

**CITY OF RIVIERA BEACH
PALM BEACH COUNTY, FLORIDA
SPECIAL CITY COUNCIL MEETING MINUTES
HELD IN THE CITY COUNCIL CHAMBERS
AUGUST 20, 2018 @ 6:30 P.M.**

(The following may contain unintelligible or misunderstood words due to the recording quality.)

CALL TO ORDER

CHAIRPERSON DAVIS JOHNSON: Good evening. I'd like to call the Special City Council Meeting of August 20th, 2018, to order. Madam Clerk, roll call, please.

Roll Call

DEPUTY CITY CLERK BURGESS: Mayor Thomas -- Mayor Thomas Masters?

MAYOR MASTERS: Present.

DEPUTY CITY CLERK BURGESS: Chair Tonya Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Here.

DEPUTY CITY CLERK BURGESS: Pro Tem Lynne Hubbard?

CHAIR PRO TEM HUBBARD: Here.

DEPUTY CITY CLERK BURGESS: Councilperson KaShamba Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: Present.

DEPUTY CITY CLERK BURGESS: Councilperson Terence Davis?

COUNCILPERSON DAVIS: Here.

DEPUTY CITY CLERK BURGESS: Councilperson Julia Botel?

COUNCILPERSON BOTEL: Here.

DEPUTY CITY CLERK BURGESS: City Manager Karen Hoskins?

CITY MANAGER HOSKINS: Here.

DEPUTY CITY CLERK BURGESS: Deputy City Clerk Jacqueline Burgess is present. City Attorney Andrew DeGraffenreidt?

CITY ATTORNEY DeGRAFFENREIDT: Here.

DEPUTY CITY CLERK BURGESS: You have a quorum.

CHAIRPERSON DAVIS JOHNSON: Let's take a moment -- stand for a moment of silence followed by the Pledge of Allegiance led by Chair Pro Tem Hubbard.

Invocation

CHAIR PRO TEM HUBBARD: May the words of my mouth and the meditation of my heart be acceptable in thy sight, oh, Lord, my strength and my redeemer.

Pledge of Allegiance

(Everyone stood for a Moment of Silence with the Pledge of Allegiance being led by Chair Pro Tem Hubbard).

CHAIRPERSON DAVIS JOHNSON: "Members of the public shall be given a total of three minutes to speak on all items listed on the consent agenda. Any person who would like to speak on consent agenda items please fill out a public comment card located on the table directly outside of council chambers and give it to the staff prior to the adoption of the agenda." Madam Chair -- I'm sorry, Madam Manager, are there any Additions, Deletions or Substitutions?

AGENDA Approval:

Additions, Deletions, Substitutions

CITY MANAGER HOSKINS: Madam Chair, under item number 1, a resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving a settlement agreement by and between the City of Riviera Beach and Millennia Housing Management, Ltd., for the payment and satisfaction of existing code enforcement fines and liens associated with the real property addressed as 1555 Dr. Martin Luther King, Jr., Boulevard, parcel control number 56-43-42-06-000-0090, commonly known as the Stonybrook Apartments; authorizing the Mayor and City Clerk to execute the settlement agreement; and providing for an effective date," I would like to move that item from the consent agenda to the regular agenda so reorder the agenda moving that to item number 4 and providing additional information or a revised settlement agreement that was e-mailed to you all. However, I do have hard copies.

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: One -- one moment, please.

COUNCILPERSON BOTEL: Madam Chair?

COUNCILPERSON MILLER-ANDERSON: It's regarding this here.

CHAIRPERSON DAVIS JOHNSON: One -- one -- one moment. Madam Manager, you're passing --

CITY MANAGER HOSKINS: I'm passing down the revised settlement agreement.

CHAIRPERSON DAVIS JOHNSON: Okay. Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: She said it's number 4 but we already have a 4. Is it going to be 4A?

CHAIRPERSON DAVIS JOHNSON: We're move -- we're reordering the agenda to start number 2 as number 1 and then it goes.

COUNCILPERSON MILLER-ANDERSON: I thought she said she was going to make that number 4. Isn't that what she just said?

CHAIRPERSON DAVIS JOHNSON: That is what she said.

COUNCILPERSON BOTEL: She said 4.

CHAIRPERSON DAVIS JOHNSON: And -- and in doing that she would be changing the numbers as -- as to how the items are numbered.

COUNCILPERSON MILLER-ANDERSON: Okay. She didn't say all of that so I didn't get that. So that's why I was asking since we already had a 4. So can you just tell me what they are so that I can renumber them all?

DEPUTY CITY CLERK BURGESS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Madam Clerk?

DEPUTY CITY CLERK BURGESS: Just to keep it clear, because we do have public comment cards for the -- how we have it on the agenda now, so can we make it -- just move it down unless you want it last? But either move it down or move it to 5 or 4A?

Actually you're just moving item 1 to the bottom. That's pretty much it. But rearranging the numbers, it's going to be sort of confusing with the cards that we already have.

CHAIRPERSON DAVIS JOHNSON: Okay. Okay. So then your recommendation is that we just move it to --

DEPUTY CITY CLERK BURGESS: Just say item 1 will be the last item that we discuss.

CHAIRPERSON DAVIS JOHNSON: Okay. For the records, item -- for the record, item 1 will be the last item that we discuss. Councilwoman Botel, you're recognized.

COUNCILPERSON BOTEL: I -- I think I found it. I wanted to know when it was sent but I think I found it.

CHAIRPERSON DAVIS JOHNSON: Okay. Are there any disclosures by council?

Disclosures by Council

MAYOR MASTERS: Yes.

COUNCILPERSON MILLER-ANDERSON: Yes.

COUNCILPERSON BOTEL: Yes.

CHAIRPERSON DAVIS JOHNSON: Beginning with Councilwoman Botel, you're recognized.

COUNCILPERSON BOTEL: I met earlier today with representatives from Millennia.

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor, you're recognized.

MAYOR MASTERS: Yes. I'm just getting off the plane last couple of hours from one of the most deplorable housing units I've ever seen in my life in Atlanta that's managed by Stonybrook.

I met with -- I met with several tenants and others who are asking that we reject anything with Millennia name on it for Stonybrook. Thank you.

CHAIRPERSON DAVIS JOHNSON: Madam Chair Pro Tem?

CHAIR PRO TEM HUBBARD: The -- I've met with tenants of Stonybrook several times.

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: I spoke with the representatives from Millennia.

CHAIRPERSON DAVIS JOHNSON: Councilman Davis.

COUNCILPERSON DAVIS: I spoke with the representatives from Millennia and a few of the residents from -- from Stonybrook today.

CHAIRPERSON DAVIS JOHNSON: I, too, spoke with representatives from Millennia, as well as some tenants from the Stonybrook Housing Development.

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: I did speak with the tenants but that was a couple of weeks ago. It hasn't been since the new -- the last meeting we had last week.

COUNCILPERSON BOTEL: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Botel, you're recognized.

COUNCILPERSON BOTEL: The same is the case for me.

CHAIRPERSON DAVIS JOHNSON: Yes. The same would -- as it relates to the residents, it would be the last time that we spoke. But most recently the principals of Millennia for me.

COUNCILPERSON BOTEL: Right.

MAYOR MASTERS: Madam Chair, I have one more I forgot.

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor, you're recognized.

MAYOR MASTERS: I, also, in Atlanta, spoke to the organizer of the Tenants' Association. They're the Forest Cove, I believe, complex, and today I spoke to the mother of the little baby who's all over Facebook, breathing conditions -- breathing stopped twice. Very shameful.

And I spoke to her. And it's on Facebook and pictures of how this baby stopped twice -- and the doctors and the medical people, from what she told me, is that they are very concerned about it and they're going out there to Stonybrook. They have ordered oxygen for the baby. Thank you, Madam Chair.

CHAIRPERSON DAVIS JOHNSON: Thank you, Mr. Mayor.

MAYOR MASTERS: Shameful.

UNIDENTIFIED SPEAKER: (Unintelligible).

MAYOR MASTERS: Yeah, it is.

CHAIRPERSON DAVIS JOHNSON: Motion to adopt the agenda?

Adoption of Agenda

CHAIR PRO TEM HUBBARD: So moved.

COUNCILPERSON BOTEL: Second.

CHAIRPERSON DAVIS JOHNSON: It's been moved and properly seconded. Madam Clerk?

DEPUTY CITY CLERK BURGESS: Councilperson Botel?

COUNCILPERSON BOTEL: Yes.

DEPUTY CITY CLERK BURGESS: Councilperson Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: Yes.

DEPUTY CITY CLERK BURGESS: Councilperson Davis?

COUNCILPERSON DAVIS: Yes.

DEPUTY CITY CLERK BURGESS: Pro Tem Hubbard?

CHAIR PRO TEM HUBBARD: Yes.

DEPUTY CITY CLERK BURGESS: Chair Davis Johnson.

CHAIRPERSON DAVIS JOHNSON: Yes.

DEPUTY CITY CLERK BURGESS: Davis --

CHAIRPERSON DAVIS JOHNSON: You said Davis Johnson. Unanimous vote. All right. With there being no consent agenda I don't need to read that statement, correct, Madam Clerk?

DEPUTY CITY CLERK BURGESS: Correct.

CHAIRPERSON DAVIS JOHNSON: All right. "Any person who would like to speak on an -- on an agenda item, please fill out a public comment card located on -- on the table directly outside of the council chambers and give it to the staff prior to the item

being presented to city council for discussion. Members of the public will be three (3) minutes to speak on each regular agenda item. In no event will anyone be allowed to submit a comment card and/or speak on an agenda item after the resolution is read or item is considered." Item number 2, Madam Clerk?

Comments From the Public on Consent Agenda (Three Minute Limitation)

CONSENT AGENDA

ALL MATTERS LISTED UNDER THIS ITEM ARE CONSIDERED TO BE ROUTINE AND ACTION WILL BE TAKEN BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCILPERSON SO REQUESTS, IN WHICH EVENT, THE ITEM WILL BE REMOVED FROM THE GENERAL ORDER OF BUSINESS AND CONSIDERED IN ITS NORMAL SEQUENCE ON THE AGENDA.

MINUTES

RESOLUTIONS

2. **RESOLUTION NO. 8718, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A SITE PLAN APPLICATION ASSOCIATED WITH THE REAL PROPERTY ADDRESSED AS 1555 DR. MARTIN LUTHER KING JR. BLVD., PARCEL NUMBER 56-43-42-06-000-0090, COMMONLY KNOWN AS THE STONYBROOK APARTMENTS; PROVIDING SPECIFIC CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

DEPUTY CITY CLERK BURGESS: The closing of acceptance of public comment cards for this item has been closed.

CHAIRPERSON DAVIS JOHNSON: Is there a motion?

CHAIR PRO TEM HUBBARD: So moved.

COUNCILPERSON BOTEL: Second.

CHAIRPERSON DAVIS JOHNSON: It's been moved and properly second. Madam Manager?

CITY MANAGER HOSKINS: Madam Chair, we have Acting Director Jeff Gagnon here to speak on this item.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Thank you, Madam Manager. Good evening, Mayor, Council. Jeff Gagnon, Acting Director of Development Services. Before you tonight we have four items to discuss. They're all

interrelated. Because of that, I would like to provide the Millennia team with the opportunity to give an overview of the entire project which will help identify how these items are interrelated. We have a site plan that is up for consideration. Two ordinances, one pertaining to the abandonment of a right-of-way, one pertaining to a text amendment, as well as a final resolution according to -- excuse me, associated with a settlement agreement for current lien violations for the site. So at this point I'd like to open the floor for Millennia to provide that overview. I believe they also have a video they would like to share with the public and council, as well.

MAYOR MASTERS: Madam Chair?

CHAIR PRO TEM HUBBARD: Mr. Mayor?

MAYOR MASTERS: If Millennia presents any video or present anything tonight we should have the right to cross-examine, which I hope you will allow, because I'm prepared and I'm ready.

CHAIR PRO TEM HUBBARD: Okay. There will be comments, of course, from the board and from the public after their presentation, Mr. Mayor.

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

MAYOR MASTERS: Okay. On the video that they prepared to present, too, can they stipulate the validity of this video?

CHAIR PRO TEM HUBBARD: We --

MAYOR MASTERS: The authenticity [sic] of it.

CHAIR PRO TEM HUBBARD: -- I imagine that will be revealed in the presentation and if, at the end, we'll be able to ask questions if you have any, Mr. Mayor.

MAYOR MASTERS: The reason -- and the reason I'm saying that, Madam Chair, is because they showed a video before.

CHAIR PRO TEM HUBBARD: Uh-huh.

MAYOR MASTERS: And with the videos that they show with these nice pictures and everything --

CHAIR PRO TEM HUBBARD: Yes.

MAYOR MASTERS: -- it's not what I have seen in the properties that they manage are on. So that's why I want to question the authenticity of the video.

CHAIR PRO TEM HUBBARD: Thank you.

MAYOR MASTERS: Once we see it. Thank you.

CHAIR PRO TEM HUBBARD: Thank you, Mr. Mayor. Madam Councilwoman?

DEPUTY CITY CLERK BURGESS: Madam Chair?

COUNCILPERSON MILLER-ANDERSON: Miss Hoskins?

DEPUTY CITY CLERK BURGESS: Madam Chair? I don't believe you had a -- a motion and a second.

CHAIR PRO TEM HUBBARD: No. We did not get that far before the --

COUNCILPERSON MILLER-ANDERSON: Oh, I thought we did.

CHAIR PRO TEM HUBBARD: -- before we were accosted.

CHAIRPERSON DAVIS JOHNSON: I'm sorry. Mr. -- what's -- the site plan? There's a motion and a second. You made the motion and --

CHAIR PRO TEM HUBBARD: No.

CHAIRPERSON DAVIS JOHNSON: -- Councilwoman Botel --

CHAIR PRO TEM HUBBARD: It was for -- for this item. And then the Mayor had a comment and -- and the Councilwoman had a comment before -- because Mr. Gagnon went forward and relinquished the floor to them.

CHAIRPERSON DAVIS JOHNSON: Before I stepped off the dais?

CHAIR PRO TEM HUBBARD: Madam Clerk?

CHAIRPERSON DAVIS JOHNSON: Before I stepped off the Davis -- the dais, there was a motion and a second. I turned it over to Madam Manager who announced that Mr. Gagnon was going to take their presentation, and Mr. Gagnon indicated that he was going to have the principal make a presentation. Isn't -- is that not where I left off?

COUNCILPERSON MILLER-ANDERSON: And then --

CHAIR PRO TEM HUBBARD: Yes. And then the Mayor made a comment.

COUNCILPERSON BOTEL: Yes.

CHAIR PRO TEM HUBBARD: Uh-huh.

COUNCILPERSON MILLER-ANDERSON: And then I had a comment. Yeah. Okay.

CHAIR PRO TEM HUBBARD: And --

CHAIRPERSON DAVIS JOHNSON: What other comment? I'm sorry.

COUNCILPERSON MILLER-ANDERSON: Are you done?

MAYOR MASTERS: Oh, I'm -- I'm done, yes.

COUNCILPERSON MILLER-ANDERSON: Miss Hoskins and Mr. Gagnon, I just wanted to know what was the delay in getting this posted on Novus on Friday at 8:10 p.m.?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: So there were multiple conditions of approval that city staff were working through with the applicant. In many ways those conditions of approval are, in my opinion, the most important elements associated with any of the items, because those conditions really govern how the site will move in the future. So it took a lot of time to develop those conditions. We're also working with the development team in regards to the settlement agreement, even up to this afternoon. We were still discussing the settlement agreement. So they are under certain deadlines and timelines that they have provided to the city. So we have acted, and -- and I was personally working on this and really did it as quickly as -- as I could to upload it to Novus and post it for the public.

COUNCILPERSON MILLER-ANDERSON: But do we typically post agenda items basically less than 24 hour business days? Because I -- it -- you know, I know most of us were out of town. Okay? I have a problem with this being posted Friday at 8:10 p.m. And then we just got, about 6:30, a revision of the settlement while we were sitting here in a Utility meeting. Okay? I have a problem with that. I have a problem with this being at -- this meeting being held tonight when that was not exactly what we discussed last week. That's a whole 'nother story.

But the fact that we're -- we're getting this information -- we have not had sufficient amount of time to look over this stuff. Any changes that may have been made, I don't -- when am I supposed to make sure that it says what it says? And I know I've mentioned many times before about getting things shoved down our throats and having to vote on stuff at the last minute. I understand they may have deadlines but I -- if I recall, they were requesting this to be on the agenda from the 15th. So if it didn't happen then, when did we -- when were we told they had deadlines that they needed to meet and that it needed to happen overnight? Because I was not under that impression. One of the things I thought I was going to be hearing was where are we from all the corrections that were

made when people were moved, all of that. I haven't heard any of that. Have we done any reinspections over there?

CHAIRPERSON DAVIS JOHNSON: Is that the presentation?

COUNCILPERSON MILLER-ANDERSON: I didn't hear any of this stuff. So when was somebody going to present that stuff to us?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: So multiple questions. I'll do my best to try to provide a summary. The -- both the ordinances that are before council tonight, they're ordinances on second reading. They were presented previously, I believe, on July 18th.

COUNCILPERSON MILLER-ANDERSON: Mr. Gagnon, I know that part. But we do understand --

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON:
(Unintelligible).

COUNCILPERSON MILLER-ANDERSON: But let me just say this. We understand that we are in the middle of trying to make serious decisions about going forward. But we need to know what -- what's going on up until this point. I'm not going to vote on something and then find out later on, Oh, well, these things are wrong. This thing is wrong. I need that information now. I mean, why did we not get that before this was put on the agenda for a special meeting? And who can answer that? I mean, when was the update going to happen?

CHAIRPERSON DAVIS JOHNSON: Let me answer a little bit because one of the things that we did ask was for the -- for staff and for Millennia to bring back information as to -- as it related to the updates. So to say that we weren't -- it was my expectation that information about the updates and what has happened was to be brought up tonight in part of the conversation. That was part of my understanding. We -- we talked about this when we just surfacely discussed what the expectation was going to be for having a discussion tonight to go over the various things that were coming before us on second reading.

It is not unusual and I do hear you because I, too, have said the same thing as it relates to information. But sometimes they -- you know, we have had situations where updated information has been provided to us after original information has been provided. We have had agendas to go up late before. This -- now, that is totally not unusual. Because we have been having that challenge since I've been chair with the changing and adding of items. And so the agenda has been revised well into the evening. So this is not a unique situation.

And to suggest so is -- is incorrect because we all know that the agenda has been revised at different times of the night in order to accommodate requests from either individual members of the -- of the board or if staff feels that something else has to be added so that we can take it under review. But it was my understanding, Mr. Gagnon, that tonight there was going to be an update of progress and what has been done as we discuss these issues. Was that not the intent of staff?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Well, staff -- staff heard that directive loud and clear. I think there's opportunity tonight to provide that information. Both the Stonybrook team as well as staff is present to go over those facts and provide the -- the information to council. Really we have multiple items to discuss. I anticipate a lot of questions.

I think it might be most prudent for the general public and council to hear the presentation. It's a video from Millennia just to start the conversation, and then staff is here and willing to answer any additional questions that council may have. There's been discussion, active discussion between city staff and Millennia in regards to the inspection process, the -- the state of those individual units, whether or not they are in a livable condition or not. Millennia has taken steps to relocate specific residents. And I think that's something that they should share really before our council tonight. And -- and let them explain to you as a council what steps they've taken so far.

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilman Davis, you're recognized.

COUNCILPERSON DAVIS: Thank you so much, Madam Chair. If you all recall, last Wednesday when this meeting was called, I did share a lot of the same concerns with the understanding knowing that we were going to be busy Thursday, Friday and Saturday, on how we were going to get to be able to allow the public to really have time -- not just the public. At least the commission to have time to sit down with the ownership prior to the meeting, 'cause we know you do your best to try to sit down with staff and people -- developers and vendors who come before the city prior to the meeting and not the day of the meeting. That has been a concern with -- the same concern I have.

Now, I can support them doing the presentation tonight, going through some of the issues. But it becomes a problem when we get amendments and revisions the day of when we're going to take -- expected to take an action today. And to be fair of the process, we have folks that have a lot of questions, concerns about their daily lives and their families that may not can be here but they may be here on behalf of them. And we've been asked to take an action as discussions are still going through.

With all due respect, I've spoken to the gentleman prior to the meeting and he understand my position. And I told him tonight I have some concerns. I even reached

out to Mr. Hurt from the Housing Authority to come here and -- and -- and maybe potentially share some of those concerns about having some representation of potential joint venture with the Housing Authority to be a representative agent. Some kind of process.

And then, you know, 'cause we got a council meeting next Wednesday. There's no reason why we -- I think we definitely should have a presentation tonight. I -- I'll -- I'll open that up with arms. But to have a presentation with revisions and then ask to take an action on the same day, I think is unfair to us. I think it's unfair to the process. I think it's unfair to anybody else who's trying to come and do business with the city. Because it puts all of us at a disadvantage if we show that we're willing to continue to move down this road. Then other folks think they can do it, as well. I just don't think it's fair to the public. But I do welcome the presentation. But I think at this point we need to definitely consider what -- look at the revisions, look how significant they are and kind of go from there.

CHAIR PRO TEM HUBBARD: Madam Chair?

COUNCILPERSON BOTEL: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Chair Pro Tem, you're recognized.

CHAIR PRO TEM HUBBARD: Okay. The -- the reason that we're here tonight is because we were -- we're being asked for -- to -- to consider three ordinance, three changes that Millennia has put before us. The only other thing that we have with the -- it's the code enforcement release of lien and settlement that's new. I think that every -- people have come out tonight.

MAYOR MASTERS: Right.

CHAIR PRO TEM HUBBARD: We're going to have a presentation tonight. I don't think that we need to put this matter off any further. We need to let the people know what we're going to do, one way or the other. There's nothing new here. Items number 1, item number 2 and items number 3 are the same things that we voted on the first reading.

Now, the settlement, that's -- that's -- that's new on its face so we can take that presentation along with these other presentations. But I think we would be doing a disservice to the community who has come out tonight to -- and have waited a long time for us to say one way or the other what -- are -- are we going to support this initiative or are we going to support the residents of Stonybrook. So I think we should move forward tonight, hear the presentation and -- and move forward with the -- with -- with -- with our -- with our decision and let the people know where we stand one way or the other and not hold them in limbo.

CHAIRPERSON DAVIS JOHNSON: Councilwoman Botel, you're recognized.

COUNCILPERSON BOTEL: Thank you. I agree with Chair Pro Tem Hubbard. Every day that we delay this decision is another day that those people have to live in those conditions. I say the sooner we move forward on this decision the better.

MAYOR MASTERS: Then let's do it. Let's go.

CHAIRPERSON DAVIS JOHNSON: Please proceed, Mr. Gagnon.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Okay. Thank you, Madam Chair. At this time I'd like to invite the Millennia team up to provide a project overview and a brief video. Mr. Richards?

WAYNE RICHARDS: Thank you, Mr. Gagnon. Good evening. My name is Wayne Richards and I have the pleasure of representing Millennia Housing. Mr. Mayor, good evening.

MAYOR MASTERS: Good evening, sir.

WAYNE RICHARDS: Council Chairwoman, Councilpersons, good evening. Hard-working city staff and residents, good evening.

With me today from Millennia I have Frank Sinito, the founder and president of Millennia. Frank, please stand. Thank you for being here. I have Tom Mignogna, the vice president for development, Millennia. I have Cephus Scott, our coordinator, regional coordinator. Cephus, thank you for being here. Chrissy Link flew in. She is the service coordinator -- coordinator. Chrissy, where are you? And Chrissy has many, many residents that live in Millennia properties that have been transformed, have gone through this transformative process.

There are four items before you today as Jeff eloquently indicated. And they're all linked together. The first is the site plan which would allow Millennia to substantially rehab all 216 units at Stonybrook. Next is their right-of-way abandonment. Why do they want the road abandoned? So they can build a community resource center in the middle of that road. Thirdly there's a text amendment. Whenever you perform substantial work, you have to meet the current code. The work that they're planning is so significant, so substantial it throws them into the new code. They lose the grandfathered status.

Well, you'll hear later that they do not need 400 parking spaces for this affordable community. And finally there is a settlement agreement before you. And only minor changes have been made today. Your outside counsel and our -- and our staff -- and our crew has worked very diligently to make some -- clean up some changes to the settlement agreement and -- and Miss Christy Goddeau will go over that with you.

So there are four items and we only have one presentation for all four. Millennia Housing has preserved over 20,000 affordable housing units throughout the country by

acquiring significantly troubled and neglected properties. They did not own these properties initially. For the most part they are managing. They have been thrown into a management role by an owner that is unwilling to manage them. To their credit, they have the support of HUD, and over time, beginning in the north and heading further to the south, they have acquired and transformed many, many communities. Dozens of the most difficult affordable housing complexes have been transformed, and some of those residents are here to tell you how Millennia has impacted their lives when Millennia has been able to do what they set out to do.

Well, 18 months ago Millennia took over management from the current owner. Shortly after taking over that management they came to the city. They said, Hey, we have acquired financing. We have \$13 million. \$13 million ready to go into the total rehab of all 216 units. They also want to build that community resource center where the service coordinator will have programming for the residents. They also want to construct a guardhouse at the entrance and of course, fully landscape the property. Millennia is not here today asking for your approval to acquire Stonybrook. Once again, they're not - they're not asking for approval to acquire Stonybrook. They're asking you to please approve their site plan so they can rehab all 216 units. With regard to the text amendment, we have performed automobile counts in the evenings. One night we had 63 in cars. Another night, 70. Another night 80. So clearly the 240 something parking spaces that will remain after the construction and the rehab greatly exceeds the 60, 70, or 80 spaces that we need. Hence, we're asking you to please allow the text amendment so that we do not need two parking spaces or close to 500 parking spaces when 70 or 80 will do.

Yes, Stonybrook is old. And it has been neglected and it's in bad shape. It needs a major, major overhaul. Some people have said it should be demolished. However, demolition and rebuild from the ground up is simply not an option. There's nobody that's coming to the table saying, Hey, we want to demolish it and rebuild it. Others are saying, Hey, we think the tenants should get a cooperative. The tenants should buy it. Let them purchase it. Let them manage it. No details have been provided as to how that would occur.

What we do have here is an entity with a proven track record that actually has the financing in place, the building plans in place, the HUD approval in place, and a track record that you will shortly see that, with the support of the city, support of HUD, with the money in place and with their management team and their social programming team, they will exceed our expectations at Stonybrook, and we will be there at the ribbon cutting with nothing but smiles.

Now, over the last few weeks while waiting for the city approvals to close on the acquisition and to close on the rehab loan, Millennia -- Millennia has aggressively addressed life-safety concerns at Stonybrook. Did they get this money from the owner? No. They've gotten 0.00 from the owner. They have done this out of their pocket. The

city was concerned about possible asbestos at the units. Well, Millennia has provided engineering reports from a professional engineering firm, nationally recognized, that says, no, there's no asbestos in the -- in the attic -- attic insulation. We're fine there. And no, there are no asbestos fibers in five or six units that were of concern.

The air quality testing said asbestos is fine. Millennia aggressively flew in teams to supplement the teams on the ground to go through the entire complex and perform the maintenance and the repair work. Shortly after yours truly asked the city staff for reinspections. Your city staff said, Well, hmm, I'm not comfortable reinspecting and releasing these red-tag units until mold testing has been done. What did Millennia do? They hired ATC Air Quality Testing out of Miami, and they tested 190 of the units for mold. After they tested for asbestos they tested for mold.

The results -- and I ask the council to please refer on August 8th, we gave you preliminary results, and on August 15th we gave a report about an inch thick with a three-page summary summarizing the results. But the mold results -- the mold-testing results said that there were 29 occupied units that had mold levels inside that were greater than the mold levels outside. And therefore, it required additional assessment. So what do you think Millennia did with those 29 units? Those families were immediately provided temporary relocation to one of two hotels here in Palm Beach -- well, actually, within about three miles of the site -- three, three and a half miles of the site.

And over the course of numerous days, with our pushing and our prodding -- 'cause quite frankly, many families did not want to leave -- we have been able to move many of those families that received the temporary relocation. Millennia was concerned about school starting on Monday. Well, Millennia coordinated -- and I believe Miss Hubbard also helped coordinate a school bus service to make sure that these children would get to school on time. So as of today, no less than 29 units are ready for reinspection.

They've been sitting there for two weeks while these families are in the hotel. We have the mold reports that say all clear and the work's been done. While Millennia's paying for these families to be in the hotel, we're ready to have those red tags removed. So the good news is the long-term plan is to substantially rehab 100 percent of the units. And you are aware of the short-term plan. I ask that you please allow Millennia to continue their work. I ask that you please order the reinspection so these families can get back into their homes. I'm going to call Tom Mignogna to come forward now to help us understand Millennia's full body of work and not simply three or four of the developments but to understand many, many more. Tom?

TOM MIGNOGNA: Thank you, Wayne. Madam Chair, honorable members of council, respected members of city staff, Mr. Mayor. Wayne, your numbers were close. It's 28,000 units across 27 states, 250 properties. Much more, much larger body of work than what has been depicted on social media, which seems to focus on properties that we do not own or properties that are still in transition. Let me repeat myself and say that

Millennia acquires and rehabs the most challenging properties in the country. Physical conditions that have been neglected. Populations of people that also have been neglected by their prior owners. In some cases properties that were built 40 years ago that have not seen any capital improvement.

Conditions of these properties including Stonybrook did not happen overnight. They did not happen a year and a half ago. They did not happen five years ago, but over the course of decades of neglect. We come in and we acquire and we stabilize and we transform these properties and preserve their affordability. Along with the physical disrepair, we also deal with issues, social issues including gangs, drugs, prostitution. And it's not lost on us that there are children exposed to this violence. The drug trafficking. The lewd behavior. We tackle the most challenging projects in the country.

Many of these properties that you have seen that we have acquired in the last 24 months or manage for a third-party owner are properties in transition. And transition doesn't happen overnight. When we can acquire a property, we are then able to fund the emergency repairs. We're able to provide the social service programming needed for these residents when we acquire these properties. When we secure the funding, the loans, the investments for the full rehabs, then we are truly able to transform the physical property and the social.

We don't own Stonybrook. I can't say that enough. Just like we don't own Forest Cove in Atlanta or Windsor Cove in Orlando. We did not and do not have the funds generated to stabilize these properties. Because we have not had a chance to buy them yet. And that is a very important fact. But it has not stopped Millennia from paying out of pocket for staff salary, repairs -- repairs to the property, relocation costs. See, typically we partner with cities, state agencies, federal agencies. We work closely with local police forces to address the historic issues that have plagued these properties for decades, problems that have been festering from prior ownership 10, 20 years. Mr. Richards mentioned we could have purchased Stonybrook without any city approvals.

UNIDENTIFIED SPEAKER: I don't think so.

TOM MIGNOGNA: We did not need any city involvement. But in 2017, well over a year ago, we came to the city stating our intentions, which was a full rehab of all 216 units. We identified all the issues that are before you today, and we have worked diligently to get the message out why it is so important. A full substantial rehabilitation of all units, increased security, a transformation of that property and the lives of its residents. And we've been doing this with intent scrutiny. And despite agendas or criticisms, here we are still wanting to work with the city.

I think there are great things coming out of this process, as challenging as it could be, 'cause this property's already in transition. This transition is not going the way it has for many of our other projects. But please understand that Stonybrook has started to

change thanks to the diligence of city staff and y'all on the dais. Clearly you care and we get that. This is a property that, through the scrutiny, is in transition in a good way. Please understand -- I can't say this enough -- this property didn't get this way overnight. Didn't get this way over two years. It's been five, 10, 20 years of neglect. But the transition and stabilization is occurring. And the transformation can happen very soon.

Like Mr. Richards mentioned and like we have mentioned in prior meetings, we have our financing in place. Unlike other properties, other properties that were shared on social media that do not have their construction financing lined up yet. But the plan for those properties will continue to move forward. We are not ignoring them, either. The ones we own, we have a plan for. The others we don't own we need to acquire first. The point is for Stonybrook, your community, we have a \$13 million construction budget that's ready to be funded. The rehabilitation budget will address every unit, will create a resource center for the community. It will increase security, landscaping and irrigation as requested by the city.

