Riviera Beach Community Redevelopment Agency







2018-2019 Budget and Work Plan

Florida's Dynamic Waterfront Community

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RIVIERA BEACH CRA BOARD OF COMMISSIONERS



CHAIRPERSON

- Tonya Davis Johnson
- tdjohnson@rivierabch.com



VICE CHAIRPERSON

- Lynne Hubbard
- lhubbard@rivierabch.com



COMMISSIONER

- Dr. Julia Botel
- jbotel@rivierabch.com



COMMISSIONER

- KaShamba Miller-Anderson
- kmiller@rivierabch.com



COMMISSIONER

- Terence "TD" Davis
- tdavis@rivierabch.com

ESTIMATED RBCRA REVENUE FOR FY 2018-19 FROM TIF PAYMENTS

	PB COUNTY	CITY OF RIVIERA BEACH
TAXABLE VALUE PER JUNE 29, 2018 LETTER	$811,597,789	$811,597,789
BASE	$132,767,499	$132,767,499
TAX INCREMENT NET	$678,830,290	$678,830,290
MILLAGE RATE	0.0047815	0.008452
INCREMENTAL REVENUE	$3,245,827.03	$5,737,473.61
STATUTORY REDUCTION % FACTOR	5%	5%
REDUCTION FACTOR	$162,291.35	$286,873.68
NET TIF REVENUE TO RBCRA	**$3,083,535.68**	**$5,450,599.93**

DOROTHY JACKS, CFA, AAS
Palm Beach County Property Appraiser

Governmental Center - Fifth Floor
301 North Olive Avenue
West Palm Beach, FL 33401
tel 561.355.3230
fax 561.355.3963
pbcgov.org/papa

Administration
C. Dino Maniotis, CFE
Tax Roll Coordinator
301 North Olive Avenue, 5th Flr
West Palm Beach, Fl33401
tel 561.355.2681
fax 561.355.3963
dmaniotis@pbcgov.org

June 27, 2018

Mr. Scott Evans, Interim CRA Director
Riviera Beach CRA
2001 Broadway # 300
Riviera Beach, FL 33404

Re: 2018 Preliminary Tax Roll

Dear Mr. Evans:

Below are your certified 2018 Preliminary Tax Roll values for **Riviera Beach CRA**.
Your taxable value may differ from that of the county's because of value adjustments made for the county-wide senior, historic, or economic exemptions which do not apply to your CRA district.

Total Taxable Value:	$ 811,597,789
Net New Construction:	$ 1,150,415
Current Year Tax Increment:	$ 678,830,290

