

Riviera Beach Community Redevelopment Agency Meeting

City of Riviera Beach Council Chambers

2nd Floor, Municipal Complex

600 West Blue Heron Boulevard

Riviera Beach, Florida

Wednesday, September 12, 2018

6:05 p.m. to 7:10 p.m.

APPEARANCES:

Chair Tonya Davis Johnson

Vice Chair Lynne Hubbard

Commissioner Julia Botel

Commissioner Terence Davis

Commissioner KaShamba Miller-Anderson

Attorney Michael Haygood

Interim Executive Director Scott Evans

Operations Manager & Public Information Officer Darlene Hatcher

1 CHAIR DAVIS JOHNSON: Good evening. I'd like to call the
2 Riviera Beach Community Redevelopment Agency regular board
3 meeting of September 12th to order.

4 Madam Clerk, roll call, please.

5 THE CLERK: Commissioner Davis.

6 COMMISSIONER DAVIS: Here.

7 THE CLERK: Commissioner Botel.

8 COMMISSIONER BOTEL: Here.

9 THE CLERK: Commissioner Miller-Anderson.
10 Vice Chair Hubbard.

11 VICE CHAIR HUBBARD: Here.

12 THE CLERK: Chair Davis Johnson.

13 CHAIR DAVIS JOHNSON: Here.

14 THE CLERK: Also present is Scott Evans, Interim Executive
15 Director; and Michael Haygood, General Counsel.

16 CHAIR DAVIS JOHNSON: For the record, Commissioner
17 Miller-Anderson has indicated that she will be late to the
18 meeting. We'll recognize her upon her arrival.

19 I'd like to stand for a moment of silence, followed by the
20 Pledge of Allegiance led by Commissioner Davis.

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

22 CHAIR DAVIS JOHNSON: Mr. Executive Director, are there any
23 additions, deletions, or substitutions?

24 INTERIM EXECUTIVE DIRECTOR EVANS: No, Madam Chair.

25 CHAIR DAVIS JOHNSON: Any disclosures by the commission?

1 Motion to approve the agenda?

2 COMMISSIONER BOTEL: So moved.

3 COMMISSIONER DAVIS: Second.

4 CHAIR DAVIS JOHNSON: It's been motioned and properly
5 seconded.

6 Madam Clerk.

7 THE CLERK: Commissioner Davis.

8 COMMISSIONER DAVIS: Yes, ma'am.

9 THE CLERK: Commissioner Botel.

10 COMMISSIONER BOTEL: Yes.

11 THE CLERK: Vice Chair Hubbard.

12 VICE CHAIR HUBBARD: Yes.

13 THE CLERK: Chair Davis Johnson.

14 CHAIR DAVIS JOHNSON: Yes.

15 THE CLERK: Motion carries.

16 CHAIR DAVIS JOHNSON: All matters listed under this item
17 are considered to be routine and action will be taken by one
18 motion. There will be no separate discussion of these items
19 unless a councilperson so requests, in which event the item will
20 be removed from the general order of business and considered in
21 its normal sequence on the agenda.

22 Are there any items to be pulled from the agenda at this
23 time?

24 Entertain a motion to adopt.

25 COMMISSIONER BOTEL: So moved.

1 COMMISSIONER DAVIS: Second.

2 CHAIR DAVIS JOHNSON: It's been motioned and properly
3 seconded.

4 Madam Clerk, do we have any public comment cards?

5 THE CLERK: We do. We have one public comment card.
6 Bonnie Larson.

7 CHAIR DAVIS JOHNSON: We are at the consent agenda.

8 Do you wish to make a comment, Ms. Larson?

9 MS. LARSON: Yes, yes.

10 Two comments on the vendors this month. Florida Fishing
11 Academy, we normally only get the front page which has their
12 bill, we normally don't get the backup which tells how many kids
13 were taking advantage of the program. But I just noticed
14 tonight it has the backup; but the backup says we had 199
15 private sessions for people who live outside Riviera Beach.
16 That's all the activity we had this month. And we paid 2,500,
17 plus a free boat slip, plus, plus, plus. Are we getting our
18 bang for the buck? I don't think so. We're not having enough
19 Riviera Beach -- there's no Riviera Beach people using the
20 services this month.

21 Then I didn't understand this. There was a bill from
22 Mr. McCray, 5,500, and it said something about the Cash America
23 building painting, but he wasn't the one painting over there.
24 There were two guys who were there for like three weeks
25 painting. And there are still a lot of things they haven't

1 completed over there. I talked to you a little bit about that.
2 And you said, doesn't it look better. Hmm. No? I'm not --
3 there's a school which says something is better than nothing. I
4 went to the school which said do it right the first time, finish
5 it, and then you don't have to do it over again. Because
6 there's still things over there that they didn't finish.

7 So I don't know what his involvement is with that painting,
8 but it said \$5,500. Because those guys said they were with a
9 company called -- what did he -- I think he just made up
10 something. But anyway, what is his involvement with that 5,500
11 for that building? I don't know.

12 Thank you.

13 THE CLERK: That's it, Madam Chair.

14 CHAIR DAVIS JOHNSON: That concludes it?

15 THE CLERK: Yes.

16 CHAIR DAVIS JOHNSON: Madam Clerk.

17 THE CLERK: We need a motion.

18 CHAIR DAVIS JOHNSON: We had a motion and a second, didn't
19 we?

20 THE CLERK: Huh-uh.

21 MR. HAYGOOD: We did.

22 THE CLERK: We did?

23 CHAIR DAVIS JOHNSON: We did. I believe --

24 COMMISSIONER DAVIS: I seconded.

25 MR. HAYGOOD: Botel made it.

1 CHAIR DAVIS JOHNSON: Botel made the motion, Davis
2 seconded.

3 THE CLERK: That was on the adoption on the agenda.

4 CHAIR DAVIS JOHNSON: But there has since been a second
5 motion.

6 THE CLERK: Oh. Okay.

7 CHAIR DAVIS JOHNSON: For the record, can you restate your
8 motion and second, please? Motion on the consent agenda.

9 COMMISSIONER BOTEL: Move to approve the consent agenda.

10 CHAIR DAVIS JOHNSON: Are you the second, Mr. Davis?

11 COMMISSIONER DAVIS: Yes.

12 CHAIR DAVIS JOHNSON: Okay. So it's been motioned and
13 properly seconded.

14 THE CLERK: Commission Davis.

15 COMMISSIONER DAVIS: Yes.

16 THE CLERK: Commissioner Botel.

17 COMMISSIONER BOTEL: Yes.

18 THE CLERK: Vice Chair Hubbard.

19 VICE CHAIR HUBBARD: Yes.

20 THE CLERK: Commissioner Miller-Anderson.

21 CHAIR DAVIS JOHNSON: She's not recognized as being here
22 yet.

23 THE CLERK: Chair Davis Johnson.

24 CHAIR DAVIS JOHNSON: Yes.

25 THE CLERK: Motion carries.

1 CHAIR DAVIS JOHNSON: Let the record reflect that
2 Commissioner Miller-Anderson is now on the dais.

3 We are now on to regular business.

4 THE CLERK: A resolution of the Board of Commissioners of
5 the Riviera Beach Community Redevelopment Agency approving the
6 annual budget for the Agency for fiscal year 2018-19, attached
7 hereto and incorporated as Exhibit A; authorizing its
8 transmittal to the City of Riviera Beach for certification in
9 accordance with the law; providing an effective date and other
10 purposes.