We have agreed to many, many additional comments that will make this project even greater than you would expect. Now, I've been told many times by stakeholders tear down the property. Salt the earth. Start new. Tearing down is not the answer. It puts the housing vouchers at risk. Our plan, one that we've performed for over 4,000 other residential units in the past four years alone, is to not demolish buildings. We systematically remove the old, outdated, the rotted, disrepaired physical portions of the building, certainly. And we bring in new roofs, windows, doors, refrigerators, appliances, countertops. Bathrooms, brand new. We replace walls, wiring, plumbing as needed. And there's a lot that needs to be replaced there and we will do so.

We will enhance the security. We will upgrade the social services so desperately needed for these residents. Millennia has and will preserve Section 8 HUD subsidy and we pledge to maintain the affordability long term. We do not sell. We do not flip. This would never be a market-rate property under our ownership. We are pledging to transform this property like we have done so many other properties.

While our -- while our many feel-good stories don't make good headlines -- and maybe we should brag and beat our chest about our successes more often -- I believe that on social media you've been shown challenging properties that are either in transition like Stonybrook, or not owned by Millennia like Stonybrook. Please allow me to refresh your memories of our plans that we have shown you many times now to transform Stonybrook. I've abbreviated it. But after that I would like to provide a sampling of our transformation successes, something that you have not been shown. Let's see here, Jeff. I'm going to let this start and I'll stop and start it as necessary if it's going too fast. And as I stated, 28,000 units, 260 properties, 27 states. We currently have 15 communities undergoing substantial rehabilitations. We do what we say we're going to do. We have done this before. We can do this rehabilitation that we've proposed over a year ago to you all. We understand that Stonybrook is in poor condition and we don't

disagree. In fact, we feel that it is in desperate need of transformation, of rehabilitation now. To wait would only put the buildings further at risk and the residents in them.

Our interior renovation would be demo and abatement of drywall, removed to the stud as needed. Flooring, HVAC, electrical upgrades. New kitchens, new baths, new appliances. New fire safety detectors that would exceed the hard-wired smoke detectors that are there. All worked with and approved by the fire chief. We would also focus exterior renovations such as new roofs with insulation, stucco repair, repainting, new stair tower features, enhanced security surveillance. The guard shack that is absolutely important to the chief of police will be installed. Other amenities will be a picnic pavilion, a barbecue grill, sidewalks that you're not going to trip on, a new community center.

And let's talk about the community center because it is so very important to our model for social services. Here's our construction timeline. Let me stop that right there. If we -- and I'll go back 10 seconds so you can see it. If we can get approval this evening, we will be prepared to submit plans and specs for permit approval within the next week or two. We are working with the Florida Housing Finance Corporation who wants to invest in your community. We are working with HUD and private lenders who want to invest in your community. We would be able to mobilize and start construction really by the end of this year if we are given the approvals. We would start with Building B which was ravaged by Hurricane Irma.

We would use that building to house anyone who needs relocation from their building so then we can move on to Building C, move them back, move -- move Building D, move them back. We don't want to displace residents. We want to provide a safe systematic rehabilitation of each building to the full extent that we have explained over and over again. We expect this whole process to take place in 18 months. And we're willing to back it up with our commitments. Commitments that we have negotiated with city staff that will result in new kitchens, new bathrooms. Conditions that will make Stonybrook even better than what you expect.

UNIDENTIFIED SPEAKER: That's pretty.

TOM MIGNOGNA: The community building would be utilized for healthy eating classes, for people trying to get their GEDs, after-school tutoring programs, health and fitness, Bible studies. We'll have a computer lab. Again, all these items have to be approved for this to happen.

I'm going to move into the transformative projects that you have not seen. And I hope you can watch it, view it seriously. I'll authenticate that these are our properties. Clearly, the people that are going to be on this video are either Millennia employees or residents of our properties. I'm going to sit back and let you see what you have not been shown, the other 250 properties, many of which were substantially rehab'd that -- rehab'd like what we have planned for Stonybrook. (Video shown).

You'll find on many of these slides the names and locations of the properties. (Video shown). We can keep going. (Video shown). As you can see we're not even halfway through. But I hope it gives you an idea of the impact we've had on so many lives at so many properties. This is something we don't show enough of. And I can't point out how important it is for you to understand when we can acquire a property, transition it, do the preservation needed, the results are phenomenal. Very different from properties that have been shown to you unsubstantiated, social media, that we don't own or we have not been able to complete the transition.

I want to walk away -- I want you to walk away knowing that Millennia's the right company. Maybe the only company that can save Stonybrook, preserve the affordability for its residents. Avoid any further homelessness in Palm Beach County and uplift this community. I promise you it would be better -- this project, our results will be better than anything you can expect. But I also understand that photos and video testimonial is sometimes not enough. Even though I can verify and Mr. Sinito can verify these -- these are our properties, not staged, sometimes hearing from people are more important. And we have asked and many of our residents have responded and have come down to -- to Riviera Beach to share their experience with you so that you could hear it straight from the resident's mouth. I'm going to ask Chrissy Link who is our social service coordinator who helped assist bring these residents down, and if you don't mind introducing yourself and then bringing your team in?

CHRISSEY LINK: Thank you for letting me be here. This is Zeke, Pastor Ezekiel Easton. Okay. So this is Ezekiel Easton. Pastor Zeke ministers to the property in Fort Wayne, Villages of Hanna, formerly Eden Green.

PASTOR EASTON: Yeah. Respect to the Council and Mayor.

MAYOR MASTERS: Thank you.

PASTOR EASTON: My name is Ezekiel Easton. I'm the pastor of Bible Life Community Church. I'm an evangelist at heart. I found myself -- I grew up in Eden Green Apartments late -- mid '80s, about '85 to '95. The neighborhood was definitely infested with gangs and violence and the buildings were very ran down, roach-infested, and we moved out. Moved into a home.

Over the years I -- I gave my life to Christ and I start walking the streets of Fort Wayne, Indiana, witnessing to young people and old people about Jesus Christ. I found myself, me and my wife, called to pastor a church so we planted Bible Life Community Church, and I started witnessing in Villages of Hanna Apartments, then Eden Green before. And as we began to witness in that area we joined up with J29 Ministries. They were already ministering to the children in that community so we teamed up and started ministering to the parents and the children.

Over time I began to notice that the buildings were being rehab'd, one -- one by one. The buildings changed. The nostalgia left for me because now we -- we were looking at some very nice apartments. As I would talk to the tenants, the tenants would brag about their apartment, very happy with their apartment and then were also happy with the accountability that was set in place. This was from the tenants as I would talk to them, go through the streets and just, you know, ask them to share life, talk to me about their life.

And over time basically we started getting planted in Villages of Hanna. We meet in the community center there. And so Bible Life Community Church witnesses. We give out food. We minister the gospel to people, give out coats, shoes. We're serving in our community, building with our community, loving on our community. And there is a level of accountability there that I see. And personally I haven't heard any major complaints about the keep-up of the apartments. I -- I go there on Mondays and Fridays to just check on the residents, talk to them. And the maintenance men are always at work, working hard, keeping the community clean.

Just a small testimony from Chicago. A missions team came from Chicago to help us serve in that community, help just love on the people there. And they were surprised at how nice the apartments looked. They were expecting some ran-down apartments. They were also surprised at how nice the people were. We would go door to -- door to door, pray with people, talk to people. And they were surprised at how nice and courteous people were. And basically I -- I can't tell you about no other place but I can tell you about Villages of Hanna. And we're trying to transform the hearts.

But the -- the apartments have been rehab'd. And basically we're just doing life with individuals and sharing the gospel and loving on people. And the community is changing. The crime rate is going down, praise God. We don't have as many murders over there as it was before. People are trying to be responsible about their property from what I see. So just thanking God for the opportunity serving that community.

MAYOR MASTERS: Madam Chair, when -- when -- when do we have time to -- I have questions for the different witnesses that have been flown in from out of -- out of the state. When will we have time to ask --

TOM MIGNOGNA: Madam Chair, we'd like to finish our presentation if it's okay.

MAYOR MASTERS: Excuse me, sir. I'm ask -- excuse me.

CHAIRPERSON DAVIS JOHNSON: One -- one moment, sir.

MAYOR MASTERS: I'm talking to my -- to my Chair. Please don't do that. Thank you. Madam Chair, I have a question for you. When will we have time to question these

witnesses that have been flown in from out of state? 'Cause I have questions for every one of them.

TOM MIGNOGNA: They'll be here.

MAYOR MASTERS: No, I'm still talking to the Chair, please. Thank you.

CHAIRPERSON DAVIS JOHNSON: We're going to let them finish the presentation.

MAYOR MASTERS: Okay.

CHAIRPERSON DAVIS JOHNSON: And then we will get to questions. And you can identify the individuals that you would like to question as we move forward.

MAYOR MASTERS: Thank you, Madam Chair.

CHAIRPERSON DAVIS JOHNSON: Thank you, sir.

CHRISSEY LINK: We're going to have Maya come up and she's from Park Shore Commons in Gary, Indiana.

MAYA BROWN: Good evening, everyone. My name is Maya Brown and I'm from Park Shore Commons residence. I'm a Park Shore Common residence. And thank you for allowing me to address the panel. Thank you so much. I have been a resident of Park Shore Commons. I'm now the president. They have formed a committee for the resident to host different events. Self-help seminars, empowerment sessions for the mothers and the men. And so we form different events every month, every week. We do something in our community. That was my complex up there. It's beautiful.

I came in on the ending of the rehab so -- but I know formerly it was Miller Village prior to Millennia owning the property. And I know what it was like. I -- I got an apartment there prior to Park Shore Commons. I turned back in the keys maybe a month later. I could not live there. So now that they've taken over, it's beautiful. I wouldn't trade it. Don't leave before the miracle happens, because everything that they've shown there is the truth. I'm a witness. My apartment is beautiful. The landscaping is gorgeous. I may be a block away from our beach, Miller Beach, Indiana, and it's beautiful. And thank you for letting me share.

CHAIRPERSON DAVIS JOHNSON: Thank you.

CHRISSEY LINK: Next we have Tashima [phonetic] from Lakeside Gardens in East Chicago.

TASHIMA JOHNSON: Hi, good evening. My name is Tashima Johnson.

MAYOR MASTERS: Good evening.

TASHIMA JOHNSON: Basically I've been over there before they rehab'd the new apartments. I stayed there when it was Lakeside Gardens Apartments and it was terrible. I'm a single mother. I wanted to get my son out of that neighborhood. But when Frank came over, he actually came and walked through my apartment. He really do care. I wouldn't even be here standing here talking if this man didn't come over there and remodel our apartments. 'Cause I moved out when it was Lakeside and when he came back to redo our buildings. And, like, the different events that's going on over there for single mothers and the pay -- the playgrounds and everything that he's doing over there, it's awesome. And I respect him. I'm not here -- I missed two days of work. I'm not here to -- to come here to waste time or anything. This man is awesome and the things that he's doing, please give him a chance. Thank you.

CHRISSEY LINK: Okay. I was hired in 2015 by Millennia to set up services at Villages of Hanna, at Lakeside and Park Shore Commons. Our special sauce is cultivating relationships and commitments with Christian groups and churches. We have seen both ups and downs but more importantly, we have seen that God is at work among His people. We have seen children run to our volunteers with open arms because they crave and cherish the simple heartfelt hugs that they are sure to get each time we meet. We have built trust in our communities. We have prayed for job interviews, reliable child care.

We have had the privilege of helping women choose life instead of abortion, to watch joy as a mother sat in honor at her first baby shower but with her fourth child. We have had the chance to begin speaking truth and love and to young women in abusive situations. We have awakened the (unintelligible) sex trade in the darkest areas. We're working on helping with that. We have witnessed the terrible hold that addiction can have and the horrible consequences as a result. We have been honored to sit with the sister during her serving jail time so she knows she is not forgotten, invisible -- sorry. I'm just out of order -- lost but rather cared for and able to overcome. We cannot count all the blessings as we serve the Lord.

We are committed to offering a hand up, not just a hand out. We don't want to do -- we want to do with and not just for. We want to build relationships. We want to bring hope and learn about individual situations and connect them to the community, the resources when needed. We talk with our residents about their goals, what they may have. We do mentoring step-by-step. We model loving, encouraging relationships. Our intentions is not to create clones, but rather to give each person freedom to -- and inspiration to dream about the best that -- possible vision of themselves that they can be.

Our hope is that they will, in turn, become leaders and mentors in their own community. Some of the things that we've done and it's just not limited to 'cause it's just endless, we've had HIV testings done at each of our properties, flu shots. We've done

bingo. We've had health fairs. Tuesday nights kids programs. Bible studies. Holiday events, community meals. Family dinners. Summer feeding programs. Day -- car care clinics. We've held women -- teach them how to check the oil in their vehicle. I don't know how many vehicles we've had where they've had less than a quart of oil in their car. You know, at that point their -- their motors are about ready to seize up. (Bell ringing).

CHAIRPERSON DAVIS JOHNSON: That's your time. Yeah.

CHRISSEY LINK: Okay. So we've done VBS, sewing classes, drawing --

CHAIRPERSON DAVIS JOHNSON: Ma'am?

CHRISSEY LINK: -- classes, health cares, life skill classes, back to school --

CHAIRPERSON DAVIS JOHNSON: You're going to have to wrap up, please.

CHRISSEY LINK: Okay. The other thing is, is we've got a store. So we have a Millennia's Must-Have store. Our residents get to come and they get to go shopping at our store. By attending events they get Millennia Dollars. We've got free laundry when they attend some other financial literacy classes, as well.

CHAIRPERSON DAVIS JOHNSON: Thank you.

TOYMECAN POTTS: Good evening. My name is Toymecan Potts [phonetic]. I'm the Senior Activities Director at Eureka Gardens Apartments at -- in Jacksonville, Florida. I just wanted to let you know that I've been at Jacksonville -- I've been at Eureka Gardens for about four years. And I was there prior to Millennia taking over. And once they did start managing the property, I did see significant, positive impact in the community. The crime rate went down.

And as activities director, they have supported me as far as with the programs and resources with our residents. We have -- we have a partnership with Jacksonville Public Library, with JSO, with -- we also have a partnership with UF Health, with free HIV testing. And I'm excited to be here. And the reason why I'm excited to be here is because I believe in the company that I work for, because Millennia cares. And I would not stand here and say that they -- you know, that they care and they don't. I'm on ground zero. I'm there every day. I've been at Eureka Gardens for the last four years. I have seen positive improvements.

Not just because -- just to say so but I've seen it. I've seen it in the residents. I've seen it as far as Millennia and their support of whatever I -- I decide to do as far as helping our residents. Their support in what they believe in. And this is why I'm here today, and I -- I really believe that once given the chance to be able to do what they say they're going to do, they're going to do it. And I can say that. I can attest for it because I've seen it.

And I thank you for the opportunity and any questions afterwards, I'd be welcome to answer. Okay? Thank you.

CHAIRPERSON DAVIS JOHNSON: Thank you.

TOM MIGNOGNA: I want to thank the staff members, the residents who came down. They were not paid. They are not actors. They're people who -- they're people who we have helped with our projects. They're here to stand up for us. We -- we want you to get a taste of what Millennia's really about. Not just some snippets or photos of properties we don't own, of properties we manage for a third party or properties that we have not completed the transition on.

I would like to introduce and have you meet Frank T. Sinito, the owner and president and founder of Millennia Companies, who really does care, who has been to all of these properties, including Stonybrook, on numerous occasions. I please hope that you give him an opportunity to share his stories with you.

FRANK SINITO: Thank you so much and thank you for allowing me to speak this evening. Thank you. Thank you so much. I've been at this for many years. A company of this size just doesn't get here overnight. And I'd like to start --

CHAIRPERSON DAVIS JOHNSON: Excuse me, Mr. -- Mr. Sinito, please state your name for the record, please.

FRANK SINITO: Frank Sinito. I'm sorry. So a company of this size doesn't get to this size overnight. I started in 1985 with buying my first apartment and -- and in 1985 it was just me and me. It was a Section 8 mod rehab property in Lakewood. From there I bought another Section 8 mod rehab property and continued to buy properties in the -- in the late '80s.

And -- and what drew me to Section 8 Housing was the mission. The mission of making a difference in people's lives. For many years I managed these properties from - - to be exact, from '85 to 1997 it was me, me and me. At times I was the property manager. I was the maintenance tech. I was the regional manager. I -- I was the administrator. I -- I did the certifications. I pretty much did it all.

And what I saw is I saw elderly folks, I saw folks with disabilities and I saw families. And -- and I saw people that needed more than just housing. And -- and it was -- it was early on in my career going to realizing that my residents, they didn't have a Christmas dinner like I had a Christmas dinner. They didn't have a Thanksgiving dinner like I had a Thanksgiving dinner. They didn't have a -- a -- there was no one wishing them birthday. There was -- there was no summer -- summer cookouts.

So the programming that you heard tonight, the things that we do at our property, comes from the experiences that I had early on. And it's something that we will continue.

We -- we do every day, and we will continue to do if you give us the opportunity to acquire -- acquire Stonybrook.

When I look at -- when I look back at all the great things that we've done as a company and I look at what's going on with social media, I look at the opposition that we have here this evening -- and you'll hear plenty of that -- I only hope and pray that after you hear the opposition, whether it's opposition in Opa-Locka or Kansas City, that you'll allow me to -- to come back up here and speak.

I'm not going to speak about it now, but as Tom Mignogna indicated what our model is, we buy these -- the most physically distressed assets in the country. Sometimes it takes longer than others to transform these properties. We put the resources together but we always do what we say we're going to do. And at the end of the day, we're always successful in transforming these communities and, most importantly, serve -- serving our residents.

But what -- what -- what bothers me most about what we've -- what we've experienced is I didn't ask for this. I didn't ask to manage Stonybrook. I didn't ask to manage Winter Cove. I didn't ask to manage Forest Cove. These properties were abandoned. I didn't ask to buy the GMF portfolio. I was recruited to buy the GMF portfolio. When I look at it now, I -- I regret it.

It was -- it was -- it was too much to -- to -- to take all this on, especially with the management. But we've survived. We're into it. We're getting close. We just closed our first deals in New York last week. We -- we are going to have closings in Tennessee at the end of this month. We're going to close properties next month. We're going to close properties in October. And we want -- we desperately want to close and finish -- and finish our mission at Stonybrook. And -- and we need -- we need your support. We need your vote -- your vote to -- to do that.

But again, you've heard enough about Millennia and who we are and what we are. You -- you -- you have my word. You have my word. Not that my word means anything to you, Mayor, but you have my word that I will do what I say I'm going to do, and I will do a -- a great job with the rehab. And most importantly, I will take care of the residents and I will be a great partner -- partner to the city. And again, in closing, I would just hope that I'll be allowed to speak at the end of the night after you hear the opposition to -- to the project. Thank you.

WAYNE RICHARDS: Thank you. At this time that concludes our presentation. Thank you for your -- your -- your time.

CHAIRPERSON DAVIS JOHNSON: Thank you. Are there any questions or comments from the board as it relates to the presentation that has been provided by Millennia?

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Commissioner Davis, you are recognized.

COUNCILPERSON DAVIS: Thank you. I'd just like to hear from the concerns from both opposition, those who support, hear those issues before we kind of get into our dialogue.

CHAIRPERSON DAVIS JOHNSON: I'm sorry. I didn't understand your statement.

COUNCILPERSON BOTEL: Say that again.

COUNCILPERSON DAVIS: I'd like to hear how the public feel about the presentation, whether they support it or they don't and -- and why. Just I'd like to reserve all my comments until after that.

CHAIRPERSON DAVIS JOHNSON: So you'd like to go into comment? Into the public comment?

COUNCILPERSON DAVIS: Yes, ma'am.

CHAIRPERSON DAVIS JOHNSON: Is -- does anyone from the board have any opposition to that?

MAYOR MASTERS: Madam Chair, I don't -- I don't have any -- I'm sorry.

CHAIR PRO TEM HUBBARD: No, just I don't if you -- I thought he was trying to say --

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor, you're recognized.

MAYOR MASTERS: I -- I don't have any opposition to it. But I did have a -- a question. But too, as to the cost of the -- of all the people that came -- that -- that were paid to -- the expenses. But I will hold -- I will hold that because I do want them to answer that, 'cause I know they didn't just get on the plane and just come on their own free will and -- and they pay it out their pocket. So I can -- I can wait.

CHAIRPERSON DAVIS JOHNSON: Is that a question you'd like to ask (unintelligible)?

MAYOR MASTERS: Yeah. Yeah. And then -- yes. Is that all right? Mr. Wayne Richards, who can answer that question? These are your clients.

WAYNE RICHARDS: What is the question, please?

MAYOR MASTERS: The question is, you had people -- people came -- came here tonight from different parts of the United States or was it from one city?

WAYNE RICHARDS: I -- numerous cities.

MAYOR MASTERS: Okay. Did they pay it, pay their own -- their own way here or was it paid by Millennia?

WAYNE RICHARDS: Their travel was provided. No money to them individually.

MAYOR MASTERS: So the young lady who said she missed two days of work is not going to be compensated? That's Millennia?

WAYNE RICHARDS: I -- I haven't asked that. I mean, what are you trying to do, Mayor?

MAYOR MASTERS: I'm trying to ask questions. I'm trying to ask questions.

WAYNE RICHARDS: Okay. The -- the answer is no.

MAYOR MASTERS: Okay. One more question and then we'll wait till the end. I want a total -- I want to know what was the total amount that was paid for the different witnesses -- and we've only heard one side as you -- you're a lawyer. You know there's two sides to every story, right? I want a total of what was paid for the witnesses to come here tonight.

WAYNE RICHARDS: They -- they received zero dollars.

MAYOR MASTERS: No, no, no, no, no. I'm talking about the air fares, hotel.

WAYNE RICHARDS: And what we want --

MAYOR MASTERS: The expenses. Come on, you're -- you're an intelligent attorney.

WAYNE RICHARDS: We -- I -- I -- I -- I --

MAYOR MASTERS: I'm not trying to disrespect you.

WAYNE RICHARDS: Oh, no, no.

MAYOR MASTERS: But -- I don't mean to disrespect. Just want a total. I want a total. Is that 10,000?

WAYNE RICHARDS: I -- I --

MAYOR MASTERS: 5,000?

WAYNE RICHARDS: -- I will compile that information. Yes.

MAYOR MASTERS: Okay. I want it tonight. 'Cause someone should know. They paid it. I'll -- I'll wait, Madam Chair.

CHAIRPERSON DAVIS JOHNSON: Madam Clerk?

DEPUTY CITY CLERK BURGESS: Andre Henderson, Bernard Parila [phonetic], Matill Muglan [phonetic]. I'm probably mispronouncing the names. Andre Henderson?

ANDRE HENDERSON: Yeah, I'm coming. This is public comments, right?

CHAIRPERSON DAVIS JOHNSON: No, this is comment for the item.

ANDRE HENDERSON: Okay. I guess my point -- I was taking some notes down. Okay. I -- I was taking some notes down. The gentleman -- I can't remember your name but you talked about transition. So Stonybrook will -- will be judged -- from your own words, you said a lot of the properties that you take care of are in transition but you don't own.

Well, you don't own Stonybrook so by your own words you should disqualify yourself because you -- you're going to put us in transition. I'm just judging from what you said. Mr. Richards, you're telling the constituents that they don't have things in order. I was one of the ones who said it should be torn down. I want the City to fix their problem. Other tenants want to do co-ops but you brought a client in here who doesn't even own this property. You want us to give up part of our city. I -- I think you're the one that's not playing by the rules or you should do a better job of informing your clients to use the proper words. You even said in here asbestos is fine. No, Mr. Richards, asbestos is not fine. So how can you do this without ownership? That -- that's my point. How can you ask us to give up anything in this city? How can the dais even consider this when they don't own the property?

MAYOR MASTERS: That's right.

ANDRE HENDERSON: If they owned the property it would be a different -- different ballgame. Have them go out there, get their funding, buy the property. Get -- deal with everybody else, then come here and ask them to give up property to them that they own. I think that's the issue for me.

They mention about a 13 and a half million dollars they're going to get for funding to do -- fix the property up. That's \$62,000 per unit. I don't think you're spending \$62,000 per unit. I just can't see it. And you're going to do it in 18 months? I -- I can't see that.

We've been kicking this down the road. In 2003 Summit American Properties bought Stonybrook for \$5.2 million. 2012, GMF brought [sic] the property for \$12.2 million, and now we're here again and they've been telling us the same thing. Some of the people that's sitting back here have said it about GMF. Now they're saying it about Millennia. So we need to take -- we need to take this -- this bull by the horn.

MAYOR MASTERS: Uh-huh.

ANDRE HENDERSON: And I already put out what I wanted to say about it. But if they own the property, capital society, they can do it. But they don't own the property.

MAYOR MASTERS: Huh.

ANDRE HENDERSON: They shouldn't even have this discussion with you. It's disrespectful to come in here and ask you to give up something of your city when they don't own it. Thank you.

MAYOR MASTERS: Thank you, sir.

DEPUTY CITY CLERK BURGESS: Bernard Parella [phonetic], Mathai Muggle -- Mugelin [phonetic] and Margaret Shepherd.

BERNARD PARELLA: I'm -- I just want -- I agree with what he just said. If the -- the idea is that they keep saying no, we don't own the property, we don't own the property. But then he's -- Tom said, Well, we could have bought the property. So why didn't they just buy it? Why are they delaying everyone's time and holding the City hostage and holding the Stonybrook residents hostage for the site plan?

Aside from that, though, I've just -- I'm just going to say what I've observed here with the property managers at Stonybrook, is that this whole thing is just a -- a cheesy sales pitch. All right? That's all it is. The actual property, they put up playground equipment made out of garbage, basically junk material, and there was a nail sticking out of it. Kids got injured on it, and that was Millennia employees who put that up just a few months ago. That wasn't Global Industries.

There was, you know, just -- just the -- the way they've treated the residents, they treat the residents here -- and we've heard from other properties around the country, like people are in a prison. Like this is an open-air prison and they treat -- they criminalize the entire community. That's what this company is doing, right? So, you know, I -- I just gonna urge you to vote no on this site plan. Millennia does not deserve to be rewarded with this.

MAYOR MASTERS: Thank you.

DEPUTY CITY CLERK BURGESS: Mathai Mugelin, Margaret Shepherd, Nick Beline [phonetic].

MATTHEW MUGELIN: Thank you. Like my friend mentioned here, we saw a huge sales pitch and marketing campaign done from Millennia. My name is Matthew Mugelin (unintelligible). We saw a huge marketing campaign, and I could agree a little with from the videos that they showed of their vision for Stonybrook. Yeah. The vision for Stonybrook kind of aligns with the kind of video they showed with the luxury apartments and white people. And that's exactly what they're trying to do to -- to this property. They are trying to make this property not affordable and make it luxury apartments and make it available for rich people to live there and drive all the poorest of people from the Stonybrook.

They are -- that's why they always refer to this property and the residents as they are soliciting drugs, guns and prostitution. It's not like they're -- they're criminals and prostitutes living in this apartment. These are hard-working working-class people that they -- that these -- this management company wants to drive out. And they were bringing people from different parts of the country. I don't know if they brought residents from Forest Cove. I don't know if they brought people from Cordoba Apartments in Opa-Locka. Are they -- I don't know if they brought residents from Windsor Cove in Florida, in -- in Orlando, because all of these -- the residents from all of these properties have gone out to the media and expressed their concern, expressed their security -- health concerns. Expressed their security concerns.

Last July this property management hired new security guards who went from door to door asking where the protestors are. It's a crime. They look -- look it up as a crime for residents to protest and ask for the basic rights, basic human rights to live and survive in their apartments. They even change lock in the -- locks in their apartments and disallowed people from entering their own apartments. They go around the apartment policing people and asking why they are, like, gathering outside their apartments and talking. And they even use little children as snitches to find out if people are, like, talking bad about the property management and trying to find out if they're trying to organize against the property management. This is -- like my friend said, this is an open-air prison. Thank you.

DEPUTY CITY CLERK BURGESS: Margaret Shepherd, Nick Beline, Mary Brabham.

MARGARET SHEPHERD: My name is Margaret Shepherd and I do live in prime property owned and operated by the federal government which is called HUD.

MAYOR MASTERS: Good evening.

MARGARET SHEPHERD: Good evening, Mayor. I've heard all of these conclusions from the past. I've heard some hairy stories. But in the Riviera Beach Housing Authority it was deemed the worst Housing Authority next to Sanford, Florida.

I want to say that you all are living in the past. You're living in whatever happened. I don't think you live the way that we live over in Ivey Green. And -- and I'm just tired of whatever's going on because my landlord is back there. We're about to build a multi-million-dollar housing authority. And I know Mr. Finney and Mr. Lewis and that group, they had to first get the funding. How you gonna buy something without getting funding? I understand you, Miss Miller-Anderson, when you say, we're always slow in doing. We -- we've been doing this ever since I've been here in the city. It's -- it's -- that's the way it is. And until a group get in there that put us on the right track, this is the way it is.

MAYOR MASTERS: Huh.

MARGARET SHEPHERD: But right now these people are living in hotels. These people are really getting first-class treatment until Millennia can purchase the property. The worst property was Ivey Green.

Do I agree with everything that happened over there? No, I did not. It was 51 of us. One died the other day. It's only six of us left and we lived through a horror story. I want to say to you instead of talking about all this bicker and what happen -- give these people a chance. Give them a chance. You say there's no apartments here? There isn't. When we got our vouchers, the last of the vouchers is in my hand. That's it. It's no vouchers here. And these people, they're not going to keep bankrolling these people. You got to make a choice. Save these people.

UNIDENTIFIED SPEAKER: Yes.

MARGARET SHEPHERD: Save these people. Because right now it's been since 1992 and the housing authority is just getting ready to be built right -- count from '92 up until now. How long it's been?

UNIDENTIFIED SPEAKER: (Unintelligible) some years.

MARGARET SHEPHERD: Okay. Time for -- and Mayor, I'm ashamed of you. Love and kindness have I drawn thee. It seem like you want to tear everybody down.

MAYOR MASTERS: I'm ashamed of Millennia.

MARGARET SHEPHERD: Well, you know what? They --

MAYOR MASTERS: That's who I'm ashamed of.

MARGARET SHEPHERD: -- they -- can I say something, Mayor? Wait, wait, wait, wait. Wait, Mayor. Two wrongs don't make a right. You are an official bishop of this city.

MAYOR MASTERS: But I'm ashamed of -- I'm ashamed of what I've seen from Millennia.

MARGARET SHEPHERD: Mayor.

MAYOR MASTERS: You didn't go to Atlanta. You didn't go to Opa-Locka.

MARGARET SHEPHERD: Mayor, but you came to Ivey Green. Mayor, you came to Ivey Green.

MAYOR MASTERS: I'm ashamed. Yes. I agree with your (unintelligible).

MARGARET SHEPHERD: There. Didn't you come to Ivey Green?

MAYOR MASTERS: I did.

MARGARET SHEPHERD: You were one of our staunch supporters.

MAYOR MASTERS: That's right. I was.

MARGARET SHEPHERD: You were one of the fighting-line people.

MAYOR MASTERS: That's right.

MARGARET SHEPHERD: And you gave us a chance, Mayor. You weren't even the mayor then.

MAYOR MASTERS: That's right.

MARGARET SHEPHERD: But you gave us a chance.

MAYOR MASTERS: And once you let me down I'm done.

MARGARET SHEPHERD: Okay. Well, you gotta give them a chance.

MAYOR MASTERS: If you don't keep your word I'm done.

MARGARET SHEPHERD: Mayor, that's in the past.

CHAIRPERSON DAVIS JOHNSON: Thank you, Miss Shepherd.

MAYOR MASTERS: No, I'm talking about the present.

MARGARET SHEPHERD: I asked -- excuse me. He took -- took time from what I was saying. I want to say to you to pass this resolution. Give these people a chance. Give them a --

UNIDENTIFIED SPEAKER: No.

UNIDENTIFIED SPEAKER: (Unintelligible).

UNIDENTIFIED SPEAKER: No.

MARGARET SHEPHERD: -- I --

CHAIRPERSON DAVIS JOHNSON: Point of order, please. Point of order, please.

