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Riviera Beach Community Redevelopment Budget Workshop

Riviera Beach City Hall Council Chambers

600 West Blue Heron Boulevard

Riviera Beach, Florida

Wednesday, August 22, 2018

7:23 p.m. to 8:18 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

1 BE IT REMEMBERED that the following Community
2 Redevelopment Agency Budget Workshop was had at Riviera
3 Beach City Hall Council Chambers, 600 West Blue Heron
4 Boulevard, Riviera Beach, Florida, on Wednesday, August
5 22, 2018, beginning at 7:23 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 Budget Workshop of August 22nd to order.

11 Madam Clerk, roll call, please.

12 THE CLERK: Commissioner Botel.

13 COMMISSIONER BOTEL: Here.

14 THE CLERK: Commissioner Davis.

15 (No response.)

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: Yes, here.

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

25 CHAIR DAVIS JOHNSON: Thank you. We will

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

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

5 CHAIR DAVIS JOHNSON: Thank you.

6 Mr. Executive Director.

7 INTERIM EXECUTIVE DIRECTOR EVANS: Thank you.

8 We're just having a couple of technical problems, so
9 I'm going to give the presentation from here.

10 Thank you, Madam Chair and members of the
11 Board. This is our third budget workshop. Tonight the
12 agenda for our workshop is I will begin with an
13 overview of administration, followed by a presentation
14 on our Clean and Safe program and what we propose for
15 the coming year. Ms. Annetta Jenkins, our Director,
16 will follow Neimah Spence with an update on our housing
17 and our Neighborhood Services and the economic programs
18 that we -- we had some really successful new ones we
19 launched in this year, and we'd like to continue some
20 of them in the coming year.

21 So to begin, the CRA's revenue went up
22 approximately about one percent this year, and so we
23 have a new annual revenue of about 8.53 million.

24 And the administration portion of the budget
25 remains substantially unchanged from the previous year.

1 These include the costs that run the CRA office, they
2 include training, travel, administrative salaries,
3 office expenses like rent, computers, servers, our IT,
4 for example. So the administration portion of the
5 budget is largely unchanged from the previous year.

6 Moving to our salary structure, the
7 comparison of our -- this is our -- I'm sorry.

8 This is our staffing chart. And above our
9 proposed chart for 2019 we're proposing to add one new
10 position to administration, and this would be a
11 position for Senior Planner/Project Manager. We
12 believe that this new position is critical and needed
13 to assist us with our agenda for the coming year.

14 (Whereupon, Commissioner Davis took his seat
15 on the dais.)

16 The agenda includes taking the lead on new
17 land use and zoning regulations to be implemented along
18 the Broadway corridor and in other target (inaudible
19 due to coughing in audience). And we'd like to develop
20 these regulations, and we'll work directly with the
21 City, but they currently are struggling with staffing
22 issues. And we'd like to be able to develop these
23 zoning regulations ourselves and bring them forward,
24 and so that's why, one of the reasons we need the new
25 position.

1 This coming year we're also proposing to
2 update our CRA Plan --

3 CHAIR DAVIS JOHNSON: Mr. Evans, one moment.
4 Let the record reflect that Commission Davis
5 is now on the dais.

6 Please continue.

7 INTERIM EXECUTIVE DIRECTOR EVANS: -- update
8 our CRA Plan, including exploring several new areas for
9 CRA boundary expansion. We are also proposing to
10 implement a new Signage Facade Enhancement program
11 throughout our corridors and to develop new zoning
12 regulations as we negotiate for the next phase of the
13 Marina Village development. And we know that we need
14 to update both the Comprehensive Plan, land use and our
15 zoning guidelines for the future development that we
16 hope to bring.

17 Additional staff change, which we will
18 elaborate later on under our Clean and Safe program is
19 we're adding three new additional full-time positions
20 to enhance our involvement, our visibility, our work
21 cleaning up within our neighborhoods and along our
22 corridors.

23 This next screen shows a comparison of our
24 staff from the existing year to the proposed year.
25 Under the administration, it shows the one new position

1 of Senior Planner/Project Manager and the three
2 additional new positions under the Clean and Safe
3 program, which would bring our, this year, our current
4 full-time equivalent -- because our Clean and Safe
5 program employs a variety of part-time and full-time
6 employees -- would go from 26.5 to 30.5. So that's an
7 increase of four new positions.

8 Additional change that I would like to
9 propose for the Board is we did an analysis, and our
10 Operations Manager has had additional duties, and
11 they've been expanded to include both Marina operations
12 and our HR and our administration. And in order to
13 match the other positions that we have in the agency,
14 we would propose a title change from Operations Manager
15 to Director of Administration.

16 And again, that includes HR duties, which
17 have expanded. The HR duties, ones for the CRA were --
18 we had a staff of about seven employees. We are now
19 approaching up to 30 employees, so it's a significant
20 increase to the duties that we've experienced in the
21 last couple of years, as well as we're now operating a
22 customer service perspective. That position is over
23 that at the Marina.

24 Next I would like to introduce Mr. Neimah
25 Spence, and he'll go over the proposal for our

1 operations for Clean and Safe next year.

2 CHAIR DAVIS JOHNSON: Were there any
3 questions for Mr. Evans on the administrative side?
4 Okay.

5 MR. SPENCE: Good evening, Madam Chair, Board
6 members. My name is Neimah Spence. I'm Operations
7 Manager for the Riviera Beach CRA's Clean and Safe
8 program.