11 CHAIR DAVIS JOHNSON: Is there a motion?

12 COMMISSIONER BOTEL: So moved.

13 COMMISSIONER DAVIS: Second.

14 CHAIR DAVIS JOHNSON: It's been motioned and properly
15 seconded.

16 Mr. Evans.

17 INTERIM EXECUTIVE DIRECTOR EVANS: Good evening, Board.

18 This is the first budget hearing -- or, rather, the one we
19 planned for September 12th. We began the review schedule with
20 three workshops, which were held on May 23rd, August 13th, and
21 August 22nd. So we have the final proposed budget before you
22 this evening.

23 And we'll provide you a brief overview and a summary,
24 including Annetta Jenkins, our Housing Director, who will go
25 over our planned housing projects for this year.

1 Our revenue for this year is 8.53 million. The CRA's
2 revenue is made up from two areas: It's the amount that the
3 property taxes went up from the day of the original creation of
4 the redevelopment agency. So we collect dollars from Palm Beach
5 County and then also a portion is from the City of Riviera
6 Beach.

7 The administration budget for this year remained relatively
8 the same as last year. Our total operations and administration
9 was 1.28 million dollars in the previous fiscal year, and it
10 remains that amount for this year going forward.

11 Our staff salaries are about six percent of our operating
12 costs. Our largest -- the two largest areas of expenditures
13 proposed for this year are our debt service and our housing and
14 neighborhood stabilization, both of which are approximately 25
15 percent.

16 Our work plan. In accordance with the board's direction
17 we've increased the visibility and operations of our Clean and
18 Safe Ambassador Program for the coming year by adding three new
19 positions in the proposed budget for that. An additional one
20 new position to help the agency update our CRA plan and assist
21 the City to adopt new land use zoning in accordance with the
22 board vision in the coming year, to help promote redevelopment
23 of the Broadway corridor and the Marina Village.

24 This is a summary of our debt service for the coming year.
25 The Wachovia note is a debt that we owe to the City of Riviera

1 Beach, so we have that annual payment. We also have a debt for
2 the Ocean Mall property, the improvements that were made to the
3 park. That is aligned with the Wachovia note. So once the
4 Wachovia note is completed, payments in 2023, then we will begin
5 payments on the Ocean Mall debt.

6 Additionally we have our BB&T loan funds payment, which
7 comes to a complete total of 3.2 million. And we are proposing
8 to incur a new debt this year, which I will reference later.

9 Some of our new initiatives. This budget includes a new
10 signage focus target facade program. We've assigned \$220,000
11 for this project. This would have to be created into an
12 administrative implementation program, so this will come back
13 before you before that project begins. However, we see this as
14 trying to get a lot of the various signage and related facade
15 painting in the area of Broadway corridor, specifically our Blue
16 Heron corridor, both on the north and south side, east of
17 Broadway, and then on the Singer Island portion. There's a lot
18 of signage that's very mixed-mashed, it doesn't have a unified
19 theme. So this program would look to partner with those
20 businesses. Our dollars would not be a pure grant. They would
21 be looking for the businesses to invest in their improvements.
22 But it's to try and create a more coordinated theme for our
23 commercial corridors.

24 Continuing projects. We've retained the dollars to
25 complete the beautification and improvements on the corner of

1 Broadway and Blue Heron. This includes the northwest corner,
2 which I'm very excited to say the mural that's shown above on
3 the screen is currently under -- I guess it's in progress. And
4 it's starting to look really good. So we're excited about that.
5 And the next steps for that would be to complete our Welcome to
6 the City of Riviera Beach sign, which would be a very attractive
7 fountain; and then on the other side would be a separate project
8 which would be improving the parking lot adjacent to the Cash
9 America building and putting out an RFP to find a small business
10 owner to rehabilitate the Dairy Belle property.

11 One of the major initiatives that we're looking at this
12 year is to get a new board vision for Broadway. And that would
13 result in new land use and zoning, and potentially accelerated
14 project timelines, to try and create a very pro business and
15 attractive environment for development in our major corridors.
16 Also included in our proposed work plan would be a new tax
17 benefit based infrastructure grant; but that would be following
18 once the board had adopted a new vision, then we would then
19 develop that program and bring that back to you. And the target
20 for that grant program is spring of 2019.

21 This year we also need to update our CRA plan; which will
22 also inform the City of Riviera Beach's task, which is to update
23 their comprehensive plan. And the CRA will take the lead on
24 developing new zoning regulations along the Broadway corridor,
25 to try and create enhanced development opportunities both at the

1 Marina and at the north end of the city, adjacent to Lake Park,
2 who have adopted similar increased density.

3 We also will be proceeding with the selection of a master
4 developer for our Phase II Marina project this year. And that
5 project, as I previously mentioned, will also need new zoning,
6 plat updates, and right-of-way changes as we prepare for our
7 next phases of development.

8 We are proposing to issue new CRA debt. This would be for
9 property acquisition and redevelopment along the Broadway
10 corridor. We would also like to develop an Avenue E
11 construction project as a joint City, CRA, and Utility District
12 project; and we've initiated those discussions. And so this
13 would provide some dollars now for this. This is an unfunded
14 project on the City's side, and that's ideal because the CRA can
15 put our money in first, which then the City could add to that
16 budget in order to build a complete project.

17 We also propose to borrow additional dollars for our Phase
18 II Marina Village. And these dollars would be reserved for the
19 public development components that we integrate into the plan.
20 And those, of course, would be for your approval once the
21 development agreement has been developed.

22 And the final amount would be for -- to increase our
23 dollars for our Renaissance Affordable Housing Project, which
24 would add another -- a million to the existing, which already
25 has about 1.5 million. So that would allow us to build a number

1 of houses, which Annetta Jenkins will present on shortly.

2 And, of course, this is a rendering of our concept to
3 modernize the existing building at 2601 Broadway. We are
4 currently in the due diligence process on this project. We are
5 also developing some exciting options for the board to consider
6 towards a new look for the building, but also as a small
7 business incubator to try and grow and link that to some of our
8 educational facilities and educators. Both some of our local
9 high schools and universities are interested in participating.
10 We're working on bringing some exciting options back to the
11 board that we would like to integrate into our new building once
12 we close.

13 I would like to introduce Annetta Jenkins. She will go --
14 she, combined with Rod McLeod, may present our Clean and Safe
15 and our Neighborhood Services overview.

16 MS. JENKINS: Good evening, Commissioners and Chair.
17 Annetta Jenkins, Director of Neighborhood Services.

18 As Mr. Evans said, over the last few budget workshops we
19 presented detail about our various components of neighborhood
20 services. We have built our program for this coming fiscal
21 year, and we hope that you'll be pleased, taking into account
22 your comments and feedback from the community on how we might
23 enhance and expand our participation in the neighborhoods.