MARGARET SHEPHERD: Excuse me. I've lived in the worst.

UNIDENTIFIED SPEAKER: (Unintelligible).

CHAIRPERSON DAVIS JOHNSON: Point of order, please.

MARGARET SHEPHERD: Don't worry about where I live. You got the wrong one. You got the wrong one.

MAYOR MASTERS: Please respect -- respect our elders, please.

MARGARET SHEPHERD: You got the wrong one.

UNIDENTIFIED SPEAKER: (Unintelligible) she live at (unintelligible).

CHAIRPERSON DAVIS JOHNSON: Please, point of order. We're going to ask you -- Miss Shepherd, are you wrapping up?

MARGARET SHEPHERD: They stopped me.

CHAIRPERSON DAVIS JOHNSON: Please wrap up.

MARGARET SHEPHERD: Okay. Now, one -- one thing I want to say to all of you. Whatever happen in the past, that happen in the past. We cannot change the past. But let us give these people a future. As I say, Mayor, I believe in you. You say you're a pastor, bishop of the church? I believe in you.

MAYOR MASTERS: Thank you.

MARGARET SHEPHERD: There ain't too many people I believe in.

MAYOR MASTERS: Thank you.

MARGARET SHEPHERD: But let me tell you something, I believe in you.

MAYOR MASTERS: Thank you.

MARGARET SHEPHERD: To do the right thing.

MAYOR MASTERS: And you know if I stand up for right I -- that it's from my heart.

MARGARET SHEPHERD: All right. Don't throw rocks.

MAYOR MASTERS: It's from my heart.

MARGARET SHEPHERD: Don't throw rocks. Don't throw rocks, Mayor.

MAYOR MASTERS: Thank you.

MARGARET SHEPHERD: I believe in you.

CHAIRPERSON DAVIS JOHNSON: Thank you.

MARGARET SHEPHERD: Thank you, Mayor.

MAYOR MASTERS: Thank you.

CHAIRPERSON DAVIS JOHNSON: Thank you, ma'am.

MAYOR MASTERS: And I'm going to (unintelligible) my heart.

DEPUTY CITY CLERK BURGESS: Nick Beline, Mary Brabham, Bessie Brown.

NICK BELIYUGE: I'm Nick Belyuge [phonetic]. I'm honestly not sure why it's even a question if the City of Riviera Beach should continue working with Millennia. They've shown themselves to be inept and negligent with not only Stonybrook but also their other properties, allowing their tenants to live with mold, asbestos, caving-in ceilings and a prison-like environment.

Millennia can make all the PowerPoints and videos they want. But anyone who's lived in or been to Stonybrook knows how the people there are living. Everything proactive that Millennia has done recently at Stonybrook was only because residents there have stood up for themselves, facing eviction or retaliation for doing so. Now that Millennia's facing a PR crisis, they've began trying to rebrand themselves as caring saviors meekly groveling before the city council to give them a chance. To the residents of Stonybrook whose children have been poisoned with mold under their watch, I can only imagine how pathetic and infuriating this must sound.

CHAIR PRO TEM HUBBARD: One minute, sir. One minute. One minute. Pause his time for me, please. Okay. We're going to have to ask you to be quiet in the back while someone else is speaking, please.

NICK BELIYUGE: Yeah, I'm almost done. Millennia are slumlords. And it's an insult to the dignity and health of your constituents to continue to work with Millennia. Thank you.

CHAIR PRO TEM HUBBARD: Thank you, sir.

DEPUTY CITY CLERK BURGESS: Mary Brabham, Bessie Brown, Rachel Johnson.

MAYOR MASTERS: Yeah, how much money's in that purse?

MARY BRABHAM: Miss Mary Brabham, Riviera Beach.

MAYOR MASTERS: Good evening.

MARY BRABHAM: If not us, then who? I have a concern for babies, elderlies, as well as the entire community. See, Miss Brabham has always -- those that have known Miss Brabham has always fought for Stonybrooks. Residents, whether you know it or not, the chemical plant was on -- slated for the board. Some of those same residents up there, some of your same council people, they advocated for that chemical plant to come right next door to you. Miss Brabham galvanized outsiders, well-known, every entity it was, to fight for you.

The junk yard. Miss Brabham did the same thing. FDOT. Miss Brabham did the same thing and here we are. You have residents that have lived over in Stonybrooks 30, 40, 20, 15 years. Am I lying? Miss Brabham does not stand here to lie. Do they want decency? Yes. Miss Brabham want them to have decency. The place did not get like that overnight. I've always said that when I go in there, tenants, you have a responsibility. Because we're going to hold everybody else responsible. Regardless whether you rent or not, that's your home. And you should treat it like it's your home. And we as leaders of the city, we dot our I's and cross our T's to make it work for you. So you cannot go anywhere else.

If -- if Millennia or whoever gets it, whatever way that you all vote here tonight, you all will do your due diligence [sic] to make sure that that place there never, ever gets in that predicament again. Because Miss Brabham will be still on guard. It's worth a try. I was speaking with one of the ladies that receive her voucher as well as her Section 8, that she's going down to live in Boynton. And you know what she said? They showed me the place and they told me that I couldn't come in there with that foolishness. But when they build up Millennia, she told me she wants to come back. Because you know why? She says that, too. It's worth a chance. And she love it. She love it.

The Riviera Beach Police Department call history for the past year, April 2017 through -- through April 2018, shows 736 calls for service at Stonybrooks Apartments. Because of the high call volume, the police department also conducted an additional 639 property checks at Stonybrooks during the same period. Yes. Yes. We need somebody to help us. We need somebody to help us over there that's going to help our community. We're stakeholders but we love them but we don't love what goes on. So whoever takes that rein there, whether it's Frank, Miss Brabham or you council people, hold us responsible. Hold us responsible, because this is the only way that this job is going to get done. I am tired of standing here about Stonybrooks. I'm tired of it.

CHAIRPERSON DAVIS JOHNSON: You have to wrap it up, Miss Brabham.

MARY BRABHAM: Now it's time for us to put the reins on it and rein it in. All of those that desire to stay, yes, we would love for you to stay. But if you decide not to stay, if you got vouchers and you feel as if that it's not up to your par, that you're not willing to give anybody a chance, then that's -- that's on you. But you're worthy of a chance.

CHAIRPERSON DAVIS JOHNSON: Thank you, Miss Brabham.

MARY BRABHAM: Somewhere. Thank you.

CHAIRPERSON DAVIS JOHNSON: Thank you.

DEPUTY CITY CLERK BURGESS: Bessie Brown, Rachel Johnson, Edna House. Bessie Brown?

BESSIE BROWN: Good evening, Council.

COUNCILPERSON DAVIS: Good evening.

MAYOR MASTERS: Good evening.

BESSIE BROWN: Listen, I just would like to say all of these people come in here sometimes and act like they they got all the answers for everything. But where in the hell were they about eight years -- eight or nine years ago when all this was going on? I was sitting right here when Global Ministries came in here and promised to do good by Stonybrook. Stonybrook has only gone down, down, down. And it -- it -- and -- and they sit like they know everything. They don't even go over in there. You notice they don't even go that way.

So I -- I -- all of you just sit and give them a chance? Give them a chance for what? They don't own it. They don't own it. They didn't give you a proposal that they're going to buy. All they did was came in -- come in here and ask for a site plan to build a community center and, what, renovate -- it says to renovate the outside and all of that. But they didn't give you no kind of proposal that they're going to own it. And when are

they going to do that? But they're in here for \$13 million. Probably new market tax credit that can build a community center. Now, some of these people in here, they sit here and talk about all -- they don't know what the hell is -- they don't know what the -- what is going on, period.

But they have a lot to say and have not come -- they'll only come in these council chambers for a little, you know -- a little -- just for -- for a little -- little exposure or to say something. Miss Brabham was -- she's gone, she's back. Okay? And just like I was saying, if -- if Global is -- is -- is -- Millennia's so good, why haven't they contacted Ruby Hill when -- that was in the hospital for five days and has been into that office and told those people what has happened to her and -- and -- and -- and they'll say they're going to move her. They're going to move her someplace.

But she sleep -- but she sleeps in that durn apartment every night and has -- so oxygen and she was -- she was -- she was talking so bad when I was on the phone talking with her I didn't -- couldn't understand a durn word she was saying. But she walked over to another neighbor's house and she said -- and I told her, "Sophie, get her to the hospital now." Do you understand? This is when I -- I can -- I can say what I do. You understand?

But -- but -- but Millennia isn't doing nothing. Doing nothing. And they know that girl. They -- they was in that apartment. They covered up the mold and put in the -- but she still -- she sleeps in there now but they have not moved her. They have not moved her. You know? But -- and she has already reported it. And then -- then they -- you know, the -- the people come in here like they're -- you know, they know everything that's going on. They don't know what's going on. You know? And -- and -- and Millennia should not get the opportunity to build a community center until they take care of every unit over there and all of those people are taken care of. And I -- and I beg you to wake up. This is not -- this just didn't start. It started with Global Ministries and -- and you let them ride. You let them ride. You know, the roof fell in and all of that. You let them ride. Now, here they come again. Nobody should -- we should not accept an application for any kind of site plan from anybody that doesn't own any property in this city.

DEPUTY CITY CLERK BURGESS: Rachel Johnson, Edna House, Adam Wasserman. Edna House?

RACHEL JOHNSON: Hi. Good evening, everybody. I'm Rachel Johnson.

MAYOR MASTERS: Good evening.

RACHEL JOHNSON: I'm a community organizer and for over 20 years. And didn't get the opportunity to see the presentation, but I think it's just premature to go into making a decision. At the end of this young -- what I want to do is -- what I do is I go into neighborhoods and educate tenants about their rights and responsibilities when living in

low-income housing. And in going in there I find that there's different situations that happen.

And at Stonybrook there's people that were evicted. There's people who got their cars towed, all illegal. And there's probably other situations. And so I -- I work on the technical assistance parts for individual tenants and families to remedy some of these situations. We have the -- the young lady back here. The young lady who was evicted from Stonybrook Apartments. And she was evicted after a domestic violence situation. And -- and my understanding is there's plenty of people that went through an illegal eviction up under Miss Lee. And so we have to remedy this.

Now, I did speak to Frank Sinito and a young lady tonight that they're going to help her get into a unit. Come over. And so I think it's premature to try to -- like some of the other speakers said, to provide this community room, this street to them before they get ownership, before they have done something. Because it's -- it's my understanding that it's been over two years that they've been in the building and nothing has been done. Even the boarded units. These units are very much needed because plenty of people need low-income housing, subsidized housing.

And I hear a lot of people speaking about people in Stonybrook don't work, don't keep things clean, they messed it up. Well, you know, kids don't bring about mold. Kids don't bring all the leaks in the buildings. And we know that these different structures has been such a long time so that they need to be repaired. So I think before a decision is made, I think what needs to happen is we need to see something from Millennia, which they promised.

But these things take time when you're redeveloping these properties. I've worked with several from 1995 till now. We're working with the property Town Park Plaza South, and it took nine years in the elimination or firing of three different management companies before they got the \$13.7 million from the City to renovate the property. Before we were able to find a management company that was going to do and keep -- you know, do the work and keep their word.

Now, I don't know Millennia. I don't know Frank Sinito. But I think that before you make a decision, you have to think about the tenants. And I think that that's -- that's who has to make this decision because they live it. We don't make the decision. I don't live there. You all don't live there and some of the speakers don't live here. The people who need to make this decision as far as Millennia coming is the tenants. The -- that's who should be making this decision.

CHAIRPERSON DAVIS JOHNSON: Can you wrap it up?

RACHEL JOHNSON: And so I want to bring her --

CHAIRPERSON DAVIS JOHNSON: You -- you have to wrap up your comments.

RACHEL JOHNSON: -- because -- okay. Well, she's got evicted. And I just want to make sure that you understand that she's living from pillow to post because of an illegal eviction. Think about all the others who got evicted, as well.

CHAIRPERSON DAVIS JOHNSON: Thank you.

DEPUTY CITY CLERK BURGESS: Edna House, Adam Wasserman. Edna House?

CHAIRPERSON DAVIS JOHNSON: Mr. Wasserman?

MAYOR MASTERS: He was trespassed by the police tonight at city --

DEPUTY CITY CLERK BURGESS: Adam Wasserman?

MAYOR MASTERS: He was trespassed right in here.

DEPUTY CITY CLERK BURGESS: That's all the public comment cards we have.

CHAIRPERSON DAVIS JOHNSON: Oh, thank you. Are there any --

UNIDENTIFIED SPEAKER: Where's mine?

CHAIRPERSON DAVIS JOHNSON: -- on this particular item did you put it -- is there an item in -- a card in for item number 2?

CHAIR PRO TEM HUBBARD: Madam Chair, question, please.

CHAIRPERSON DAVIS JOHNSON: Chair Pro Tem, you're recognized.

CHAIR PRO TEM HUBBARD: Did -- Mr. Mayor, did you -- what did you say about trespassing?

MAYOR MASTERS: I said the police officer told me about 30 minutes ago that Mr. Adam Wasserman was -- that he trespassed him tonight from City Hall, Chief. And I don't know any more about it. The officer said that he trespassed him from the City Hall tonight.

CHAIR PRO TEM HUBBARD: What -- how was he trespassing on public property?

MAYOR MASTERS: He was asked to leave the premises.

CHAIR PRO TEM HUBBARD: Why -- why was that the case? Chief? And what's the --

MAYOR MASTERS: And he's one of the organizers, right? The protests?

CHAIRPERSON DAVIS JOHNSON: I need to -- we are going to -- we still have not gotten to public comment from 7:30. And so I'm going to ask that we go ahead and take public comment at this time so that we can continue the discussion.

CHAIR PRO TEM HUBBARD: Before we go any further, Madam Chair, just can I -- can I wrap up, if you would?

CHAIRPERSON DAVIS JOHNSON: Well, we're not going to hold the meeting until he finds out. He can come -- once he gets that information he can bring that to us. We don't want to sit here idly and not conduct any business.

CHAIR PRO TEM HUBBARD: Absolutely. And I just wanted to say that we cannot, you know -- I know those two names and they were said to be trespassing on Stonybrook's property because they were organizing. And I don't want anybody to think that any organizer can be evicted from public property and accused of trespassing. Everybody has the right to be here, to organize and speak their opinion. So I would not want to think that we are participating or buying into any of that.

COMMENTS FROM THE PUBLIC - 7:30 PM Non-Agenda Item Speakers (Three Minute Limitation)

Public Comment should be restricted to issues, matters, or topics pertinent to the City of Riviera Beach. Please be reminded that the City Council has adopted "Rules of Decorum Governing Public Conduct during Official Meetings," which has been posted at the entrance of the Council Chambers. In an effort to preserve order, if any of the rules are not adhered to, the Council Chair may have any disruptive speaker or attendee removed from the podium, from the meeting and/or the building, if necessary. Please govern yourselves accordingly.

Public Comments shall begin at 7:30 PM unless there is no further business of the City Council, which in that event, it shall begin sooner. In addition; if an item is being considered at 7:30 PM, then comments from the public shall begin immediately after the item has been concluded.

CHAIRPERSON DAVIS JOHNSON: I would just make one request humbly. Let's recognize that everyone is entitled, in fact, to their opinion and to their comments. I would like for them to be able to make those comments without there being heckling from the audience so that we can maintain order and that everyone is heard. Please govern yourselves accordingly. Madam Clerk?

DEPUTY CITY CLERK BURGESS: John Hurt, Pamela Williams, Malik Leigh.

JOHN HURT: Good evening, Madam Chair.

MAYOR MASTERS: Good evening.

JOHN HURT: And Pro Tem, Honorable Mayor and Council members. I'm John Hurt from the Riviera Beach Housing Authority. I just come before you tonight to advise you that the Riviera Beach Housing Authority Board of Commissioners is retreating and having a workshop on September 21st and 22nd. I'm here to invite you to participate with us as we go forward into our next fiscal year.

We've had a successful past year with the initiation of the construction of the Heron Estates Senior, phase 1 of the former Ivey Green Village that will house 101 units of affordable housing for seniors. And we're looking forward to the development of phase 2 which would be a family community. So we invite you to join us in participating in our development of initiatives going into our next fiscal year. Hopefully we can have a -- a joint meeting to see how the Housing Authority and the City can cooperate to build more affordable housing for the residents of the City of Riviera Beach. I thank you.

MAYOR MASTERS: Thank you, sir.

CHAIRPERSON DAVIS JOHNSON: Thank you, sir.

DEPUTY CITY CLERK BURGESS: Pamela Williams?

PAMELA WILLIAMS: Hi. Hi.

MAYOR MASTERS: Good evening.

PAMELA WILLIAMS: My name is Pamela Williams. I'm probably one of the oldest residents out there in Stonybrooks. I've been out there about 20 some years. You know, I have seen different people come and go and say what they're going to do for Stonybrooks and what they're going to build, what they're going to plan. You know?

But since Millennia came in, they -- they -- they are really fighting for us. They are really, really fighting for Stonybrooks. Like, for instance, my air conditioner went out. The lady, she went and bought me a -- went -- went -- an air conditioner for the window. That have never happened to me since I been out there. My house lost air conditioning a lot of time. I had to sit up in the hot heat without AC. These people, they really do care. I talk to them on a daily basis. I really do.

And I'm sorry the way other people are living out there. My apartment doesn't have mold and rats and roaches and stuff in there. And I've been in that same apartment for 22 years. And I feel like, you know, tenants have a big part to play in it themselves. You have to keep your apartment clean. You know? They're not responsible buying your

roach spray, your cleaning supplies, you know, and all this different type of stuff to keep your apartment clean, you know? These people out there, they throw trash on the ground instead of put it in a container. You know?

There -- it's -- that's not a day care. That's not an adult day care center. You know, you just -- if we really -- you know, you got to appreciate where you live at. It's not how - - it's not how you -- you know, it's -- it's how you live. You know, it's not where you live at; it's how you live. You have to appreciate where you at. And keep stuff cleaned up. They -- they're not responsible for your rats and your roaches. Take your garbage out and put it in the Dumpster, you know?

But they're really doing -- they're really good peoples so please give them a chance. I've been out there 22 years. I would love to see a new place to live in out there. I don't want to move and don't get a chance to have a nice apartment for once since I've been out there. So please give Millennia a chance, please.

CHAIRPERSON DAVIS JOHNSON: Thank you.

PAMELA WILLIAMS: Don't judge them. Don't just jump to -- jump the gun. Give them a chance. You gave everybody else a chance. They ain't did nothing.

CHAIRPERSON DAVIS JOHNSON: Thank you.

PAMELA WILLIAMS: Okay.

CHAIRPERSON DAVIS JOHNSON: Thank you.

PAMELA WILLIAMS: Thank you. God bless you.

CHAIRPERSON DAVIS JOHNSON: God bless you, as well.

DEPUTY CITY CLERK BURGESS: I can't read the first name but it starts with an M and the last name is Leigh, L-E-I-G-H. Then Jeronia Lucas [phonetic] and Margaret Shepherd.

MALIK LEIGH: Good evening.

MAYOR MASTERS: Good evening, sir.

MALIK LEIGH: This will be the -- I guess the -- the last thing I get to do, see and say before I leave. As you guys all know, I have a preliminary injunction against the City tacitly related to the overall health, safety and welfare -- where you going?

CHAIRPERSON DAVIS JOHNSON: (Unintelligible).

MALIK LEIGH: Oh, you don't want to hear this?

CHAIRPERSON DAVIS JOHNSON: No, I can hear. I need to use the restroom, sir.

MALIK LEIGH: Oh, okay. Okay.

CHAIRPERSON DAVIS JOHNSON: If that's okay with you?

MALIK LEIGH: No, go ahead. As long as you can hear.

UNIDENTIFIED SPEAKER: Y'all stop that.

MALIK LEIGH: Okay. For all the people that came up here I guess the -- the pastors, the preachers and the religious folks -- and I'm not a Christian, luckily. So one thing I want you to pull out of your Googles and I want you to look up Proverbs 6, 16 through 19.

UNIDENTIFIED SPEAKER: Can't hear you.

MALIK LEIGH: I want you to look up Proverbs 6, 16 through 19. Okay? And that's just addressed to all of those people that came up here for that.

One thing really, really quickly, though, I wanted to -- to -- to say a couple of names: Ashley Taylor, Vaconda Bithewood [phonetic], Olivia Monday, Erica Felton Davis, Cory McClendon and his wife Miss MacIntosh. All of those people are -- are represented by myself. All of those people either have children or themselves have actually tested positive for this mold, this -- this nonexistent mold that -- that's not in the -- in the units.

I bear a little bit of responsibility for Millennia having to spend a couple of dollars maybe in the last month for the mold test because we were the first ones to actually have a mold test. And then the City conducted its mold test, confirmed our test. And then obviously Millennia tested the few units that they tested and they also confirmed my test. The basis of our preliminary injunction is to move the people out of the units so that as we -- as most of the people in the community have no faith in the -- in most of the people on the board -- or excuse me, the Council, we assume that you're going to vote for it. Okay?

So the basis of our preliminary injunction is to move those people out of that sickening environment, move them into a hotel. If you guys have all read it, we did this before they even started doing the moving while they can actually fix. Because as we understand, they have a management agreement with the owner. And that management agreement is to actually manage and actually do repairs.

There is nothing in that management agreement that says that they are going to refurbish. That is an aspirational goal. Repair is an actual duty, which is something that Mr. Wayne had actually stated previously. Something that they have not done and they do not do at any of their other -- of their other properties. So of course because I'm an officer of the Court and because we do have an open case, there's only but so many things that I actually can say up here and hopefully, because it is public, their counsel -- their outside counsel will be able to see this, as well.

I'm not going to say anything bad about any of the individual people; however, I will say this. If a person is willing to lie to you in your face, chances are they're going to lie to you later on down the line. Dr. Botel, if she's still on the phone, me and her, we had a meeting with the representative of Millennia one day. And that individual told us a particular story. The first of the two meetings that were in July about this plan, Mr. Richards came up and told a completely different story from this Millennia representative.

And as soon as I heard that Dr. Botel, if she'll remember, stared right at me because we both had that moment understanding that we had both been lied to. And I assume that Dr. Botel is still going to vote for this. And so I understand that the City is probably going to go ahead and vote for this and that's fine. However, you're not necessarily voting for the \$12 million what is basically to pay off the loan that -- that Mr. Hamlet has. You're actually voting against your residents. You're voting to keep them in that sickening environment. You're voting to kill them because, as Mr. Mayor started when we first came in here, Ashley Taylor's child has to be put into an iron lung because of those units. Okay? And she was also in the F building.

So just understand, if some of you have -- have spent so much more time speaking to Millennia and less time aside from when you're accosting some of my clients -- which I will tell you right now in this public forum to never do that again. Instead of talking to our residents, you should go visit them in the hospital. And for the lady that said that she had friends -- she was one of six and one of them just passed away, just understand that every single day that you keep those people in there is one less day that they are probably going to survive on this earth, because that is not oxygen. It is asbestos because they found it last year. I've got those records, too. Okay?

So I myself understand what you're going to do. Our preliminary injunction hearing is September the 18th. It makes absolutely no sense to have this vote prior to that. Personally because of the liability aspect of it. I -- it doesn't really matter to me. I have to wait six months before we can file suit anyway. So I here -- I -- I'm here representing the residents. I apologize for taking too much more time. I assume you're going to vote for this. Hopefully you can look your residents in the eye and understand that you're killing them. Thank you.

DEPUTY CITY CLERK BURGESS: Jeronia Lucas, Margaret Shepherd, Willis Williams.

CHAIRPERSON DAVIS JOHNSON: Let the record reflect that I did not accost any resident. I asked if I could speak with a resident and I will -- I will certainly have to address that. Because what has been said has been an outright lie about what I did. I visited that property and I asked if I could speak to residents. I did not accost anyone. I understand that you have your time but I need to have that on the record. And if I need to retain counsel I'm prepared to do that because what has been stated has been an outright lie. For the record, sir.

COUNCILPERSON BOTEL: Thank you.

CHAIRPERSON DAVIS JOHNSON: Yes.

JERONIA LUCAS: Good evening, Bishop Masters and to everyone else here.

MAYOR MASTERS: Good -- good evening.

JERONIA LUCAS: Sounds -- my name is Jeronia Lucas. And to me it sounds like the City is going after the wrong entity. But if you're not, this is addressed to whom - - this is to whom it may concern. Okay? And I'm going to cut straight to the chase.

While the City and Millennia are at a tug-of-war, neither is really being affected. Neither side loses. This is not a game. These are people, innocent people, innocent children, women and men. Their lives are -- they're losing every day and may even die behind what's going on. And I don't doubt, you know, what Millennia said they're going to do. Okay? Everybody deserves a chance. But I'm going to put some fire under your photo and speed up the process and let's leave the gangs and the drugs and all that stuff to the police. Okay?

And let's just -- like that song say, walk it like I talk it. Let's just get -- get -- let's walk the walk and not just talk the talk. These people, they really need -- my best friend and other people live out there. And when you purchase a property, okay, not only do you inherit the blessing but you also inherit the curses and you inherit problems. And if you're making millions and billions of dollars off of taxpayers and off of the government, what's the holdup? Pay the fines. What are you doing? Pay the fines with the monies or what are you going to do with the monies it -- with -- from the fines, City?

Thirty plus units declared inhabitable [sic]. What is their job? What is the job of -- what is your role? What is their role? Don't nobody want to -- don't hold the progress 'cause you don't live out there. These people need these deplorable and inhabitable living conditions done and take every care of now. Give them a chance. Maybe do some free contracts before anybody do give out any money, do anything, do any building. Promise these people -- 'cause I lived in Raleigh, North Carolina, in Chavis Heights, Walnut Terrace. They remodeled those projects just like Stonybrook. Remodeled them. And guess what happened?

When the people moved out, guess what happened? You had -- in order to move in you had to pay three times your rent. Had to make three times your rent. And they had all types of clauses and everything where nobody couldn't afford it. So millions of dollars and billions of dollars being made off the government and taxpayer money. Take that same money and put it back into remodeling and -- and -- and improving our communities. Thirty plus units remodeling, probably be, like, what, \$10,000 each? So that's \$300,000 or whatever it is, 300 -- for 30 units? Okay?

And the same price you pay for fines, you could pay to remodel. Just remodel the place and give them -- y'all give them a chance. Let's do some contracts. Let's put -- let's just stop all this tug-of-war because these are people lives at stake. People living conditions, people living in deplorable conditions, living in hotels where they have -- they say they have bed bugs. Okay? One bed, two beds. You know? Three, four kids. You know what I'm saying?

People can't -- you know what I'm saying? They're losing. Every day they're losing. And it's getting worse and worse. So why not we just stick together, come together, let's -- can't -- can't two come together lest they be agreed, the Bible say? You got to sit down and come up with some ideas that's for those people. Not what I want or what you want or what I -- you know, what I think gonna happen, what you might not do. Let's put your money where your mouth is and let's walk that walk, not just talk the talk.

CHAIRPERSON DAVIS JOHNSON: Thank you, ma'am.

DEPUTY CITY CLERK BURGESS: Margaret Shepherd, Willis Williams, Bishop Thomas Masters.

MAYOR MASTERS: Madam Chair, point of order. The police chief is -- is -- is back. I think the co-chair asked for a report as to why someone was trespassed on public property. We don't want anybody else to get trespassed tonight so maybe we can avoid that. So if you could entertain at this time from the chief before we go further, would that be in order?

CHAIRPERSON DAVIS JOHNSON: We will hear from Miss Shepherd and the chief will come forward.

MAYOR MASTERS: Thank you, Madam Chair.

MARGARET SHEPHERD: Thank you. Once again, Margaret Shepherd, Riviera Beach. I've been out for quite a while. I've been down. But when I heard some of the things that was going on over on Channel 18, I pulled myself up because, Mr. Mayor, once again, I don't know what's going on. I don't have a clue. I haven't associated myself with anybody. But the one thing I want to say to you once again and to this public, that the gentleman said that I said something about one die -- well, I live in the senior building.

MAYOR MASTERS: Right.

MARGARET SHEPHERD: I was one of the youngest ones.

MAYOR MASTERS: I remember.

MARGARET SHEPHERD: I think the oldest was 92. So I lived in the senior building, had rats and roaches and everything crawl -- but the one thing I have since Mr. Hurt came into my life and this board that's there -- not -- that's there right now, he said something to me and I -- I thought about Mr. Cason [phonetic]. I think that's the black HUD whatever. And I was wondering why haven't he been here to Riviera Beach? He's African-American and you see he hasn't been here to do anything. So it's up to these people who have the money. Once again. I'm coming once again that Ivey Green, which is called the Heron Estates, is on the move, Mr. Mayor. And I talk strictly to you because you are the gate keeper to the city.

MAYOR MASTERS: Thank you.

MARGARET SHEPHERD: I would not tear down my home where I live.

MAYOR MASTERS: Right.

MARGARET SHEPHERD: And put the face of it -- 'cause right now Channel 18, 12 -- whatever, they're here. And it look bad when you all talking about -- I hear you all talk about the -- the -- the -- the -- the building on 15th Street. You're talking about the leaky whatever. Well, who the heck want to come in here and buy it if you keep talking about your house?

This is your house. This is where you live. And the one thing I've learned, if you don't say nothing good about your house and where you live, who wants to come visit you? We have the opportunity now to make a wrong -- because something happened over there. Something happened at Ivey Green. Something happened at Broadmoor. And something happened at Dunbar Village. But if you see that you see and see what I see, these people are willing to come in here and take a wrong, Mr. Mayor, and turn it into a right.

Don't talk about our home. You are our gate keeper. You are our ceremonial mayor. You are the one when things get wrong we throw you to the front line. Yes, we do. Throw you around. But one thing about it, you seen your way out of that. You seen your way out of it because you know the ropes and you know how to do. I ask you please don't continue these conversations. But make sure that they have the money, they have the expertise.

Whatever happened, it happened. I don't know what happened. But I know what happened at Ivey Green and I know now that Heron Estates is in the midst, and I'm so

proud of my executive director and staff over there, Mr. Thomas and -- and Chief Jeffrey there. And Miss Hubbard, you were there. You were there, Miss Hubbard . You know what it look like, Miss Hubbard. If nobody else, you know what we've been through. Thank you very much.

CHAIRPERSON DAVIS JOHNSON: Thank you.

MAYOR MASTERS: Thank you, Miss Shepherd.

CHAIRPERSON DAVIS JOHNSON: Mr. -- Mr. Chief, please.

INTERIM POLICE CHIEF MADDEN: Good evening, Mayor and Council. Mike Madden, Interim Police Chief.

MAYOR MASTERS: Good evening, Chief.

INTERIM POLICE CHIEF MADDEN: Mayor, I'm -- there is an incident occurred in the -- outside the chamber earlier.

MAYOR MASTERS: Speak to the Chair.

INTERIM POLICE CHIEF MADDEN: And the officers had to make an arrest. I do not want to go into the details of the case 'cause the officer is still investigating. So it would be inappropriate for me to talk about too many of the details. But I believe the individual that you inquired about was asked to leave for the immediate time being and is subject to return based on the city manager.

CHAIRPERSON DAVIS JOHNSON: Thank you.

MAYOR MASTERS: Thank you.

CHAIRPERSON DAVIS JOHNSON: So he was --

CHAIR PRO TEM HUBBARD: He wasn't the one arrested, evidently.

UNIDENTIFIED SPEAKER: (Unintelligible). Mr. Wasserman can come (unintelligible).

CHAIRPERSON DAVIS JOHNSON: Point of order, please, sir.

UNIDENTIFIED SPEAKER: (Unintelligible).

CHAIRPERSON DAVIS JOHNSON: Point of order, sir. Excuse me, sir. Please have a seat.

CHAIR PRO TEM HUBBARD: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. -- Chair Pro Tem, you -- you have a comment?

CHAIR PRO TEM HUBBARD: I'd like to just ask the chief a question, please. So I'm going to take it that Mr. Wasserman was not the one arrested?

INTERIM POLICE CHIEF MADDEN: That's correct.