9 This evening's presentation is an overview of
10 the Clean and Safe program, some of our key
11 accomplishments and our safety initiatives.

12 A little about the Clean and Safe program.
13 The Clean and Safe program is committed to providing a
14 Clean and Safe environment to all who live, work and
15 play in the City of Riviera Beach. Our primary job is
16 to help change the perception through cleaning up the
17 CRA district and creating a warm and welcoming
18 atmosphere throughout the CRA district.

19 The Clean and Safe Ambassador Program
20 consists of 15.5 FTE Ambassador employees and two FTE
21 management staff who are responsible for the CRA
22 district.

23 The Clean and Safe areas of operation are the
24 Ocean Mall and expanded CRA boundaries on Singer
25 Island, along with our Broadway corridor, which is 11th

1 Street to Silver Beach Road, also Blue Heron corridor,
2 which is President Barack Obama Highway east to North
3 Ocean Avenue, our 13th Street corridor from the Marina,
4 west to President Barack Obama Highway, also our Avenue
5 E corridor, which is 11th Street to Blue Heron
6 Boulevard.

7 We also have most of Rivera Beach Heights
8 between 6th Street and 10th Street, going north to
9 south in between President Barack Obama Highway, to the
10 western boundary line of Riviera Beach Heights going
11 east to west, and also the Marina Village.

12 Because of the size of the CRA district, it
13 was divided into two components. We have our Marina
14 Operations and Our Neighborhood Services Operations.

15 Our Ambassadors at the Marina Village
16 operation are responsible to pick up trash in the
17 Marina Village and overflow parking lots. Also, during
18 events we're responsible for parking management.
19 Events at the promenade and Bicentennial Park, our
20 Ambassadors will set up and break down for these
21 events. Also, they will conduct pre and post
22 inspection with the clients.

23 The restrooms outside will be cleaned at
24 least three times a day and during all of our events.
25 We also will assist the businesses at the kiosk that is

1 located near the Kids' Splash Park on the beach area.

2 We provide homeless assistance, if needed,
3 and also we have a shuttle service. During major
4 events, holidays and on some of the busy weekends, we
5 will utilize our shuttle. We have our Walking Buddy
6 system that we implemented in the Marina Village, and
7 as we go on, I'll explain a little more about the
8 Walking Buddy service.

9 COMMISSIONER MILLER-ANDERSON: Madam Chair.

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

12 COMMISSIONER MILLER-ANDERSON: The kiosk
13 business assistance, you said it's over by the Splash
14 Park? What exactly is that?

15 MR. SPENCE: Yes, you have our Kids' Splash
16 Park. In the beach area we have four kiosks down there
17 where they have the paddle boards, they rent out jet
18 skis --

19 COMMISSIONER MILLER-ANDERSON: Okay. I'm
20 thinking --

21 MR. SPENCE: -- in that area.

22 CHAIR DAVIS JOHNSON: You're thinking kiosk
23 and --

24 COMMISSIONER MILLER-ANDERSON: Yes, yes.

25 CHAIR DAVIS JOHNSON: -- structure --

1 COMMISSIONER MILLER-ANDERSON: Right, right.

2 MR. SPENCE: No, I'm sorry.

3 COMMISSIONER MILLER-ANDERSON: Okay, okay.

4 MR. SPENCE: We have businesses down there.

5 COMMISSIONER MILLER-ANDERSON: Okay, I
6 gotcha, okay.

7 MR. SPENCE: Okay, sorry about that.

8 And our Event Center Ambassadors provide
9 concierge service. We also set up and break down for
10 events, audio-visual assistant and pre-event setup.
11 Our Ambassadors conduct pre and post inspections with
12 our clients. We're charged with daily Event Center
13 cleaning, and also the restrooms in the Event Center we
14 clean four times a day and during events.

15 Our Clean and Safe Neighborhood Operations,
16 which is our Broadway, Blue Heron, 13th Street, Riviera
17 Beach Heights area, we're proposing for our Ambassadors
18 to continue to sweep all sidewalks using our sidewalk
19 sweeper. If you look at your last part picture, that's
20 our sidewalk sweeper, and we utilize that to clean all
21 our sidewalks.

22 We pressure clean our sidewalks. Also, we
23 pressure clean the flat bridge at least twice a week
24 and the Community Garden when needed. We pick up
25 litter on all our major thoroughfares and we provide

1 assistance to businesses that are having issues with
2 homeless and panhandlers.

3 VICE CHAIR HUBBARD: Madam Chair.

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

6 VICE CHAIR HUBBARD: What kind of assistance
7 do you provide to businesses that are having issues
8 with homelessness and panhandling?

9 MR. SPENCE: Well, what we do, all of our
10 Ambassadors have literature for resources that's
11 provided by the County or the City of Riviera Beach.
12 If we get a call from a business owner about someone
13 panhandling in the area, we'll make contact with the
14 business, we'll get a description, we'll speak with the
15 individual, ask them, you know, to go ahead and move
16 along. If they do not decide to move along, they will
17 call the Riviera Beach Police Department.

18 VICE CHAIR HUBBARD: Okay, so you're not
19 harassing the homeless people.

20 MR. SPENCE: No, we're not harassing. We
21 give them information and services.

22 VICE CHAIR HUBBARD: Thank you.

23 MR. SPENCE: Our Singer Island Ocean Mall.
24 Our Ambassadors are charged with trash and litter
25 pickup within the CRA boundaries on Singer Island. We

1 provide parking assistance during weekends, holidays,
2 summer months and when special events are occurring.