24 The first portion of this presentation will be on Clean and
25 Safe, and I'll ask Mr. Rod McLeod to present that.

1 MR. McLEOD: Good evening, Madam Chair and Board. Rod
2 McLeod, Facility Manager for the Marina, and Public Safety
3 Officer.

4 Key changes that we're proposing for the Clean and Safe.
5 We're going to be moving into our fifth year of operations of
6 our award winning program. It has been well received by
7 businesses and residents throughout the whole city. And to
8 assist us in delivering a better customer service and create a
9 more impactful presence, we are expanding our neighborhood based
10 services. We will now deploy a neighborhood service team, a
11 Broadway/Blue Heron team, Singer Island team, to do landscaping,
12 litter pickup, sidewalk sweeping, pressure washing, neighborhood
13 and community outreach services.

14 The landscaping, the clean team ambassadors will also be
15 responsible for keeping the grass and hedges cut and trimmed on
16 all CRA properties within Riviera Beach.

17 We are proposing to hire a new staff resource to provide
18 wider coverage. We will then have discrete services at the
19 Marina Village, with an Event Operations Team, a Day Porter
20 Team, and a Marina Village Team to assist with porter services,
21 set-ups/break-downs at the Event Center, and Customer Service
22 activities. We will use additional overnight porter cleaning
23 services to provide support for the Marina Village Teams. This
24 will enable us to first thing in the morning be able to start
25 taking events into the program.

1 Our Clean and Safe operation will be divided into a
2 Neighborhood Operations portfolio and a Marina Village
3 Operations portfolio.

4 The budgetary impact is not expected to exceed \$100,000 for
5 this next fiscal year.

6 Our budget summary is, the Clean and Safe initiative for
7 the Marina operational expenses is \$22,260. The neighborhood
8 operation expenses is \$183,097. Salaries and benefits is
9 \$579,571. For a total of \$784,928.

10 And I'll give it back to Ms. Jenkins.

11 CHAIR DAVIS JOHNSON: Before you give it back to
12 Ms. Jenkins, you mentioned the creation of a Singer Island
13 group. You're talking about Broadway and Blue Heron, and then
14 you talked about Singer Island. But there was no inclusion of
15 the Riviera Beach Heights and Inlet City areas, which are well
16 within the CRA area. Why is that?

17 MR. McLEOD: Riviera Beach Heights is one of the key areas
18 where we'll have people. Our intent is to have some equipment
19 stationed there and also a person that's working out of that
20 area.

21 CHAIR DAVIS JOHNSON: So you're going to cover both the
22 areas of Riviera Beach Heights and Inlet City?

23 MR. McLEOD: Yes.

24 CHAIR DAVIS JOHNSON: Inlet City is where the community
25 garden is.

1 MR. McLEOD: Yeah.

2 CHAIR DAVIS JOHNSON: And will these be universal services
3 provided to all of those areas?

4 MR. McLEOD: Yes. All of our services, sidewalk cleaning,
5 pressure washing, outreach, all of that will be included.

6 CHAIR DAVIS JOHNSON: Thank you.

7 MS. JENKINS: And, Chair, we think by having equipment and
8 people staged in those three areas we'll be able to be more
9 impactful. You know, saving time trying to transport the
10 sidewalk sweeper over to Riviera Beach Heights, Inlet City, et
11 cetera. So we think we'll be more effective. So we're pretty
12 confident that you're going to like the new portfolio approach
13 that we're taking with Clean and Safe.

14 COMMISSIONER DAVIS: Madam Chair.

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

17 COMMISSIONER DAVIS: Thank you.

18 Ms. Jenkins, as we improve all of the neighborhoods with
19 this program expansion, will we be coordinating with the Public
20 Works on the City side, when you're doing a lot of the street
21 sweeping and the cleaning the neighborhoods?

22 MS. JENKINS: We always do. We stay in close contact with
23 Public Works, with our Parks & Rec team, and try to coordinate
24 when they bring equipment out and when we bring equipment out.
25 And there are some things that Public Works does in terms of

1 maintenance in the neighborhood, and we're trying to piggyback
2 on that. Most definitely.

3 On the neighborhood services side, our strategies will be
4 to continue focus on Riviera Beach Heights, Inlet City, and
5 major portions of Park Manor. These are our priority focus
6 areas, where we are bringing our plethora of programs to bear.

7 Last time I mentioned to you all about how we're tracking
8 the Opportunities to Own Program. We're working very closely
9 with Palm Beach County on their various programs through the
10 Department of Housing and Economic Sustainability. And we'll
11 continue to do that so that we could leverage our dollars, our
12 resources, our staff.

13 We want to avoid any further decline in our neighborhoods.
14 And we know that we have to halt the disinvestment on vacant
15 lots and derelict properties. So to that end we have begun some
16 pilot conversations with our Code Enforcement Department, where
17 we try to coordinate in providing assistance to residents who
18 have code-challenged properties, most notably with painting and
19 landscape services. And a lot of our resources that are
20 outlined will be focused on rehabilitating these properties and
21 our various housing programs. And we think that this will
22 improve the stability of the neighborhood and help to foster
23 revitalization in our corridors and in our main commercial
24 areas.

25 You see our neighborhood services and how we deploy them.

1 On the graphic we have our Community Garden Program, which is
2 just on fire in terms of expanding it to various neighborhoods;
3 our House by House Program, which is our main vehicle for
4 beautification.

5 We're bringing new elements to our Smart Home Program.
6 We're going to be doing a pilot, if you approve this, with the
7 RING services in some of our targeted areas.

8 And our housing initiatives, I'll talk a little bit more
9 about in a minute; our nonprofit support, and our park trails
10 and signs.

11 Our budget is suggested in this manner. One hundred
12 thousand dollars for the community garden, and that includes
13 support for the Singer Island -- the satellite gardens that we
14 currently have, and our existing garden on 10th Street.

15 Our House by House Program, \$50,000. As I've mentioned in
16 past meetings, we have such a demand for assistance for our
17 residents for landscaping, for painting, and we really need more
18 resources. And hence the CDC has made a request on the City's
19 side, and I know that the city manager is trying to craft some
20 response to that for residents outside of the CRA.

21 Our Smart Home Program, we've slightly increased that to
22 25,000, because we've just had tremendous success with our
23 SmartWater program and we want to continue to get that out to
24 additional residences. This year we started in Park Manor. We
25 want to continue those and go back and pick up any homes that we

1 may have missed.

2 And for our housing initiatives, the bulk of the budget,
3 2.4 million is allocated for our various workforce housing
4 programs, our Renaissance program, our in-fill housing and our
5 rehab program.

6 Our non-profit assistance, between the line item allocated
7 for Healthy Food and the CDC support is 370,000.

8 And our park trails and signs, 103,000.

9 We've also added, as Mr. Evans mentioned a little earlier
10 when he talked about the additional dollars that the CRA is
11 asking for support to procure, where we would have an additional
12 100,000 for property acquisition that would be available for
13 in-fill services.

14 So our total proposed budget for your consideration is
15 3.198 million.

16 I'll stop there and see if there are any questions.

17 CHAIR DAVIS JOHNSON: Are there any questions from the
18 commission?

19 None at this time?

20 I'm sorry.

21 VICE CHAIR HUBBARD: I have one.

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

24 VICE CHAIR HUBBARD: Ms. Jenkins, in the -- if you would
25 turn back to the page, the last page with the 3 million dollars.

