It's an important corner in our
16 community. I hope we can make (inaudible; poor phone
17 reception).

18 VICE CHAIR HUBBARD: Madam Chair.

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

21 VICE CHAIR HUBBARD: I think that this will
22 be a great project, especially if we can use it to
23 benefit the community at large. I think one thing
24 about it, we, in buying this building and borrowing
25 money to buy this building, we should be able to have a

1 sheltered market program in order to -- for the rehab
2 and for the work so that we can make it specific to
3 persons from the community, from the local community to
4 get the work to rehab this building as opposed to
5 borrowing \$2 million and bringing outsiders in to take
6 the money out of the city.

7 The other thing I'd like to see happen is the
8 persons that, the small business owners that would be
9 allowed to move in here and to rent in here would be
10 local businesses from our area, again continuing the
11 process of growing our own, creating wealth in our own
12 community and providing resources for our community to
13 take part in this redevelopment. And I would not like
14 us to make the mistake again of borrowing money and it
15 not benefit the locals of this community.

16 And I agree we will save \$1 million, I
17 understand, in rent that we're now paying at the BB&T
18 building, and we'll save money by moving into this
19 building. So that, too, is a good thing, as well as
20 having an aesthetically pleasing building on the corner
21 of Broadway and Blue Heron. But definitely pretty
22 buildings are only beneficial when they benefit the
23 residents of the community from an economic standpoint.

24 CHAIR DAVIS JOHNSON: Let me just say that
25 it's a great day in the CRA and for the City of Riviera

1 Beach. I am ecstatic. And I want to thank staff for
2 all of their efforts and for listening to this
3 Commission as it related to -- as it relates to our
4 desire to provide opportunities for local businesses,
5 for both in the construction and in the general area of
6 employment.

7 I believe that the incubator component of
8 this project will be very well received for not only
9 our local -- giving, of course, our local businesses
10 the first right to occupy the space, but we want to be
11 able to identify other businesses that can be incubated
12 to bring services here to the City of Riviera Beach.
13 So it's wonderful. I am excited.

14 It is also my hope that as we obtain this
15 building, we are able to then push the strip mall that
16 is immediately to the east of it to improve its
17 esthetics and the design of the buildings that will be
18 to the immediate east of this building.

19 So thank you, staff, for all of your efforts,
20 and we look forward to getting through the various
21 processes that are required.

22 Are there any public comment cards?

23 THE CLERK: Bonnie Larson.

24 MS. LARSON: Bonnie Larson.

25 Mr. Davis, I was going to bring up that point

1 about the 18 station car -- excuse me -- gas station
2 that they wanted to put there. And that was pushed by
3 the CRA. Not Mr. Scott Evans, but it was pushed by the
4 previous, and that would have just been a disaster.

5 I'm not going to go through all the pros and cons
6 because it sounds like you all want this to happen.

7 How many parking spots are there?

8 And why did we agree on a price before the
9 inspection? We told them we'd pay the -- all right, we
10 have two appraisals, one at \$2 million, one at
11 \$2,200,000. Why are we offering \$2,300,000? Why are
12 we offering 9.3 percent above the average of those two
13 appraisals, and who are the appraisals done by?

14 Pedestrian lights. There are already
15 pedestrian lights there.

16 What are we going to do about the bus stop,
17 because the bus stop's right there. You make that
18 curve, and the bus stop's right there. So we need to
19 make some kind of allowance for that. Previously they
20 talked about carving out a space for the bus stop, and
21 that would be a good thing, because that's a real
22 congestion thing right there.

23 How many parking spots are there, because you
24 can't increase that.

25 When is our lease at the CRA due?

1 Do we know anything about the condition of
2 the exterior and interior? It's been vacant for many,
3 many years now. The electric, the roof, have we looked
4 into any of that prior to making this offer? And are
5 we going to be able to get all these inspections and
6 everything? They put a pretty tight time limit on
7 selling it.