3 We provide assistance to businesses that are
4 having an issue with our homeless and panhandlers.

5 Also, we have our Walking Buddy service, which includes
6 visitor escorts to their vehicle, calling for taxi,
7 Uber and Lyft services, and assistance with vehicle
8 jump and flat tires.

9 And also part of the Clean and Safe program
10 is our safety initiative. We develop a Neighborhood
11 Watch Program. And the purpose is to create a
12 neighborhood crime prevention program that will help
13 enlist the participation of all of our residents in the
14 CRA district. We'll partner with the Riviera Beach
15 Police Department, who attend our meetings just in case
16 there are questions about crime in the area.

17 Our goals are to reduce crime, solve
18 neighborhood problems, improve the quality of life in
19 our community. Our Neighborhood Watch is active in the
20 Riviera Beach Heights and Park Manor areas. Also, we
21 have our Neighborhood Watch expansion which is on the
22 way in all CRA neighborhoods north of 20th Street to
23 Silver Beach Road, and east and west from Lake Shore
24 Drive to Avenue G.

25 We also have a Business Watch program, and

1 the purpose of the Business Watch program is to
2 actively reduce crime through business communication
3 and education. Our objective is to address business
4 issues within the CRA and business district. We want
5 to build a partnership and communication between police
6 and businesses.

7 We established our E-Watch program between
8 all businesses, the Clean and Safe and the Police
9 Department. An example of how our E-Watch program
10 works, we have all our members on e-mail, and if we
11 have, for instance, individuals passing out counterfeit
12 money, we'll be able to send an e-mail blast to all of
13 the businesses to be on the lookout for any type of
14 illegal or suspect activities.

15 The goals of the Business Watch is to have
16 all businesses, large and small, within the CRA to
17 become active participants. We hold our meeting
18 bimonthly, and all our members have our Business Watch
19 logo that they can put on their windows.

20 We're in our second phase of our SmartWater
21 distribution. Our Ambassadors posted SmartWater and
22 Neighborhood Watch signs at every entrance leading into
23 our expanded area. The Ambassadors have passed out 280
24 units of SmartWater by going door to door, speaking
25 with the residents, assisting them in filling out the

1 registration form, giving them information about what
2 is SmartWater and how is it being used. We also give
3 them a sign that they can put in their front yard.
4 Like the signs of the ADT, you can put it in your front
5 yard that say we're protected by SmartWater.

6 Our Clean and Safe statistic update,
7 statistics for this fiscal year: We had 474 events at
8 the Event Center this year, 29 special events,
9 including a health fair, a kids' fun day and our huge
10 4th of July celebration.

11 Ambassadors cleaned 150 blocks using our
12 sidewalk sweeper and pressure washed over 100 blocks,
13 including the Blue Heron flat bridge, our Community
14 Garden, Bicentennial Kids' Splash Park, the Event
15 Center at our Gulfstream Terrace, the promenade and
16 other areas within the CRA.

17 Our Ambassadors collected 943 bags of trash
18 that weigh 30 pounds per bag that equated to 28,290
19 pounds of trash.

20 We had 903 requests for information and
21 customer service, and also we made 3,201 business
22 contacts.

23 Part of our proposed changes to the Clean and
24 Safe program. As you may know, we're coming up to our
25 fifth year of operation for this award winning program.

1 It is well received by the businesses and the residents
2 as a whole.

3 To assist us in delivering better customer
4 service and to create a more impactful presence, we're
5 expanding our neighborhood base services. We would now
6 deploy a Neighborhood Service team, a Broadway and Blue
7 Heron team and a Singer Island team to do landscaping,
8 litter pickup, our sidewalk sweeping using our machine,
9 pressure washing and our neighborhood community
10 outreach service.

11 Our clean team Ambassador would also be
12 responsible for keeping the grass and the hedges cut
13 and trimmed on all CRA owned properties.

14 We are proposing to hire a new staff source
15 to provide wider coverage. We would then be -- we
16 would then have discrete services at the Marina Village
17 with an event operations team, a day porter team and a
18 Marina Village team to assist with porter services to
19 set up, break down at the Event Center and customer
20 service activities. We will use additional overnight
21 porter cleaning service to provide support for the
22 Marina Village.

23 Our Clean and Safe operations will be divided
24 into a neighborhood operations portfolio and a Marina
25 Village operations portfolio. Our budgetary impact is

1 not to exceed 100,000. And here's a list of our budget
2 summary table.

3 If anyone has any questions, I'll be willing
4 to answer now.

5 CHAIR DAVIS JOHNSON: Are there any questions
6 for Mr. Spence?

7 COMMISSIONER MILLER-ANDERSON: Yes, Madam
8 Chair.

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

11 COMMISSIONER MILLER-ANDERSON: For the
12 SmartWater, you may have said it, but we're providing
13 those to homes even outside of the CRA?

14 MR. SPENCE: No, we're right inside of the
15 CRA right now, and as we expand, we'll be able to
16 deploy more.

17 COMMISSIONER MILLER-ANDERSON: I don't live
18 in a CRA area, but they were coming to the homes and
19 delivering some. Maybe they were just kind of getting
20 close? Wait a minute, let me think. Am I --

21 MS. JENKINS: If I may, Commissioner, there
22 are some streets within the CRA where it's logical
23 where to complete the street going to the west or the
24 neighborhood to the west, we made a decision to provide
25 SmartWater to those. And the CDC provided grant money

1 to pay for those extra SmartWater kits.