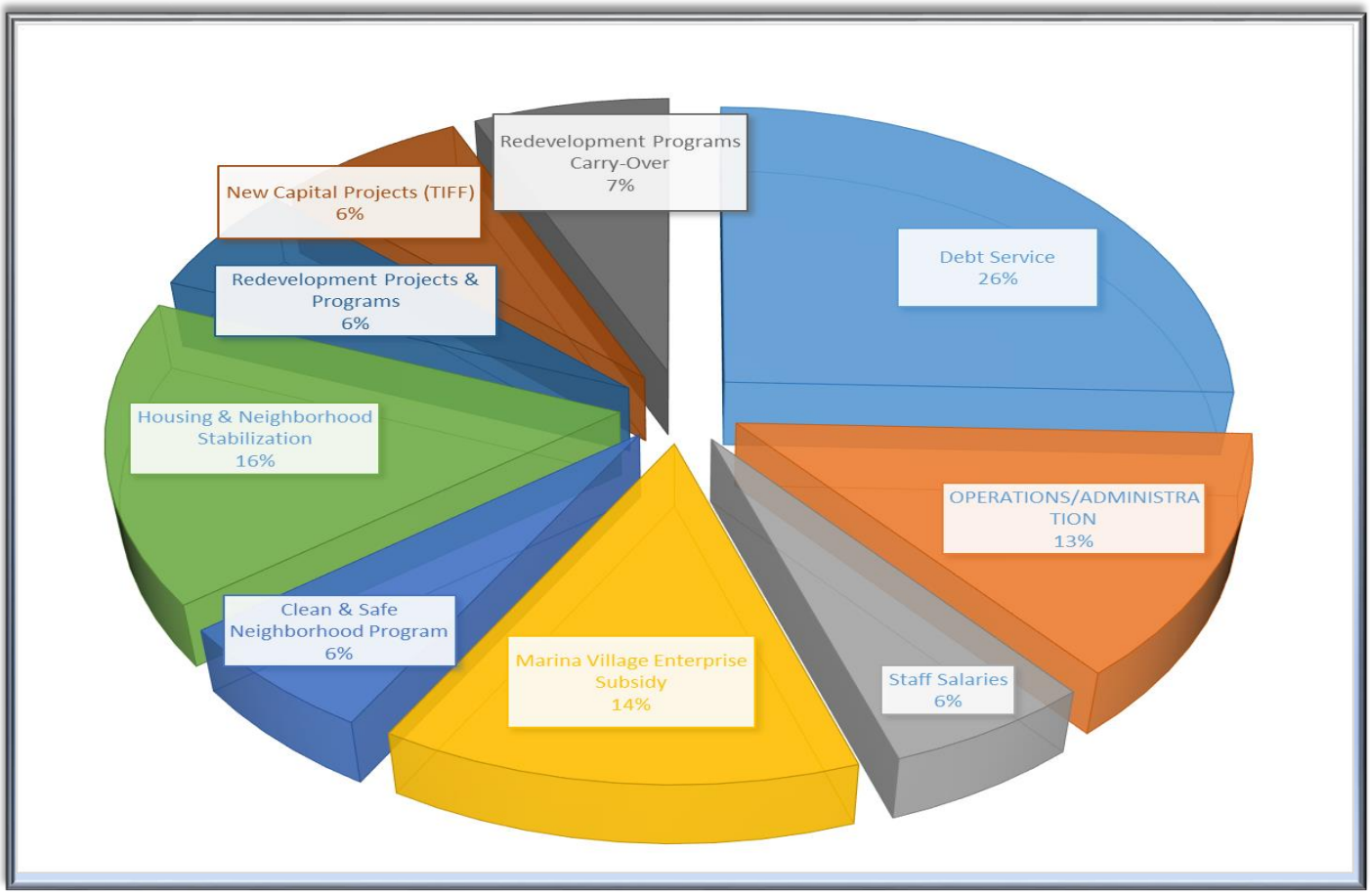
If you have any questions or concerns, please call.

Sincerely yours,

Constantine Dino Maniotis, CFE
Tax Roll Coordinator

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET 2018/2019			
REVENUE		**$**	**12,552,057**
	TAX INCREMENTAL REVENUE		
	Palm Beach County	$	3,058,386
	City of Riviera Beach	$	5,406,145
	OTHER REVENUE		
	Grants, Interest, Other Revenue	$	50,000
	Carry-over	$	4,037,526
EXPENDITURES			**$12,552,057**
	REDEVELOPMENT PROJECTS & PROGRAMS	**$**	**725,000**
	Economic Development Initiatives	$	265,000
	Avenue "E" Corridor Revitalization Plan	$	75,000
	CRA Plan Update	$	135,000
	Broadway and SI Development Plan	$	50,000
	Marina Village Phase II	$	200,000
	HOUSING & NEIGHBORHOOD STABILIZATION		**$2,028,000**
	CRA Neighborhood Programs	$	1,548,000
	Property Acquisition & Due Diligence	$	100,000
	Community Boating	$	30,000
	CDC Support	$	350,000
	CLEAN & SAFE PROGRAM	**$**	**784,928**
	OPERATIONS/ADMINISTRATION	**$**	**2,404,268**
	Administration	$	1,288,245
	Staff / Management	$	745,037
	Taxes and Benefits	$	245,986
	Dedicated City Services	$	125,000
	DEBT SERVICE		**$3,206,305**
	Wachovia Note	$	612,640
	Ocean Mall (deferred)	$	-
	BBT 2011	$	1,330,014
	BBT 2013A	$	363,076
	BBT 2013B	$	900,575
	CONTINUING: 2018 REDEVELOPMENT PROGRAMS (CARRY-OVER)	**$**	**851,600**
	ENTERPRISE OPERATIONS SUBSIDY (MARINA VILLAGE)	**$**	**1,731,956**
CAPITAL PROJECTS		**$**	**820,000**
	TOTAL EXPENDITURES	**$**	**12,552,057**