8 But again, my question is why are we paying
9 above what's being offered? It's a nice building. I
10 always liked the building. It was kind of ahead of its
11 time. It's got that overhead parking that was just
12 nice if you want to do business in there. You don't
13 get wet, you don't get hot with the overhead. That's
14 the only thing, I think, in Riviera Beach that has
15 that, so I'm glad you're going to keep that. But there
16 are other things that we need to consider, and who did
17 those appraisals and why are we offering more? Thank
18 you.

19 CHAIR DAVIS JOHNSON: Are there any other
20 comments from the Commission?

21 COMMISSIONER BOTEL: No.

22 CHAIR DAVIS JOHNSON: You have 48 seconds.
23 Do you have something else that you'd like to add?

24 MS. LARSON: You talked about the property
25 across the street from it. Could you please make them

1 straighten out that line on the wall there where the
2 two blues meet? It's kind of doing that (indicating).
3 Could you please make them straighten that out?

4 And why didn't we go all the way around the
5 building, the back side, with the lighter blue also,
6 because when you're coming down the street, you see
7 both sides of that building, so it looks like we tried
8 to cheap it by only having the back in the dark blues,
9 no light blue on the building.

10 And is that that pink color that was approved
11 by the artist? Did she approve those colors, because
12 they're not too compatible, those blues, versus what
13 she's going to be painting, everything to be homogenous
14 there.

15 But before you give them their final payment,
16 please straighten out that line and consider the stripe
17 at the bank, because you're coming down the street, it
18 really looks weird. You can see a wall with a stripe
19 and then a wall without a stripe. The paint costs the
20 same, no matter what color you do it. Thank you.

21 CHAIR DAVIS JOHNSON: There was a motion and
22 a second, correct?

23 COMMISSIONER BOTEL: I believe.

24 COMMISSIONER DAVIS: Yes.

25 CHAIR DAVIS JOHNSON: There was a motion.

1 You made the motion?

2 COMMISSIONER DAVIS: I remember there was
3 one. I can't recall if it was --

4 CHAIR DAVIS JOHNSON: Okay, but there's been
5 a motion and a second?

6 THE CLERK: There has been a motion and a
7 second.

8 CHAIR DAVIS JOHNSON: Madam Clerk.

9 THE CLERK: Commissioner Davis.

10 COMMISSIONER DAVIS: Yes, ma'am.

11 THE CLERK: Commissioner Botel.

12 COMMISSIONER BOTEL: Yes.

13 THE CLERK: Commissioner Miller-Anderson.

14 COMMISSIONER MILLER-ANDERSON: Yes.

15 THE CLERK: Vice Chair Hubbard.

16 VICE CHAIR HUBBARD: Yes.

17 THE CLERK: Chair Davis Johnson.

18 CHAIR DAVIS JOHNSON: Absolutely, yes.

19 THE CLERK: Motion carries.

20 CHAIR DAVIS JOHNSON: Item IV.

21 THE CLERK: A resolution of the Riviera Beach
22 Community Redevelopment Agency establishing its intent
23 to reimburse certain project costs incurred with
24 proceeds of future tax-exempt financing or other
25 obligations, providing certain other matters in

1 connection therewith, and providing an effective date.

2 CHAIR DAVIS JOHNSON: Is there a motion?

3 COMMISSIONER DAVIS: So moved.

4 CHAIR DAVIS JOHNSON: A second?

5 COMMISSIONER MILLER-ANDERSON: Second.

6 VICE CHAIR HUBBARD: Second.

7 CHAIR DAVIS JOHNSON: It's been motioned and
8 properly seconded. Mr. Evans.

9 INTERIM EXECUTIVE DIRECTOR EVANS: Thank you,
10 Madam Chair.

11 This item simply makes it our intent to apply
12 for project financing to purchase the building and to
13 rehab it. By adopting this resolution, it allows all
14 of the costs that we have related to the project be --
15 the very studies, the building inspections that we're
16 going to embark upon now that we have entered into this
17 contract to be applied against the future funding for
18 the project. So if the loan goes through to borrow on
19 the property and finance this project, then all of the
20 costs incurred from today forward can be applied to
21 that new financing.