2 COMMISSIONER MILLER-ANDERSON: Okay, so
3 some --

4 MS. JENKINS: So that's where you probably
5 have experienced a few homes to get them. When we did
6 all the marketing and the outreach and just the way it
7 was deployed, it was just more economical trying to
8 keep neighborhoods whole, you know, with the streets.
9 So we calculated which of those that were, and the CDC
10 provided money that was non-CRA dollars to pay for
11 those kits.

12 COMMISSIONER MILLER-ANDERSON: Okay, yes.
13 Okay, thank you.

14 VICE CHAIR HUBBARD: Madam Chair.

15 CHAIR DAVIS JOHNSON: Vice Chair Hubbard,
16 you're recognized.

17 VICE CHAIR HUBBARD: It was mentioned that
18 the Clean and Safe program extended from Barack Obama
19 Highway to -- for the western portion, but the western
20 boundary was Barack Obama Highway?

21 MR. SPENCE: We go from at the Rivera Beach
22 Heights area, from President Barack Obama Highway until
23 Australian. That's as far west as we go as of now,
24 until we either expand the boundaries.

25 VICE CHAIR HUBBARD: And how far north do you

1 go?

2 MR. SPENCE: We're going from 10th Street
3 down to 6th Street.

4 VICE CHAIR HUBBARD: From 10th to 6th.

5 MR. SPENCE: Yes, ma'am.

6 CHAIR DAVIS JOHNSON: That's south.

7 MR. SPENCE: I'm sorry. North is 10th Street
8 and south to 6th Street.

9 VICE CHAIR HUBBARD: Okay. I have the
10 SmartWater question too. Okay, well, thank you.

11 CHAIR DAVIS JOHNSON: Are there any other
12 questions?

13 VICE CHAIR HUBBARD: I have one more.

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

16 VICE CHAIR HUBBARD: These teams will be made
17 up of new employees or just through an expansion of the
18 Clean and Safe employees?

19 MR. SPENCE: It's going to be a combination
20 of both. What we're doing, we're lining up our
21 experienced employees to go into where they're more
22 suited for in the Clean and Safe area. So we'll be
23 using our employees that has a lot of experience, and
24 there will be a combination of both.

25 VICE CHAIR HUBBARD: And the kiosk that you

1 mentioned down at the -- near the fountain area and the
2 Bicentennial Park, do we have any local business owners
3 that are owners of the kiosk?

4 MR. SPENCE: I can check on that. I'm not
5 quite sure.

6 VICE CHAIR HUBBARD: What businesses do we
7 have down there? I know you mentioned the paddle; the
8 paddle boat you mentioned.

9 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we
10 have two vendors who offer different types of kayaking.
11 One is Blue Water; another one is Get Wet. We have a
12 parasailing company that operates from there.

13 MR. SPENCE: And the kayaks, where they use
14 the kayaks.

15 INTERIM EXECUTIVE DIRECTOR EVANS: And the
16 jet ski and power boat rental.

17 VICE CHAIR HUBBARD: Is that the jet ski
18 company that was under the bridge right there --

19 INTERIM EXECUTIVE DIRECTOR EVANS: I
20 believe --

21 VICE CHAIR HUBBARD: -- at Blue Heron and
22 Broadway?

23 INTERIM EXECUTIVE DIRECTOR EVANS: Get Wet is
24 one of the companies. They offer jet skis, I believe,
25 as well as Blue Water, who does the power boats. Both

1 of those -- Get Wet has a second office on Blue Heron
2 Boulevard, just on the west side of the Blue Heron
3 bridge.

4 VICE CHAIR HUBBARD: Okay. I wanted to ask
5 you two things. One, the businesses that have those
6 parking spots back there where we park, what businesses
7 are those?

8 INTERIM EXECUTIVE DIRECTOR EVANS: Those are
9 the kiosks. The four kiosks on the beach, each one of
10 them has one parking space.

11 VICE CHAIR HUBBARD: Okay. There was another
12 question that I wanted to ask you. Okay, that is it
13 for now. It will come to me, and I'll bring it up when
14 it comes to me. Thank you.

15 MS. JENKINS: Good evening, Commissioners.
16 Annetta Jenkins, Director of Neighborhood Services.

17 And I'll start off by talking about our
18 proposed residential programs. I always talk about
19 tool kits, having various tools to address issues or
20 challenges in our neighborhoods. And for this year we
21 want to continue programs that we introduced in the
22 past fiscal year, our First Time Home Buyer/Workforce
23 program, our Workforce Rent to Own program, continuing
24 our Single Family Housing Beautification program,
25 expanding on the Renaissance program, and our House by

1 House program.

2 In this coming year you'll see, hopefully,
3 projects coming forth that embrace mixed use
4 development and infill development. Our strategies to
5 deploy our residential resources will look at our
6 neighborhoods. Riviera Beach Heights, Inlet City,
7 major portions of Park Manor will be priority focus
8 areas. These are distressed, low income neighborhoods
9 that are located within the community redevelopment
10 area.

11 And just to point something out if you're not
12 familiar, the U.S. Treasury and the Florida Governor's
13 Office recently declared census tracts in those
14 neighborhoods, notably census tract 1403, 1404 and
15 1302, Opportunity Zone areas which are ripe for
16 reinvestment. And with this designation, we're hoping
17 that there will be financial tools created in the
18 private and public sector that we can bring to bear in
19 these neighborhoods.