CHAIR PRO TEM HUBBARD: And is allowed to come back into the chamber? The reason I'm asking, the reason I'm pointing it out is because I don't want us to do the same things that are being done over in Stonybrook and I don't want to be a part of that. I want people to feel free to, you know, exercise their voices, to organize, to change their position and their conditions. So -- and if he is not one of the persons that had been arrested, I'd like him to have the opportunity to come back in to speak as -- to speak. The manager --

INTERIM POLICE CHIEF MADDEN: I think whoever --

CHAIR PRO TEM HUBBARD: -- (unintelligible) --

INTERIM POLICE CHIEF MADDEN: -- that would be appropriate, either the Chair or the City Manager. We would not be opposed if -- if that were to occur.

CHAIRPERSON DAVIS JOHNSON: Madam City Manager?

MAYOR MASTERS: I have a question, excuse me. Madam Chair, I have a question.

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor, you're recognized.

MAYOR MASTERS: I think you have to review the -- the rules of the decorum of the -- of the --

CHAIRPERSON DAVIS JOHNSON: Uh-huh.

MAYOR MASTERS: -- the meeting. I was thinking that it is usually the Chair that has to order somebody out, the -- the officers to take somebody out of the room, but that wasn't -- that didn't happen in the chambers, is what you --

INTERIM POLICE CHIEF MADDEN: That -- that's correct. And it didn't happen in the --

MAYOR MASTERS: -- that happened?

INTERIM POLICE CHIEF MADDEN: -- building.

CHAIR PRO TEM HUBBARD: I see.

MAYOR MASTERS: It didn't happen in the building.

INTERIM POLICE CHIEF MADDEN: It didn't.

MAYOR MASTERS: Okay. But he was in the building.

INTERIM POLICE CHIEF MADDEN: It started in the building and ended up in the parking lot.

MAYOR MASTERS: Okay. Thank you, Chief.

INTERIM POLICE CHIEF MADDEN: That's about --

MAYOR MASTERS: Thank you.

CHAIRPERSON DAVIS JOHNSON: Thank you.

CHAIR PRO TEM HUBBARD: Madam Manager?

CHAIRPERSON DAVIS JOHNSON: What -- what do you need to ask her?

CHAIR PRO TEM HUBBARD: About the -- the gentleman returning to --

CHAIRPERSON DAVIS JOHNSON: Did you -- did you read what the gentleman said, what the officer said?

CHAIR PRO TEM HUBBARD: Huh?

CHAIRPERSON DAVIS JOHNSON: Read what your -- what your chief of police said, please.

MAYOR MASTERS: I -- I can't hear your discussion.

CHAIRPERSON DAVIS JOHNSON: The police chief in his correspondence said that the -- the information should not be shared at this time as it relates to the content of the matter.

CHAIR PRO TEM HUBBARD: Right.

CHAIRPERSON DAVIS JOHNSON: And so therefore, we should adhere to what he's asking.

CHAIR PRO TEM HUBBARD: But he -- the chief also said that the gentleman that left was not the one that was arrested. So he just asked him to leave the property until the incident settles down.

CHAIRPERSON DAVIS JOHNSON: Well --

CHAIR PRO TEM HUBBARD: But I couldn't see it. I'm sorry. Whatever you got there I -- I couldn't -- but -- and -- and if I misunderstood the chief --

CHAIRPERSON DAVIS JOHNSON: Chief, do you want me to read that into the record?

COUNCILPERSON DAVIS: Don't do it.

CHAIR PRO TEM HUBBARD: If that's what he --

COUNCILPERSON DAVIS: It's better -- it's better --

CHAIR PRO TEM HUBBARD: -- said when he came up here. Regardless I'm -- I'm -- I was only going by what the chief said, not by anything else. And I'm definitely -- before you begin I want you to understand. I'm not asking you to go into the details of the incident. I'm -- on -- based on what you said that he was not the one that was arrested, and you asked him to separate himself for a while and that it was up to the manager or the chair for him to come back.

CHAIRPERSON DAVIS JOHNSON: (Unintelligible) caveat.

INTERIM POLICE CHIEF MADDEN: Yes. And --

CHAIR PRO TEM HUBBARD: 'Cause that's what I want to be clear about.

INTERIM POLICE CHIEF MADDEN: -- I think that -- that is still, I think, the situation as far as the police department's concerned. As it is a public building, public place, the officers made a decision based on the circumstances they were dealing with for the safety of everybody that was there. The decision to allow someone to return to this building would not be that of the police department or the police chief. It would be either, you know, the chair or the city manager, I believe. But the decision was made at the time for the safety of everybody involved.

CHAIRPERSON DAVIS JOHNSON: So as it relates to the safety --

INTERIM POLICE CHIEF MADDEN: And the officer would not know that the person had public comment pending. So --

CHAIRPERSON DAVIS JOHNSON: Uh-huh. Thank you, sir.

INTERIM POLICE CHIEF MADDEN: Okay.

CHAIRPERSON DAVIS JOHNSON: Mr. -- Mr. Williams?

WILLIS WILLIAMS: Good evening, Riviera Beach City. Good evening. Willis Williams, City of Riviera Beach. Y'all got me so baffled here tonight. I wish y'all was here 20 years ago when I went to jail in these chambers. They couldn't figure out -- they couldn't figure out how to put somebody in jail. Now you got -- leave that alone. Just leave that alone. Let the police do their job. Okay? Just that simple. It'll work out. It'll be okay.

Why are we here? And -- and my thought come simple. We're here to take care of some very important people in our community that needs help. As the lady say before from North Carolina, my -- my stomping grounds -- this tug-of-war got to stop. We're only here for one reason. If someone else has an alternative other than what Millennia has put on the table, then let them show it. That's all I ask.

I'm not in bed with Millennia. I don't even have a wife in my bed. So I'm gonna tell you straight up. It's time to cut the foolishness. Let's just get this done. Let's just get it done. Now, if you don't want them to come, then say it. And if you do want them to come, then let's do that. But we gotta do something to help those people that live out at Stonybrook. I have people back behind me chuckling and going on. They don't live in this city. They definitely don't live in Stonybrook. So we gotta do something for those people. We gotta help them so we can't prolong that. That's the only thing I care about is those people in Stonybrook. Let's not prolong that.

Let's get them taken care of. And I'm not running for anything. I'm just a concerned citizen who's been in this city all my life, open Stonybrook on the first day when it was done in the '70s. So I know that it can be a beautiful place, and we gotta have some affordable housing here in Riviera Beach. We gotta do something. I mean, so let's -- let's -- let's do something. Please take care of these people. Thank you.

DEPUTY CITY CLERK BURGESS: Bishop Thomas Masters, Holly Stone, Mary Brabham.

BISHOP MASTERS: Bishop Thomas Masters, New Macedonia Baptist Church, Riviera Beach. I'm speaking in the capacity of a pastor and bishop. I want to say to the residents of this city they may not remember but Dr. Martin Luther King, Jr.'s last campaign was to bring four people from Mississippi and other areas to focus on the plight of poor housing conditions. He was to bring them from various states, take them to Washington, D.C. The city is called Resurrection City. And before that plan was completed, he was killed.

In just a couple of weeks we're going to be remembering what happened on August the 28. On that day Dr. King gave the famous "I have a dream" speech. After I saw what I saw today -- I was on the plane coming back from Atlanta. I Googled a song of the civil rights movement that said, "Before I be a slave, I'd rather be dead in my grave and go home and be with the Lord and be free." I will speak later as the mayor. But as a minister of the gospel, my objection at this time is on moral, religious grounds that as a minister of the gospel morally I cannot support Millennia. Thank you, Madam Chair.

DEPUTY CITY CLERK BURGESS: Holly Stone, Mary Brabham, Andre Henderson.

HOLLY STONE: Hello. How y'all doing? Good evening.

COUNCILPERSON DAVIS: Good evening.

HOLLY STONE: My name is Holly Stone. I'm a resident of Stonybrooks and I've been in Stonybrooks 14 years. I pretty much want to say, like, if Millennia don't do nothing with Stonybrooks, who's gonna do something with Stonybrooks? Like, what's gonna happen to us? Like, I think it's time for a change. And if these people want to help us and make a change, then let's just let them make a change. That's it.

CHAIRPERSON DAVIS JOHNSON: Thank you.

DEPUTY CITY CLERK BURGESS: Mary Brabham, Andre Henderson, Nathaniel Wilcox.

MARY BRABHAM: Miss Mary Brabham -- Brabham, Riviera Beach. Millennia. They work with cities to be a partnership. This is what we want to engage in. Establish - - establishing a well-rounded partnership so that everyone at the table know what is expected and what is to be delivered upon. We need to cut through the chase here now. I told you the -- some of the older residents over there, they want to give this a chance. They've lived over there like I said, 30, 40, 20, 15 and on up years. Is it fair to keep the ones that want a better environment, a better living environment hostage? No, it's not. No, it's not.

Some may disagree. But we can be disagreeable as well as agreeable. When the meeting of the minds is focused on the betterment for everyone. Because we have a chance now in our city to make our affordable housing component to be the limelight of our surrounding communities. I took some elderly peoples all up on Alternate A1A and all them other places that I have a list of where affordable housing at. And I showed some of them, "These are affordable housing." But you know what? They couldn't believe it.

And I also had a meeting -- because Miss Brabham is engaged all over. How do you all make it work? Same thing what I told y'all as a city. They in partnership. They're

in partnership to stay on target and to stay on focus of what goes on in their community. Millennia said, too, anybody that knows how business work know they do not own it.

Global Ministry and Stonybrooks, it takes that transition of property and it does not happen boom, bang. Just like you're going through this process here now, this is how that process work. So this board here, I don't think that this really a hard thing to -- to -- to analyze. You got some horrific situations here and it's a process stage here. So the process has to be elevated and delivered upon. You have the foundation there. Go in, gut out them walls, put in them bits and do the things that it needs to be done to it. You have a foundation there. So let's build on it.

CHAIRPERSON DAVIS JOHNSON: Thank you.

MARY BRABHAM: Thank you.

DEPUTY CITY CLERK BURGESS: Andre Henderson, Nathaniel Wilcox, Rachel Johnson.

ANDRE HENDERSON: So it's going to sound kind of redundant but the same things I talked about before. But I will add two things that the board should take into account. Broadmoor and Ivey Green. They had issues. We turned them around, or in the process. So why can't we do it for Stonybrook? My issue is the city should take responsibility for this and turn it around and not give it to someone else that has a track record of not holding up their end of the bargain.

I look at it from this standpoint. Just the facts. They do not own this property. If they owned this property it would be a different deal. I couldn't argue this point. They don't own it. Have them purchase the property first. That would give us an opportunity to get it done. But we keep saying there's no other alternative. Yes, there is. They have to own the property. So if we give it to them or we make concessions and give up the road, in essence we're giving them the property.

What other thing do we have to -- they have to come here for besides fines and restrictions we put on them as far as code violations? There's nothing else. And I'm talking directly to Miss Johnson 'cause this is your district and Mr. Davis 'cause he's over the -- this is his district over, being over state -- the citywide. If you give this up, what do they have left?

Millennia doesn't have to come to you for nothing. If you give up all -- the -- the road. If you give it up, they'd just go, Okay. We'll deal with the constituents as we please. But if they don't do it right as they did it as in 2003 and 2012, and the person representing them, representing GMF again in 2012 said the same thing, and now he's back saying the same thing again. We're supposed to listen? And you kick it down the road, then you wonder why we as constituents get upset with you? I lived in Broadmoor. That school

that's there now, I'm glad it's there. We change it around. Ivey Green was bad. It's in the process of being changed around now. Why can't we do the same thing with Stonybrook? Why can't we change it? It needs to be torn down.

MAYOR MASTERS: Uh-huh.

ANDRE HENDERSON: Flat out. You cannot save that.

MAYOR MASTERS: Flat out.

ANDRE HENDERSON: You can't save it. There -- there's issues there that are systemic since -- you got individuals saying from the '70s. You're not changing that. You tear it down, you -- as I suggested, you either sell it to Tropical or the Port. expense in there. Do something. Make money off of it. But sitting here trying to kick the can down the road, as we found in 2003, 2012, it's not going to work. We're going to be back here again asking the same questions.

Only one caveat, we won't have a road to even stop or -- or -- or hold back the -- the -- the deluge of -- of -- I won't say it but they -- we just need to make sure that we take care of our constituents and not give up our -- part of our city to someone who doesn't even own the property. Thank you.

DEPUTY CITY CLERK BURGESS: Nathaniel Wilcox, Rachel Johnson, Edna House.

NATHANIEL WILCOX: Hold it, Millennia. Not so fast. They showed all those beautiful pictures of how things are supposed to be in their apartments, but go down the street to Opa-Locka, Millennia. These are the apartments that you are responsible for. These -- these are (unintelligible) apartments. I want people from out of town to see that these are the apartments that people are living in in Millennia in -- in Cordoba Courts right now today. Talking about Stonybrook? They've been working on this thing for several years --

COUNCILPERSON BOTEL: Can you ask him to speak into the mike, please?

NATHANIEL WILCOX: -- and the apartments look like hell.

CHAIRPERSON DAVIS JOHNSON: Sir.

NATHANIEL WILCOX: This is mold on the backpack of one of the -- the residents there at -- at Cordoba.

MAYOR MASTERS: Into the mike.

CHAIRPERSON DAVIS JOHNSON: Sir, please --

NATHANIEL WILCOX: All right? These are mold-infested apartments in Cordoba Courts that Millennia owns. So they can show you all this other stuff, but go right down the street to Opa-Locka and see what people are going through right now.

COUNCILPERSON BOTEL: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Sir, would you please face the camera?

NATHANIEL WILCOX: Sir?

CHAIRPERSON DAVIS JOHNSON: Would you please face the board, please?

NATHANIEL WILCOX: Yes.

CHAIRPERSON DAVIS JOHNSON: Thank you.

NATHANIEL WILCOX: So we want you to see promises were made. They're making all those promises. Let's go back to just a couple of years -- a few years back. Promises were made just -- and all these people that's going, Oh, they're promising us this and they promised they're going to do that. Thirteen million, why can't they spend one million to fix up Opa-Locka Apartments where people are living like hell? People are going through hell right now.

And you're trying to go off the promises of Millennia? Here are the promises right here. These are promises right here. I want Mr. -- the boss to see it. The pools are insect-infested today. These people, Millennia, they're incompetent, they're apathetic, they're indifferent, they're half-hearted, and they could really care less. They are slumlords. Today. We ain't talking about next -- y'all -- they're going to fix it up. They are slumlords today as they sit in this seat. They didn't show you Cordoba Court Apartments. They didn't show you the apartments there in the other place here. They didn't show you those. And making all these grand promises and, Oh, we're going to do this.

They haven't done what they're supposed to do when they made promises in writing several years ago. When are you going to do -- keep those promises that you made? When are you going to help the people who are going through this -- this -- this slum right now? So y'all can believe the -- the 40 acres and a mule if you want. We'll be going back through -- we'll be right in these same conditions. And I don't have time to show you all the pictures. But it's hell on earth. They're promising -- now that they know they have to come here, they went to Cordoba and started trying to do a little something so they can come back here and rebut me and say, Well, we're doing this and we're doing that. But people live in -- living in very moldy conditions right now. Not down the street later. They're living in these conditions right now.

DEPUTY CITY CLERK BURGESS: Rachel Johnson, Edna House, Bessie Brown.

CHAIRPERSON DAVIS JOHNSON: Is Miss Johnson in the room?

UNIDENTIFIED SPEAKER: No.

CHAIRPERSON DAVIS JOHNSON: Miss House? Miss House?

UNIDENTIFIED SPEAKER: No.

UNIDENTIFIED SPEAKER: Not here.

CHAIRPERSON DAVIS JOHNSON: Miss Brown?

DEPUTY CITY CLERK BURGESS: Bessie Brown? Marvelous Washington?

MAYOR MASTERS: Madam Chair, while she's coming, let me just state for the record Millennia's owned those apartments in Opa-Locka for, I think, about two years. A little bit more, right? They're owners. Thank you. Thank you, Madam Chair.

MARVELOUS WASHINGTON: Good evening.

CHAIRPERSON DAVIS JOHNSON: Good evening.

MARVELOUS WASHINGTON: Good evening. Good evening, Mayor. How are you guys doing?

MAYOR MASTERS: Evening.

MARVELOUS WASHINGTON: My name is Marvelous Washington, candidate for District 3, City Council. Originally I was going to come up here and ask about some different questions to Millennia, concerns that I've seen after listening to the presentation. But one of the thoughts that I have after listening and viewing the presentation, the fact that Millennia made a comment that if they wanted to buy Stonybrook, they would have bought Stonybrook without the council's approval.

The fact that they have the arrogance to say that leads me to believe that everything that they're promising that they're going to do or put on this presentation that they said they were going to do, they're not going to do it. Because the fact of the matter is they think they can do what they want to do or lack of doing without any regards for the citizens that are staying there or whatever the council has to say about it. I mean, there's no financial or operational outcomes. None of those things have been presented to us here.

And you keep mentioning social services. Who gave you the idea that you -- that we need a Robin Hood to come into our community? We don't need Robin Hood. We need adequate housing, safe housing that residents can feel comfortable going into and

don't have trouble or even fear that they may have any health concerns from living in their apartments. They pay to stay there. You didn't give them that. You're not giving them anything. They're paying to live in Stonybrook.

So the fact of the matter is you came up here saying that you're going to give social services, you're going to build a community center considering that it's -- that Stonybrook's located -- located a block away from the city community center, maybe half a block away from the county community partnership that offer the same social services that you're promising. We're not asking you for social services. We ask you for actions.

Now, until you come with adequate actions and you can prove that that's going to happen, that's when you get your -- your liens and stuff alleviated. That's when you get this settlement resolved. All of those things come hand in hand. But as of right now, you offering social services to the residents of Stonybrook, that's not giving them any assurance that you're going to make sure that you upgrade their apartment living conditions. That's not giving them anything. No one asked you for social services. Nobody asked you to come in as if you're Robin Hood, stealing from the rich and giving to the poor. These -- these residents pay to stay in Stonybrooks. They pay a monthly rent. They pay to live there. You're not giving them anything.

They're asking you for the bare minimum to live in the conditions that are safe for their children and their families. No one asked you for social services. And I -- I ask that the council please take in consideration not one time did Millennia talk about what type of safing -- safety conditions they're going to put in. They're going to put in cameras? Are they going to put in a working safety gate? They didn't talk about any energy-efficient appliances. They didn't talk about any of that stuff, any of those upgrades that they're saying they're going to give. All they talked about was social services. Something that we didn't ask them for. Thank you.

DEPUTY CITY CLERK BURGESS: That was all our public comment cards.

CHAIRPERSON DAVIS JOHNSON: Thank you. We can resume comments from the board as it relates to item 2 and the information that has been shared and the comments that have been made. Council members?

CHAIR PRO TEM HUBBARD: Yes.

CHAIRPERSON DAVIS JOHNSON: Chair Pro Tem, you're recognized.

COUNCILPERSON BOTEL: Madam Chair?

CHAIR PRO TEM HUBBARD: Thank you, Madam Chair. The -- the doubt is not that Millennia may eventually do or make any of the changes that they say that they're going -- they're going to make. The condition and the concern is right now, and the condition in which the people are living and the health concerns.

We know that our residents have tested -- have been tested and it has been proven that there were positive mold concerns in the blood of some of the residents there. You have had two children now that have had to go to the emergency room and that's unable to breathe. But the families can't move out because they have nowhere else to go. We have one woman who is constantly in and out of the hospital, Miss Hillman. I was told that Miss Hillman and Miss Wiley was going to be moved out of there last week.

Now, the units that were labeled uninhabitable, it didn't happen immediately for some of those persons. Not even all of those persons have been moved out yet. When those units were labeled uninhabitable, it should have been an immediate action to put those people into a place that was safe. It -- it's no question now whether or not that tagging those buildings was wrong or right. It has been proven on -- on -- by three professional companies to state that those places were environmentally unsafe for humans to live in.

The problem that we have again is not whether Millennia will make the renovations and the repairs that they said they were going to make at some point. The problem at hand and that's on deck right now is the fact that people are living in conditions that could kill them over a period of time and they have been living in there a period of time. You had several vacant buildings out in Stonybrook. While Millennia might have been the management company and GMF was the owner, somebody wasn't managing because you weren't doing the maintenance that a manager is supposed to be doing when they are in charge of -- of a facility.

The other -- the other concern is this: Right now the opportunity to have gutted and rehab'd and fixed at least one of those buildings to show good faith so that you could shift people and then do another building and shift people, none of that has been done. The other thing is we haven't had one building permit pulled over here to even substantiate that there is substantial and adequate repairs being made over in Stonybrook. So why would we go over there and reinspect when we continue to go over there and continue to go over there?

Yes. My understanding is painting over things and covering up things, that's not going to do it. And number -- and the other problem is you can't make this level of repair with the residents in there. And that was wrong to go in there and bother the wall or the floor. Once you disturb the asbestos you've exposed yourself and our residents to those -- to those -- to those different chemicals that -- that are there and we don't want, you know -- we don't want to say -- you said that asbestos was not in the attic. But our department states that the wall and the floor was disturbed. And you cannot -- and you - - you weren't supposed to do that.

So we cannot -- I can't see in all -- you know, in all good conscience that we don't put a plan in place for those residents prior to allowing you to move forward. And one other suggestion I think as a council that we could do is for example you said -- if you said

-- you said it'll take anywhere from a year to 18 months to do that. If we had a pool of money that we could pay for the rent for those persons to live somewhere else till this is done, and then we come back and have those persons come back into those units once they're done, then that would -- that, too, would be an act of good faith. We cannot just continue to say, Hey, we're going to let you do this because we believe you're going to do that. That's not even the matter at hand right now. The matter at hand is those people living in the condition in which they're living now.

COUNCILPERSON BOTEL: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Botel, you're recognized.

COUNCILPERSON BOTEL: Thank you. I have questions for whoever is the best person to answer them, perhaps someone from Millennia. Perhaps Mr. (Unintelligible). My questions are have the -- have there been apartments that have been rehabilitated to the extent that someone could actually move back in and are they safe? That's my first question.

WAYNE RICHARDS: Miss Botel, this is Wayne Richards. I have Ken Lowelly [phonetic], who is the -- who is the City of Riviera Beach's former building official. Still licensed, professional engineer. And he has inspected -- okay. Come forward, please. I'm -- but he has -- give your credentials, please. Your background and your credentials.

MILLENNIA'S BUILDING OFFICIAL: I'm certified by the State of Florida as a building official, building, electrical, plumbing, mechanical inspector.

WAYNE RICHARDS: Thank you. Thank you for that correction. So Miss Botel --

MAYOR MASTERS: Dr. Botel, please.

WAYNE RICHARDS: Councilwoman Botel, Dr. Botel. Thank you.

COUNCILPERSON BOTEL: It doesn't matter. I just want an answer. I don't care what you call me.

WAYNE RICHARDS: Just so that it's very nice. So thank you for that question. Millennia has aggressively sent repair crews in and the repairs that they did did not require a permit. They will not do work without a permit, number one. The -- the --

the -- the work that was done was -- followed customary protocols in the industry. And quite frankly, Millennia has many units that have tested clear for mold. And because we're unable to get the City's -- the City to come out and reinspect, we have retained a

building official that is licensed to go in and inspect these units. So would you please give us your findings to Dr. Botel and to the council?

MILLENIA'S BUILDING OFFICIAL: Keep in mind that Universal was contacted to do the inspections 'cause they wanted a third party, someone who was -- didn't have a vested interest in this.

So they wanted us to look at the units and we did not look at these units at all from the aspect of environmental. That was a whole different subject. But they do have a lot of units that were potentially -- needed work that didn't involve environmental issues. That is asbestos and things like that. The criteria that we used to determine whether or not a unit was habitable, I'll -- I'll read them to you. Pretty -- the units had electrical service that was safe. The outlets and the lighting circuits. Working sanitary facilities, sink, tub, shower. Hot and cold running water. Smoke/alarm detectors that worked. Food preparation facility, stove refrigerator, sink. Working mechanical AC systems. Secure and operable windows and doors and sealed wall and ceiling spaces. These are the basic items for habitability and do not address any environmental.

So every one of the units that we've been in to -- and we have not been into all of them -- they take us -- me particular to unit to unit and I go through these items. And if any of these items need to be fixed or have not been repaired, we don't approve the -- the unit. Some things that's not even on the -- on the list that the City had if -- if the shower head wasn't on there, I didn't approve it. If -- I talked to the young lady in there and said at night the AC system wasn't cooling things down. I didn't approve it. I didn't approve it until every one of these items were, you know, acceptable. And we're slowly doing unit by unit by unit that we can. The object, I think, is, 'cause they want to be able to move people into these units once they meet all this criteria, and they are not units that involve --

WAYNE RICHARDS: Air quality.

MILLENIA'S BUILDING OFFICIAL: Huh?

WAYNE RICHARDS: Air quality.

MILLENIA'S BUILDING OFFICIAL: Air quality.

COUNCILPERSON BOTEL: So you're telling me that these are not units where there is mold or asbestos present?

MILLENIA'S BUILDING OFFICIAL: No.

COUNCILPERSON BOTEL: These are units that you have cleared as being habitable and they do not have environmental issues?

MILLENIA'S BUILDING OFFICIAL: That is correct. We did not go to any units that had those problems.

COUNCILPERSON BOTEL: And why haven't we moved people back in there?

MILLENIA'S BUILDING OFFICIAL: Say again?

CHAIRPERSON DAVIS JOHNSON: Repeat your question, please.

COUNCILPERSON BOTEL: Why have we not moved people back into these units if they are habitable, they're not environmentally unsafe? Why are we not moving people back in there?

MILLENIA'S BUILDING OFFICIAL: I -- I believe they have. The ones that --

CHAIRPERSON DAVIS JOHNSON: No. They have to be cleared.

MILLENIA'S BUILDING OFFICIAL: If the unit didn't have a red tag -- maybe they're talking about the red tag ones. Not. But if the unit was --

CHAIRPERSON DAVIS JOHNSON: Point of order, please.

MILLENIA'S BUILDING OFFICIAL: I don't know. I don't get the question anyway
SO --

WAYNE RICHARDS: (Unintelligible).

COUNCILPERSON BOTEL: I guess I'm just wanting to know are there units where people could be living in safe environments that we're not using for some reason?

MILLENIA'S BUILDING OFFICIAL: Yes. There is. The units are not released. I'm -- I don't release the units. I'm -- I make a report on the condition that I find on the criteria that I just mentioned. And ultimately the City has to approve those units, not -- we don't do that.

CHAIR PRO TEM HUBBARD: Madam Chair?

COUNCILPERSON BOTEL: Madam Chair, may I ask City Manager why we haven't approved those units?

CITY MANAGER HOSKINS: Madam Chair, we have Mr. Gagnon and/or Christy here to speak on that question.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Thank you, Madam Manager. So the Stonybrook team and specifically, like, Millennia, has been

requesting reinspections continuously going back to our initial, I guess, community meeting, community council meeting, public meeting on this item.

There were certain elements that city staff has been requesting since that time in order to reinitiate another inspection. We received information, I think, Wednesday of last week, Thursday of last week that started to answer those questions, and we're still reviewing the information prior to setting up a reinspection if we will set up a reinspection. So we are working closely with our consulting city attorney, Miss Christy Goddeau, who is -- has extensive code compliance backgrounds. And she's been our designated representative as far as communication between the City and Millennia as far as setting up potential reinspections in the future. But again, we received information mid last week.

COUNCILPERSON BOTEL: Okay. But in the meantime we've got people -- I -- I only -- I am only learning tonight that we have families living in hotel rooms where there are one or two beds, and we've got families of children living in hotel rooms where they could be living in units that are habitable and acceptable by this person who's a building official, a licensed building official, I presume. And -- and he has said that they're habitable. They're -- there's not any environmental issue there. And why haven't -- and we have been not able to inspect them? Is that -- is that what you're saying? That we have not had an opportunity to go back in and reinspect them?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: So I -- I just want to make sure one thing's clear for the record. And -- and Mr. Loyell [phonetic], who I worked with previously, can clarify, as well. I believe he stated that he did not inspect for environmental issues. That was an independent agency, independent entity that inspected for environmental issues, which was one of the City's concerns. So as far as, you know, some of the -- the more apparent or obvious items, for example, you know, fire safety. Like, does the unit have a working fire extinguisher?

COUNCILPERSON BOTEL: Okay. But excuse me. Excuse me, Mr. Gagnon.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Does it --

COUNCILPERSON BOTEL: My question to him was -- I guess maybe I understood -- I'm at a slight disadvantage not being able to see the visual at the same time and I apologize if I've misunderstood. I thought he said that those issues -- that those units that he examined did not have this environmental issues with them, and he was looking at them for the other issues, the shower heads and all the other stuff. But they did not have the environmental issues. I'm -- I guess that -- that was my concern.

WAYNE RICHARDS: May I? Dr. Botel, Wayne Richards. You are correct.

We -- we -- we only had the building official go into units that were clear from an air quality testing. You are correct in what you heard.

COUNCILPERSON BOTEL: Okay. So how many units -- like, bottom line, how many units do we have where people could be living in a safe environment right now, clear of environmental issues, clear of any other code issues where we could put people and get them out of other places that maybe are not as pleasant to live in over there or even other hotel rooms that it sounds to me like they're crammed into with their whole family?

WAYNE RICHARDS: So --

COUNCILPERSON BOTEL: How many units is that that we have?

WAYNE RICHARDS: -- Dr. Botel, I believe your question is how many units is Millennia saying is ready for reinspection and ready for habitation?

COUNCILPERSON BOTEL: Yes.

WAYNE RICHARDS: The building official indicated he inspected eight -- 18 or 19? -- 18 or 19. But we have approximately 30 units. He's still going through them. It's -- it's a process. But he has, on his own -- he -- he's cleared them from his perspective that -- that number. But we have up to 30 that are ready; these families can return.

CHAIR PRO TEM HUBBARD: Madam Chair?

COUNCILPERSON BOTEL: Okay. So I'm not quite finished, please. So this is a process for you but it's a life situation for other people. For us it's just paperwork. Okay? For us it's paperwork. For these people it's their lives. For these people it's their living conditions that are not adequate for what I would consider -- it's just paperwork for us. Can we just get this done?

And I'm going to make a statement now because I'm fading fast here. As you might be able to tell, I'm in a little bit of pain from my back surgery. But the physical pain is only part of what I'm going through right now. The emotional pain because of this whole vote is much more difficult. It pains me to think that I might not be making the right decision here.

I've heard from so many people on both sides of this issue. But we don't have a choice here. We have to make a decision. Margaret Shepherd said it earlier and Miss Brabham said it, too. I've given a tremendous amount of thought and prayer to this and I have investigated and considered other options. You know, people say, Oh, we should let the tenants run the property. But they don't have \$13 million to spend on upgrades. So we can't let that happen and they don't have a demonstrated history of managing properties.

Now, maybe Millennia's mystery isn't perfect. But they do have at least the ability to do it. So letting the tenants run the property is not an option in my estimation. People

said tear it down but then what would happen to the 216 people -- units, people that are in those 216 units?

We know there's not sufficient low-income housing in Palm Beach County to house those families. And it -- while it might be true that HUD maybe should never have allowed low-income housing to be there, they did allow it and we're stuck with it. And by the way, I was approached -- I was (unintelligible) by somebody who stays here on Singer Island (unintelligible) with (unintelligible), and he -- he knows about this situation personally from this woman I think you're familiar with. I won't mention her name, but she spoke with him directly and he -- she suggested that the City (unintelligible) as well, and he might be able to come up with a solution. But in the meantime, we -- we have this solution. We have to make a decision now. We cannot find someone other than Millennia. If we (unintelligible) I think, look it, Housing and Urban Development did an extensive search, found that Millennia was the best out there to take over for Global Ministries property. And maybe some of you are rolling your eyes. I (unintelligible).

CHAIRPERSON DAVIS JOHNSON: Councilwoman Botel, I'm sorry to have to do this to you. Hold on.

COUNCILPERSON BOTEL: (Unintelligible).

CHAIRPERSON DAVIS JOHNSON: Councilwoman Botel, hold one moment, please.

COUNCILPERSON BOTEL: They're willing to invest over \$13 million.

CHAIRPERSON DAVIS JOHNSON: Councilwoman Botel, one moment. Do we have to do the --

COUNCILPERSON BOTEL: And they have promised us that they'll have a community group oversee their management going forward. And that group would include people like Margaret Shepherd, Erica Davis, Marie Davis here from Singer Island. And I trust those people.