FY 2019 EXPENDITURE CATEGORIES

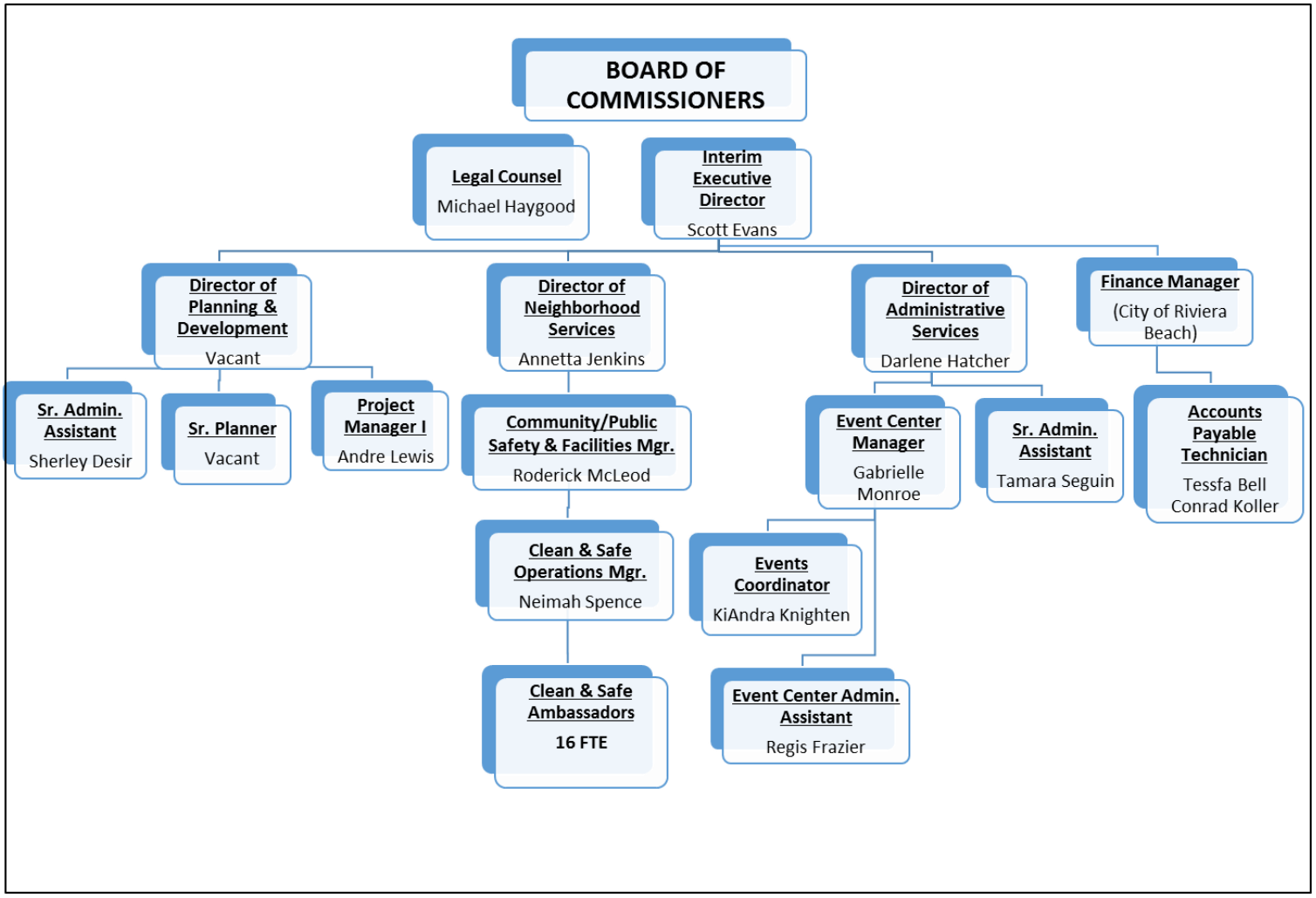


BUDGET EXPENDITURE CATEGORIES	TOTAL	PERCENT
Debt Service	$ 3,206,305	26%
Operations/Administration (including taxes, benefits, city services, and marketing & promotion)	$1,659,231	13%
Staff Salaries	$ 745,037	6%
Marina Village Enterprise Subsidy	$1,731,956	14%
Clean & Safe Neighborhood Program	$ 784,928	6%
Housing & Neighborhood Stabilization	$2,028,000	16%
Redevelopment Projects & Programs	$ 725,000	7%
New Capital Projects (TIFF)	$ 820,000	6%
Redevelopment Projects Program Carryover	$ 851,600	7%
TOTAL	**$12,552,057**	100%

FY 2018-2019 CRA OPERATIONS/ADMINISTRATION BUDGET

CATEGORY	APPROVED FY2018	PROPOSED FY2018-19
OFFICE LEASE	$112,265	$112,265
OFFICE REPAIRS & MISC. EXPENSES	$5,000	$5,000
CABLE & MOBILE COMMUNICATIONS	$20,000	$20,000
PRINTING, POSTAGE AND DELIVERY	$20,000	$20,000
EQUIPMENT LEASES	$30,000	$30,000
OTHER EQUIPMENT COSTS	$5,000	$5,000
OFFICE EXPENSES	$25,000	$25,000
LIABILITY & PROPERTY INSURANCE	$22,832	$25,000
LEGAL ADS	$15,000	$15,000
PROFESSIONAL SERVICES		