20 VICE CHAIR HUBBARD: Question, Madam Chair.

21 MS. JENKINS: Yes.

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

24 VICE CHAIR HUBBARD: Those particular census
25 tracts, what are the particular areas?

1 MS. JENKINS: It's primarily Riviera Beach
2 Heights.

3 VICE CHAIR HUBBARD: All of those census
4 tracts are in Riviera Beach Heights?

5 MS. JENKINS: Yes. One of them, and I'd have
6 to look at the map, a portion is -- it has a small
7 portion of Park Manor, and I think it crosses Blue
8 Heron Boulevard, a small portion. There are other
9 census tracts that might have qualified for this
10 designation, but they were not chosen. Only a portion
11 of our challenged neighborhoods and census tracts were
12 accepted by the State and presented to Treasury.

13 VICE CHAIR HUBBARD: Okay. Can you send me
14 the particular boundary for the Opportunity Zone?

15 MS. JENKINS: I sure can.

16 CHAIR DAVIS JOHNSON: Send it to all members,
17 please.

18 MS. JENKINS: I'm sorry?

19 CHAIR DAVIS JOHNSON: Send it to all members,
20 please.

21 MS. JENKINS: I sure will.

22 Whoops, what did I just do? Okay.

23 Additional strategies will be an effort to
24 avoid further decline in our neighborhoods, and the
25 agency has implemented programs which you all approved

1 a year or so ago for homeowners, multifamily property
2 owners and business owners in rehabilitating distressed
3 and vacant properties.

4 This past year, for instance, we had our
5 successful Commercial Grant program. We'll be
6 continuing our Housing Beautification program,
7 et cetera. We think that these proposed programs will
8 improve stability in a neighborhood, and that it will
9 help to incentivize and foster revitalization that, of
10 course, will lead to an improved quality of life for
11 our residents.

12 Just to show you the proposed budget for
13 those programs, in the First Time Home Buyer/Workforce
14 program, we are budgeting \$500,000; for the Rent to Own
15 program, 250,000; for our House Beautification program,
16 400,000; for the Renaissance program, 1.3 million. And
17 you see the little notation there for the 1.3 million.
18 We will be asking for that amount if we have the funds
19 coming forward as a result of future financing through
20 the CRA. And our House by House program, \$50,000, for
21 a total of 2,500,000.

22 And what would this get us? Under the First
23 Time Home Buyer/Workforce program we think we'd be able
24 to assist 12 homeowners. Under the Rent to Own, we'd
25 be able to assist two families. Under Housing

1 Beautification, we'd be able to do 25 rehabs and ten
2 beautification projects. And in the Renaissance
3 program, we'd be able to acquire various lots or
4 derelict properties throughout the CRA. And under
5 House by House, we'd be able to assist 15 homes with
6 painting and landscaping, which we have a tremendous,
7 tremendous request for.

8 COMMISSIONER MILLER-ANDERSON: Madam Chair.

9 MS. JENKINS: Yes.

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

12 COMMISSIONER MILLER-ANDERSON: For the House
13 Beautification, what is the criterion and selection
14 process for that one?

15 MS. JENKINS: It is open to any homeowner
16 within the CRA. The dollars are currently available
17 for exterior repairs, your driveway, your roof,
18 windows, hardening for environmental resources,
19 landscaping. People are eligible for up to \$20,000.
20 It is not an income requirement. You know, you could
21 have any income. And there is a preference for health
22 and safety code violations in terms of receiving the
23 money.

24 COMMISSIONER MILLER-ANDERSON: So what is the
25 selection criteria, just --

1 MS. JENKINS: First come, first served.

2 COMMISSIONER MILLER-ANDERSON: And --

3 MS. JENKINS: We are now --

4 COMMISSIONER MILLER-ANDERSON: -- how are we
5 advertising that?

6 MS. JENKINS: We did a major rollout last
7 fall, almost a year ago, and we have a rolling
8 application. Whenever we have community events, we
9 always promote the program. Applications are
10 available. We receive referrals from Code Enforcement
11 and from Community Development.

12 COMMISSIONER MILLER-ANDERSON: Are we
13 advertising it on TV 18 or the City's website for them
14 to have a link to go to the CRA's website to be able to
15 find it, or --

16 MS. JENKINS: I'm not sure if there is
17 currently a link, but we have had fliers and links to
18 the CRA's website. I'd have to check and see if
19 there's a current link on the City's website. But
20 that's something we can make available.

21 INTERIM EXECUTIVE DIRECTOR EVANS: And we
22 haven't done anything recently on Channel 18, so we
23 will.

24 COMMISSIONER MILLER-ANDERSON: Okay, thank
25 you.

1 COMMISSIONER DAVIS: Madam Chair.

2 CHAIR DAVIS JOHNSON: Commissioner Davis,
3 you're recognized.

4 COMMISSIONER DAVIS: Ms. Jenkins. I have one
5 question for Ms. Jenkins and one for the Commission.

6 MS. JENKINS: Yes.

7 COMMISSIONER DAVIS: As it -- well, it's not
8 a question; it's more of a comment. I've seen our Code
9 Enforcement staff has been in the CRA building and been
10 very aggressive with sending referrals over. I want to
11 commend you guys for working well together with that
12 process. Now, I was very surprised to see a number of
13 folks actually coming through there from time to time.

14 As we look across the CRA, we have District 2
15 that will be benefitting from this. The Chair's
16 district will be benefitting from this as we address a
17 lot of the blight.