22 MR. HAYGOOD: And to be particular, specific,
23 you're not committing to the bonds. It's if you, in
24 the future, commit to issuing the revenue, then you can
25 go back. So you aren't -- this is not a commitment to,

1 whatsoever to your financing, agreeing to financing.

2 CHAIR DAVIS JOHNSON: Any questions from the
3 Commission?

4 COMMISSIONER BOTEL: No.

5 CHAIR DAVIS JOHNSON: Any public comment
6 cards?

7 THE CLERK: Yes, Madam Chair. Bonnie Larson.

8 MS. LARSON: I'll pass.

9 CHAIR DAVIS JOHNSON: She passes.
10 Madam Clerk.

11 THE CLERK: Commissioner Davis.

12 COMMISSIONER DAVIS: Yes.

13 THE CLERK: Commissioner Botel.

14 COMMISSIONER BOTEL: Yes.

15 THE CLERK: Commissioner Miller-Anderson.

16 COMMISSIONER MILLER-ANDERSON: Yes.

17 THE CLERK: Vice Chair Hubbard.

18 VICE CHAIR HUBBARD: Yes.

19 THE CLERK: Chair Davis Johnson.

20 CHAIR DAVIS JOHNSON: Yes.

21 THE CLERK: Motion carries.

22 CHAIR DAVIS JOHNSON: There are no items
23 tabled?

24 INTERIM EXECUTIVE DIRECTOR EVANS: No, Madam
25 Chair.

1 CHAIR DAVIS JOHNSON: Okay, receipt of public
2 comments. Public comment should be restricted to
3 issues, matters or topics pertinent to the Riviera
4 Beach Community Redevelopment Agency.

5 Please be reminded that the CRA Board of
6 Commissioners has adopted rules of decorum governing
7 public conduct during official meetings, which has been
8 posted at the entrance of the Council Chambers. In an
9 effort to preserve order, if any of the rules are not
10 adhered to, the Commission Chair may have any
11 disruptive speaker or attendee removed from the podium,
12 from the meeting and/or the building, if necessary.
13 Please govern yourselves accordingly.

14 Madam Clerk.

15 THE CLERK: Ms. Addie Greene.

16 CHAIR DAVIS JOHNSON: Well, welcome, former
17 Commissioner.

18 MS. GREENE: Good evening. Thank you very
19 much.

20 To the Council, I'd just like to say on
21 August the 9th, 2018, from 6:00 to 8:00 p.m., thanks to
22 Commissioner KaShamba Miller-Anderson, I was able to
23 host over 65 guests to my book signing, From the Coal
24 Mines to the Board Room, at the beautiful Riviera Beach
25 Marina Event Center located at 190 East 13th Street,

1 Rivera Beach. I added plus because attendees from
2 another ongoing event entered our event, and only out
3 of curiosity.

4 As one of the former County Commissioners who
5 helped fund the Marina Village, please let the record
6 show that I, Addie Greene, paid the non-resident event
7 fee, even though my publisher, Bettye Knighton, owner
8 of the Emerge Publishing, resides and is a resident of
9 the City of Riviera Beach.

10 I publicly praised the outstanding Marina
11 staff and the restaurant owner and staff for their
12 outstanding and courteous reception. Many were in
13 attendance for this first time event, but from their
14 experience with the people, such as Mr. Tito -- I think
15 I pronounced his name correctly -- they vowed to return
16 to one of the most beautiful waterfronts in Palm Beach
17 County.

18 Finally, when some of my invitees responded
19 to my RSVP, they still used the term Newcomb Hall
20 instead of the Marina Village. But once they arrived
21 and entered the beautiful Event Center, I am sure the
22 memory of Newcomb Hall is now finally erased.

23 And I'd like to end by saying after the
24 event, we entered the restaurant, and I was -- I'm very
25 pleased I'm here to see, because the first thing the

1 owner started apologizing for to my guests was that
2 wall. And the next time I take my -- I see him, I'm
3 going to say: Guess what? I saw how they're going to
4 be removing the wall. So I say thank you again.