1 I know we discussed this earlier. But I wanted you to tell me
2 about where in there is the line item that spoke to the \$670,000
3 in debt? Can you show me that area, that breakout, please?

4 MS. JENKINS: Mr. Evans, help me, but I think the 670,000
5 is the debt service on the proposed new loan that the CRA would
6 incur. That's not included in this budget.

7 VICE CHAIR HUBBARD: And this would be a total of \$670,000
8 for the year, for the monies that you're proposing to buy to
9 acquire the old bank building?

10 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, that's the
11 estimated amount that we think it will be. Until we bring
12 the -- develop the agenda item which will have the terms of the
13 agreement, back to the board. But that's what we're looking at,
14 that's our estimate.

15 VICE CHAIR HUBBARD: So if after the due diligence, and
16 that's not purchased, then how do we wash or -- would we have to
17 amend the total budget over?

18 INTERIM EXECUTIVE DIRECTOR EVANS: No. If you approve
19 the -- if you approve the financing at the same time, that will
20 amend the budget. So the board is not required to borrow the
21 money. If you decide -- elect not do that, it won't affect the
22 budget.

23 VICE CHAIR HUBBARD: Okay. Not so much that if we decide
24 not to do it. I know you mentioned we were doing our due
25 diligence and it might not come to pass. That is something that

1 even the CRA wants to do. So I was just asking if once that is
2 done, and the due diligence is completed, at what point would we
3 have to go back and amend the budget.

4 And I'm understanding you to say that wouldn't be necessary
5 because amending the budget would take place when we agree or
6 disagree on --

7 INTERIM EXECUTIVE DIRECTOR EVANS: At the last board
8 meeting we passed a resolution that said any of the costs that
9 we acquire now in trying to develop this loan would be
10 incorporated into that. So if you approve the new loan, that
11 would also fund any of our expenses for the year. So it would
12 also amend the budget. So the resolution approving the loan
13 will also amend the CRA budget.

14 VICE CHAIR HUBBARD: When you say fund your expenses,
15 you're just talking about the debt service? You're not talking
16 about the monies that you had to pay for to do your due
17 diligence?

18 INTERIM EXECUTIVE DIRECTOR EVANS: That's correct. So if
19 you -- we have the dollars in the existing budget now to do the
20 due diligence. But we will be able to recover those if you
21 approve the loan.

22 VICE CHAIR HUBBARD: I see. Thank you.

23 And under Marina Village Phase II -- I'll wait until they
24 get back.

25 MS. JENKINS: The last segment for Neighborhood Services is

1 the Economic Development Program. And we're proposing to
2 continue to hone in on entrepreneurship, financial literacy, and
3 technology, in an effort to support our small business
4 development, our proposed incubators, et cetera, and attracting
5 new small businesses and emerging businesses within the CRA.

6 CHAIR DAVIS JOHNSON: I'm sorry, Ms. Jenkins. She wanted
7 you -- the request was for the Phase II development of the
8 Marina. And that may have come under -- was it under your
9 presentation, Mr. Evans?

10 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

11 VICE CHAIR HUBBARD: I'm sorry. It was a line item in a
12 table that they showed.

13 CHAIR DAVIS JOHNSON: Go back to the table with the final
14 figures.

15 VICE CHAIR HUBBARD: It's a couple pages back. It was at
16 the point where you were closing, and the total was 3 million.

17 CHAIR DAVIS JOHNSON: The slide with the 3 million dollar
18 total.

19 INTERIM EXECUTIVE DIRECTOR EVANS: You're looking in the
20 wrong presentation.

21 My presentation.

22 VICE CHAIR HUBBARD: The question is going to be,
23 Mr. Evans, about -- it says Marina Village Phase II. And I just
24 wanted to have you expound on that, as to what about the Marina
25 Village Phase II.

1 INTERIM EXECUTIVE DIRECTOR EVANS: So as a part of Phase II
2 we will be reviewing and choosing a new master developer. And
3 we anticipate negotiating both a community benefits agreement
4 and some public elements of that project that will make it a
5 really great waterfront destination for both our residents and
6 visitors. So we're just reserving future dollars to allow us to
7 implement some public components of the project that would make
8 Phase II as good as possible.

9 VICE CHAIR HUBBARD: When you said public components, can
10 you tell me what -- give me just one example of it, please?

11 INTERIM EXECUTIVE DIRECTOR EVANS: It could be an expansion
12 to the Event Center. It could be improved park facilities. It
13 could be public parking.

14 VICE CHAIR HUBBARD: Okay. What I want to see us invest in
15 is, I guess, more public, more local participation, but from a
16 standpoint of using these dollars to create opportunities for
17 wealth building and businesses that would be developed. One
18 could say that would come under the economic development piece.
19 But here in this particular pocket of money, I -- we -- I would
20 like to see us before we start to put all this money on the
21 street put a procurement policy in place that speaks to the
22 community.

23 You know, we've spent millions, hundreds of millions of
24 dollars for redevelopment and still we haven't created wealth in
25 this community. We haven't, you know, made any new business

1 people wealthy or created any new businesses from the standpoint
2 that, you know, I'd like to see it.

3 So what I'm saying to you, if we're taking that money, it
4 should be something in that pocket of money that would allow us
5 to have a procurement policy that would allow us to bring in new
6 businesses; not so much run so fast to build brand new buildings
7 but to -- for example, we have opportunities for a sheltered
8 market based on our policies in procurement that's already there
9 now.

10 I'm only mentioning stuff that we can do outside of a
11 disparity study. That's what I'm talking about now.

12 So for us to -- I think that's a stipulation that we need
13 to put in if we are truly interested in redevelopment that's
14 going to bring economic development. Redevelopment brings
15 buildings, pretty buildings, if it's not, you know, coupled with
16 economic development.

17 So that's what -- I mean that's what I think this needs to
18 be amended, to say we need to have this in writing; as not just
19 as a passing thought but as a directive, as something that we'd
20 like to see.

21 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

22 VICE CHAIR HUBBARD: So, Madam Chair, Mr. Executive
23 Director, what -- how can we implement this now if we're, you
24 know, going to be voting on a budget like this tonight? I
25 wanted to...

1 INTERIM EXECUTIVE DIRECTOR EVANS: This is a component
2 that's unfunded in this budget; so it's listed as a capital
3 project that the CRA would like to pursue. And if the board
4 elects to borrow the dollars in October to fund these projects
5 then at that time we could include in the resolution a listing
6 of the possible things that we would use those dollars for. And
7 in that listing you could then include the various areas, items
8 that you want to spend the dollars on.

9 COMMISSIONER DAVIS: Madam Chair.

10 CHAIR DAVIS JOHNSON: Vice Chair, did you have anything
11 further?

12 VICE CHAIR HUBBARD: If we just -- okay. If we do -- since
13 it's unfunded, and truly if you bring back that item for us to
14 talk about borrowing money, I don't think that we should burden
15 the community with borrowing money if they're not going to
16 benefit from it. So I surely think at that time that would be a
17 great time to add in how they're going to benefit from it, and
18 different programs, you know, things we're going to put in place
19 so we can assure that.