18 When we get on the City side, you know, the
19 CDC is still in position, but it can't fund anything
20 outside the CRA. But if we was to take, maybe consider
21 half of what the Housing Beautification is doing or the
22 400,000, making the City side to commit maybe \$200,000
23 from the City to assist with the Monroe Heights
24 community, we probably can do about 10 to 12 homes of
25 rehab work.

1 And so that's something to just kind of put
2 in the back of our mind as we close out this budget
3 process, because we can spend this money within the
4 CRA, but we would need a commitment from the City side
5 to spend any extra costs outside of the CRA.

6 But Monroe Heights can definitely benefit
7 from this. The other two districts already have some
8 funding going towards -- within the CRA, but the Monroe
9 Heights boundaries do not fall within -- nowhere near
10 the CRA. But just something to think about when we get
11 on the City side.

12 MS. JENKINS: Thank you for mentioning that,
13 Commissioner Davis. Just to refer back to the last
14 budget meeting, we did mention in our presentation that
15 we would like to request, and I think we asked for
16 300,000 on the City side to duplicate the same program
17 because of all of the calls and requests we receive for
18 service that we're not able to handle. Occasionally we
19 have the CDC get some grant dollars to do landscaping
20 and beautification, which we readily do, but there is a
21 great demand for the same sort of program on the City
22 side.

23 COMMISSIONER DAVIS: Absolutely.

24 MS. JENKINS: And since that meeting, we've
25 had a meeting with the City Manager, and we're just

1 waiting on direction on how we could move it forward in
2 this budget cycle.

3 Here are some of the partners that help us to
4 deliver our programs. We have an MOU with the Rivera
5 Beach Housing Authority. We work very well with the
6 City, with Palm Beach County, with our lending
7 community and with our local contractors and our local
8 realtors.

9 Moving on into Neighborhood Services --

10 CHAIR DAVIS JOHNSON: Before you go further,
11 when you talked about the rehabbing piece that
12 Commissioner Miller-Anderson was asking you about, some
13 of the components of that were akin to the Pace program
14 where you talked about windows and that kind of thing.
15 And have we taken that into consideration? And I know
16 that it's a totally different program, but I'm just
17 wondering if there is any connection at all to that
18 or --

19 MS. JENKINS: We've not rolled Pace into our
20 program. If I remember the requirements, the homeowner
21 has to apply, and the mortgage has to be in a certain
22 position, and for instance, you can't be upside down --

23 CHAIR DAVIS JOHNSON: Of course.

24 MS. JENKINS: -- and some other things. And
25 they're primarily for energy improvements. We maintain

1 a lot of information in our office, and where we can
2 make referrals or connections, we try to do that to the
3 best of our ability.

4 CHAIR DAVIS JOHNSON: I've just been, you
5 know, lately I've just been hearing --

6 MS. JENKINS: Yes.

7 CHAIR DAVIS JOHNSON: -- that and working
8 with residents on it, and so this is good to know. But
9 that's only within the confines of the CRA boundaries.
10 So thank you for that. I just wanted to know if you
11 were including Pace in your piece.

12 MS. JENKINS: Our programs under Neighborhood
13 Services include not only our housing initiatives that
14 we just talked about in detail, but also our Community
15 Garden program; you see House by House again; our Smart
16 Home program, which is being led by Clean and Safe;
17 support to Healthy Food, Healthy Living and CDC and our
18 Parks, Trails and Signs program.

19 COMMISSIONER MILLER-ANDERSON: Madam Chair.

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

22 COMMISSIONER MILLER-ANDERSON: The food bank
23 over -- Ms. Watson's food bank area --

24 MS. JENKINS: Yes.

25 COMMISSIONER MILLER-ANDERSON: -- what is the

1 status with that? Is that you or Scott?

2 MS. JENKINS: We're currently providing some
3 assistance to rightsize the site, you know.

4 COMMISSIONER MILLER-ANDERSON: To do what?

5 MS. JENKINS: To rightsize it. Doing some
6 cleanup, providing some capacity support and --

7 COMMISSIONER MILLER-ANDERSON: You said right
8 side?

9 MS. JENKINS: I said rightsizing. But trying
10 to get the program back --

11 CHAIR DAVIS JOHNSON: Clean it up if --

12 COMMISSIONER MILLER-ANDERSON: No, I get
13 that, but I just want to know the word. Spell it for
14 me.

15 MS. JENKINS: Right, r-i-g-h-t -- hyphen --

16 COMMISSIONER MILLER-ANDERSON: Sizing?

17 MS. JENKINS: -- s-i-z-i-n-g, rightsizing.

18 COMMISSIONER MILLER-ANDERSON: Rightsizing,
19 okay.

20 MS. JENKINS: I'm sorry, I have a cold, so I
21 might not be articulating as well as I can.

22 Doing some cleanup, providing some
23 operational support, trying to get it back to the
24 initial core mission of providing healthy food to
25 challenged residents. So we've been doing cleanup,

1 doing environmental -- we're in the midst of doing
2 environmental assessments, and we're going to continue
3 to work on a plan of action to get the property where
4 it needs to be.

5 COMMISSIONER MILLER-ANDERSON: So it's not
6 actively open at the moment?

7 MS. JENKINS: It is not open because we're
8 doing environmental assessments.

9 COMMISSIONER MILLER-ANDERSON: Okay. All
10 right, thanks.

11 MS. JENKINS: Our strategies to deploy our
12 neighborhood investments in this budget cycle, as you
13 heard on the Clean and Safe side and in the housing
14 section of this, we're increasing our staff and
15 financial resources so that we can more readily address
16 issues with code challenged properties. And I'd just
17 like to say that distressed properties in our
18 neighborhoods are our biggest challenge.