So in short, I -- I -- I'm going to tell you now and I -- I'm -- I may have to sign off soon. While it might be painful, I think we have to allow Millennia the opportunity to purchase this property. And then we have to be sure that we, the Greater Riviera Beach community, wrap our arms around the Stonybrook families and ensure that they never again are allowed to live in the conditions that have we seen come to light over these last several weeks. I pledge to be a part of that security blanket and I know everyone else on this dais does, as well. If we delay --

CHAIRPERSON DAVIS JOHNSON: Councilwoman Botel?

COUNCILPERSON BOTEL: -- (unintelligible) and the funders (unintelligible) --

CHAIRPERSON DAVIS JOHNSON: Councilwoman Botel?

COUNCILPERSON BOTEL: -- \$13 million back out because of our decision, our delay --

CHAIRPERSON DAVIS JOHNSON: She can't hear me.

COUNCILPERSON BOTEL: -- I hope those of you who participate in the delay -

CHAIRPERSON DAVIS JOHNSON: She can't hear you.

COUNCILPERSON BOTEL: -- or (unintelligible) --

CHAIRPERSON DAVIS JOHNSON: Councilwoman?

COUNCILPERSON BOTEL: -- can live with the consequences.

CHAIRPERSON DAVIS JOHNSON: Councilwoman?

COUNCILPERSON BOTEL: Mrs. Shepherd said it earlier. We have to save these people, give them a future.

DEPUTY CITY CLERK BURGESS: Councilwoman Botel?

COUNCILPERSON BOTEL: And Miss -- Miss Brabham said it, it's worth a try. We need someone to help.

CHAIRPERSON DAVIS JOHNSON: Please, point of order.

COUNCILPERSON BOTEL: And we have to hold ourselves responsible. I apologize for me --

CHAIRPERSON DAVIS JOHNSON: She cannot hear me.

COUNCILPERSON BOTEL: -- somewhat (unintelligible) response.

CHAIRPERSON DAVIS JOHNSON: Thank you.

COUNCILPERSON BOTEL: And I'm going to take myself off --

CHAIRPERSON DAVIS JOHNSON: It is now 10:00.

COUNCILPERSON BOTEL: -- and then watch quietly from the -- from the bed. Thank you.

CHAIRPERSON DAVIS JOHNSON: Walter, can you -- can you intervene? She cannot hear me. Go ahead. It is now --

DEPUTY CITY CLERK BURGESS: What's your pleasure?

CHAIRPERSON DAVIS JOHNSON: It is now -- it is now 10 p.m.

DEPUTY CITY CLERK BURGESS: You'd like me to stay?

CHAIRPERSON DAVIS JOHNSON: We still have three items to go. What is the pleasure of the council?

CHAIR PRO TEM HUBBARD: I'm -- I move that we extend the meeting till 11:00.

CHAIRPERSON DAVIS JOHNSON: Is there a second?

COUNCILPERSON MILLER-ANDERSON: Second.

COUNCILPERSON BOTEL: Second.

CHAIRPERSON DAVIS JOHNSON: It's been motioned and properly second. Madam Clerk?

DEPUTY CITY CLERK BURGESS: Councilperson Botel?

COUNCILPERSON BOTEL: Yes.

DEPUTY CITY CLERK BURGESS: Councilperson Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: Yes.

DEPUTY CITY CLERK BURGESS: Councilperson Davis?

COUNCILPERSON DAVIS: Yes, ma'am.

DEPUTY CITY CLERK BURGESS: Pro Tem Hubbard?

CHAIR PRO TEM HUBBARD: Yes.

DEPUTY CITY CLERK BURGESS: Chair Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Yes.

DEPUTY CITY CLERK BURGESS: Unanimous vote.

CHAIR PRO TEM HUBBARD: Now may I?

CHAIRPERSON DAVIS JOHNSON: Were you done with your thought, Councilwoman Botel?

COUNCILPERSON BOTEL: Yes. And I -- I'm going to turn my phone off.

CHAIRPERSON DAVIS JOHNSON: Thank you.

COUNCILPERSON BOTEL: Unless -- if we're going to vote I'll -- I'll turn back on. But I'm going to watch on -- on the Internet.

CHAIRPERSON DAVIS JOHNSON: Thank you. Chair Pro Tem, you're recognized.

CHAIR PRO TEM HUBBARD: Yes. Mr. -- Mr. Lowell [phonetic] said that he did not check for the air quality conditions. He only checked for the plumbing, water -- plumbing and electric. We -- our own building official is the one who red-tagged those buildings. I would like to hear from her as to the condition of the building, why she tagged those buildings and why we have not been in the building.

Also, as Mr. Gagnon stated, we only got those mold results from Millennia at the end of last week. So no, we would not have had an opportunity to review them. We have not seen them ourselves. But I -- Mrs. -- if -- if -- if the Chair so would allow, I'd like to hear from Mrs. March to come to the podium, please. We have a building official from outside coming in to swear and to testify about what's good for the residents of this city when we know very well that our building official is the one that's charged for looking out for the residents in the City of Riviera Beach.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: If I may --

CHAIRPERSON DAVIS JOHNSON: Madam Building Official? Did you have a comment, Mr. --

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: I'm sorry.

CHAIRPERSON DAVIS JOHNSON: -- Gagnon?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: I'm sorry. Yes, also I wanted to reserve a moment for Miss Christy Goddeau to also speak and also just for, I guess, procedure, the staff presentation for this initial item still needs to move forward, as well. So --

CHAIRPERSON DAVIS JOHNSON: Okay. So we'll hear from the building official and then we will hear from Attorney Goddeau.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Thank you.

CHAIRPERSON DAVIS JOHNSON: Madam Building Official?

BUILDING OFFICIAL MARCH-GOLDWIRE: Good evening, everyone. How are you? Ladi March-Goldwire, Building Official for the City of Riviera Beach.

CHAIR PRO TEM HUBBARD: Madam, what I wanted to hear from you was about the -- the -- the tagged units. You heard Mr. Lowell testify that he did not check for the air quality, the environmental conditions of the building, the things that are actually making the people sick, but just for electrical and plumbing, if you will. Please explain to us what moved you to tag the units in the first place and why there was not a third inspection. And I understand you guys have already done at least two and what's being asked for now is a third inspection.

BUILDING OFFICIAL MARCH-GOLDWIRE: For the record, what's being asked for now is a fourth inspection, not including the inspections that I completed prior to this situation, the fire and hurricane. I inspected the buildings based on the news reports and some of the calls that we got, went out on July 11th. Based on July --

CHAIRPERSON DAVIS JOHNSON: Would you just state your name for the record?

BUILDING OFFICIAL MARCH-GOLDWIRE: I'm -- yeah. Ladi March-Goldwire.

CHAIRPERSON DAVIS JOHNSON: Thank you.

BUILDING OFFICIAL MARCH-GOLDWIRE: Building Official for the City of Riviera Beach. On July 11th we inspected all of the units unit by unit. We took photos. We documented the conditions. At that point we made mention of and we tagged the units as a result of multiple issues that we found. Those issues ranged from -- on an overall basis, the property not having the adequate fire suppression systems or alarm systems in place. As a matter of fact, it had not been working since the prior fire that we had some months back.

We tagged the units based on roach infestation, reports of bed bugs. We tagged the units because of the rodents that we -- or evidence of rodent droppings. I tagged the units because in most of the units they had the old FPE panels, panels that at -- currently, you would have to self-insure to -- you can't get insurance for those types panel -- types of panels. I tagged most of the units because when I went into the bathrooms, the composition of the bathrooms were such that it was some green board material but some of it had deteriorated in such a fashion that the wall material looked to be absorbent as opposed to nonabsorbent, and you had a visual of mold.

That mold was ultimately tested and -- and there we -- and we are where we are. Based on those findings and the reports at the request of council, we did another inspection on the 17th, unit by unit. And then we came out again on the following day and

did subsequent inspections, and these inspections were after they had indicated that they had done the remediations.

In doing some research with regard to how the remediations were done, they were limited to spraying down with bleach water and painting over with a Kill paint. The concern with that was it didn't address the mold that was there on the surface was taken care of. But as you know, sometimes the mold goes beyond the surface. That had not been addressed. We also had the issue whereby the -- you know, between content -- I lost my train of thought -- between content, what we had suspected, we did the second inspection, we did the third inspection.

All -- both of those inspections were after the company had indicated to us they had remediated the units. They didn't indicate the scope to which the work was done so it didn't outline whether or not those remediations had been done according to the requirements.

I just want to go on the record and say this. I appreciate and recognize that Mr. Ken Lyle [phonetic], the former building official for the City, is here and present. He was building official here for easily two decades. I have inspected that unit and that property out there unit by unit more than any building official in your building officials' history. I've done it individual unit by unit more than any other building official in your city's history. I did it at the request of the counsel Mr. Richards on the 17th after I had done it on the 11th. I did it again on the 18th.

The reason that I have not gone back out is because I have staff that I'm responsible for, as well. There has been no indication that the remediation efforts have been such where the studs or the source of the mold has been addressed. So you have superficial repairs but you don't have extensive repairs, and there's verbiage in our communiqué back and forth where they say we will not necessarily get into that element of repairs until the renovations or whatnot have been approved or authorized.

I don't get an opportunity to weigh in on future endeavors. My job is to look at the now. And the now, I stand by the fact that I tagged the units. I tagged them justly. I have not reinspected them again because not much has changed.

I do not want to go a fourth time and inspect those units or subject staff unless the Millennia can provide to me the scope of work by which they are making the repairs. We have building permits evident to substantiate the repairs that they are doing or going to do and that was really where we are. And that's why we have not gone out. I've gone to the units. I've spoke to management with regards to the portfolio of units that may possibly be readily available for the units. And when I was there -- it was not this week but last week Friday was the last day, those units were not -- I didn't have the same number of tally units with regard to what's available and -- and -- and what's not.

CHAIR PRO TEM HUBBARD: So in other words, we do not have 29 units that are ready to be inhabited by --

BUILDING OFFICIAL MARCH-GOLDWIRE: I believe there's -- I believe Christy Goddeau has some information perhaps that maybe I -- I -- I don't or there was some question about what's available by way of units.

I do know she made a request to Mr. Richards as late as today to try to get the breakdown of units and also get the full mold report, because we were given bits and pieces of it. I think Mr. Lyle has indicated that he did not go out and inspect the units for the roof aspect, nor did he even inspect from the perspective of electrical and plumbing. And I, again, appreciate the fact that as the former building official, he has gotten an opportunity to weigh on current conditions. But those conditions were there before I got here. They were here with him. I've inspected these units as frequently as any one person can.

CHAIR PRO TEM HUBBARD: Thank you.

CHAIRPERSON DAVIS JOHNSON: Are there any other questions from members of council?

MAYOR MASTERS: I do. I'd rather wait until I hear from Miss Christy.

CHRISTY GODDEAU: Good evening, Christy Goddeau. Chair, Mayor Masters, to follow up on what your Building Official Ladi March just spoke about, after she did her initial inspections we issued a notice of violation under the Unsafe Building Code process for the City. That notice of violation was mailed out on July 27th.

Since that time we have been requesting the environmental testing results from Millennia because one of the major concerns for citing these 50 units and that it was a violation was the environmental concerns with mold and asbestos. On August 8th we got an update from Millennia's counsel that there were 15 units they were asking to be reinspected. We still did not have their air quality control testing results back.

On August 15th they provided another update and that was the update that was given last week. With that update they did provide the asbestos testing they had done in five units and the mold testing that they had done in roughly 190 units. We have started going through that information. We're dealing with 50 units so we need to understand how that mold testing relates to all 50 units that the City cited. And that's what's been taking some time on the City's part in that the City doesn't want to go back and re-inspect until we have a clear understanding of what their test shows, what our test shows and what needs to be inspected further in those 50 units in order to clear any of them off.

So at this point, their August 15th update provided 29 units they were asking for reinspection. Now, what your former building official just stated was that he's gone

through 18 or 19 of those 29 and he's cleared them for basic habitability issues. So that means right now from what I'm hearing as this latest update -- and again, this is a -- a concern the City's had to deal with is that information keeps changing, is that right now they may have 18 or 19 that they're saying are environmentally safe and they may be -- be cleared for basic habitability. That would be what our inspection would be -- reinspection would be limited to because we're not going to go reinspect units that they're saying aren't basically habitable or environmentally safe.

So if it's the pleasure and the direction of council and management, we can go back and reinspect these -- these 18 or 19 that have been cleared from both. We do need to finish our review of their environmental testing results to make sure we understand exactly what they say. And so that is the status. We are pushing forward to -- obviously the goal like in code enforcement is to bring these properties into compliance and make sure these units are safe and sanitary for the residents. In order to do our reinspection, like I said, we just have to have a clear understanding of what the status is before we go back out there and waste anyone's time. But the goal is to bring it into compliance and get folks back into units that are safe and habitable.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor, you're recognized.

MAYOR MASTERS: Yeah, Mr. Richards, I asked you earlier on -- on the record. Can I just -- I have a few. I can talk with the questions?

CHAIRPERSON DAVIS JOHNSON: Mr. Richards, would you come forward, please? Thank you.

MAYOR MASTERS: I asked for what's the total amount that was paid for your -- your witnesses who I don't longer -- I don't see them anymore.

WAYNE RICHARDS: Yeah. They -- they were sleeping. They were released to go to their beds.

MAYOR MASTERS: So they just came and then they go . Okay. Do you have a total?

WAYNE RICHARDS: Not at this moment, no. But I'll work on it.

MAYOR MASTERS: Okay. So the former building official, was he paid by Millennia to go out there or he did it freely.

WAYNE RICHARDS: I would hope so.

MAYOR MASTERS: Is that not --

WAYNE RICHARDS: I'm certain he is a paid professional.

MAYOR MASTERS: Who paid him?

WAYNE RICHARDS: I'm certain.

MAYOR MASTERS: Who paid him?

WAYNE RICHARDS: It would be Millennia.

MAYOR MASTERS: Okay. Do you have a number on how --

WAYNE RICHARDS: They're paying me, as well.

MAYOR MASTERS: Do you know how much he was paid?

WAYNE RICHARDS: I don't know his rate, no. He has a contract.

MAYOR MASTERS: Okay. All right. Let me just say this. Let me ask you one more question, Mr. Richards: Millennia as a manager -- let's talk -- I need to ask you a couple of things. Please come back. What does that mean when they are -- been charged to be property -- a property manager?

WAYNE RICHARDS: Let me -- let me figure out who's the right person to this --

MAYOR MASTERS: Okay.

WAYNE RICHARDS: -- two seconds.

MAYOR MASTERS: We're on television so we're on dead time, please.

WAYNE RICHARDS: We'll piggyback here.

MAYOR MASTERS: Okay. Go ahead.

TOM MIGNOGNA: Can you repeat the question, Mr. Mayor?

MAYOR MASTERS: Yes. Millennia as a property manager, what is their responsibility as property manager?

TOM MIGNOGNA: To manage the property.

MAYOR MASTERS: What does that mean?

TOM MIGNOGNA: To manage the day-to-day operations of the property.

MAYOR MASTERS: Who's responsible for the repairs of the different units on the property?

TOM MIGNOGNA: It depends on the severity and the type of damages at the property.

MAYOR MASTERS: Isn't it true that Millennia is given X amount of -- thousands of dollars per month to -- let me finish -- to maintain and to properly keep these units safe and secure?

TOM MIGNOGNA: Only if those funds are available from the owner.

WAYNE RICHARDS: That's just what -- that's just what Frank said, yeah. Yeah. He said it -- see, the funds would have to come from the owner.

MAYOR MASTERS: Okay. That's my question.

WAYNE RICHARDS: And -- and in this case the owner is severely overleveraged.

MAYOR MASTERS: Okay. That's -- that's my -- my question. Does the owner - let's take Stonybrook and then we -- I've got a couple more properties I want to talk about that ties in. Was Millennia given X amount of dollars to maintain and to manage Stonybrook by the owner?

WAYNE RICHARDS: The answer is absolutely no.

MAYOR MASTERS: They weren't given anything by the owner to manage Stonybrook? So they did it out of their own pockets?

WAYNE RICHARDS: Is that -- that's correct, right? Is it, or no? Yeah. Yeah.

MAYOR MASTERS: I'm trying to understand the relationship, Mr. Sinito. The relationship between the owner and the manager. The property manager. Yes.

FRANK SINITO: Right. We're the managing agent.

MAYOR MASTERS: Of record?

FRANK SINITO: We're to manage the property and maintain the operations of the property, collect the rents, pay the bills. We're not responsible for providing resources to the property or to support the property.

WAYNE RICHARDS: You do not own it.

FRANK SINITO: I do not own it.

MAYOR MASTERS: Okay.

FRANK SINITO: In the instance of Stonybrook --

MAYOR MASTERS: Okay.

FRANK SINITO: -- Forest Cove, Windsor Cove and literally all of the GMF properties was absolutely no resources provided to us by the owner to maintain safe decent sanitary housing standards.

MAYOR MASTERS: Okay. Let me ask -- let -- let me ask you --

FRANK SINITO: Because the properties -- and that's why the properties are distressed. The properties, as we all know, are physically challenged, extremely physically challenged. When we took the properties over they had excessive vacancies. When the properties were acquired, they were overleveraged. What that means is they were -- there was more debt put on these properties than the properties could -- could support to maintain the operations properly.

MAYOR MASTERS: And -- and let me ask you this: Whose responsibility is it to have a pest control at Stonybrook program? You know, like they come in once a month? Who -- who's supposed to do that?

FRANK SINITO: It's our responsibility but only if the resources are available.

MAYOR MASTERS: Okay. Whose responsibility is it to make sure that the tenants have air, air conditioning?

FRANK SINITO: Mayor, these properties had absolutely no resources to pay for normal tenant services.

MAYOR MASTERS: So what happens then?

FRANK SINITO: To provide safe and -- we need to --

MAYOR MASTERS: So answer this question: If they don't have the resources then what do you do? You let the people stay there with no air and --

FRANK SINITO: Sir, Mayor --

MAYOR MASTERS: -- rats?

FRANK SINITO: -- that's why this -- this entire portfolio was designated as troubled by HUD. Okay? HUD and people like yourself forced this sale. What we're asking for this evening is for you to allow the sale to --

MAYOR MASTERS: And you're giving me a lot of power. I can't --

FRANK SINITO: What we're -- what we're ask -- what we're --

MAYOR MASTERS: Wait a minute. Wait. Hold on. Don't -- don't accuse me of forcing HUD to do anything because I'm not a supporter for --

FRANK SINITO: I -- I said --

MAYOR MASTERS: -- you said -- you -- you said this.

FRANK SINITO: -- city officials throughout the GMF --

MAYOR MASTERS: But then you just said that -- not the mayor. I don't know. I --

FRANK SINITO: -- throughout the GMF portfolio.

MAYOR MASTERS: -- well, then -- then be clear on that. I wish I did have that kind of authority because HUD has -- HUD ought to be ashamed of themselves, as well. Because HUD has --

WAYNE RICHARDS: Mr. --

MAYOR MASTERS: -- responsibilities. They pay money to you or to somebody to take care of this. And I went to Washington and I talked to HUD. I want to ask you another -- another question. Do you own --

WAYNE RICHARDS: Mr. -- may -- may I, for one second, Mr. Mayor, please?

MAYOR MASTERS: Yes.

WAYNE RICHARDS: Tom Mignogna has been coming here for 12 months pushing hard for this rehab. The goal was five, six, seven months ago it'd be approved and break ground and be so far down the road that some of these problems would be addressed by now. Every week that goes by -- and you know this, respectfully. Every week that goes by, every month that goes by, this gets further delayed, there's further deterioration. It has to stop.

MAYOR MASTERS: Okay. Let me ask this question for that.

WAYNE RICHARDS: Thank you.

MAYOR MASTERS: Do you own the property in Opa-Locka?

FRANK SINITO: I do.

MAYOR MASTERS: And who's responsible for the stuff that we heard tonight, the mold, the pictures here? Who's responsible for this?

FRANK SINITO: The owner.

MAYOR MASTERS: And you are the owner?

FRANK SINITO: That is correct.

MAYOR MASTERS: And you've been the owner for two years; is that correct?

FRANK SINITO: That is correct.

MAYOR MASTERS: And why is this, then? But why is this? Two years?

FRANK SINITO: Mayor?

MAYOR MASTERS: Yes. A little bit more than two years, though. But go ahead.

FRANK SINITO: I own 28,000 apartment units, 280 apartment communities throughout the United States. There's not a week that goes by where it's not brought to my attention that there's an issue. It was brought to my attention that there was an issue at Cordoba Court. As a good owner I immediately went down there and that gentleman was actually in a -- in an apartment unit, to my surprise. When I went down there there's -- there's over \$300,000 worth of work that was immediately contracted for. Including 100 percent inspection of all the units, 100 percent --

MAYOR MASTERS: Just recently? After two --

FRANK SINITO: Pardon?

MAYOR MASTERS: Recently you're talking about?

FRANK SINITO: Mayor, it was just brought to my attention.

MAYOR MASTERS: Okay. Let me move on. Let me --

FRANK SINITO: Okay?

MAYOR MASTERS: -- let me move on because I want -- I want to wrap this up.

FRANK SINITO: But -- but I want you to --

MAYOR MASTERS: You know about the -- so you know about the -- the --

FRANK SINITO: -- (unintelligible) I --

MAYOR MASTERS: -- the horrible swimming pool there that you don't know anything about? But you have managers there who are not communicating with you as the owner, I guess, right?

FRANK SINITO: Mayor, the managers communicate to the regional manager. The regional manager communicates to the vice president. The vice president communicates to me.

MAYOR MASTERS: Okay.

FRANK SINITO: Okay?

MAYOR MASTERS: And --

FRANK SINITO: We are address --

MAYOR MASTERS: -- are you all --

FRANK SINITO: -- we are addressing all the issues including the swimming pool, including the gate, including whatever mold reports we get and whatever --

MAYOR MASTERS: Uh-huh.

FRANK SINITO: -- life-safety issues we may have in those units, we are immediately --

MAYOR MASTERS: Two years and it has --

FRANK SINITO: -- no. When we bought the property, Mayor -- and this is very well documented -- it was acquired where the -- we couldn't do a -- the property was rehabilitated in 2008. It was not a very good tax credit rehabilitation. When we bought it we assessed the physical condition of the property and we says, What do we have to do for this property to get to the next --

MAYOR MASTERS: I understand that.

FRANK SINITO: Well, let me explain it, please.

MAYOR MASTERS: I don't want to go back in there. I'm -- I'm talking about you've owned it for over two years.

FRANK SINITO: To get to the next rehabilitation which is 2023. When we acquired the property -- and this is documented -- we spent nearly a million dollars. We replaced all the roofs. We inspected a hundred percent of the units. The -- the last two years we've had several -- several property managers. We've had a few regional

managers. When it was brought to my attention they're under contract. That contract was -- was signed about a month ago. They're on site now doing the necessary work. I will be there again tomorrow.

MAYOR MASTERS: Okay. And that's the --

FRANK SINITO: And that's the kind of owner you'll have here in Riviera Beach.

MAYOR MASTERS: Oh.

FRANK SINITO: When problems are brought to my attention, I will immediately address it as I am doing right now.

MAYOR MASTERS: And the property that you own in Kansas City, you own that property in Kansas City?

FRANK SINITO: I do own that property, Englewood.

MAYOR MASTERS: And that's the property that the ceiling collapsed on a 16-year-old girl; is that true?

UNIDENTIFIED SPEAKER: Yes.

MAYOR MASTERS: And that's your property that you own?

FRANK SINITO: That's -- that -- that's what's been reported.

MAYOR MASTERS: Is it true?

FRANK SINITO: That's what's been reported to me.

MAYOR MASTERS: It's true. And you know it's true. You may be seated. My final -- you may be --

FRANK SINITO: Can I -- can I address the --

MAYOR MASTERS: -- no. No. No.

FRANK SINITO: -- no, can I address the Kansas City property?

MAYOR MASTERS: No. You -- you -- you can't even answer whether it's true or not.

FRANK SINITO: Can I address the Kansas City property?

MAYOR MASTERS: No.

FRANK SINITO: Okay.

MAYOR MASTERS: Thank you.

WAYNE RICHARDS: Come back.

MAYOR MASTERS: I need to say this. Just give me about one minute to two and I'm done. Mr. Horton, you were on a conference call that we had a few days ago with HUD; is that correct? Can you get to the mike?

MR. HORTON: Yes, sir.

MAYOR MASTERS: Did you not hear the gentleman on the phone from HUD who's, I think, the regional director or assistant regional director -- I asked him the tenants that live in Stonybrook, if they wanted to move out, would they get -- would be able to get Section 8 vouchers. And he answered that question directly on the phone. It was four or five people on the phone. And what did he say?

MR. HORTON: I actually asked the question, and the response, as I recall, was that it would take time to get the individual Section 8 vouchers.

MAYOR MASTERS: But did he say yes?

MR. HORTON: No. The -- the response was it would take time. That was the response.

MAYOR MASTERS: That's not what I heard. What I heard was yes but they didn't know how long it would take, the process.

MR. HORTON: No. I --

MAYOR MASTERS: But his answer was yes.

MR. HORTON: Well, I -- I -- I just told you what I -- I recall.

MAYOR MASTERS: Okay.

MR. HORTON: You know, in --

MAYOR MASTERS: Well, now, let me just say this. Let me tell you why I cannot support Millennia as a manager or as an owner. Now, they can sit here and play this little game about, Oh, oh, we don't have the resources. We don't own the property. But it's not our responsibility. That's crazy to me. And let me tell you why it's crazy: Because if you have people living in a situation -- rats and mold, and the list goes

on and on. I've gone to four -- three or four of your properties, whether you owned them or whether you rent them. And it's the same thing. Exact same thing. But today did it for me. And you don't own it. But you manage it. And I don't care what you or no one else say, you are still responsible for maintaining common living standards. That's what you're there for.

The people in Atlanta, Georgia, is protesting, marches and organizing at the property that you manage. But let me tell you what did it for me: When I stood there with parents, with adults at the property that you manage in Atlanta, when they pointed out to me a hole in the ground like this -- they went to the hole, pointed it out. And they said to me, "Mr. Mayor, that's the hole in the ground." And they had -- had to put bottles -- a bottle in the hole to keep rats from coming out of the hole to get into -- keep them from getting in their apartment. That's all on my Facebook page.

And when I interviewed today with Channel 12 I couldn't make it through the interview because I started crying when I thought about those parents. And I told them I -- I can't do this. That is horrible. And it's terrible. And when this -- I don't know how this is going to go. But I have to sleep with my conscience. When I -- when you have people putting bottles in holes to keep rats from coming in their units and a big hole in the ceiling -- just real big -- and the list goes on and on and on. When it comes to me -- I'm looking you right in the eye. As manager, as owner of Opa-Locka, which is shameful -- as owner of Kansas City, shameful, ceiling on the six-year-old girl. I cannot in good conscience deal with Millennia. The Mayor will veto any legislation at this point. Thank you, Madam Chair.

CHAIRPERSON DAVIS JOHNSON: Any comments from the board?

MAYOR MASTERS: I'm done.

CHAIRPERSON DAVIS JOHNSON: Mr. Gagnon?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Thank you, Chairwoman. To move forward with the staff presentation for the record, before you you have an aerial view of the site. For the record, this is a survey of the site. This is the master site plan that's attached to the resolution as Exhibit A. The landscape plan is in three portions. This is the northern portion of landscape plan which is attached as Exhibit B. This is the second landscape plan sheet and the third sheet. Also for the record, the building elevations are attached as Exhibit C. There's about seven elevations that I will provide for the record.

So these are the elevations for the apartment units, front and back. These are the elevations for the proposed community building. And these are the elevations for the maintenance building and laundry building. Again, those are included as exhibits to the

resolution. So staff recommends city council consideration of the resolution. There are 14 conditions proposed. For the record I will -- I'll read them into the record for the record.

First is Construction Performance Bond. "Prior to issuance of City Building Permit associated with approved construction, per this resolution and attached plans, the property owner or designee agrees to provide an executed performance bond equal to the total project valuation for the cost of the complete rehabilitation and construction project in an amount no less than \$13 million to ensure completion of the entire project as proposed on the current site plan and building elevation plans, including but not limited to rehabilitation and remediation of all residential units, exterior building facade improvements, guardhouse construction, installation of surveillance cameras, construction of a new community building and parking lot renovations."

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: Oh. I -- go -- I thought you were done with 1. You can go ahead and finish reading 1.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: I'm sorry, yeah, there's a continuation of condition number 1 on this next slide.

"The performance bond shall be written in a manner to ensure that it will remain active and in effect until all required Certificates of Occupancy and Certificates of Completion are issued by the City, which will occur following successful completion of permitted rehabilitation and construction. Certificates of Occupancy and Certificates of Completion shall not be unreasonably withheld or delayed by the City. The performance bond cannot be lifted by the property owner or designee without the written consent of the City Manager or designee. Upon issuance of all required Certificates of Occupancy and Certificates of Completion, the City Manager or designee shall provide a formal notice to the property owner or designee that the requirements associated with the performance body had been satisfied and the performance bond may be released."

COUNCILPERSON MILLER-ANDERSON: All right. Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: So for this particular construction performance bond, can you just in layman's term explain? I -- I get what you're saying but what does that really mean? What is the teeth of that? What does that do?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: So the intent of this performance bond is to ensure that there is really money available if, for some reason, the development team does not move forward with the project.

COUNCILPERSON MILLER-ANDERSON: So if Millennia does not follow through and do what they said they're doing to do, the consequence would be what?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: So if they're in default of the project itself and not moving forward with the completion of all project elements, this is set-aside money reserve --

COUNCILPERSON MILLER-ANDERSON: It went out.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: -- that --

COUNCILPERSON MILLER-ANDERSON: It came -- I think it's on.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: I'm sorry. A set-aside money reserve that is accessible in that instance of noncompliance.

COUNCILPERSON MILLER-ANDERSON: And then the City does -- what happens with that money?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: So the City would be able to utilize those funds to complete the project as approved in accordance with these plans.

COUNCILPERSON MILLER-ANDERSON: So we're guaranteeing that the project will be completed whether they follow through on it or we have to pick it up and finish it?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Yes.

COUNCILPERSON MILLER-ANDERSON: Okay. Thank you. Go ahead.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Condition number 2 is Restrictive Covenant.

"Prior to issuance of a City Building Permit, the property owner or designee agrees to execute and record a restrictive covenant on the Stonybrook property which will restrict the use of the property to only allow low-income housing use for a period of no less than 30 years. Proof of said restrictive covenant shall be provided to the City by the property owner or designee following recordation. Supplemental, secondary uses associated with the permitted low-income housing use shall also be permitted. For example, the community building, laundry building, maintenance building, pavilion, playground and

similar; however, market rates -- market-rate housing shall not -- not be allowed and shall be prohibited so long as the restrictive covenant is active."

So what this does is it guarantees that the use will remain for at least the next 30 years for low-income housing. So that I know there's at least one comment from a member of the public saying that it will be kind of flipped, and that's what this will prohibit.

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: So they -- will they be allowed to increase the rent to luxury housing? Will that be able to -- does that prevent that from happening?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: So the subsidies by HUD, I believe, restrict the -- the rates themselves. Perhaps upon completion of reading this, maybe the Millennia team can address that a little bit further. They're probably more of a subject expert on that topic. But the intent of this is to ensure that the use is not for just market rate so that rents are maintained lower to allow for that low income.

COUNCILPERSON MILLER-ANDERSON: Well, Madam Chair, can we have them answer that question about -- that I just asked since we're at that point?

CHAIRPERSON DAVIS JOHNSON: Sure. Mr. Mignogna?

TOM MIGNOGNA: Madam Chair, to the Councilwoman, the rents would be restricted to what HUD allows under the HAP contract. And further, there is a cap on allowable rents by the low-income housing tax credits that will be on the property, as well. So the rents cannot go market rate at all.

COUNCILPERSON MILLER-ANDERSON: Okay. Thank you.

CHAIRPERSON DAVIS JOHNSON: Continue, Mr. Gagnon.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Thank you, Madam Chair.