20 INTERIM EXECUTIVE DIRECTOR EVANS: And it is my intent to
21 include some of those dollars in the community benefits
22 agreement. The RFP that we put out said that we would be
23 developing a community benefits agreement that's a partnership
24 between the CRA, the City, and the developer. So we would need
25 to automatically bring some dollars, I think, to achieve some of

1 the things that we're looking for. So I will make sure that
2 that's a part of your future agenda item.

3 VICE CHAIR HUBBARD: Okay. Thank you.

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

6 COMMISSIONER DAVIS: That's okay. I can wait.

7 MS. JENKINS: Shall I -- just the last item is on economic
8 development. And we are focusing on entrepreneurship, financial
9 literacy, and technology, supporting our small business
10 environment. And the dollars we're proposing in this budget for
11 those programs are continuing our Comerica Small Business
12 Resource Center at 21,000, and our JA SPARK Program with our
13 young people at 15,000, for total uses of \$36,000.

14 And that concludes my neighborhood services presentation.
15 Are there any further questions?

16 CHAIR DAVIS JOHNSON: Any questions from commissioners?

17 No questions. Thank you.

18 MS. JENKINS: Thank you.

19 CHAIR DAVIS JOHNSON: Mr. Evans.

20 INTERIM EXECUTIVE DIRECTOR EVANS: That completes our
21 overview of the budget. Thank you.

22 THE CLERK: We have one public comment card, Madam Chair.
23 Bonnie Larson.

24 MS. LARSON: Bonnie Larson.

25 I missed the first two budget meetings for the CRA, but I

1 was here for the third. But the third really was just an update
2 by the different departments, what they're going to do with
3 their planning for this year. But one thing I heard was the
4 request to hire another planner. And I'd like to suggest that,
5 you know, some departments they have too many chiefs and not
6 enough Indians. I think in the CRA it seems like we have not
7 enough chiefs and too many Indians. If we're going to hire --
8 Mr. Evans is a planner, and he's been doing a marvelous job. He
9 had to step in, he's been there for a couple years now doing it,
10 but for him to hire another planner -- of course it's going to
11 be someone who knows less than he does. So is that really what
12 we need? Do we need another underling? Or do we need someone
13 with more experience and more expertise in CRA development?

14 Because to get just another planner, I can't see that
15 that's going to really help us. We need -- it's real unusual to
16 have a planner running an entire CRA. And I'm not saying you're
17 doing a bad job. I'm just saying it's very unusual and
18 that's --

19 CHAIR DAVIS JOHNSON: It's not.

20 MS. LARSON: Well, tell me another city that does that.

21 CHAIR DAVIS JOHNSON: Continue.

22 MS. LARSON: Okay. I'll wait -- I'd like to hear another
23 city that does that, several other cities that do that.

24 But the thing is we need someone with a lot of experience
25 and expertise. And I just don't know that another planner is

1 going to do it. We have a lot of Indians over there on the CRA
2 these days. Thank you.

3 CHAIR DAVIS JOHNSON: Do you want to respond to that?

4 Okay.

5 THE CLERK: Commissioner Davis.

6 COMMISSIONER DAVIS: Yes, ma'am.

7 THE CLERK: Commissioner Botel.

8 COMMISSIONER BOTEL: Yes.

9 THE CLERK: Commissioner Miller-Anderson.

10 COMMISSIONER MILLER-ANDERSON: Yes.

11 THE CLERK: Vice Chair Hubbard.

12 VICE CHAIR HUBBARD: Yes.

13 THE CLERK: Chair Davis Johnson.

14 CHAIR DAVIS JOHNSON: Yes.

15 THE CLERK: Motion carries.

16 A resolution of the Board of Commissioners of the Riviera
17 Beach Community Redevelopment Agency approving a lease agreement
18 between the Agency and MTN Investment, Inc., for the development
19 of a community garden park on Singer Island in Riviera Beach,
20 directing and authorizing the chairman and executive director to
21 execute the lease agreement and to take such actions as shall be
22 necessary and consistent to carry out the intent and desire of
23 the agency; providing an effective date.

24 CHAIR DAVIS JOHNSON: Is there a motion?

25 COMMISSIONER DAVIS: So moved.

1 COMMISSIONER BOTEL: Second.

2 CHAIR DAVIS JOHNSON: It's been moved and properly
3 seconded.

4 Mr. Evans.

5 INTERIM EXECUTIVE DIRECTOR EVANS: We're excited to be
6 moving on this. The landowner has agreed to lease the property
7 for one dollar a year, so that we might pursue a future
8 community garden. This community garden would be implemented in
9 a temporary manner. So the idea is to both enhance Blue Heron
10 Boulevard, keep up the property a little bit, and then bring in
11 some community garden elements. And they would be designed so
12 that if the garden is moved at a future time, that they could be
13 just picked up and moved. So this does not have a lot of
14 infrastructure related. It would be a garden that we could put
15 there; it would be fenced off and it would add both beauty to
16 the roadway and provide a gardening opportunity.

17 So the property owners agreed to lease it for one dollar a
18 year, and then it would continue month-to-month following that.
19 And we hope that the board will support this effort as we expand
20 our community gardens around the city.

21 CHAIR DAVIS JOHNSON: Who will be the master gardener
22 there? Who will be responsible for -- I'm looking for it. I
23 don't -- have we determined that yet?

24 INTERIM EXECUTIVE DIRECTOR EVANS: We have not put in place
25 that person yet. But one of our Clean and Safe Ambassadors has

1 recently become a master guarder. So he's starting to do some
2 work in our existing garden. And we would be looking to have
3 him also do some additional work in this garden. But we haven't
4 made a determination of a master gardener yet.

5 CHAIR DAVIS JOHNSON: And are these raised boxes so that we
6 can move them, is that the idea?

7 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, the idea would be
8 raised boxes. But it would be a combination too of some plants
9 that would be just planted in the ground.

10 CHAIR DAVIS JOHNSON: Were there any public comment cards?

11 THE CLERK: No, Madam Chair.

12 COMMISSIONER DAVIS: Madam Chair.

13 CHAIR DAVIS JOHNSON: Commissioner Davis, you're
14 recognized.

15 COMMISSIONER DAVIS: Mr. Evans, where -- which property
16 exactly off of Blue Heron is this located?

17 INTERIM EXECUTIVE DIRECTOR EVANS: This is on a corner --
18 this is the southeast corner of Lake Drive and Blue Heron
19 Boulevard. So it's right across the street from where they tore
20 down the old brown condo building.

21 COMMISSIONER DAVIS: That's a good spot. That's a good
22 spot.

23 THE CLERK: Commissioner Davis.

24 COMMISSIONER DAVIS: Yes.

25 THE CLERK: Commissioner Botel.

1 COMMISSIONER BOTEL: Yes.

2 THE CLERK: Commission Miller-Anderson.

3 COMMISSIONER MILLER-ANDERSON: Yes.

4 THE CLERK: Vice Chair Hubbard.

5 VICE CHAIR HUBBARD: Yes.

6 THE CLERK: Chair Davis Johnson.

7 CHAIR DAVIS JOHNSON: Yes.

8 THE CLERK: Motion carries.

9 A resolution of the Board of Commissioners of the Riviera
10 Beach Community Redevelopment Agency, authorizing the execution
11 of a two-year contract for professional architectural services
12 with Harvard Jolly Architecture, Inc., to provide architectural
13 and construction development services in an amount not to exceed
14 \$97,290, plus a nine percent contingency, for a total of
15 \$106,046.10; directing and authorizing the chairman and
16 executive director to take such actions as shall be necessary
17 and consistent to carry out the intent of the agency; providing
18 an effective date.