5 CHAIR DAVIS JOHNSON: Thank you.

6 THE CLERK: Bonnie Larson.

7 COMMISSIONER MILLER-ANDERSON: Madam Chair,
8 can I say something right quick?

9 CHAIR DAVIS JOHNSON: Commissioner
10 Miller-Anderson, you're recognized.

11 COMMISSIONER MILLER-ANDERSON: Well, I did
12 want to thank Ms. Greene for coming. She, like I said
13 that night, she could have gone anywhere for her book
14 signing, but she chose -- she was adamant about coming
15 to the Marina, and so I'm glad she was able to do it.

16 And you know, she's being modest, but her
17 book has a lot of history in it, so if anyone has not
18 had an opportunity, I would suggest everyone try to
19 purchase one. It has a lot of -- and she has the
20 teacher theme going on too with the questions and
21 answers in there for everybody to make sure they get a
22 little quiz while they're doing the reading of the
23 book. So thank you.

24 CHAIR DAVIS JOHNSON: Well, I was out of
25 town, but I will get my book.

1 MS. GREENE: Thank you.

2 CHAIR DAVIS JOHNSON: Ms. Larson.

3 MS. LARSON: Mr. Davis is gone again.

4 CHAIR DAVIS JOHNSON: Ms. Larson.

5 MS. LARSON: Mr. Davis is gone.

6 CHAIR DAVIS JOHNSON: Ms. Larson.

7 MS. LARSON: Okay. Mr. Scott Evans, I talked
8 to you a couple months ago about some things on
9 Broadway which need to be cleaned up, and I saw you
10 write it down. They were right there on Silver Beach
11 and Broadway.

12 There's a telephone pole, and it's got some
13 signs on it, advertising whatever, we buy ugly homes or
14 something. Now, they've been there, so whomever you
15 told to do these three things didn't do them. The
16 signs are on -- they're not on the Lake Park side;
17 they're on the Rivera Beach side. And now they're
18 falling down, so it looks even worse.

19 The vegetation on Blue Heron and Avenue F
20 where they're going to put in that new sub place,
21 that's still sitting there.

22 And the BB&T building, it still looks like a
23 construction site. There's yellow tape around it as we
24 speak, and the whole side looks like -- this is people
25 come to the city and they want to go to the CRA, they

1 want to see what's happening in the city, and they look
2 at that: Are they having financial troubles or
3 something? Why haven't they fixed that building?
4 That's where people come to invest in the city, and
5 they see a building which looks like it's, you know,
6 been through a world war.

7 We have a lot of slum landlords on Broadway,
8 and I think if you put a little pressure on Code, they
9 would do it. This wouldn't cost us anything. Those
10 previous trailer parks, there's dead trees there.
11 They're just laying there. The weeds are knee high. A
12 couple trailer parks that used to exist, their property
13 is just awful, and that's what people see.

14 I haven't seen the Clean and Safe people.
15 They used to do Broadway, but I haven't seen them in a
16 long time. Are they all down at the Marina now, and if
17 so, we need to switch over that cost to the City.

18 But there's a lot of trash on Broadway. And
19 even on that nice green space there on the corner of
20 Blue Heron and Broadway, trash there every day.

21 Oh, outside that new Dollar Store which is
22 near Silver Beach, trash can's been overflowing for
23 probably two weeks. Again, who's responsibility is
24 that? Is that us not doing it, or is that the Dollar
25 Store not doing it? Someone needs to clean that up.

1 We just look so trashy when you come from
2 Lake Park into Riviera Beach. You can tell. I hear
3 people say it all the time: You can tell when you're
4 in Rivera Beach.

5 How much has been set aside for the Avenue E
6 renovation? That was supposed to have been done years
7 ago. It seems like at a previous meeting we mentioned
8 22,000, which is not going to cover anything. That
9 was -- we had consultants in there years ago, and I
10 think this was for a consultant fee or something. But
11 how much is in the budget for redoing Avenue E, because
12 that, again, is right off Broadway, and it is a dump, a
13 dump.