19 We have tremendous opportunity for infill
20 development, looking at vacant lots, looking at
21 properties that have had delayed maintenance of our
22 housing stock. And I know on the City side you all
23 have been providing a lot of attention and resources
24 for community beautification and also neighborhood
25 capacity building.

1 And there is a flier for our next community
2 outreach activity with the International Coastal
3 Cleanup where we will be focused on the Park Manor
4 neighborhood, doing litter pickup with our partners on
5 September 15th. So I'll take this opportunity to
6 invite you all out and the community to come and
7 volunteer to help us pick up litter.

8 Our tools for neighborhood investment are
9 outlined there with our proposed allocation of dollars,
10 and you see that there will be a total usage of
11 3,048,000, which is a slight increase on resources
12 deployed for our neighborhoods.

13 Our partners for Neighborhood Services are
14 outlined there. You know, lenders, Housing Authority,
15 our local contractor community, our realtors, the
16 School Board. And there are others who help us. Paint
17 Your Heart out is a great partner in our service
18 delivery.

19 So I'll stop there and see if there are any
20 questions, more questions about Neighborhood Services.

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

23 VICE CHAIR HUBBARD: You mentioned community
24 beautification on the City side. Mr. Evans, we
25 discussed it a little. I wanted to see had you talked

1 or discussed how you will be able to integrate the
2 campaign that we have going where we were filling in
3 the trash piles, was one of the things that we were
4 doing? And we have the signs that have been coming out
5 in groups. They say Keep Rivera Beach Clean, Keep
6 Riviera Beach Beautiful, trying to do away with some of
7 that illegal dumping that we find a lot back on 10th
8 and 11th Street and the areas where we had the last
9 cleanup there, a lot of trash piles there.

10 So we wanted -- we talked about the Clean and
11 Safe guys being able to help with those and get those
12 in places to try to stop a lot of the illegal dumping.
13 One of the things we did talk about with the Police
14 Department was about cameras in areas where there's
15 chronic dumping.

16 So I just would like to hear back from you as
17 to a, you know, a real committed idea of how they can
18 actually work to help us do some of the beautification
19 that we're trying to do. We're trying to clean up the
20 trash first and then do the, you know, beautification.
21 And those signs have really been working well on this
22 side.

23 INTERIM EXECUTIVE DIRECTOR EVANS: We will
24 certainly add new signs to our program. And part of
25 having the increased neighborhood visibility of our

1 Ambassadors is a lot of those sites where you have the
2 dumping, you need to be on it every day, watching it,
3 trying to identify who the problem individuals are,
4 because it really affects all the residents and the
5 homeowners when one lot in their property keeps -- an
6 adjacent property keeps getting a lot of trash drop.
7 So we'll make sure that we have the Ambassadors --

8 VICE CHAIR HUBBARD: They --

9 INTERIM EXECUTIVE DIRECTOR EVANS: --
10 identify the areas that are really a problem and then
11 do daily checks on them to try to keep it.

12 VICE CHAIR HUBBARD: The trash piles
13 themselves or where the vacant lot is you find that
14 they will just dump right on the edge because it's an
15 easy in and out. And nine out of ten times, it's not
16 the people in the community that's doing those. But
17 you can get with Public Works, or I can have them to
18 contact you about the signs that say, you know, no more
19 trash piles. They've quite aesthetically pleasing.

20 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

21 CHAIR DAVIS JOHNSON: Any other questions
22 for, at this time for Ms. Jenkins?

23 Please continue.

24 MS. JENKINS: Did someone -- I'm sorry.

25 And the last component of our portfolio is

1 concentrated on economic development. Our tools and
2 programs for economic development in the year we're
3 proposing is bringing back our successful Comerica
4 Small Business Resource Center and our JA Spark
5 program, which is our entrepreneurial financial
6 literacy program for teenagers.

7 What's coming up next is our Business
8 Workshop series. And I see a typo for our Business
9 Workshop. That will be in September. So you'll get
10 notices about the date in September.

11 And our winter break camp for JA Spark will
12 start on Monday, December 31st, at 8:30 a.m.

13 Some of the strategies there will be to
14 continue our framework which we think is critical to
15 successful revitalization of our city. We want to
16 reinforce, expand and support our local, existing and
17 emerging small businesses to make sure that our
18 residents participate in the growth that is coming and
19 that we're able to serve businesses that are here.

20 Our CRA will be focused on providing support,
21 education, leveraging and connection for our small
22 business community and our entrepreneurs and our
23 emerging entrepreneurs. We think that this is the
24 backbone of economic vitality in the CRA district. So
25 we'll be targeting and focusing on existing and

1 potential business operators who operate within the
2 city, with special emphasis in the CRA.

3 And our proposed budget is 21,000 allocated
4 for the Small Business Center and 15,000 for JA Spark,
5 with 36,000 proposed from the CRA.

6 And there is a picture of one of our classes
7 for our Small Business Resource Center. In this past
8 year we had a waiting list. We had 22 graduates, and
9 some of them -- I have to get a final count -- have
10 gone through the County certification program.

11 We have one entrepreneur that I'd just like
12 to mention that I'm so proud of her. We're seeing her
13 everywhere and trying to give her as much support, the
14 City Sweets. So if you have -- if you've not tried the
15 Italian ice, try that. But she did very well in our
16 Small Business Resource program.