19 CHAIR DAVIS JOHNSON: Is there a motion?

20 COMMISSIONER BOTEL: Moved.

21 COMMISSIONER DAVIS: Second.

22 CHAIR DAVIS JOHNSON: It's been moved and properly
23 seconded.

24 Mr. Evans.

25 INTERIM EXECUTIVE DIRECTOR EVANS: Our project manager,

1 Andre Lewis, has a presentation for the board.

2 MR. LEWIS: Good evening, Board.

3 So we're going to talk a little bit about the Blue
4 Heron/Broadway beautification project. The purpose is for the
5 agency to seek approval to enter into a contract with Harvard
6 Jolly Architecture to provide architectural and construction
7 development services, to complete the additions for the purposes
8 of site enhancement and beautification.

9 So a little bit of background. Back in December of 2016
10 and March of 2017 the agency provided several improvement
11 options to the board and solicited feedback.

12 Back in November of 2017 the agency secured approval to
13 move forward with the preferred options for the parking lot,
14 water feature, signage, landscaping, and lighting.

15 So moving to Harvard Jolly services, they will be providing
16 construction document services to complete the construction
17 plans, engineering specifications and drawings; also the
18 permitting process, permit preparations, submissions and
19 revisions, and construction administration, project development
20 services, along with architectural and inspection services
21 during the construction phase of the project. Which will have a
22 contract amount of \$106,046.10. And this is with a nine percent
23 contingency.

24 So the first improvement would be the parking lot,
25 rebuilding the concrete sidewalks along Broadway and facing

1 Broadway, cutting off the -- what's an existing exit area.

2 About 2300 square feet of paving that would go around the eco
3 garden.

4 Landscaping and irrigation. We'll be adding several large
5 palms, as well as small palms, small trees, about 3,000 square
6 foot of shrubs and ground cover, 4500 square foot of proposed
7 additions of sod, irrigation that will cover about 6,000 square
8 feet, and again the eco art and butterfly garden installation.

9 Signage package and the fencing. So we propose a new pawn
10 shop sign, removing the existing. And we also propose to add a
11 monument sign with the lettering that can be seen from Broadway.
12 Six foot aluminum fence to the back portion of the property.
13 The garden, the small garden, again, fencing around the eco art
14 garden. And interpretive signs that will kind of tell you what
15 you're looking at as you approach the garden.

16 Also we're going to propose additions for decorative site
17 lighting, 14 up-lighting for the palm trees; about six lights
18 for the mural, we propose up-lighting for those; two moth
19 theater lighting; four parking area lighting, that currently is
20 proposed to be mounted to the building itself.

21 And the piece de resistance is the water feature, which
22 will have bronze aluminum raised lettering, a waterfall over the
23 wall, bubble jets, and the large fountain basin.

24 And that's it. Any questions?

25 CHAIR DAVIS JOHNSON: Are there any questions?

1 Any public comment cards?

2 THE CLERK: We do. We have one public comment card.

3 Bonnie Larson.

4 MS. LARSON: Thank you.

5 Of course. I'm only one of three residents here tonight.

6 You're going to hear from me a lot.

7 But, anyway, I don't quite understand the relationship
8 between these people and Gentile Holloway. Because at some
9 point these people want \$106,046.10. But then in one of the
10 letters these Harvard Jolly people, they refer to Gentile
11 Holloway, and they said it would be less expensive to have them
12 do it. So I don't quite understand why we have two different
13 companies doing the same thing.

14 In fact, this property, we've spent a lot of money doing
15 architectural drawings and stuff on this. There was -- remember
16 that company -- Scott, you'll remember the name of it -- CM2, or
17 something like that? It had letters and numbers. We paid them
18 a lot of money for something. Now we're paying Gentile
19 Holloway. Now we got Harvard Jolly. What are all these people
20 doing?

21 They mentioned trees and stuff in there. But they're not
22 going to be supplying the trees. That will all be extra. So my
23 question here is, I would like to see a detailed list of all the
24 costs, broken down. Like remember at the Marina we said how
25 much would it cost to tear down the wall. Well, we don't know,

1 because it was all in -- all in one package. No. We need to
2 know point by point so that if there's something on there that
3 we don't want, or maybe we can't afford it, I'd like to know,
4 you know, point by point before we sign up with these people.
5 So we know what we can afford and what we can't afford. There's
6 just no detail in here.

7 And I'd like to know also how much it cost to put in the
8 existing green space over there. We spent a lot of money on
9 that. And now it sounds like everything is going to be ripped
10 out over there. So, you know, we keep doing and redoing. And I
11 hate to see things done so many times over. And that was what
12 your predecessor liked to do that. He'd do it and then he'd
13 say, oh, no -- even that fence, they put up the fence, and the
14 idea of solid fence was so you wouldn't have to see the cars in
15 the parking lot behind it. Now your idea is just to put up a
16 railing. So he wanted flat, he wanted it so you couldn't see
17 through it. You want it so you can see through it. I mean, do
18 we really need to do it again? Is that an expense we really
19 need to do again?

20 I kind of like it with the solid, because then you don't
21 see a lot of junkie cars parking in there. You really don't
22 want to see that from Blue Heron.

23 And also if we put too many things on that green space
24 you're not going to be able to see the beautiful mural. That
25 lady is there working in 99 degree weather. She's up there on

1 scaffolding, she's working hard.

2 Anyway, this was also something that Mr. Brown wanted to
3 do.

4 Excuse my drawing. Okay. There's the dumpster.

5 COMMISSIONER MILLER-ANDERSON: Stay by the mic, Bonnie.

6 MS. LARSON: Oh. I'm sorry.

7 Okay. So I figured out the number of parking spots that
8 are there now. So I think you said there would be 15 or 17
9 parking spots with the new revision. I don't see how that's
10 possible, because I counted them and counted them.

11 Here's the Dairy Belle. You got four possible places
12 people park there.

13 This is Cash America. There are six park -- that's all you
14 can get there is six parking spots. This is the dumpster, air
15 conditioner, loading zone back here. Along here, this is the
16 west end, you can only get seven maximum parking spots.

17 Okay. Here's the ingress and egress. So the suggestion is
18 we close off that ingress/egress over here. I can't tell you
19 how many people use that ingress/egress. And I know at one
20 point you said it's a dangerous parking lot. I look at the
21 thing every day. It's not a dangerous parking lot in my
22 opinion. And people use that a lot.

23 So imagine if you've got a car here, okay, and you're going
24 to try and get out of here, okay, so now you've got to like back
25 up, you've got to somehow get turned around to get out here.