14 Oh, item number II, I forgot to mention.
15 We're talking about here authorizing change orders up
16 to nine percent; total contract value shall not exceed
17 \$282,000, except for authorized change orders. So
18 first of all, we're putting a limit on it, and then
19 we're saying, well, if it's authorized, we can make it
20 even more. So we need to be very consistent with this,
21 because one statement conflicts with the other, says
22 exactly the opposite as the previous statement.

23 So let's clean up Broadway. And what's
24 happening with Clean and Safe? Slum landlords, let's
25 get rid of them. Thank you.

1 THE CLERK: Willis Williams.

2 MR. WILLIAMS: Good evening, Rivera Beach.

3 Willis Williams, Rivera Beach.

4 It's a pleasure to see Mrs. Greene in the
5 audience again. I haven't seen her in a while.

6 First of all, let me say thanks to the
7 Commission for taking the initiative of allowing staff
8 to purchase the building there on Broadway. It's such
9 an eyesore. And again, I commend staff for taking the
10 initiative to do such an excellent job. It has been an
11 eyesore for quite some time, and that building will at
12 least take some of the burden off the taxpayers when it
13 comes to rent at the BB&T building. So again, thanks
14 to you, and you did a great job, the entire staff.

15 Again, I'd like to thank staff and the
16 Commission for allowing me to complete my inspection.
17 On the last week it has been done, so we are done and
18 completed. I will be back again, as I said before,
19 with the intent of working with staff and the
20 Commission on the Council side for a permanent location
21 at that site, because it has been a bother. And I
22 think the intent was already -- has been proven, and
23 we're working with the staff right now to get that
24 corrected. So I appreciate that again.

25 The light on 22nd Street and Broadway, which

1 was supposed to be moved from the area that's going
2 into Mr. -- I think that belongs to -- not Viking, but
3 the other developer. It's a lot of work going on on
4 that corner now. They're doing a lot of construction
5 coming out of 22nd Street or 22nd Avenue, one of them,
6 and they're doing -- I mean they're tapping into our
7 fire hydrant.

8 There's a lot of construction going back in
9 there, because I leave there every morning going to
10 work. So I want to know when is that light going to be
11 taken down and put on 22nd Street so that congestion
12 will be alleviated. That would be great, to see that
13 done.

14 You know, I don't agree with Mrs. Larson on a
15 lot of things, but Broadway has to be cleaned up. I
16 have seen myself on that garbage can at -- behind the
17 Dollar Store. In fact, Mr. Milton Pierre called me
18 just last night and said he called the City side about
19 that garbage can three weeks ago. And I used to see
20 the City picking up. I don't know whose responsibility
21 it is, but someone needs to take that initiative and
22 get it done. And just wish that we move as swiftly as
23 we can to correct those problems. Thank you.

24 THE CLERK: Delcia Brooks.

25 MS. BROOKS: Good evening, everyone --

1 CHAIR DAVIS JOHNSON: Good evening.

2 MS. BROOKS: -- Chair, Scott. And my name is
3 Delcia Brooks, and I am from Loxahatchee.

4 And in reference to the building on Broadway
5 and Blue Heron, I actually did a tour of that building
6 three years ago, and that building is infested with
7 mold. The whole A/C system needs to be replaced. So I
8 don't know if anyone took a look at it. At that time
9 they were asking \$1.4 million, and I understand it's
10 what now, two something?

11 So I think you need to inspect the building
12 before you do an offer, because the building possibly
13 needs to be demolished because it's completely filled
14 with mold. So I just wanted to make that comment and
15 make you guys aware of it. So that's about it for me.

16 CHAIR DAVIS JOHNSON: Thank you.

17 MS. BROOKS: Thank you.

18 INTERIM EXECUTIVE DIRECTOR EVANS: We will do
19 detailed inspections, including mold, and we do expect
20 to find that condition. Anytime you have a building
21 with no A/C and it's just -- it will tend to do that.
22 And our approach to the project is a complete
23 rebuild-out of the interior. So we wouldn't only be
24 looking to do a structural inspection and make sure
25 that that mold -- if there's anything dangerous in

1 there, we will identify it and bring it to the Board's
2 attention.