17 There are our proposed partners who want to
18 go forward with us in this new year: Paragon, Junior
19 Achievement, the CDC, the City, the County. Comerica
20 Bank has given us another small grant to assist this.
21 And we're eagerly looking forward to the coming year.

22 So I'll stop there and see if there are any
23 questions or comments or suggestions for Neighborhood
24 Services.

25 CHAIR DAVIS JOHNSON: Anything, members of

1 the Commission?

2 Please continue.

3 MS. JENKINS: Thank you.

4 INTERIM EXECUTIVE DIRECTOR EVANS: That
5 completes the elements we had prepared for the Board
6 for tonight's workshop.

7 CHAIR DAVIS JOHNSON: So is there any
8 comments on any of the components that have been
9 provided tonight that we would like to revisit and to
10 provide any additional input on?

11 I saw your nod, Mr. Davis. You're
12 recognized.

13 COMMISSIONER DAVIS: Thank you so much, Madam
14 Chair.

15 I just want to reiterate what was stated
16 earlier in support of the neighborhood improvement with
17 restoring the existing homes for rehab work. Once we
18 get to the other side of the -- Council side of
19 supporting this program, it is so vital when you're
20 talking about public safety, safe communities,
21 improving the quality of life that we find ways to
22 really put our money where our neighborhood is needed
23 at and working with Code Enforcement with identifying
24 some of those families and communities outside of the
25 CRA that really can use the support. And specifically

1 in Councilperson Hubbard's district, because her
2 district was one of two that doesn't -- well, is the
3 only one that doesn't fall within the CRA. And I just
4 want to restate that again.

5 But to overall, I think staff has did a
6 wonderful job with being concentrating the focus on
7 what CRAs are truly about. As we understand in
8 Tallahassee, CRAs are under attack. And making sure
9 that CRAs focus on neighborhood improvements, not so
10 much the big picture, but the neighborhood improvements
11 as we also do create jobs. So -- and home ownership.

12 So I just want to commend you guys for
13 working well and giving us something to really be
14 excited about and that our residents can truly benefit
15 from. You know, we spend a lot of time at the Marina
16 that we'd be spending money on, but it's great to see
17 the CRA take some of the money and put it into the
18 actual neighborhoods where the residents can really
19 have some form of input and receivership. Thank you.

20 COMMISSIONER MILLER-ANDERSON: Madam Chair.

21 CHAIR DAVIS JOHNSON: Commissioner
22 Miller-Anderson.

23 COMMISSIONER MILLER-ANDERSON: Going back to
24 that administration section, the Senior Planner/Project
25 Manager position, the addition of that, are there

1 additional projects that we're expecting to --

2 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

3 COMMISSIONER MILLER-ANDERSON: -- become
4 involved in?

5 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. The
6 new projects that we'll be doing this year include CRA
7 Plan update, potential CRA boundary expansion. We're
8 going to create new land use and zoning regulations for
9 Broadway and possibly for some of our other
10 redevelopment areas.

11 The creation of the zoning would actually
12 create new regulations, bring them to the CRA Board for
13 approval and then transmit them to the Department of
14 Community Development for consideration. So we're
15 trying to assist moving forward some of our efforts by
16 developing some of our stuff on the CRA side and then
17 sending it over to the City, hopefully for future
18 approval.

19 COMMISSIONER MILLER-ANDERSON: Okay.

20 CHAIR DAVIS JOHNSON: Back to -- for my
21 comment, back to the economic development piece. I
22 believe that it is a great work that's being undertaken
23 as it relates to small business. But I would encourage
24 you to work with the Procurement Department in trying
25 to offer how to do business with the City.

1 And then you can also -- you're already
2 inviting the likes of Paragon and Palm Beach County and
3 the School District and City of West Palm. We should
4 just make sure that we are reaching out to those
5 resource partners to have them bring in information
6 about the various opportunities for our local small
7 businesses with those respective agencies.

8 The Office of Small Business Assistance is
9 ready and willing to provide any assistance that you
10 need, and it's just going to be -- I think that it will
11 be value added for us to involve the procurement side
12 of the City with vendor registration, how to do
13 business with the City. And then we can also provide
14 access to technical assistance that helps the
15 businesses get information on back office support,
16 which is where the challenges really lie.

17 So I would encourage that we start reaching
18 out to those partners, and then I would also, as we
19 embark upon -- well, that's another meeting.

20 Are there any other comments?

21 COMMISSIONER BOTEL: No.

22 CHAIR DAVIS JOHNSON: Anything further from
23 you, Mr. --

24 MR. LEWIS: No, Madam Chair.

25 CHAIR DAVIS JOHNSON: Were there any public

1 comments cards or any --

2 THE CLERK: No.

3 CHAIR DAVIS JOHNSON: All right, with that
4 being said, we stand adjourned.

5 COMMISSIONER BOTEL: Thank you, Scott.

6 (Whereupon, at 8:17 p.m., the proceedings
7 were concluded.)

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C E R T I F I C A T E

THE STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

I, Susan S. Kruger, do hereby certify that I was authorized to and did report the foregoing proceedings at the time and place herein stated, and that the foregoing pages comprise a true and correct transcription of my stenotype notes taken during the proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of September, 2018.



Susan S. Kruger

 Susan S. Kruger

ADJOURNMENT

The CRA Budget Workshop was adjourned at 8:18 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