1 Whereas normally -- and these people too, what they normally do
2 is they back up and out they go.

3 So if you do away with that opening over there, everybody
4 has to use this. That's going to cause parking problems.
5 That's going to cause accidents in that parking area for sure.
6 So let's try and make it better rather than taking away the
7 parking.

8 Like I said, imagine being parked here, and then you got to
9 back up, you got to jockey around to somehow get all the way
10 over here.

11 CHAIR DAVIS JOHNSON: Ms. Larson.

12 MS. LARSON: And you got these people parking here. That's
13 going to be a nightmare to close off that.

14 So I think we really need to think about some of these
15 things --

16 CHAIR DAVIS JOHNSON: Thank you, Ms. Larson.

17 MS. LARSON: -- and let's improve it, rather than make a
18 problem where one doesn't exist right now.

19 Thank you.

20 CHAIR DAVIS JOHNSON: Any questions?

21 COMMISSIONER MILLER-ANDERSON: Madam Chair.

22 CHAIR DAVIS JOHNSON: Commission Miller-Anderson, you're
23 recognized.

24 COMMISSIONER MILLER-ANDERSON: Just to -- if he could just
25 respond to her concerns about the parking.

1 INTERIM EXECUTIVE DIRECTOR EVANS: Sure. The proposed
2 changes -- we studied the existing parking arrangements; and
3 including a public safety security expert who looked at the
4 plans; so the new plans would increase the amount of parking
5 that's available on the site. And if we're going to be opening
6 up a new small business in that location, which means a lot more
7 pedestrian traffic, so it's very important that we don't have
8 pedestrian traffic mixing with cars going in and out at multiple
9 ingress and egress points. So we feel that the new plan is
10 significantly safer and it provides more parking spaces.

11 As related to her previous comment, this contract is to
12 develop the construction plans that we could then put out for
13 bid in several packages, and then we would have the actual costs
14 from the market. And we have estimates. But that -- these
15 plans would be what we use to bid the project and then hopefully
16 construct it.

17 COMMISSIONER MILLER-ANDERSON: Thank you.

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

20 VICE CHAIR HUBBARD: Which is totally different from what
21 Gentile did. They did renderings, if you will -- help me out.
22 Is that what happened?

23 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah, Gentile held
24 several board workshops in which we walked through a variety of
25 concepts, narrowed down some of the ideas, and worked out which

1 concept the board preferred for the various elements; from the
2 fountain to the sidewalks, to the garden, to rehabilitating the
3 building, to enhancing the parking lot.

4 And the other comment I will add is we have some very
5 expensive great Royal Palms out there right now, and they would
6 of course be retained in the new project.

7 VICE CHAIR HUBBARD: Okay. Thank you.

8 CHAIR DAVIS JOHNSON: Any further questions from the
9 commission?

10 Madam Clerk.

11 THE CLERK: Commissioner Davis.

12 COMMISSIONER DAVIS: Yes, ma'am.

13 THE CLERK: Commissioner Botel.

14 COMMISSIONER BOTEL: Yes.

15 THE CLERK: Commissioner Miller-Anderson.

16 COMMISSIONER MILLER-ANDERSON: Yes.

17 THE CLERK: Vice Chair Hubbard.

18 VICE CHAIR HUBBARD: Yes.

19 THE CLERK: Chair Davis Johnson.

20 CHAIR DAVIS JOHNSON: Yes.

21 THE CLERK: Motion carries.

22 CHAIR DAVIS JOHNSON: Receipt of public comments.

23 Non-agenda item speakers. Public comments should be restricted
24 to issues, matters or topics pertinent to the Riviera Beach
25 Community Redevelopment Agency.

1 Please be reminded that the CRA Board of Commissioners has
2 adopted Rules of Decorum governing public conduct during
3 official meetings, which has been posted at the entrance of the
4 council chambers. In an attempt to preserve order, if any of
5 the rules are not adhered to the commission chair may have any
6 disruptive speaker or attendee removed from the podium, from the
7 meeting and/or the building if necessary. Please govern
8 yourselves accordingly.

9 Do we have any public comments?

10 THE CLERK: We do. Bonnie Larson.

11 MS. LARSON: Audience of one tonight. More people got to
12 come to this.

13 You know, we're all trying to give good ideas and tell you
14 what we know and what I see every day.

15 Okay. I went down to the Marina, I was really
16 disappointed. I went -- there's no time up there. Let's put
17 the time so I know what I'm doing here.

18 Okay. I went down to the Marina this week. I was really
19 disappointed. And then I drove by the -- it was dirty, and it
20 was like not nice, and there were a lot of weeds in spots; and
21 where they have the water jets bubbling up, there's a drain
22 there, that was -- it was just water all over, standing on the
23 ground. I took a picture. There's water standing and the kids
24 could slip and fall. It was just -- I was so disappointed.

25 And I sat down on those benches -- and I'm tall -- I could

1 not see the water. I have to always look at the wall.

2 We also have benches looking into the parking lot.

3 You know, it's like thought didn't go into it, enough
4 thought did not go into that.

5 Also, at Spanish Courts, can we please get rid of that
6 metal shed? It says Marina Store on it. Nice signs saying
7 Marina Store. The thing needs to go in a recycle box. That
8 thing is horrible, horrible.

9 BB&T inspectors, they only gave us 30 days, so I'm
10 wondering, like, what inspections have we done so far, since
11 it's been two weeks already. They only gave you 30 days to do
12 it.

13 Cost to rehabilitate the Dairy Belle. You did a study one
14 time so we've already paid somebody to do a study, what it would
15 cost to rehabilitate that. So I don't know if the council has
16 it. If not, they need that.

17 The Marina, the policy and procedures, has that been
18 redone? It would be nice to have that online. It was voted on,
19 and then -- but then there were changes to be made, and I don't
20 know that it ever came back, the policies and procedures. So
21 what we have online is just the draft one. So we need to see
22 that one.

23 Oh. The fuel station at the Marina, that's not finished.
24 It's just sitting there. There's kind of a fence around that
25 says, you know, stay out, whatever. You can walk right in

1 there. But what's the status of that? It's just sitting there
2 under construction.

3 Also, have we finished the floor on the Event Center, on
4 that room that overlooks the water? Have we finished that
5 floor? Don't know.

6 Oh. Here's an idea. 2601 Broadway. That's the old BB&T
7 building. Boy, you're lucky I have to do only about a third of
8 these, I only have time here. Okay. Instead of bringing other
9 people in, let's think about ourselves first. Instead of
10 renting out the other spaces in the BB&T building, if we buy it,
11 let's move our other employees over there. Let's quit paying
12 rent at the Port Center. Let's get all of our people over
13 there. It's a great location, if we buy it. Instead of, you
14 know, moving out those offices. Let's get our people in there
15 and let's save rent on all the other places that we're giving
16 out rent to.

17 Clean and Safe. I just haven't seen them in a long time.
18 We have mushrooms growing on the green space there. There are
19 branches fall down, they just sit there.

20 This is the third time reminder. Signs on the telephone
21 pole by Silver Beach and Broadway, they're still hanging there.
22 Those old signs, they're tacked up there, they're falling. It's
23 the third time I'm reminding everybody here.