Condition 3, "Construction timing and building permit submittal. Construction and landscaping improvements must be initiated within 18 months of the effective date of this resolution in accordance with City Code Section 31-60(b). Demolition, site preparation or land clearing shall not be considered construction. Building permit application for the scope of the entire project, along with associated plans, documents and fees, shall be

submitted in its entirety and shall not be accepted by the City in a partial or incomplete manner."

So the intent of this is to ensure that we receive a complete building permit submittal and that once construction is initiated, it proceeds to move forward. So that way it's not a partial building permit that's requested or able to be permitted.

Condition number 4, "Construction Phasing and Current Residents. Construction and redevelopment may occur in a phased approach in order to limit the impact of construction activities on the existing residents. Current residents of Stonybrook shall receive priority for relocation into newly renovated units in order to maintain the community compensation. The new community center building shall be constructed in a manner that will not detract from the speed of renovations to residential units. An independent yet concurrent development approach would ensure expeditious renovations to residential units and would also limit the total number of construction days required to complete the project in its entirety."

So this condition was created really based off of the input we received at our July 18th meeting where we wanted to ensure that the residential units were prioritized and that moving forward with those units and the rehabilitation will not be impacted by the community center.

Condition number 5, "Landscape performance bond. A two-year landscaping performance bond for 110 percent of the value of landscaping and irrigation shall be provided to the City before a Certificate of Occupancy or a Certificate of Completion is issued in accordance with City Code Section 31-603." That is boilerplate condition that we utilize for all of our development orders.

COUNCILPERSON MILLER-ANDERSON: Which means -- I'm sorry, Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: Which means what?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Yeah. To -- to break it down further, we ask all site plans to be bound by this condition. So this is part of our code of ordinances. So any new development has to adhere to this condition.

COUNCILPERSON MILLER-ANDERSON: But what is the condition? Can you break it down a little more about what the condition is?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Similar to the performance bond that was part of condition number 1, what this does is it's a reserve

money that's available if the landscaping were to be installed and then die for some reason. If they don't replace and replenish landscaping on an as-needed basis, this is a reserve pot of money that the City can access and replace it if they don't replace it themselves.

COUNCILPERSON MILLER-ANDERSON: Okay, thanks.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Condition 6, "Irrigation. Prior to final approval of landscape inspection, the property owner or designee must provide a fully operable landscape irrigation system which shall be installed and maintained as required by the City's Code of Ordinances in order to provide irrigation coverage to sustain all landscaped areas in a healthy growing condition."

And this is also based off of our previous discussion during our July meeting. So this is guaranteeing that landscaping will have irrigation.

Condition 7, "Certificate of Occupancy. This development must receive final Certificates of Occupancy and Certificates of Completion from the City which shall not be unreasonably withheld or delayed for all buildings, units and structures approved herein, within five years of the approval of this resolution or this resolution shall be considered null and void, requiring the applicant to resubmit a new application for site plan approval and reinitiate the site plan approval process."

Again, this is one of our boilerplate conditions. What this done is it requires that this -- this approval and development order moves forward in an expeditious manner based on the applicant's proposal. This would not come into play, but it's there as a safeguard just in case there was some issue with the project and it stalled out. This would ensure that after that five-year period it would have to go back before city council for reconsideration if it wasn't complete.

Condition 8, "Easement and bus shelter. Within six months after the approval of this resolution or prior to issuance of a Certificate of Occupancy, whichever is later, the property owner or designee must provide and record a Palm Tran bus shelter easement no less than 10 feet by 30 feet in area located adjacent to Dr. Martin Luther King Boulevard, and the property owner is required to install and maintain a bus shelter within said easement in the same time frame. Property owner will maintain said bus shelter so long as it functions as a public bus stop, which is fully accessible to the residents of Stonybrook."

This condition was based off of, I guess, recurring discussions. We actually had a discussion at the Planning & Zoning Board meeting, the fact that residents utilize Palm Tran. There's a stop that's located adjacent to this development so we thought that this condition was appropriate moving forward.

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: When Palm Tran did their redo, did they -- didn't they move the stop? Or I thought it was moved.

CHAIRPERSON DAVIS JOHNSON: I don't recall that stop being removed.

COUNCILPERSON MILLER-ANDERSON: When the presentation was done here -- Miss Hubbard, help me remember -- wasn't there a conversation about it not being in front of there anymore?

CHAIR PRO TEM HUBBARD: Yes. They said that -- they did say that they were moving the bus stop that was there at Stonybrook.

COUNCILPERSON MILLER-ANDERSON: So how does this play into that change?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Well, this -- this condition was designed based on the fact that service is provided currently to the site. Perhaps it's something that, you know, city council and staff can revisit with Palm Tran. It's definitely utilized. I know they -- they will keep tallies of ridership on each individual stop. I think it's needed there based on what I've seen and based on some of the ridership information. So --

COUNCILPERSON MILLER-ANDERSON: Well, I -- I -- I don't disagree with that. I just know that when they were here --

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Yeah.

COUNCILPERSON MILLER-ANDERSON: -- doing their presentation, that was -

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Okay.

COUNCILPERSON MILLER-ANDERSON: -- one of the concerns that it was no longer going to be right there by the complex. And if I'm not mistaken, they were going to have to go to Australian or to Avenue U or somewhere.

CHAIR PRO TEM HUBBARD: I think it's gonna be Avenue --

COUNCILPERSON MILLER-ANDERSON: At the light?

CHAIR PRO TEM HUBBARD: -- where they'll -- where they -- where they'll be able -- it'll be closer to Australian at that new light right there.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Okay.

COUNCILPERSON MILLER-ANDERSON: The one by Lincoln?

CHAIRPERSON DAVIS JOHNSON: I'm not sure.

CHAIR PRO TEM HUBBARD: Yes.

CHAIRPERSON DAVIS JOHNSON: I'm asking Palm Tran the question.

COUNCILPERSON MILLER-ANDERSON: Yeah. I -- that -- that was just a question as to how -- I mean, would that be modified if that is the case or -- 'cause I --

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Yeah.

COUNCILPERSON MILLER-ANDERSON: -- you know, to put that in there and knowing that Palm Tran is thinking of doing something different, would there be an opportunity to go back in there and -- and modify that?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: My suggestion would be to leave the condition as is because it is based on the framework that the -- the bus stop is functioning still.

COUNCILPERSON MILLER-ANDERSON: Uh-huh.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: So if there was not a functioning bus stop, then the condition wouldn't be active.

COUNCILPERSON MILLER-ANDERSON: Okay.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Hopefully Palm Tran will reconsider because I think it is needed at this location.

COUNCILPERSON MILLER-ANDERSON: Right. Uh-huh.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: And perhaps using this condition almost as a -- as a tool for the City to provide to Palm Tran to state, you know, we are cognizant of the fact that this is needed here and it's part of our -- our development order, our resolution. Maybe that will help persuade them, as well.

COUNCILPERSON MILLER-ANDERSON: I kind of thought it was a done deal but maybe I was -- could be incorrect on that. They were still in the works of trying to figure it out.

CHAIR PRO TEM HUBBARD: Well, I -- I guess they can based on the fact that they haven't finished. And if there's a demand for it maybe they might reconsider.

COUNCILPERSON MILLER-ANDERSON: Okay. Okay.

CHAIRPERSON DAVIS JOHNSON: Let's see if we can't find (unintelligible).

UNIDENTIFIED SPEAKER: (Unintelligible).

CHAIRPERSON DAVIS JOHNSON: Yeah.

UNIDENTIFIED SPEAKER: That they were keeping this out of this location.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Right.

UNIDENTIFIED SPEAKER: And we got approved from Public Works so we got a letter from them.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Okay.

UNIDENTIFIED SPEAKER: (Unintelligible).

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: The -- the information that was shared is that Palm Tran was in communication with city staff and agreed on that location. So hopefully again, the -- this stop is not being modified. But staff can reach out and -- and confirm either way.

CHAIRPERSON DAVIS JOHNSON: Okay.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Condition number 9 is "Guardhouse. In accordance with the site plan, a guardhouse will be constructed at the main entrance of the property. The guardhouse shall be constructed and operational within nine months after the issuance of building permits. Once operational, the guardhouse will be physically occupied by a security staff member 24 hours a day, seven days a week. Additionally, a surveillance camera system will be installed at the main entrance in order to monitor vehicles entering and exiting the property, which will help to provide a secure environment for residents, guests and visitors."

So this one is somewhat self-explanatory. However, there's a guardhouse proposed in the site plan, and this outlines how that guardhouse will be utilized in the future.

Condition number 10, "Security camera plan. A security camera plan shall be submitted simultaneously with the building permit application for this project, identifying the location of all cameras on site and their range of view."

This was something that goes a little bit above and beyond our typical building permit submittals; however, we wanted to make sure this information was provided really so that staff in particular, police department, can utilize this as a tool to help ensure that there's proper range of coverage for camera systems.

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: I was going to ask about that. I know some -- I guess we have, like, a partnership with some homeowners that may have their home security, and they provide permission for the police to utilize their cameras to -- if something happened in the neighborhood. Would that be the same thing? Would the police have access to that -- those cameras there, as well?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Yeah. One -- one of the conditions that police department requests is that the cameras are accessible through a login type of password so that way if there was an event on site, if there was any sort of emergency situation or just a routine check, they would be -- be able to access that camera and see what's happening on site in advance of an officer physically being there or a first responder physically being there.

COUNCILPERSON MILLER-ANDERSON: Okay.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: So that -- that functionality should be there.

Condition 11, "Inspections. The property owner or designee shall submit commercially reasonable biannual inspection reports to the City for each building and residential unit due on or before January 1st and July 1st each year. These reports are supplemental to the City's current ability to inspect the property and units as provided by City Code of Ordinances and Florida Statutes."

So this condition was included to really supplement our existing capabilities. This way we'll have a document trail, so to speak, identifying that the units are being cared for and to provide it as -- as public information as we see fit in the future. Condition 12, "Advertising. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Section 31-554 will be levied against the property owner and/or business for violation of this condition."

This, again, is one of our boilerplate conditions and this is provided for any new site plan.

13, "Current site plan. Once approved, this resolution shall supersede any previously site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void."

Again, this is a boilerplate condition. What this states is that the newest site plan will be the governing document for that site.

And final condition 14, "Required Ordinances. Approval of this resolution is dependent on the final adoption of the associated right-of-way abandonment ordinance and also dependent on the final adoption of the associated off-street parking text amendment ordinance. The applicant has also requested excuse of a Settlement Agreement to resolve existing code enforcement fines and liens which is critical to their ability to finance the desired rehabilitation and construction of the Stonybrook site."

So this is outlining the fact that the other three agenda items before City Council tonight are key and also tied to this site plan as a condition.

COUNCILPERSON BOTEL: Madam Chair?

MAYOR MASTERS: There's one more ordinance.

CHAIRPERSON DAVIS JOHNSON: Councilwoman Botel, you're recognized.

COUNCILPERSON BOTEL: Thank you. I wonder if there is anything else in writing about having a community group to help oversee the conditions of Stonybrook with the renovations that have been made.

CHAIRPERSON DAVIS JOHNSON: I'm sorry. But I'm going to need you to restate that comment, please.

COUNCILPERSON BOTEL: I said we have been discussing -- we've been discussing having a group of community members involved going forward so that they could ensure that we have some sort of oversight so that these conditions don't recur.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Yeah.

CHAIRPERSON DAVIS JOHNSON: Mr. Gagnon?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Thank you, Madam Chair. If -- if I heard correctly, there is previous discussion of having the existing residents involved in this development process. As part of the settlement agreement

there's actually language embedded in that that calls for monthly meetings involving the residents to provide updates and input. Perhaps that is answering your question.

COUNCILPERSON BOTEL: In part, at least. I don't think I was talking necessarily about existing residents, but I know there were some volunteers from the community who may not be actually living at Stonybrook, but other members of the community who were interested in helping.

CHAIRPERSON DAVIS JOHNSON: You're going to need to restate that comment. You're broken.

COUNCILPERSON BOTEL: It -- it's okay. It's not that important.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: So, Madam Chair, if I also may for the record, allow the opportunity for the Millennia team to respond to the conditions, to confirm acceptance of conditions, and also here to answer any other board questions.

MAYOR MASTERS: Point of order, Madam Chair.

CHAIRPERSON DAVIS JOHNSON: State your point, Mr. Mayor.

MAYOR MASTERS: I thought there were two ordinances, Jeff.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Yes, sir. This is just the first resolution for site plan.

MAYOR MASTERS: So there are two ordinances?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Yes.

MAYOR MASTERS: This is the second reading. You have --

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Let me show you --

MAYOR MASTERS: -- we had one.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: So --

MAYOR MASTERS: No, I'm good. I'm -- I'm --

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: -- I'm sorry. So the resolution we're on right now is just for the site plan. Condition 14 speaks to the two ordinances that are also associated with the site plan.

MAYOR MASTERS: Okay. So there are two ordinances?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: There's one --

MAYOR MASTERS: Okay. Thank you.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Yes, sir. Yes.

MAYOR MASTERS: Thank you, Madam Chair. I just wanted to clarify that.

CHAIRPERSON DAVIS JOHNSON: Yeah.

COUNCILPERSON BOTEL: I can hear.

WAYNE RICHARDS: Wayne Richards on behalf of Millennia. We do believe that those conditions fully protect the City and the residents. And yes, we fully agree with those conditions as stated. Thank you.

CHAIRPERSON DAVIS JOHNSON: Are there any questions or comments?

CHAIR PRO TEM HUBBARD: Madam Chair, just one.

CHAIRPERSON DAVIS JOHNSON: Chair Pro Tem, you're recognized.

CHAIR PRO TEM HUBBARD: What can -- what can you say or present to us that's going to address the immediate needs of the residents, which is the environmental concerns, moving the ones -- the three persons that we know are really sick, the two babies and Miss Hillman. Is there -- I -- I haven't heard anybody address those -- that -- those immediate concerns.

WAYNE RICHARDS: Councilwoman Hubbard, I know that the -- that three -- two families were requested to be moved by the building official and then one on her own. And I know that -- and I believe it's Ruby Hillman or Hill. I -- I know that she was offered a temporary relocation.

Millennia has not said no to anyone that wants to relocate. And quite frankly, Millennia has been overly -- I'd say somewhat aggressive in getting people out. So -- although that unit tested for no elevated mold levels -- and you -- you have that report -- she has been offered a temporary relocation. Millennia will not say no to anyone that wants to relocate that has any type of issue at all.

CHAIR PRO TEM HUBBARD: Mr. Richards, that was stated to me, as well. And -- and I stated to Miss Hillman that that had been conveyed to me and she said that was absolutely not true. That she had asked as late as that very day. She had been down to the office, requesting to be moved out of that unit.

There was Mrs. -- there was another woman that was going to a different resident who had been taking care of her, and she had requested that she could go to the same one so that the neighbor that was taking care of her would continue to do so.

WAYNE RICHARDS: Miss Hubbard, I have a -- and I don't want to do it on the record here. But I have an update as of this afternoon of an e-mail with every unit by unit number and the status of their unit and whether or not they're relocated or been offered. I'm more than happy to show that to you on the side.

I don't want to mention the person's name and unit number in public. But I have all of that here as of -- of -- as of 5 p.m. and I'm happy to share that with you.

CHAIR PRO TEM HUBBARD: And that -- and that's -- and that's fine, Mr. Richards. My only concern is that for a woman to be as sick as this one is, why was she --

WAYNE RICHARDS: I -- I've answered you. I've reiterated that I know of -- I know that this person was offered. And I also know that her unit tested negative for elevated mold but we said we don't care. We're going to offer that because we're not going to take any chances when somebody says they're ill. And we know some of these -- yeah.

CHAIR PRO TEM HUBBARD: Yeah. We know that there's environmental concerns be it, you know -- something is making her as ill as she is inside, you know, of -- of that unit. But again, we have those people that need to be moved immediately while they do what they have to do. What are we planning on doing for that? I'm talking about immediately irregardless of the -- the -- the -- the great -- the rehab, the overall rehab that you're planning.

CHAIRPERSON DAVIS JOHNSON: Mr. Richards, I'm just going to interject here. What is the probability of Miss Hillman, Mrs. Hillman and the children being relocated by close of business tomorrow?

CHAIR PRO TEM HUBBARD: I think 100 percent. Tom, would you --

TOM MIGNOGNA: Madam Chair, Madam Pro Tem, it's part of the reason why we also wanted units reinspected, because we wanted to be able to have units on that property available for residents to be relocated. Some units -- some residents do not want to be locate -- relocated to certain portions of the property.

WAYNE RICHARDS: But Tom, I don't want to confuse. I -- I -- I'll be very clear. I've spoken with everyone on -- on Millennia. If a person wants to move and they have a medical issue -- and Miss Davis Johnson was there for one of those, I believe --

CHAIRPERSON DAVIS JOHNSON: I was in Mrs. Hillman's apartment (unintelligible).

WAYNE RICHARDS: -- we have -- correct. We have been very clear, the answer is yes, you can move. Am -- am I correct with that?

TOM MIGNOGNA: Absolutely.

CHAIRPERSON DAVIS JOHNSON: She can move but --

WAYNE RICHARDS: Okay. I don't -- I don't want any confusion.

CHAIRPERSON DAVIS JOHNSON: -- can -- can we -- can Millennia assist in this movement? We've placed other residents --

WAYNE RICHARDS: Many.

CHAIRPERSON DAVIS JOHNSON: Where did we place them?

WAYNE RICHARDS: They're at two locations. You want it on the record?

CHAIRPERSON DAVIS JOHNSON: Well --

WAYNE RICHARDS: They're two local hotels and you have that in all of your paperwork.

CHAIRPERSON DAVIS JOHNSON: Right. Okay.

WAYNE RICHARDS: The two local hotels that the families are in. Should I say it?

CHAIR PRO TEM HUBBARD: I just have a question.

CHAIRPERSON DAVIS JOHNSON: Chair Pro -- I'm sorry, Councilwoman Miller-Anderson, you're recognized.

DEPUTY CITY CLERK BURGESS: Madam Chair?

COUNCILPERSON MILLER-ANDERSON: Is there a reason why --

CHAIRPERSON DAVIS JOHNSON: I understand. We're at the time.

COUNCILPERSON MILLER-ANDERSON: -- is there a reason why she hadn't been already included in the moves? I mean, some people were moved so why wasn't - - if she was, like, the sickest one why isn't she --

WAYNE RICHARDS: Well --

COUNCILPERSON MILLER-ANDERSON: -- why didn't she move?

WAYNE RICHARDS: -- yeah, our -- our -- our regional manager that's been physically handling every relocation family by family has left. She was here all evening. I -- I have been told that she was offered. I was told that although the -- the testing shows no elevated, Millennia said it doesn't matter. Move her. We can probably call and get an answer. She's -- she's used to being available 24/7.

CHAIRPERSON DAVIS JOHNSON: No. She's --

COUNCILPERSON MILLER-ANDERSON: I mean, 'cause in that form y'all have didn't -- didn't they have an opportunity to sign off if they wanted to move or they had -- if I recall correctly, for the form --

WAYNE RICHARDS: No, we -- I don't believe there was opportunity. I believe that if any unit had elevated mold levels, they were required to move and it said this is not voluntary. You have to move. So it wasn't voluntary.

COUNCILPERSON MILLER-ANDERSON: I'm -- I'm going by the red-tag ones. Were these the red-tag people or -- or it was just those that showed --

WAYNE RICHARDS: I think if you --

COUNCILPERSON MILLER-ANDERSON: -- some sort of elevation of something?

WAYNE RICHARDS: It's a combination. It's a combination.

COUNCILPERSON MILLER-ANDERSON: Okay. But --

WAYNE RICHARDS: I mean, 'cause we -- we -- we --

CHAIRPERSON DAVIS JOHNSON: But one -- one moment. Before we go off on -- on -- down her road, I want to have the question answered.

WAYNE RICHARDS: Yes.

CHAIRPERSON DAVIS JOHNSON: What is -- what is the probability of having Mrs. Hillman and the others relocated by close of business tomorrow at one of the -- one of the properties that we have relocated those tenants who had to be moved immediately out?

TOM MIGNOGNA: We will work with Miss Hillman to relocate her by close of business tomorrow and especially if she wants that.

CHAIRPERSON DAVIS JOHNSON: There's someone behind you.

COUNCILPERSON MILLER-ANDERSON: Why was she not gone already? I don't understand.

CHAIRPERSON DAVIS JOHNSON: I'm sorry, what?

COUNCILPERSON MILLER-ANDERSON: Why hasn't she gone already if she wanted to go?

CHAIRPERSON DAVIS JOHNSON: Well, I -- I -- I don't know. I can't answer (unintelligible). I'm asking if she can be removed. But at this particular time it is 11 p.m. What is the pleasure of the board?

COUNCILPERSON MILLER-ANDERSON: I'll make a motion we extend the meeting no longer than 12:00.

CHAIR PRO TEM HUBBARD: Oh.

COUNCILPERSON MILLER-ANDERSON: I didn't say we had to stay here till 12. I'm just saying so we don't have to keep going.

CHAIRPERSON DAVIS JOHNSON: Is there a second?

MAYOR MASTERS: What's she accepting?

CHAIRPERSON DAVIS JOHNSON: The extension of the time to midnight does not pass for a lack of a second.

COUNCILPERSON MILLER-ANDERSON: All right.

CHAIRPERSON DAVIS JOHNSON: We -- we --

COUNCILPERSON BOTEL: I make a motion to extend to 11:30.

CHAIRPERSON DAVIS JOHNSON: Listen. We can't sit silently as if this --

COUNCILPERSON MILLER-ANDERSON: What she say?

CHAIRPERSON DAVIS JOHNSON: 11:30.

CHAIR PRO TEM HUBBARD: Second.

CHAIRPERSON DAVIS JOHNSON: Let's be realistic. Setting it 11:30, we know that at 11 -- at 11:30, we're not going to be done with conversation. So let's not set ourselves up --

CHAIRPERSON DAVIS JOHNSON: Pardon? I -- I'm -- I'm tired, as well. I worked all day. But I realize we've got to do this. We've got to get through this. So --

COUNCILPERSON BOTEL: Who -- who made the motion to midnight? I wasn't --

CHAIRPERSON DAVIS JOHNSON: That was Councilwoman Miller-Anderson that made the motion for midnight.

COUNCILPERSON BOTEL: I'll second.

CHAIRPERSON DAVIS JOHNSON: Well, it failed so she would have to make it again.

COUNCILPERSON BOTEL: Oh.

CHAIRPERSON DAVIS JOHNSON: Or one of you would make it until midnight.

CHAIR PRO TEM HUBBARD: (Sneezes).

CHAIRPERSON DAVIS JOHNSON: Bless you.

MAYOR MASTERS: Bless you.

COUNCILPERSON MILLER-ANDERSON: Didn't she do 11:30? She said it. Is she going to take it back?

CHAIRPERSON DAVIS JOHNSON: Will you rescind your motion for 11:30?

COUNCILPERSON BOTEL: Yes.

CHAIRPERSON DAVIS JOHNSON: Thank you.

COUNCILPERSON MILLER-ANDERSON: I make a motion that we extend until 12:00.

COUNCILPERSON BOTEL: Second.

CHAIRPERSON DAVIS JOHNSON: It's been motioned and properly second. Madam Clerk?

DEPUTY CITY CLERK BURGESS: Councilperson Botel?

COUNCILPERSON BOTEL: Yes.

DEPUTY CITY CLERK BURGESS: Councilperson Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: Yes.

DEPUTY CITY CLERK BURGESS: Councilperson Davis?

COUNCILPERSON DAVIS: Yes.

DEPUTY CITY CLERK BURGESS: Pro Tem Hubbard?

CHAIR PRO TEM HUBBARD: Yes.

DEPUTY CITY CLERK BURGESS: Chair Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Yes.

DEPUTY CITY CLERK BURGESS: Unanimous vote.

WAYNE RICHARDS: By tomorrow morning.

CHAIRPERSON DAVIS JOHNSON: Okay. So we will -- Millennia will reach out to her in the morning?

WAYNE RICHARDS: Millennia has already reached out and it's already planned.

CHAIRPERSON DAVIS JOHNSON: Reach out again, right?

WAYNE RICHARDS: Yes. It -- it's already planned to occur tomorrow morning. This is our on-site -- our regional manager's actually here on site locally for quite a few weeks.

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

WAYNE RICHARDS: So, yes.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: Can you all please explain to me if she's one of the ones that's been deathly sick, why is she not one that was already moved? I don't understand that. What's going to change overnight if she hadn't moved all this time? What -- what's -- what was the hold-up?

TOM MIGNOGNA: Madam Chair to the Chairwoman [sic]. Her unit was cleared with the air quality that was negative for any environmental pollutants.

COUNCILPERSON MILLER-ANDERSON: But didn't you all move some people before those final results came?

WAYNE RICHARDS: Yes, based upon other issues in the units. Absolutely.

COUNCILPERSON MILLER-ANDERSON: So hers was not one that you -- that was on paper saying there was a problem prior to the final -- the results coming in?

WAYNE RICHARDS: I'm -- I'm a little -- that level of question, I don't want to misstate. I simply know that her unit did not test for elevated levels; however, Millennia said, "Move her now."

COUNCILPERSON MILLER-ANDERSON: I understand that. But you all know we had a conversation, too, where I said weeks ago the people that are sick, can you all make sure those are -- those people are moved. Was she not one of them that was sick back then when I kept asking that? Because I'm confused as to why we keep saying this lady has been sick all this time, and she was not one that was moved when that was the specific question that I asked weeks ago.

COUNCILPERSON DAVIS: It came up after this.

COUNCILPERSON MILLER-ANDERSON: Huh?

COUNCILPERSON DAVIS: It came up after that.

COUNCILPERSON MILLER-ANDERSON: She wasn't sick at the very beginning?

COUNCILPERSON DAVIS: She wasn't. She didn't know how sick she was.

COUNCILPERSON MILLER-ANDERSON: Well, she was sick in the audience that night, a couple weeks -- a few weeks back.

CHAIRPERSON DAVIS JOHNSON: Yeah.

COUNCILPERSON DAVIS: Yeah. She was sick then, yeah.

CHAIRPERSON DAVIS JOHNSON: Yeah.

COUNCILPERSON MILLER-ANDERSON: Well -- okay. Okay.

WAYNE RICHARDS: I don't know. There's a lot of noise.

COUNCILPERSON MILLER-ANDERSON: Okay.

CHAIRPERSON DAVIS JOHNSON: Point of order, please. Point of order.

COUNCILPERSON MILLER-ANDERSON: That's fine. That's fine.

CHAIRPERSON DAVIS JOHNSON: Point of order, please.

COUNCILPERSON MILLER-ANDERSON: You're going to move her tomorrow.
Okay.

WAYNE RICHARDS: As I said, many families had been moved. Many have.
That's a --

COUNCILPERSON MILLER-ANDERSON: I know that but I'm just asking about -
-

WAYNE RICHARDS: Okay. Fair.

COUNCILPERSON MILLER-ANDERSON: Okay. I'm fine.

CHAIRPERSON DAVIS JOHNSON: Point of order, please.

MARY BRABHAM: Excuse me. I'm -- I'm --

CHAIRPERSON DAVIS JOHNSON: Point of -- ma'am, I'm sorry. I'm sorry, Mrs.
Brabham. I --

TOM MIGNOGNA: Mrs. Brabham has direct knowledge of the situation.

COUNCILPERSON MILLER-ANDERSON: I'm fine.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor, you're recognized.

MAYOR MASTERS: Yes, thank you. Millennia is moving -- moving people to the
two different locations, right? Millennia has been doing that, right?

TOM MIGNOGNA: Yes, sir.

MAYOR MASTERS: And Millennia has been making the -- the repairs in those
apartments, right?

TOM MIGNOGNA: Yes, sir.

MAYOR MASTERS: So that makes my point. Millennia does what they want to
do when they want to do it because they are the managers and that's my point. That's
my whole -- Millennia's responsible. They've got the money to do this, to do that and that.
So you're the managers. You do it. Thank you. Miss Shepherd, please. I got this.

WAYNE RICHARDS: One of our residents speak to Miss Hillman personally and admitted that, yes, she's been offered a while ago, but she didn't want to go to the part of the -- part of the community. She wants to go to a different part of the community. So they're juggling to get her somewhere where she wants to go. And that's happening tomorrow.

CHAIRPERSON DAVIS JOHNSON: Point of order, please. Point of order.

WAYNE RICHARDS: When a resident wants to move the answer is never -- it' -- it's seldom or never no. So she's moving tomorrow morning. To the part of the community that she's comfortable with.

CHAIRPERSON DAVIS JOHNSON: In a -- in a unit that has been cleared and that is environmentally safe?

TOM MIGNOGNA: Yes, Madam Chair.

CHAIRPERSON DAVIS JOHNSON: And the children?

WAYNE RICHARDS: Sorry?

CHAIRPERSON DAVIS JOHNSON: Do you have a question, Chair Pro Tem?

CHAIR PRO TEM HUBBARD: Sorry. Yes. Not to a hotel. Are you saying a part -- when you say a part of the community, are you talking about out on the Stonybrook property or to a specific hotel? Which one are -- I want to be clear as to what you're --

WAYNE RICHARDS: In this case it's within Stonybrook.

CHAIR PRO TEM HUBBARD: But in that -- but in this case we're talking about out of Stonybrook into the hotel because you know why? And that's because of the fact that it has not been -- none of those units have been cleared by a mold specialist yet. You --

WAYNE RICHARDS: That's not correct.

CHAIR PRO TEM HUBBARD: -- we can't -- well, we can't go back out there.

WAYNE RICHARDS: That's wrong.

CHAIR PRO TEM HUBBARD: But what I'm saying to you is we can't -- we can't go back out there and just test for mold. There -- that would have to -- that would require a company to come back. Even Mr. Lyle couldn't go out there and --

WAYNE RICHARDS: A company -- a professional company has tested 190 of the units for air quality including mold and it's -- including mold.

CHAIR PRO TEM HUBBARD: And you say you have --

WAYNE RICHARDS: We have -- you have -- you have those results. You have them.

CHAIR PRO TEM HUBBARD: Okay. So what -- yeah, we just -- but we just got them. But what I'm asking you --

WAYNE RICHARDS: That -- that's not accurate. You've got them --

CHAIR PRO TEM HUBBARD: -- so you're say --

WAYNE RICHARDS: -- over -- over the -- you've got it in -- you -- you got an initial assessment and then you got a later complete assessment. I don't know if you've had a chance to review it.

CHAIR PRO TEM HUBBARD: No. On the 15th? You -- the -- the mold -- the 14th, the mold assessment wasn't here and it wasn't in our possession. As you and someone from your team stated that August 15th -- because I wrote it down here -- is when they were delivered here. So -- so --

WAYNE RICHARDS: In two segments.

CHAIR PRO TEM HUBBARD: Be that as it may, Mr. Richards, again, I'm saying to you about Miss Hillman being moved into a space on the property that you're saying that a mold specialist went out and said that this place was clear and that this was inhabitable now?

WAYNE RICHARDS: Yeah. We -- we would only put somebody in a unit that does not test positive for elevated mold levels.

CHAIR PRO TEM HUBBARD: So the -- you said that about the one that she's already in, that it didn't test for elevated mold levels. You see what I'm saying? So something there is making her very sick, almost deathly ill, because she -- her breathing is just, you know -- something's wrong. I don't even see how you can even want to take a chance on that when you -- when last week Tuesday she -- she did tell me when she was here that she had not been offered the opportunity to be relocated.

WAYNE RICHARDS: Miss Hubbard, Millennia has just said that if she prefers a hotel she will -- she'll be given that option. So she would be given that option to either go to the unit that is in the right part of the area that she likes or a hotel. So thank you, we will do that. That's confirmed.

CHAIRPERSON DAVIS JOHNSON: Are there any further questions? I -- I do -- I did hear back from the Palm Tran RPM Tran Committee.

COUNCILPERSON MILLER-ANDERSON: Uh-huh.

CHAIRPERSON DAVIS JOHNSON: And it says that there was consideration in the initial planning to -- in the initial planning phase to move the bus stop; however, after review of all options, they determined that it was best to leave the bus stop where it is.