3 VICE CHAIR HUBBARD: Madam.

4 CHAIR DAVIS JOHNSON: Vice Chair.

5 VICE CHAIR HUBBARD: So will we include a --
6 the mold remediation prior to you closing? I mean not
7 the remediation of the mold, but the mold inspection so
8 that you might be able to see how extensive it is and
9 so you can see what it would take to remediate the mold
10 problem if there -- and to see how substantial it is.

11 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we
12 will have complete inspections before we close on the
13 property.

14 MR. HAYGOOD: In fact, we will have complete
15 inspections before we even commit to the project. We
16 have a 36 day period in which we do inspections. If,
17 in fact, inspections do not comply with what we expect
18 them to be, then we can terminate the contract without
19 any liability.

20 CHAIR DAVIS JOHNSON: Thank you, sir. Are
21 there any other questions regarding --

22 COMMISSIONER MILLER-ANDERSON: Now, is he
23 going to answer some of the questions from the public?
24 There was a couple, I think, that they asked about.

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

1 an answer for the light, when the light will go up, any
2 information?

3 INTERIM EXECUTIVE DIRECTOR EVANS: The light
4 is not proposed -- the existing light at 20th Street
5 will remain, but a new light will be installed at 22nd
6 Street. I don't have an update on what the date of
7 that would be. I do know that they're looking at FDOT
8 permits at this time, but I don't have an updated
9 schedule for that.

10 And we will certainly do additional garbage
11 cleanup along Broadway. And in fact, in our Budget
12 Workshop tonight we will be presenting on expanding the
13 Clean and Safe program to increase our ability and our
14 pickup and our improvements that we're trying to make
15 both in our neighborhoods and along our corridors.

16 CHAIR DAVIS JOHNSON: Thank you, sir.

17 Report of the Executive Director.

18 INTERIM EXECUTIVE DIRECTOR EVANS: I would
19 just like to remind everyone that at Bicentennial Park
20 this Saturday evening we'll be featuring Cinema in the
21 Park, and the movie will be Blank Panther. And we're
22 encouraging everyone who comes to dress up in Wakanda
23 attire. There will be prizes. We'll have food trucks
24 there, bounce houses. And so we're really looking to
25 get a large turnout for the residents, and we're hoping

1 it will be a great evening.

2 CHAIR DAVIS JOHNSON: So are we going back
3 into the park, or will we be upstairs?

4 INTERIM EXECUTIVE DIRECTOR EVANS: This event
5 will be in the park.

6 CHAIR DAVIS JOHNSON: In the park, okay.
7 Does that conclude your comments?

8 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, Madam
9 Chair.

10 CHAIR DAVIS JOHNSON: The 25th, correct?

11 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. It
12 is --

13 CHAIR DAVIS JOHNSON: August 25th.

14 INTERIM EXECUTIVE DIRECTOR EVANS: -- August
15 25th. It starts at 6 p.m. And we'll have food trucks
16 there and bounce houses, and of course, popcorn and
17 sodas.

18 CHAIR DAVIS JOHNSON: Report of the general
19 counsel.

20 MR. HAYGOOD: No, I have none.

21 CHAIR DAVIS JOHNSON: Comments from the
22 Board, starting with Mr. Davis.

23 COMMISSIONER DAVIS: (Shakes head.)

24 CHAIR DAVIS JOHNSON: No comments?

25 Commissioner Miller-Anderson.

1 COMMISSIONER MILLER-ANDERSON: No.

2 CHAIR DAVIS JOHNSON: Vice Chair Hubbard.

3 VICE CHAIR HUBBARD: No.

4 CHAIR DAVIS JOHNSON: Commissioner Botel.

5 COMMISSIONER BOTEL: Nothing for me at this
6 time, thank you.

7 CHAIR DAVIS JOHNSON: I don't know what she
8 said. What did she say? Okay.

9 No comment from me. There being no further
10 business, we stand adjourned. We will recess for five
11 minutes and return for the CRA Budget Workshop.

12 (Whereupon, at 7:13 p.m., the proceedings
13 were concluded.)

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ADJOURNMENT

The CRA Regular Meeting was adjourned at 7:20 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