24 Avenue F and Blue Heron, that vegetation is still sitting
25 there. That's a CRA property.

1 And the Cash America dumpster, that's still missing the
2 lids.

3 I mean these are things that we can do, you know, easy,
4 easy. I shouldn't -- I hate to remind three times but, you
5 know, it is the third reminder for that.

6 But let's think about that, moving our people out so we
7 save money at other locations, instead of, you know, doing that.

8 Thank you.

9 CHAIR DAVIS JOHNSON: Do you have any responses to any of
10 the questions that Ms. Larson posed?

11 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we'll update our
12 policies and procedures, the few changes that were made at the
13 previous board meeting; and then also we're working on a little
14 list of items that the board wanted us to bring back some
15 options for future consideration. So that's a November agenda
16 item.

17 CHAIR DAVIS JOHNSON: And I do recall when you talked about
18 this purchase of this building at 2601, that there would be an
19 opportunity to bring additional agencies in should they desire
20 to move over; that was a part of the discussion with the
21 purchase. So that is an affirmative, that is the plan to seek
22 to bring in and reduce the rents that the CRA and City are
23 paying out to outside agencies.

24 Report of the executive director.

25 INTERIM EXECUTIVE DIRECTOR EVANS: I have nothing further

1 for the board.

2 CHAIR DAVIS JOHNSON: Report of general counsel.

3 MR. HAYGOOD: I have nothing.

4 CHAIR DAVIS JOHNSON: Discussion of the commissioners,
5 starting with Commissioner Davis.

6 COMMISSIONER DAVIS: I would just like to say I can really
7 appreciate the way this budget has been presented. This is one
8 of the first budgets -- all the budgets have been well over the
9 last decade, I've seen, in the CRA. But the focus of the
10 neighborhood has really been very impressive, with myself to see
11 how the CRAs across the state of Florida has been under attack
12 up in Tallahassee, by doing what they're really designed to do,
13 which is improve neighborhoods and quality of life. And it's
14 great to see that staff has taken that focus, that direction.
15 So I just want to say to all the staff that worked so hard on
16 this budget, thank you for your efforts in improving our CRA.

17 CHAIR DAVIS JOHNSON: Thank you, sir.

18 Commissioner Botel.

19 COMMISSIONER BOTEL: Thank you. I also applaud staff for
20 presenting such a wonderful budget. And thank the fellow board
21 members for approving the garden on Singer Island; we look
22 forward to growing many wonderful things there. Thank you.

23 CHAIR DAVIS JOHNSON: Commissioner Miller-Anderson.

24 COMMISSIONER MILLER-ANDERSON: I ditto what the other two
25 commissioners just stated regarding the budget.

1 I did have a question. I had recently heard about an
2 initiative, Purpose Built Communities, where Rybovich is
3 participating in this, mainly with the area immediately around
4 their property in West Palm; and they're basically trying to
5 work with the community and heavily involve with two schools,
6 Northmore and Northboro Elementary School, and some of the
7 business organizations. And so I've been looking a little more
8 into the initiative, but I was just curious if they ever
9 approached the CRA, being that they do have some property up
10 here, to see if that was something that they may have approached
11 the City of Riviera Beach regarding.

12 I do understand the majority of the property is down there.
13 But, you know, this initiative is a huge initiative where it
14 could change the entire community. And so I was just curious if
15 you all, if anyone had ever been approached about that or heard
16 of that.

17 INTERIM EXECUTIVE DIRECTOR EVANS: The CRA has not been
18 approached, but I will contact Rybovich tomorrow and start a
19 dialogue.

20 COMMISSIONER MILLER-ANDERSON: Purpose Built Communities.

21 CHAIR DAVIS JOHNSON: Well, I can say that I was approached
22 by outside industry with regards to Purpose Built coming here to
23 the City of Riviera Beach. I have not had a conversation with
24 Rybovich or any of the partners. But that information was
25 brought to me just last week, oddly enough.

1 COMMISSIONER MILLER-ANDERSON: I heard about it a lot
2 today. But I've heard about it a month ago. But today I got a
3 lot of information on it. I was just curious if we had ever had
4 that dialogue in Riviera Beach.

5 CHAIR DAVIS JOHNSON: No. It's swirling around, but it has
6 not made its way to this board.

7 COMMISSIONER MILLER-ANDERSON: Okay. Thank you. That's
8 it.

9 CHAIR DAVIS JOHNSON: Vice Chair Hubbard.

10 VICE CHAIR HUBBARD: Thank you to the staff for a lot of
11 hard work on the budget.

12 CHAIR DAVIS JOHNSON: I echo the sentiments of my
13 colleagues.

14 I would like to make an announcement that the Riviera Beach
15 Heights clean-up that was scheduled for this Saturday has been
16 canceled and will be rescheduled. We'll provide information on
17 an upcoming date for that.

18 And please be reminded of the Monroe Heights clean-up,
19 which is being co-hosted by Vice Chair Hubbard and Commissioner
20 Davis. And that is Saturday from eight until noon, provided
21 that the weather does hold up. And community service hours will
22 be given to those students that volunteer. Lunch will be
23 provided. T-Shirts will be provided.

24 And you will meet where?

25 VICE CHAIR HUBBARD: Monroe Heights Park.

1 CHAIR DAVIS JOHNSON: Monroe Heights Park.

2 Mr. Davis, I heard you. Did you have anything?

3 COMMISSIONER DAVIS: Yes, just one other initiative. The
4 Sickle Cell Walk is this Saturday, starting at 8:00 at the Ocean
5 Mall. So warmups start at 8:00, I believe. Thirty minutes of
6 stretching -- no. 7:30. Thirty minutes of stretching as a
7 group, stretch activity. And they will be walking on the
8 sidewalk heading west over the bridge, to the bottom, and back
9 over, as in one big large group. So for those that can make it,
10 they can get up early in the morning and enjoy the nice day.
11 Hopefully, it's a beautiful day. Please come out and support
12 the Sickle Cell Foundation and Riviera Beach, right at the new
13 Ocean Walk.

14 And also, in the new future, Ocean Walk is the new -- the
15 gentleman from the Ocean Mall, the new managers, are talking
16 about creating an event for a relaunch of the Ocean Walk and
17 that area. So in the near future we probably will be getting
18 something sent to the CRA and the City, to talk about that
19 event, because they want to talk about re-branding certain areas
20 of the City, and getting cooperative with the CRA and the City
21 and the local business partners.

22 CHAIR DAVIS JOHNSON: And finally for me I want to thank
23 the CRA and its staff for its support and partnership of the
24 Coding Camp that happened this summer. We will provide just a
25 really brief presentation for you on the City side -- it's about

1 two minutes -- on the children's perspective of the Coding Camp.
2 So thank you very much for your support and partnership with the
3 Coding Camp. That was truly a benefit to our children.

4 And with that being said, there being no further business,
5 we stand adjourned.

6 (Proceedings ended at 7:10 p.m.)

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ADJOURNMENT

The CRA Regular Meeting was adjourned at 7:10 P.M. The minutes were approved
by the Board of Commissioners on _____.

Tonya Davis Johnson, Chairperson

Interim Executive Director Scott Evans

/cw
Florida Court Reporting