COUNCILPERSON MILLER-ANDERSON: Okay. Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: I didn't really say much throughout, you know, the course of earlier so I just wanted to kind of ask these questions now. You know, I'm -- I'm glad to hear of the different enforcement options that we have listed. I think that should, or for me, at least, provides me some comfort in knowing that if things are not done as promised, that we have some sort of guarantee to support completing the project.

But what I do want to know and I don't -- maybe someone has the answer 'cause I know two of the things that I was hearing about was to not allow Millennia to do this. So if they do not do it, do we have someone else prepared to come in and do this? So if they don't what happens? The project -- the -- the complex stays the way that it is already. Am I correct? Or do we know of someone else who's interested in -- in renovating the property? Miss Hoskins? I'm not sure. Do you have somebody --

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Staff does not have any other applications for a site plan approval of this property.

COUNCILPERSON MILLER-ANDERSON: Okay. And so if this is -- all of this is denied, they don't do it, what condition will the property be in?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: My response would be it would remain as is until there's another party to come in and propose another option.

COUNCILPERSON MILLER-ANDERSON: And then the other -- the other alternative I was hearing was to have it demolished. If it is demolished, where do the people go? Or what -- is there somewhere we -- they're going? I mean, is a voucher prepared for them to go to another complex or what would -- where would they go?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: There -- there's no relocation plan in place. There's no other options in place currently. I know

there was a previous conversation with HUD. The conversation that I recall is that as Mr. Horton answered, the response was that is it possible, yes, but it could be very -- over a long period of time so they weren't willing to guarantee that it would be anything swift or orderly.

COUNCILPERSON MILLER-ANDERSON: And then has anyone had any contact with GMF in -- in terms of asking them what are their plans for this property or are they being held accountable at any point for this?

COUNCILPERSON DAVIS: No. No.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: I have not personally spoken with that property owner.

COUNCILPERSON MILLER-ANDERSON: Miss Hoskins?

CITY MANAGER HOSKINS: Madam Chair, we sent letters to GMF but have not received any responses. We copied them when we were writing to HUD. The issues that we were having with Stonybrook and copied GMF, but we have not heard from -- directly from GMF.

COUNCILPERSON MILLER-ANDERSON: Has HUD indicated why they have not put any enforcement on them to comply and do something with the property?

CITY MANAGER HOSKINS: HUD had stated that they're working with Millennia. And this is the --

COUNCILPERSON MILLER-ANDERSON: What does that mean?

CITY MANAGER HOSKINS: -- right. This is the Jacksonville, Miami and Tennessee offices, that they're working with Millennia. And they want to keep that property a HAP -- HAP property.

COUNCILPERSON MILLER-ANDERSON: But they don't enforce -- they don't hold them accountable for fixing things up in the meantime?

CITY MANAGER HOSKINS: Well, they stated that they would be out to reinspect but they could not give us the date of when that inspection would occur.

COUNCILPERSON MILLER-ANDERSON: Okay. And question about the approval of these items tonight. Do we typically approve these types of items for people that don't own the property?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Yes.

COUNCILPERSON MILLER-ANDERSON: Okay.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Yes. It's -- it's customary to have --

COUNCILPERSON MILLER-ANDERSON: So --

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: -- a property owner declare an agent that would go through the site plan approval process.

COUNCILPERSON MILLER-ANDERSON: And so they're acting as an agent basically for GMF or --

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Yeah. The -- the property owner has --

COUNCILPERSON MILLER-ANDERSON: -- is that what it is?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: -- provided documentation that names them as their agent for the property.

COUNCILPERSON MILLER-ANDERSON: And GMF did that?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Yes.

COUNCILPERSON MILLER-ANDERSON: Okay. So they provided the documentation saying that they're the agent and they can move forward with the request of these items for them in order -- in order for them to obtain funding to purchase it? Is that essentially what's going on?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: So that -- yes. The -- the agent authorization form that's --

COUNCILPERSON MILLER-ANDERSON: Uh-huh.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: -- provided with the City application --

COUNCILPERSON MILLER-ANDERSON: Uh-huh.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: -- identifies the fact that the property owner is granting to Millennia the ability to move forward with this site plan approval process on their behalf.

COUNCILPERSON MILLER-ANDERSON: All right. And then in regards to the red tag, I know we've kind of moved past this and I -- I had this written down some time

ago. But I really want to get a better understanding either from the Building Department, building official, police or someone to explain, if we red-tag these apartments, why did we not enforce that the people be moved out if it was a hazard? And maybe Miss Goddeau needs to answer that?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Yeah. Christy may -- might be the best point person.

COUNCILPERSON MILLER-ANDERSON: Okay. She's right there.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: One of the reasons why it hadn't occurred to date was that the City's code, I believe it's 22-35 is the specific section, it talks about a particular process of notification for the property owner. That did play into the current status of it but I'll allow Miss Goddeau -- Goddeau to respond further.

CHRISTY GODDEAU: Good evening, again Christy Goddeau. Jeff's correct. The red tags themselves cite to the City's Code Section 22-35 which the City adopted as its unsafe building abatement process. Specifically when your building official goes out and red-tags units.

Now, within that code provision it allows for some emergency actions based on the conditions that are found. In this case we decided to move forward with the notice of violation, put them on notice. They needed to comply these 50 units at a minimum. And once they did that we would reinspect the property. Under that process it's much like code enforcement where we would then go to a hearing before a special magistrate if we still were concerned about the conditions of the property and take it before a special magistrate who would either agree with us or find that the property -- some of the units are in compliance but ultimately issue an order requiring them to do certain things to bring the property into compliance within --

COUNCILPERSON MILLER-ANDERSON: Why didn't that ever happen? Because I know there was conversation about that happening actually -- I don't know. We may have had a conversation that Tuesday or Wednesday. It was supposed to happen that following week and it didn't happen. So why didn't we follow through on that?

CHRISTY GODDEAU: Yes, ma'am. We have been asking for a hearing date as early as when we issued the notice of violation. I think what Millennia wanted was more time to do their own assessment and figure out exactly what they were dealing with. And based on the updates that we've received, that's exactly what they've been doing so they wouldn't commit to a hearing date.

As of, I believe, August 8th when we talked to them, we were talking about a hearing date to occur before tonight's hearing, but because of people's different schedules,

because we were still waiting on their environmental testing results so that we could see that and also do a reinspection, we didn't have an opportunity to schedule the hearing before tonight's hearing.

COUNCILPERSON MILLER-ANDERSON: So my concern, though, was that, you know, we have all these apartments with these red tags on them. And to the community, something's wrong with it. You know? The people are dying in these apartments. But yet the City did not take any action to make sure these people were moved out. But now hearing that we were, you know, working with Millennia or, you know, trying to get to the magistrate, I mean, I don't hear in anybody's explanation that there was a seriousness to get them out .

And if there was not a serious issue to a point where we felt like we needed to get them out, why was that put out in the community that that's where we were with this? Because we're saying one -- we're saying one thing but we're doing something totally different.

CHRISTY GODDEAU: Right.

COUNCILPERSON MILLER-ANDERSON: So why was there confusion in that?

CHRISTY GODDEAU: I think the confusion lies in the fact that we were struggling with -- with two issues. I think from the building official's standpoint who made the decision to red-tag, she obviously had concerns that these people needed to get out now. The problem that we struggle in reality with, whenever you red-tag, whether it's one unit or an entire building, is you need to set up an immediate plan for where these folks can go if you show up with your police department to enforce the red tags. And that is always the struggle in the building official unsafe building abatement process, is if you're going to immediately go out and enforce your red tags under your process, you've got to have a plan for where these folks are going to go immediately; otherwise you'll end with a homelessness situation which I think is what the struggle is in this situation. And --

COUNCILPERSON MILLER-ANDERSON: I -- and -- and I hear that. But is that not a conversation that's had before the -- the -- the --

CHAIRPERSON DAVIS JOHNSON: The tags are put --

COUNCILPERSON MILLER-ANDERSON: -- the -- the tags are put on there? And then second, are we willing to keep the people in a safety violating apartment for the sake of not making them homeless? Because it sounds like we didn't plan. I

don't -- I don't -- it doesn't make sense to me that we're saying, Well, you know,

they're -- they're -- they're horrible. I mean, they could die in there. But yet we're sitting here letting them stay in there. That -- that has not made sense to me this whole time.

So what went wrong? I mean, I -- we're past that. We're moving ahead obviously now. But I don't want to see this kind of situation happen again because the thing is, out in the public, it's the council are letting these people stay in these apartments where they're dying. And -- and the -- we need to make sure we go on record and say exactly what happened and why that happened, because right now it doesn't -- it sounds like we were just, you know -- we red-tag them 'cause it -- it was a life-safety issue. But yet we didn't do anything. We just sat there and let -- let the people die in the -- in the apartments.

CHRISTY GODDEAU: And -- and I hear what you're saying, certainly. And -- and perhaps the building official can speak to us. But I think part of the issue was when they had been asking for an inspection of the units and finally were able to go out, I think there was some surprise as to how deteriorated some of the units were. And that resulted in action without a plan before that action occurred.

So -- and it was an -- unfortunate how the events played out, but the City -- we have been following our process which, by law, is what we follow to ensure that we are doing the right thing. I understand your concern with not having a plan in place before we started this process. But I think this has been somewhat of an educational process so we know when -- if this happens again, when you go out there and start red-tagging, you're stuck in this quandary between a red tag and perhaps having to enforce it and force someone to be homeless. And -- and that's always the struggle in these situations.

CHAIR PRO TEM HUBBARD: Madam --

CHAIRPERSON DAVIS JOHNSON: I, too, had some questions. At what point will Millennia own the property? Can someone answer that question for me?

TOM MIGNOGNA: Madam Chair, I -- I can't answer that with much specificity until the approvals are provided and the financing with the bridge loan lender which will allow us to acquire the property is finalized. It is a domino. And the first domino is the approvals that are before you tonight.

CHAIRPERSON DAVIS JOHNSON: And then secondly I wanted to go back --

TOM MIGNOGNA: Oh, let me supplement that, as well, though.

CHAIRPERSON DAVIS JOHNSON: Sure.

TOM MIGNOGNA: And I can give you a time frame. Once -- once we receive the approvals, it would be within 30 days.

CHAIRPERSON DAVIS JOHNSON: Can we go back to -- where's Jeff Gagnon? Can we go back to the --

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: I was hiding.

CHAIRPERSON DAVIS JOHNSON: -- the inspection section of the conditions, please?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Sure. Is there a certain number? It's the actual inspection title condition?

CHAIRPERSON DAVIS JOHNSON: The -- the inspection title. 11.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Number 11.

CHAIRPERSON DAVIS JOHNSON: Uh-huh.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Yes, ma'am.

CHAIRPERSON DAVIS JOHNSON: Does the -- I know we said we would do -- there -- there's language in here that says biannual inspections, inspection reports to the city. Who's conducting the reports?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: So the intent of this condition is that the management company or designee would provide biannual inspections to the city. In addition to that, the City has the ability to inspect during our business tax receipt and certificate of use process, which is a yearly renewal process. So it's really a belt-and-suspenders type of approach as far as providing information to the City to ensure that the residents are being kept properly.

CHAIRPERSON DAVIS JOHNSON: What prevents us from conducting quarterly reports as opposed to biannual or annual?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: It's really preferential. This was agreed upon by the city staff and the development team to bring before council. It is something that council chooses to increase the numbers if it is in agreement with the Millennia development team that that can be done, as well. So if it's a quarterly inspection report that's desired, we could also discuss that.

CHAIRPERSON DAVIS JOHNSON: Well, part of my thinking here is so much can or cannot happen in the period of a year. And so if we start to look at quarterly reporting from the business text receipt side -- because a lot of times we know that folks may not necessarily update their information. And -- and I'm just speaking across the board now for business tax receipts evaluation of property.

But I'm thinking the implementation of quarterly reporting and quarterly inspections could be beneficial because that would be a good indicator of whether or not actions are actually being taken -- taken care of in the manner in which they are being conveyed to us.

The other thing that I gave some thought to is is there an opportunity for us to provide a -- another form of oversight by way of working possibility with the Riviera Beach Housing Authority for -- for review and for just that extra set of eyes? Is that something that can be considered?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: I guess perhaps it could be considered. But my --

CHAIRPERSON DAVIS JOHNSON: Like --

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: -- my -- my concern would be this is private property in essence.

CHAIRPERSON DAVIS JOHNSON: Uh-huh.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: So I don't know if it would fall into their purview so --

CHAIRPERSON DAVIS JOHNSON: So then the question becomes as a private property owner -- and this is geared more so to Millennia -- as a private owner, is there any objection to possibly considering bringing in the Housing Authority, not necessarily to run it, but to provide you with some additional oversight and provide you with those eyes that you may not necessarily be able to staff?

WAYNE RICHARDS: You must have been in our meetings today, because we met with Mr. Hurt in his office and we spoke with him, and we -- we -- we -- in speaking with him, we asked him would he be willing to have either himself or himself and somebody on his staff join us in the monthly meetings at Stonybrook and provide oversight on behalf of the council. And he said absolutely. And Mr. Sinito said absolutely, as well. So the answer is yes. That's -- that's exactly what we discussed today. And he's here if you wish to speak with him. But the answer is yes.

CHAIRPERSON DAVIS JOHNSON: And for the record, I was doing briefings with the Board of County Commissioners, nowhere near your meeting today so let the record clearly reflect that.

WAYNE RICHARDS: Wow. That's -- that's pretty -- that's pretty strong but the answer is yes.

CHAIRPERSON DAVIS JOHNSON: Uh-huh. Okay.

WAYNE RICHARDS: We will work with the Riviera Beach Housing Authority. We've spoken -- we've met with them and they're willing to do that. And of course, it's for a fee. But you know, that's fine. We -- we realize that's appropriate.

CHAIRPERSON DAVIS JOHNSON: Chair Pro Tem, you had a question or a comment.

COUNCILPERSON MILLER-ANDERSON: Who is he paying? I'm -- who are they paying?

CHAIR PRO TEM HUBBARD: Yes. Yes, ma'am.

CHAIRPERSON DAVIS JOHNSON: Who's -- I'm sorry, Councilwoman?

COUNCILPERSON MILLER-ANDERSON: Who would be paying -- they pay the -- the -- the Housing Authority?

CHAIRPERSON DAVIS JOHNSON: Yeah. It would -- it would have to be an arrangement between the private property owner and the Housing Authority. Chair Pro Tem, you're recognized.

CHAIR PRO TEM HUBBARD: To the comments that Miss Goddeau was making about our red-tagging the buildings and not having a plan, what I -- what I want to get clarity on is when we went out for the inspection and the conditions didn't change, when we went back for the inspection and the conditions didn't change, exactly how long were we supposed to wait before we red-tag the building without, you know, putting the people in this quandary?

Yes, they're in a quandary where we -- where the conditions hadn't changed. They hadn't been met so at what point were we to say, Okay. We gotta make them get off the dime; they aren't doing anything? We didn't -- we don't -- it's not our -- number one, it's not our job to have that plan. Our job is for the safety and well-being of those residents, and we went out there and we asked them to make these repairs. We went back and asked them to make these repairs. The only way they were going to ever make the repairs is the fact that the build -- they were forced to do it by the building being red-tagged.

So we can't -- I think it's disingenuous of us to say that our building official let -- operated without a plan. Her plan was that they would respond to the repeated request to make the repairs. After that we/she become liable because we have people living in conditions that we know are -- are bad and that we did nothing about it. As she said, when they have brung Mr. Lyle in as a subject matter expert, what those -- and -- and as they have stated, the place didn't get like that overnight, even with all -- even -- so -- and -- and she has inspected it several times as our current building official.

So I think it's -- I -- I -- I think we need to clear that up. It had -- we're not in a situation by no stretch of the imagination because she didn't have a plan. We're in this situation because they failed to respond to the inspections.

CHRISTY GODDEAU: And Miss Hubbard, you're absolutely right from the standpoint of you would expect that a property owner or a management company would come forward when they were -- received red tags on 50 of their units and do the right thing.

What we didn't have a contingency for was the delay in their response. And -- and that's what you're pointing out and you're absolutely right. So -- but that then puts the City in the quandary that I was mentioning of do we go with our police officers and enforce those red tags because the property owner -- the management company is not doing the right thing? And that's where we had to struggle with -- but let me be clear about one thing: The City is following its legal process. The City is not liable for not taking action because we are following our process, and our process, once we issue that notice of violation, gives them 15 days to request a hearing.

CHAIR PRO TEM HUBBARD: Have they requested the hearing?

CHRISTY GODDEAU: We -- they have requested a hearing and we have been engaged in that conversation to try to set one up. We need to review all of the reports. We need to do a reinspection and then we can have that hearing. For a third party to decide which units are habitable and are safe environmentally in which one still need further, you know, rehabilitation.

CHAIR PRO TEM HUBBARD: So you're planning on sending a mold inspection company out there for that purpose to determine that these units are free of mold after --

CHRISTY GODDEAU: If -- if that's what the building official deems that she needs to confirm and clear these buildings off, that's what we'll do. We still need to go through their full report and make sure we understand what it's saying. If we then have concerns that may be the next step for the City.

CHAIR PRO TEM HUBBARD: Because their -- their building official stated he didn't test for that.

CHRISTY GODDEAU: That's right. You're right.

CHAIR PRO TEM HUBBARD: So we still don't know --

CHRISTY GODDEAU: We have their report.

CHAIR PRO TEM HUBBARD: -- any -- there's been any mold remediation?

CHRISTY GODDEAU: Correct. And you're correct.

CHAIR PRO TEM HUBBARD: Right. So --

CHRISTY GODDEAU: That's what we need more information on.

CHAIR PRO TEM HUBBARD: -- a mold -- a mold remediation. I just want to be clear because we have a tendency to say, you know, our building official this and our building official that. But her job is to look out for the residents of this city, that they're in safe and decent housing. So it wasn't anything to do with the matter of fact that she didn't have a contingency plan. That wasn't her job. The -- the -- the fault is at those that didn't respond to the red tags.

CHRISTY GODDEAU: Correct. Correct.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor, you're recognized.

MAYOR MASTERS: Question. Yes. For the attorney. I mean the other attorney. Mr. Richards. I'm sorry. The -- what do you call it? The agreement that GMF -- with Millennia as far as all this stuff, that gave them authority to -- to move forward from GMF. There -- there was some type of document that --

WAYNE RICHARDS: It's an agent authorization letter.

MAYOR MASTERS: Okay.

WAYNE RICHARDS: Yes.

MAYOR MASTERS: Is that the same authorization that GMF gave Millennia months ago?

WAYNE RICHARDS: The -- there -- there -- there are probably three. I had to -- we had to get a new one recently because when we applied for the business tax receipt your -- the office downstairs required it be notarized. So I know of at least three different letters from GMF authorizing Millennia to act as their agent.

MAYOR MASTERS: And acting as their agent, they were responsible for -- to do the different things but I'm not going to go down that road again. I just want to ask you something about -- and I get it. I'm very clear that Millennia has been the authorized agent of record to maintain, do the right thing with Stonybrook. I get that and that has not been done as far as I'm concerned. My question, that -- that very nice video that was shown earlier today -- tonight -- takes about five hours ago -- was -- in full disclosure, had that video been shown to any city official or elected official?

WAYNE RICHARDS: In the City of Riviera Beach?

MAYOR MASTERS: Yes. Any of us.

WAYNE RICHARDS: No.

MAYOR MASTERS: Was it shown to the Housing people?

WAYNE RICHARDS: (No audible response).

MAYOR MASTERS: To Mr. Hurt? Was it shown to anyone else other than tonight? Is that the first time that video's been shown?

WAYNE RICHARDS: We unveiled it tonight as this was the first -- this was the first time you heard residents, actual residents from these properties that you saw on the video come. Yeah, it was unveiled tonight.

MAYOR MASTERS: No, I'm just asking.

WAYNE RICHARDS: Yeah, yeah. No, no.

MAYOR MASTERS: None of -- no city officials or no one like that saw it before tonight?

WAYNE RICHARDS: Is your --

MAYOR MASTERS: I'm clear. It's a simple question.

WAYNE RICHARDS: -- it's asked -- asked and answered.

MAYOR MASTERS: Okay. Do you have that figure yet for me as to how much money was paid?

WAYNE RICHARDS: Yes. Just -- just under \$5,000 was spent to fly for air fare and for lodging and for meals and coffee and water.

MAYOR MASTERS: And Millennia paid that, right?

WAYNE RICHARDS: Yes.

MAYOR MASTERS: And they paid for everybody else to come in from Ohio. Thank you very much. Madam Chair?

COUNCILPERSON DAVIS: Madam Chair?

MAYOR MASTERS: They got the money when they needed it.

CHAIRPERSON DAVIS JOHNSON: Are there any other questions from -- Mr. Davis, we've not heard from you this evening.

COUNCILPERSON DAVIS: Thank you.

CHAIRPERSON DAVIS JOHNSON: You're recognized.

COUNCILPERSON DAVIS: This is why it's so important that we all are allowed some one-on-one time with staff and development prior to a meeting and today. Because we got here at 6:30. And it's now almost -- not far from 12. And I do believe when we are allowed to sit down and have these questions hashed out and work with staff and when it comes to this board, once they do their presentation and public gets their input, it could have saved a lot of time.

And you had a lot of folks who really want to say how they feel but they didn't stay long enough to do it because the meeting was so long. And speaking with the developer today I had a conversation. I called Mr. Hurt from the Housing Authority and they agreed and they went over to meet with them to -- 'cause I had some serious concerns. As you know, our Housing Authority is an expert in a lot of these issues and definitely was a strong consideration, needed some input for someone who specialized in that area. One of the things I've been hearing back and forth is that I hear there -- there was a building - - there wasn't an inspection of air quality which -- that didn't include mold?

WAYNE RICHARDS: I'm sorry if I wasn't clear. The air quality test tested for mold. 190 units were tested for mold. Millennia hired a company out of Miami to do that.

COUNCILPERSON DAVIS: Uh-huh.

WAYNE RICHARDS: And the City also hired a mold tested -- a mold-testing company because we allowed entry into the units.

COUNCILPERSON DAVIS: Okay. So -- so have we -- but we don't have the tests that show where we are since those test results have come back positive?

WAYNE RICHARDS: Well, no, no. The -- the -- the City has all of the test results. And the units that came back with elevated levels of mold, some of them are down which means they will not be occupied until the rehab comes in.

COUNCILPERSON DAVIS: Okay.

WAYNE RICHARDS: Some of them are vacant. We will not allow tenants to go back in until the City clears it. But for those units that were occupied, they have been relocated to one of two local hotels.

COUNCILPERSON DAVIS: I -- and if you don't mind, Mr. Richards, I'd like to have a conversation with Mr. Hurt. And Mr. -- I see Mr. Jackson here from the Housing Authority. Mr. Hurt?

JOHN HURT: Councilman, yes.

COUNCILPERSON DAVIS: How you doing?

JOHN HURT: I'm fine, sir. How about yourself?

COUNCILPERSON DAVIS: I'm -- I'm well. We're making it tonight. My concern, we've -- we've had a discussion earlier today and prior to you -- and thank you, guys, for -- for meeting with Mr. Hurt and Mr. Hurt for meeting with them. That's very important. Could you please share the concerns that we had a discussion earlier today prior to this meeting that there'd be some things that needed to be taken a look at as an agent potentially representing the City of Riviera Beach and some of the things that may not have been discussed today that may have been left out or miss -- just something I missed that the residents and this board need to be aware of?

JOHN HURT: This afternoon when we spoke, as I shared with you, I didn't have available a lot of information regarding their proposal. Only had available what they had -- was in the last package when they made a presentation to the board.

And I tried to share with you some of the concerns that I would be looking at in terms of this project going forward. Some of the things that I would be concerned with is the -- the relocation plan for the residents and all of the what-ifs, so the fail-safe plan they had in doing that. It's very easy to say, Well, we're going to relocate residents, you know, building by building to another building. But there's a lot of contingencies because there is different families. There's different family sizes. You know, what do you do with people who work, you know, in a relocation.

So certainly had a concern about what the relocation plan looks for real in depth. And I don't know whether City staff looked at that very deeply or not. But that would be a concern, and as well as unit turnover. You know, we're dealing with reconstruction. I mean, rehabilitation. And it's been my experience being in the business 40 years or more that rehabilitation is an unknown. So until you begin to tear out the walls and do those things, you really don't know what you face. And so the unit turnover schedule is -- is -- is not a fixed sort of thing. So that -- that's a very strong consideration.

I had questions regarding what type of resident assistance would be available, what kind of supportive services. Some of those things were addressed this evening or talked about this evening. But I think that's -- would be a concern as -- go forth, if this project went forward. And -- and finally, you know, how are we really addressing the residents' concerns and complaints. You know, what real vehicles there are.

I hear Millennia say they have social service people and they have management. But I also hear the residents say that they feel they're not being heard, that -- that their

concerns are not really being addressed. And -- and I even heard things like, you know, they feel like they're in a police state.

So I -- I would think that would -- you know, we would have those kinds of concerns. Given the viability of this initiative, I'm not privy to what the development pro forma look like or what the operational pro forma look like. In my brief meeting with them, which they told me -- and correct me if I'm wrong -- that they were making an application for an FHA 221(d)(4). Correct?

UNIDENTIFIED SPEAKER: (Unintelligible).

JOHN HURT: Okay. And -- and then I heard this evening that you were going after tax credits. So I don't know if the -- I think -- can you -- I don't know. I get confused. You know, I mean, there's two different --

COUNCILPERSON DAVIS: Uh-huh.

JOHN HURT: -- processes of funding.

COUNCILPERSON DAVIS: Absolutely.

JOHN HURT: I don't know if their tax credit application is a short-term and they're planning on a 221(d)(4) as a takeout. Is that the process? But it's not clear to me, and I think it should be clear to this council as to what they're going to do, 'cause that affects the timetable. A 221(d)(4) could take up to a year, you know, to -- to get financed. Even if it's fast-tracked, it's -- it's a three-to six-month process.

If they're going after tax credits, it's not clear, like, what type of tax credits. Is it an application to the Florida Housing Finance Corporation? That only happens, you know, annually when they issue an RFA, and you should be familiar with that 'cause I've come before you making those applications on several occasions. Are they going after 9 percent bonds or 4 percent bonds? They haven't made that clear. They -- I don't know if they're going after sale funds or -- or what.

So I said all that to say I heard -- one of the councilpersons really asked what the timetable was. I -- I hear them say if you approve tonight that they -- they would have closing and financing within 30 days. I would certainly question that. You know, with the information available, I -- I don't know how that's happening. I -- I think that needs to be further explained. But those -- those are just some of the things notwithstanding questions about local participation.

COUNCILPERSON DAVIS: Uh-huh.

JOHN HURT: I know that in our development, you know, we had our concerns about local participation, as well as a Section 3. I've not heard anything, you know,

regarding local participation if, you know, they go forward in this project. So those are the -- some of the things. I -- and I would want to bring clarity to our conversation.

As Attorney Richards said that, you know, we had a conversation, and they mentioned that they would have monthly meetings and -- and we could come to some agreement about that. But the clarity is that our proposal is to work on behalf of this council as your agent, at your direction, at your discretion, and to monitor this process going forward under conditions that you set forth.

COUNCILPERSON DAVIS: Uh-huh.

JOHN HURT: Okay? And we will be working as an agent on behalf of the City. And it's -- and in my mind, not knowing, you know, that scope completely, it would not just be attending one monthly meeting. If we're going to be involved in this process, our monitoring activities and efforts are going to be much more frequent than that. If not daily, most certainly weekly.

And in that, we would envision not only trying to monitor the conditions and the process, to also be a liaison or an ombudsman for the residents' concerns.

COUNCILPERSON DAVIS: Uh-huh.

JOHN HURT: Okay? We heard a lot of concerns from the residents and -- and resident organizations. I mean, they're -- they're at odds here and I'm sure you as councilpersons are receiving a lot of concerns and complaints. And on your behalf we can certainly try to mediate or address those to ensure there's clarity and some resolution. So those are the kinds of things that we were proposing acting on behalf of the City Council.

COUNCILPERSON DAVIS: And -- and --

JOHN HURT: So that's just off the top, given the information that I had at the time, not being privy as City staff may be. But with the information that I have.

COUNCILPERSON DAVIS: Mr. Jackson, you got anything you want to add to that?

CHAIRPERSON DAVIS JOHNSON: Mr. Davis, you -- you're gonna run this meeting?

COUNCILPERSON DAVIS: I still had the floor. Hold on. I said nothing for five hour -- five and a half hours. What's the issue?

CHAIRPERSON DAVIS JOHNSON: Mr. Davis?

COUNCILPERSON DAVIS: Huh? Five and a half hours.

CHAIRPERSON DAVIS JOHNSON: Mr. Jackson, please.

JEFFERY JACKSON: Good evening, Council. So just as Mr. Hurt said, I just think we should set some smart benchmarks in place and that there should be someone representing the City. Not that City staff can't fulfill their responsibility, but there should be another level of oversight that you all would be comfortable with.

And when you look at how we fit in and our mission, I just think that we are the agencies that should be doing that on behalf of the City. I think we should be the gate keeper relative to the compliance issues and benchmarks set out of the agreement, whatever agreement presents itself. So as those things that are identified that need to be resolved, the Housing Authority would ensure that they are resolved. And it'll just be a win-win for everybody.

I think that the -- I saw the -- some of the feed -- the funds that will be set up and I -- I'm not sure which number item it was. But it talked about setting aside some funds. But I think there should be an escrow fund to take care of any emergencies that might happen. And that's something else that should be negotiated. So I'll stop there, but I think the Housing Authority is up to task in -- in representing the City and -- and -- and bringing this home to something that you guys will be ultimately comfortable with.

COUNCILPERSON DAVIS: Thank you, Mr. Jackson, Mr. Hurt.

MAYOR MASTERS: Madam Chair?

COUNCILPERSON DAVIS: So just to the board -- and I wanted to bring them in so we can get a different lens of some folks who specialize with housing, who specialize in actually --

MAYOR MASTERS: That's what they do.

COUNCILPERSON DAVIS: -- if I understand correctly --

MAYOR MASTERS: That's what they do.

COUNCILPERSON DAVIS: -- you just recently was having a conversation with HUD not -- not long ago. Did I stand correct on that?

JEFFERY JACKSON: Yeah. Actually just last week we were at a conference with officials from HUD to include Ben Carson. I -- I was with them on -- last Tuesday and again on Thursday.

COUNCILPERSON DAVIS: And -- and one of the things I wanted to ask this board, how we will feel as a board for the Housing Authority to have a conversation with the developer that's here now and -- and start having some conversations about some form of potential -- of a relationship.

Because in the beginning they did state they will work with the State, the County and the federal government. Well, our local relationship is with our Housing Authority. So they can represent us just as well as the State and -- with their experience, and -- or with the County somewhat, just based on the experience they have. They have probably combined between the two of them, you know, more -- way more than 40 years of experience. And they definitely can come back potentially with a solution that we can vote on and feel comfortable with about having options.

'Cause right now what's been stated, everyone wants to do something. But prior to this presentation or this discussion, no one talked about how many options the -- the City has. And we do have options. And -- and you -- and we will get that from a great deal of experience and having someone that's focused in on -- on housing and just how the board feels about, you know, these two -- our entity which is the Housing Authority, which is appointed by the Mayor, sitting down with Millennia and their -- and their -- their staff and their team to come up with some form of structure that they can bring to us for a pending approval maybe next week at the next council meetings or especially in however you guys choose to do it. I'm done, Madam Chair.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor, you're recognized.

MAYOR MASTERS: Mr. Jackson, you indicated that you had conversations with the HUD officials?

JEFFERY JACKSON: Yes.

MAYOR MASTERS: Okay. You -- you and this Housing thing, the Housing Authority, this is just a hypothetical question. If Millennia decides that they don't want to -- to go any further with this, and if the Mayor -- well, it's not going to be if but when the Mayor vetoes the ordinances, based upon any conversation you've had, what -- what happens next? Do you know?

JEFFERY JACKSON: Well, as you heard Mr. Hurt say, there are no certainties. But one of the things that the Housing Authority will be willing to do -- and we have posed this question to some HUD officials.

MAYOR MASTERS: Okay.

JEFFERY JACKSON: We would look to do it ourselves. I -- I think it's -- it's plausible with a commitment with the City to act jointly with the Housing Authority. I think it's possible. And -- and we can discuss in another setting a way forward.

MAYOR MASTERS: And that's not with Millennia?

JEFFERY JACKSON: That will not be with Millennia.

MAYOR MASTERS: Absolutely. Mr. Hurt, I'm going to -- and Mr. Hurt, I'd like to ask you a question. Madam Chair?

JOHN HURT: Yes, Mr. Mayor.

MAYOR MASTERS: Based on your conversation tonight and your expertise and experience, you said that -- 'cause I was on the phone with HUD, too. And I asked them that question. And Miss Hoskins was like, "Well, what happened if they walked and what they said?" And what I heard them to say is that they would have to find another -- another what? What do you call it? Vendor? Not vendor.

CITY MANAGER HOSKINS: (Unintelligible).

MAYOR MASTERS: Another what?

CITY MANAGER HOSKINS: Are you talking about a HAP project?

MAYOR MASTERS: No. When I asked the HUD officials on the phone what would happen if Millennia walked, where would that leave HUD? And they said they would have to find someone else, right?

CITY MANAGER HOSKINS: (No audible response).

MAYOR MASTERS: Do you remember that?

CITY MANAGER HOSKINS: I don't think they said they would find --

MAYOR MASTERS: What did they say?

CITY MANAGER HOSKINS: I don't think anyone was in line. They didn't have anybody in line.

MAYOR MASTERS: Right. They -- but they did say something to that extent?

CITY MANAGER HOSKINS: That they didn't have anyone in line.

MAYOR MASTERS: At that time.

CITY MANAGER HOSKINS: And you -- right.

MAYOR MASTERS: Right.

CITY MANAGER HOSKINS: They did not know of anyone else.

MAYOR MASTERS: Do you remember the conversation, the part about Section 8?

CITY MANAGER HOSKINS: (No audible response).

MAYOR MASTERS: When the question was asked to them?

CITY MANAGER HOSKINS: No. I'm -- I'm not sure if I remember that.

MAYOR MASTERS: Okay. Well, I do. They said that we -- they would definitely -- what I heard and I'm very clear on this, that Section 8 vouchers could be -- would be possible. And that guy said yes but he could not guarantee the process, what the time frame was. Would that be more accurate?

CITY MANAGER HOSKINS: Right. He said he didn't know how long it would take to --

MAYOR MASTERS: How long. Right.

CITY MANAGER HOSKINS: -- issue vouchers --

MAYOR MASTERS: The Section 8 vouchers.

CITY MANAGER HOSKINS: -- to those residents.

MAYOR MASTERS: That's what I heard. Now, my question to you, Mr. Hurt, is this.

JOHN HURT: Yes, sir.

MAYOR MASTERS: Based upon your 40 -- 40 years' experience -- how -- how many years was that?

JOHN HURT: I've probably been in the business over 40 years, yes, sir.

MAYOR MASTERS: Based on what I thought I -- but I'm hearing tonight is that -- and -- and I want you -- and you've always been transparent, and be as honest with this answer as you possibly can at this time. You have nothing to lose. You know, and you're Housing Authority. You -- you, you know, stand on what you believe. I -- I'm never in favor of a rush to judgment on anything. Period.

I'm -- I'm not for sure if there's been enough time as the Councilwoman KaShamba Miller-Anderson stated earlier, to digest all of this. This was a special called meeting. Bam, and here we -- here we are with all this stuff in front of us, videos and resolutions and site plans and all of that stuff that's being thrown at us tonight. My question is based on what you have seen and heard in your meeting, do you think it might be more prudent for us to take a couple steps back before making any decision to go forward?

JOHN HURT: I -- I would recommend to anyone to make -- to get enough information to make an informed decision. I would certainly recommend that to this council, that they should feel comfortable enough that they have enough exposure and information to make a valid decision. As I stated earlier, I didn't have enough information to really give good feedback to council.

MAYOR MASTERS: Well, let me ask you another way.

JOHN HURT: Regarding this. Yes, sir.

MAYOR MASTERS: Let me ask you another way: Do you feel that you have -- that you have received or you have seen enough information that at this time that you could make a decision one way or the other?

JOHN HURT: No, sir.

MAYOR MASTERS: And I haven't either. Thank you, sir. That's it.

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: I -- I -- you know, I can appreciate the Housing Authority being here tonight, but had you all at any point ever considered going after this property or to take it on? Had that ever -- that interest ever happened?

JOHN HURT: For the seven years I've been here, our board has brought up Stonybrook as an issue. The challenges that we had as a Housing Authority, Stonybrook is under a different department of HUD. They're in a multi-family side and we're in a public housing side. So they're -- they're -- they're two different silos, two different regulations.

COUNCILPERSON MILLER-ANDERSON: It's not similar to how Ivey Green was?

JOHN HURT: Pardon me?

COUNCILPERSON MILLER-ANDERSON: Is that not similar to how Ivey Green was?

JOHN HURT: No, Ivey Green Village was a public housing site.

COUNCILPERSON MILLER-ANDERSON: Okay.

JOHN HURT: Okay? This is a -- a privately owned site that's supported by a project base contract. Okay? As far as the resident is concerned, it provides the same kinds of subsidy for the resident. Okay? But it's like a tenant-based Section 8 program versus a project-based Section 8 program.

COUNCILPERSON MILLER-ANDERSON: Uh-huh.

JOHN HURT: This is a project-based program that has a contract that the subsidy stays with the unit. That's why the families cannot take that subsidy and go find another house.

COUNCILPERSON MILLER-ANDERSON: Uh-huh.

JOHN HURT: I've had discussions with persons as to what's the possibilities. And I've certainly shared that if this council had the political will to go forth with HUD and, you know, force them to make some hard decisions about Stonybrook as an alternative to rehabbing, to convert that project base to a tenant-base contract and relocate those residents, it -- it is -- is one option. You cannot do it under the current regulations, but with another -- enough political pressure, then you know, HUD would have to make some hard decisions about that.

COUNCILPERSON MILLER-ANDERSON: This -- it's just for me it's just, you know, strange that I'm -- this is my first time hearing that the Housing Authority may be interested in Stonybrook. And if we've been dealing with all these issues all this time, why hasn't these conversations been had before?

JOHN HURT: Well -- well, I -- I -- let me bring clarity to that and what my vice chair has said. I think because the issue has risen to this level at this point and -- and we've been asked, you know, what can we bring to the -- you know, to the table regarding it, it -- it's not been anything that the Housing Authority has pursued to -- to do. I mean, it -- this situation --

COUNCILPERSON MILLER-ANDERSON: And I -- I hear that. But see, this is making some sense to me now because I -- I always had concerns as to what -- what is going on here. Something else was going on here. I just never could figure out what it was. But I mean, things are coming together now.

CHAIRPERSON DAVIS JOHNSON: Uh-huh.

COUNCILPERSON MILLER-ANDERSON: I mean, somebody got a plan but nobody wants to say what that plan is.

CHAIRPERSON DAVIS JOHNSON: Nobody wants to say what the plan is.

COUNCILPERSON MILLER-ANDERSON: And so --

CHAIRPERSON DAVIS JOHNSON: Absolutely.

COUNCILPERSON MILLER-ANDERSON: -- that has been my concern with the way this whole thing has been going all along.

CHAIRPERSON DAVIS JOHNSON: Uh-huh. Uh-huh.

COUNCILPERSON MILLER-ANDERSON: And I'm not --

JOHN HURT: Well --

COUNCILPERSON MILLER-ANDERSON: -- make -- I'm not necessarily directing it at you. But somebody know what's going on and ain't nobody talking. And that's what's really making me mad about this whole situation. Because it's been going on for a while.

I've been asking all these questions but nobody don't seem to have answers around here. But I know something is pushing this. But I haven't figured it out yet but I will. Because this makes no sense. This is exactly why I said what I said earlier today about us getting to this point right here and all these moving parts but don't nobody really know what's going on. But everybody pushing for one thing but nobody's saying why it's being pushed.

CHAIRPERSON DAVIS JOHNSON: Uh-huh.

UNIDENTIFIED SPEAKER: No.

COUNCILPERSON MILLER-ANDERSON: That's my concern. And I don't like games that's played like that. And I made that very clear earlier. There are games being played and I don't play games and I have a problem with it. Don't ask me to come up here and vote based on something and something else is taking place. Now, who is that directed to? I don't know. But I know that if I'm going to be up here making decisions, I need truth. I don't need games to be being played.

CHAIRPERSON DAVIS JOHNSON: Uh-huh.

COUNCILPERSON MILLER-ANDERSON: That's for whoever is playing the game.

JEFFERY JACKSON: Well, if I may --

COUNCILPERSON DAVIS: Madam Chair?

JEFFERY JACKSON: -- I could assure you that the Housing Authority is --

COUNCILPERSON MILLER-ANDERSON: I'm not saying it was you. Somebody knew.

JEFFERY JACKSON: I'm not saying you are. I'm just -- I -- for the record, I'm stating that the Housing Authority, we have no interest in playing in games and we're not -- we're not party to or part of. We're simply here offering up our services, and you guys either want it in the best interest of the City or you don't. It's no skin off our back.

CHAIRPERSON DAVIS JOHNSON: So let me just make one point of clarification.

JEFFERY JACKSON: I -- I --

CHAIRPERSON DAVIS JOHNSON: One second, Mr. Jackson.

JEFFERY JACKSON: Okay.

CHAIRPERSON DAVIS JOHNSON: Because I asked -- I asked, I believe it was your president, about involving the Housing Authority in the Stonybrook matter. And at that time there was no funding available that could sustain what needed to be done at Stonybrook.

COUNCILPERSON DAVIS: I know that. (Unintelligible).

JEFFERY JACKSON: I can address that.

CHAIRPERSON DAVIS JOHNSON: That's what was told to me. That was what was told to me. So now we have this introduction of what the Housing Authority can represent that it can do at this particular point and having had a conversation with HUD because at my last -- at my last request, I asked what was the position of HUD. HUD's position -- and I'll pull it out of my bag based on the information that was provided to me from the City Manager when there was a conversation with parties involved -- and see, let me tell what the other piece is. And this is not necessarily directed at you.

But what I am finding is you've got the mayor talking to this person. You've got a councilperson talking to that person and the entire board is uninformed. Because when you have -- when you have individual people with bits and pieces of information and based on the fact that we cannot talk outside of a meeting of this nature, we have all of this going back and forth and it is problematic. It is problematic and it suggests that we don't know what it is that we're doing.

But as the Councilwoman said and I'm in agreement, all of a sudden there are these plans. Everybody now has this bright idea as to how this -- how to make this work. But when we were faced with it when it was a political football, when Mr. Rubio came here and Mr. Hastings came here and the mayor and Councilwoman Pardo, Former Councilwoman Pardo was here, it was a political football. And we are back playing that game again. Because everybody wants to come up now and say -- (applause) -- please, point of order -- everybody now wants to come up with these ideas. And -- and I'm -- I -- for a lack of a better word, I am verklempt. I do not understand why we cannot get together and have honest dialogue about the intent.

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Because I heard plans --

COUNCILPERSON DAVIS: Madam -- Madam --

CHAIRPERSON DAVIS JOHNSON: No, sir. No, sir. No, sir. I heard -- I heard let's -- let's return it to industry -- to industry. Let's put something there that's industrial. Let's sell it to here. Let's sell it to there, which suggests to me that somebody's out shopping. So we -- I'm not -- this is not directed at you. This is just a general comment. I have sat here. I have listened. I have watched. I have seen the conversation or at least when I asked the questions. So there's a move afoot.

But what the move is exactly, can't put my finger on it. But I know this one thing for sure: We owe it to the residents of Stonybrook to make sure that they have affordable housing. We owe it to the residents of Stonybrook to make sure that these units are carried out and taken care of in the manner in which they are. We owe it to the residents of Stonybrook. Now, if there is no one else in line with the money in order to bring this property up, we have someone here --

MAYOR MASTERS: Huh.

CHAIRPERSON DAVIS JOHNSON: -- and I understand.

COUNCILPERSON BOTEL: Right.

CHAIRPERSON DAVIS JOHNSON: I understand all of what has been said and all of the photos. And we talking about how things were presented. But the bottom line is this: We have been pulling stunts with this project, bringing up under comments, presentations when that has not been our process. We have been doing things that have been different. But I'm simply saying we are now at a point, we can't continue to kick it. We've gotta make a decision. We have someone here. We have -- we are putting in these requirements. We need to -- if what -- if we need to strengthen it with sanctions, then that's what we need to do.

COUNCILPERSON DAVIS: Madam --

CHAIRPERSON DAVIS JOHNSON: That is exactly what we need to do. Strengthen the sanctions and move forward with stiff penalties. We -- we just can't continue to do this. And we're -- you know, we -- we stay here well after midnight discussing, overdiscussing, discussing, overdiscussing. We have a councilwoman now who has left the dais. Because there is frustration. When you are trying to govern and set policy, if folks are not forthcoming and there are underhanded tactics being used in order to try to --

COUNCILPERSON DAVIS: Huh?

CHAIRPERSON DAVIS JOHNSON: -- just in order to try to discredit, we have to be careful.

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. Davis?

COUNCILPERSON DAVIS: I just want to say for the point -- point of clarity, they came to the first reading of the meeting and shared their concerns. When they shared their concerns -- and I'm talking about the Housing Authority's -- I took note of that. I didn't know that we was going to have a special meeting today, which put me in the position of (unintelligible) trying to find out, getting some questions answered prior to this meeting. That's why, when I had my meeting with the developer, I called the Housing Authority. I said, "There's some serious concerns has come before the meeting and I need some help." If I -- if it had been next Wednesday, I could have at least asked the city manager have them sit with each one of us so that everybody can have some questions, some -- some housing experts.

CHAIRPERSON DAVIS JOHNSON: Mr. Davis, let me just interject here.

COUNCILPERSON DAVIS: But I just don't want nobody to think that these gentlemen was a part of something that they weren't.

CHAIRPERSON DAVIS JOHNSON: No. And I don't think that I suggested that --

COUNCILPERSON DAVIS: But they came before the board.

CHAIRPERSON DAVIS JOHNSON: -- by any stretch of the imagination.

COUNCILPERSON DAVIS: No, I know. But I don't want to interpret that.

CHAIRPERSON DAVIS JOHNSON: But what I want to understand is how you did not know --

MAYOR MASTERS: Or the Mayor, either.

CHAIRPERSON DAVIS JOHNSON: -- that there was a meeting when we sat and we had a signature and there was a request. But that's neither here nor there. Here's what did happen: When I -- when we first had the Stonybrook issue to come, I called the Housing Authority.

COUNCILPERSON DAVIS: (Unintelligible).

CHAIRPERSON DAVIS JOHNSON: I spoke with Mr. Delvin Smith, and I said, "Can you please attend this meeting and share with us what, if any, assistance the Housing Authority could bring to us?" Did I not, gentlemen?

JOHN HURT: That's correct. Correct.

CHAIRPERSON DAVIS JOHNSON: Was that not the reason that y'all were here at that first meeting?

JOHN HURT: That's correct, Madam President. That's correct, Madam President. And may I please bring clarity? We told you from the very beginning that the Riviera Beach Housing Authority was not in the position financially to get involved with this project. And -- and we're still not. I think my vice chairman has said that because we've been asked by many persons about possible solutions we've tried to explore any option that may be out there for us. And we had opportunity recently at a conference to talk with some HUD officials. None of that is official.

We're still not in a position to do anything as it relates to Stonybrook. You know, only in cooperation with the City, County or HUD itself. There's -- there's nothing that we can do. Our best option, and it was presented to you tonight, that we could act on behalf of the city council if the -- if the council decides to go forward with this current proposal in front of you. That we would act on behalf of the council, you know, as your agent to ensure conditions that you outline, direction that you give are met. And that's what I said before. But please don't misunderstand that we are any way pursuing the purchase of Stonybrook. We don't have capacity to do that.

CHAIRPERSON DAVIS JOHNSON: No, I'm clear.

JOHN HURT: Okay?

CHAIRPERSON DAVIS JOHNSON: I'm clear.

JOHN HURT: And I just want to be clear.

CHAIRPERSON DAVIS JOHNSON: I'm clear.

JOHN HURT: There -- there was nothing in that.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: One moment, sir.

JOHN HURT: Okay?

COUNCILPERSON BOTEL: Madam Chair?

JEFFERY JACKSON: And may I --

CHAIRPERSON DAVIS JOHNSON: One -- one moment, Madam Councilwoman, please.

CHAIR PRO TEM HUBBARD: I just want --

CHAIRPERSON DAVIS JOHNSON: No, no, no. I was saying one moment. He was speaking.

CHAIR PRO TEM HUBBARD: Oh.

JEFFERY JACKSON: I just want to add that what the Chair may have been speaking of, last week had not happened when you spoke to him. We had not gone to the conference and some of the meetings and things that have happened, some of the things that we've learned from having an opportunity to speak with people, that had not happened when you spoke to the Chair.

And so just like they are applying for 9 percent tax credits, what Mr. -- what we're speaking of when we talked about another plausible idea, we just offered that out of the - - out of understanding that that's a possibility. There is no guarantee in it that we -- the Housing Authority and the City could be partners of some sort and -- and -- and go down a path that may lend itself to some type of arrangement. But we're not here for that. What we are here for is to be the gate keepers for the City in this Millennia effort to move this project forward.

CHAIRPERSON DAVIS JOHNSON: And I appreciate that. I appreciate the fact that you are --

COUNCILPERSON BOTEL: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: One moment, Madam Councilwoman.

JEFFERY JACKSON: But I -- I -- but I will add that the commissioner, when she was a chairperson from the time that I've been on the board, I -- I came on to that board with some lofty thoughts and ideals. And Stonybrook was one of them. But we had other fish to fry. As you know, we came before the City for our phase 1 and --

CHAIRPERSON DAVIS JOHNSON: Uh-huh.

JEFFERY JACKSON: -- and we've gotten that. We've broken ground on that. And at some point we'll be breaking ground on our phase 2. But we have always talked about it. And -- and we've always talked about the possibilities and how we could expend the monies that we have.

There was another property down across from KFC on Blue Heron that we went after and the chairperson can speak to that and so can the mayor. And we came to the city for a partnership and I think you were here. No, you were not here. Mr. Davis was here. Miss Pardo was here. But that -- we were slow in our efforts and that was a partnership with the city. And things didn't move fast enough and that owner moved on and -- and gave it to someone else. That will be another project that the Housing Authority would have owned had we moved quick enough. And we just didn't. And \$40,000 kept us from moving quick enough on that. 50. I'm sorry. And that should have not have happened.

But here we are now. And we're just simply as a partner willing to come out and - and ensure whatever your city -- whatever your workers say need to be done. When we see that list we'll go through that property. And if we see something else, we'll have it added to the list and we will ensure that those things are done.

CHAIRPERSON DAVIS JOHNSON: Well, I'm not -- I'm not adverse to that. And that was why I asked what was the role that you all could -- could provide in oversight and assisting us to getting to success with this project. I'm -- I'm clear on that. But I'm telling you that there are some other things, very, very -- there are some undertones and things that have absolutely nothing to do with the Riviera Beach Housing Authority. You just happened to be standing there.

MAYOR MASTERS: So sit down so you won't stand there anymore.

COUNCILPERSON BOTEL: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Chair Pro Tem Hubbard, you're recognized.

CHAIR PRO TEM HUBBARD: Mr. Hurt and Mr. Jackson, the -- you know, I don't think there's anything nefarious about any of us and all of us. First line of defense is to contact the Housing Authority because they are the subject matter experts in each and - and -- and it's evident that all of us have called them for advice or have reached out to

them because they are our partner in the City, and we would ask them what could they do, what could we do, what would they suggest.

We've asked them for advice. So the fact that all of us have contacted the Housing Authority, I don't see anything slick or underhanded about that. They are the subject matter experts, and for each and every one of us to call them is that we respect them as such. And for them to come here to offer, you know, what they think they -- like they said, they don't have any money to go in to buy the building or anything but they could offer oversight. They could offer a -- an -- an ombudsman role or something of that. I don't think that the -- that the -- the -- the big hoopla as if there's something sneaky going on -

CHAIRPERSON DAVIS JOHNSON: There is.

CHAIR PRO TEM HUBBARD: -- is -- is -- is correct. It's that we all think that they are the subject matters experts and that's why we reached out to them. And I want to say for myself, I appreciate you coming and making the offer that you have. I've worked with you. I know, you know -- and -- and there was no other way that I would go other than to call you and to see what you thought or what you could think or do you know anything about what we're dealing with as -- as such. And it wasn't to -- it wasn't to draw you into no sneaky, covert operation. It was to, Hey, let me pick your brain and see what you know. And how can, you know -- what you think we should do.

MAYOR MASTERS: Can I -- Mr. Chairman?

CHAIRPERSON DAVIS JOHNSON: I appreciate that -- that statement and I want you to know that your participation here is not indicative of some nefarious plot. That was certainly not my comment and I don't want the record to remotely reflect that that was the intent of my statement.

So I, too, appreciate you for being responsive each time that I've called you to ask you to come forward. But we -- we know that there are -- thank you, sirs. We appreciate you being here and we thank you for offering to serve in the capacity in which you have offered to serve.

MAYOR MASTERS: I have a question for you so don't go too far.

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor?

COUNCILPERSON BOTEL: Mr. Chairman?

CHAIRPERSON DAVIS JOHNSON: You're recognized. And then Councilwoman Botel, you're recognized.

MAYOR MASTERS: Yes. I -- I don't have a clue what you all are talking about about this, that and the other, because I've been clear from day one the Mayor's position. But I want to ask you one question. Mr. -- Mr. -- Jeff, Mr. Hurt, have you had any conversation with me about Stonybrook? Have I called either one of you up?

JOHN HURT: No, Mr. Mayor.

MAYOR MASTERS: Thank you. Jeff?

JEFFERY JACKSON: No.

MAYOR MASTERS: And one question for you.

JEFFERY JACKSON: No.

MAYOR MASTERS: No, the other Jeff. I'm sorry. Just for the other -- for the public to know, for council members to know. Remember you had a conversation with me and you told me that it -- you was -- it was very difficult to get HUD on the phone. That you had been trying to get them on the phone. And I said to you, "I'll get them on the phone because I know exactly who to call, because I've dealt with HUD before." Is that true? Is that right?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: That is true.

MAYOR MASTERS: You said that to me.

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Yes, sir.

MAYOR MASTERS: All right. What I did -- and you -- someone also said they had problems getting the -- not you but someone else said they had problems getting the Congressman Alcee Hastings involved; is that right, Mr. Horton? Say that in the mike. I want it on the record. 'Cause I got involved because folks asked me to get -- folk -- and I'll tell you my extent. Is that correct?

MR. HORTON: Yes, sir, it is.

MAYOR MASTERS: Okay. When I had the conference call, being asked, you all decided who was to be on that call. Not you. But the manager was on the call. The assistant manager and I think -- were you on the conference call?

ACTING DIRECTOR OF DEVELOPMENT SERVICES GAGNON: Yes, sir.

MAYOR MASTERS: Okay. I asked a couple weeks ago the city manager to send an e-mail to everyone about something related to Stonybrook and she did. But you didn't

know that but I did. And today I also asked -- another e-mail -- because of the Sunshine Law we have to be very careful about communicating.

Just like the Chair spoke to the Housing Authority, the Mayor speaks to HUD and everybody else. We all serve at the will of the people, and we all have the right to say what we want to say to who we want to say it to and when we want to say it. And all of us have -- have said it from time to time like the Chair, the Housing Authority, I did with the HUD thing because you said you couldn't get them. Thank you very much. So whatever else they're talking about, I don't know.

But one thing I do know is that I cannot, in good faith -- in good faith, go with Millennia because of what I've said tonight. I stand on it. I'm convicted by it. What I've seen in Atlanta and Orlando and Opa-Locka and as Stonybrook. I have got to live with my conscience. I don't know what this vote's going to turn out to be tonight. But if I was voting it would be no. And maybe it will be rejected tonight. Madam -- Mr. Attorney, my final question to you is this: If there is a two-two vote tonight on any of this stuff, what happens with this?

CITY ATTORNEY DeGRAFFENREIDT: The charter requires that affirmative action be taken by a majority vote. Obviously if it's two-two --

MAYOR MASTERS: So it's a two-two, it dies.

CITY ATTORNEY DeGRAFFENREIDT: -- you gotta majority --

MAYOR MASTERS: Is that correct?

CITY ATTORNEY DeGRAFFENREIDT: Nothing -- there's no action.

MAYOR MASTERS: No action.

CITY ATTORNEY DeGRAFFENREIDT: There's no action.

MAYOR MASTERS: Okay. The --

COUNCILPERSON DAVIS: No action.

MAYOR MASTERS: I'm talking, please. The other -- I don't know who was talking but I heard something down that way. The other thing is I read the charter and the mayor's clear on the -- on -- on what I read. And once the mayor vetoes for the reasons I have given, moral -- on moral grounds and also what I have seen in good faith -- that junk stuff about manager and all doesn't mean anything to me. 'Cause they're a manager when they want to be. And they spend money just like they spent almost \$5,000. They got money to spend. They're the managers. They got money to do the repairs.

The -- the charter says that once the mayor vetoes an ordinance, that it has to be at the next regular council meeting. So that means that no special meeting can be called to override the mayor's veto. It says the next regular city council which will be two weeks from now. Is that -- is that your understanding of the charter? That it has to be under regular? And while you look that up, two weeks from now I'll be back. Thank you, Madam Chair.

WAYNE RICHARDS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. --

COUNCILPERSON BOTEL: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Oh, I'm sorry. Councilwoman Botel, you're recognized.

COUNCILPERSON BOTEL: Thank you. My deep concern is that if we postpone this one more time, there are people whose lives are being impacted by our delay. Can I poll the question?

CHAIRPERSON DAVIS JOHNSON: We have one final comment for -- one final comment from Mr. Richards.

WAYNE RICHARDS: I don't -- I don't -- thank you, Madam Chair. I don't believe Dr. Botel realizes that one of her colleagues have left the chambers and is home hopefully sleeping. So I have a level of concern --

MAYOR MASTERS: Two weeks.

WAYNE RICHARDS: -- that quite frankly if there is a affirmative vote -- if -- first of all, you -- you have four items to vote on. I don't know if you're going to stay out to 1 or 2:00. I see a shaking head. So I -- I think a continuance at your next regularly scheduled meeting might be appropriate, date and time certain. So that everybody knows. That would be our request at this time because it's 12:23 in the morning.

COUNCILPERSON BOTEL: Okay.

CHAIRPERSON DAVIS JOHNSON: Is there a motion to continue till September 5th?

WAYNE RICHARDS: September 5th.

CHAIRPERSON DAVIS JOHNSON: With a time certain. I believe that September 5th is the next board meeting? Is that correct?

CITY MANAGER HOSKINS: Yes, ma'am.

CHAIR PRO TEM HUBBARD: I move, Madam Chair.

COUNCILPERSON DAVIS: Second.

CHAIR PRO TEM HUBBARD: That we move these items to the next regularly scheduled meeting, confirming it's September the 5th.

COUNCILPERSON DAVIS: Second.

CHAIRPERSON DAVIS JOHNSON: With a time certain.

CHAIR PRO TEM HUBBARD: 6:00 p.m.

WAYNE RICHARDS: What time?

CHAIR PRO TEM HUBBARD: 6:00 p.m.

CHAIRPERSON DAVIS JOHNSON: With a time certain for the item. We can place it immediately after the -- it can be the first item after consent.

COUNCILPERSON DAVIS: First item, yeah.

MAYOR MASTERS: Thank you.

COUNCILPERSON DAVIS: That's fair.

CHAIRPERSON DAVIS JOHNSON: It's been motioned and properly second. Madam Clerk?

DEPUTY CITY CLERK BURGESS: Councilperson Botel?

COUNCILPERSON BOTEL: Yes. I -- yes.

DEPUTY CITY CLERK BURGESS: Councilperson Davis?

COUNCILPERSON DAVIS: Yes.

DEPUTY CITY CLERK BURGESS: Pro Tem Hubbard?

CHAIR PRO TEM HUBBARD: Yes.

DEPUTY CITY CLERK BURGESS: Chair Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Reluctantly yes.

DEPUTY CITY CLERK BURGESS: That motion pass with Councilperson Miller-Anderson out.

CHAIRPERSON DAVIS JOHNSON: We are going to table all remaining items until the next meeting.

UNFINISHED BUSINESS

PETITIONS AND COMMUNICATIONS FOR FILING

AWARDS AND PRESENTATIONS

PUBLIC HEARINGS

ORDINANCES ON SECOND AND FINAL READING

3. **ORDINANCE NO. 4113 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, ABANDONING AN UNNAMED ROAD RIGHT-OF-WAY LOCATED WITHIN THE CITY, APPROXIMATELY 50 FEET WIDE, ADJACENT TO AND SURROUNDED BY THE REAL PROPERTY ADDRESSED AS 1555 DR. MARTIN LUTHER KING JR. BLVD., PARCEL CONTROL NUMBER 56-43-42-06-000-0090, AS RECORDED IN PLAT BOOK 5, PAGE 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS "WILLIAM TAYLOR'S SUBDIVISION", CONTAINING APPROXIMATELY 30,000 SQUARE FEET, 0.68 ACRE, MORE OR LESS; PROVIDING CONDITIONS; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

INTERIM DEPT. DIRECTOR: JEFF GAGNON (561)845-4060

4. **ORDINANCE NO. 4114 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 31 OF THE CITY'S CODE OF ORDINANCES ENTITLED, "ZONING", ARTICLE 1, "IN GENERAL", SECTION 31-1, "DEFINITIONS"; AND AMENDING ARTICLE VII, "OFF-STREET PARKING AND LOADING", SECTION 31-577, "OFF-STREET PARKING RATIOS"; IN ORDER TO ADD A DEFINITION FOR AFFORDABLE HOUSING AND TO PROVIDE SPECIFIC PARKING RATIOS FOR THE ABOVEMENTIONED USE; PROVIDING FOR CONFLICTS, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**
1. **RESOLUTION NO. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A SETTLEMENT AGREEMENT BY AND BETWEEN THE CITY OF RIVIERA BEACH AND MILLENNIA HOUSING MANAGEMENT, LTD., FOR THE**

PAYMENT AND SATISFACTION OF EXISTING CODE ENFORCEMENT FINES AND LIENS ASSOCIATED WITH THE REAL PROPERTY ADDRESSED AS 1555 DR. MARTIN LUTHER KING JR. BLVD., PARCEL CONTROL NUMBER 56-43-42-06-000-0090, COMMONLY KNOWN AS THE STONYBROOK APARTMENTS; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE SETTLEMENT AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

INTERIM DEPT. DIRECTOR: JEFF GAGNON (561)845-4060

ITEMS TABLED

REGULAR

DISCUSSION AND DELIBERATION

DISCUSSION BY CITY MANAGER

DISCUSSION BY CITY ATTORNEY

CITY COUNCIL COMMITTEE REPORTS

STATEMENTS BY THE MAYOR AND CITY COUNCIL

ADJOURNMENT

CHAIRPERSON DAVIS JOHNSON: We stand adjourned.

(CONCLUSION OF SPECIAL CITY COUNCIL MEETING)

APPROVED:

THOMAS A. MASTERS
MAYOR

TONYA DAVIS JOHNSON
CHAIRPERSON

ATTEST:

CLAUDENE L. ANTHONY
CERTIFIED MUNICIPAL CLERK
CITY CLERK

LYNNE L. HUBBARD
CHAIR PRO TEM

KASHAMBA MILLER-ANDERSON
COUNCILPERSON

JULIA A. BOTEL, Ed.D
COUNCILPERSON

TERENCE D. DAVIS
COUNCILPERSON

MOTIONED BY: _____

SECONDED BY: _____

L. HUBBARD _____

K. MILLER-ANDERSON _____

T. DAVIS JOHNSON _____

J. BOTEL _____

T. DAVIS _____

DATE APPROVED: **OCTOBER 3, 2018**

SPECIAL CITY COUNCIL MEETING
American High-Tech Transcription
Largo, FL 33771

August 20, 2018
2600 East Bay Drive, Suite 215
727-535-1066