PROF. SERVICES - LEGAL	$145,000	$145,000
PROF. SERVICES - FINANCE	$20,000	$25,000
PROF. SERVICES - AUDITS	$20,000	$20,000
PROF. SERVICES - GRANT SUPPORT	$60,000	$75,000
PROF. SERVICES -TRANSCRIPTION	$15,000	$15,000
PROF. SERVICES - IT MAINTENANCE	$25,000	$25,000
OTHER PROFESSIONAL FEES	$25,000	$25,000
TEMPORARY STAFF	$25,000	$25,000
PROPERTY & PARK MAINTENANCE	$95,000	$85,000
PROPERTY & PARKS UTILITIES, TAXES, etc.	$50,000	$50,000
BUSINESS DEVELOPMENT & MEETINGS	$10,000	$10,000
SUBSCRIPTIONS, MEMBERSHIPS & SPONSORSHIPS	$15,000	$12,000
MARKETING	$100,000	$100,000
SPECIAL EVENTS	$150,000	$150,000
TRAVEL & PER DIEM BOARD	$50,000	$50,000
TRAVEL & PER DIEM STAFF	$25,000	$25,000
PROPERTY DEVELOPMENT PROF. SERVICES	$95,000	$95,000
PARKING LOT LEASE S.I.	$28,980	$28,980
OFFICE CAPITAL EXPENDITURES	$10,000	$10,000
TRAINING	$40,000	$30,000
UNEMPLOYMENT, OTHER AND CONTINGENCY	$30,000	$30,000
TOTAL CRA OPERATIONS/ADMINISTRATION	**$1,289,077**	**$1,288,245**

FY 2019 ORGANIZATIONAL CHART



PERSONNEL SUMMARY BY DIVISION
(FULL TIME EQUIVALENT)

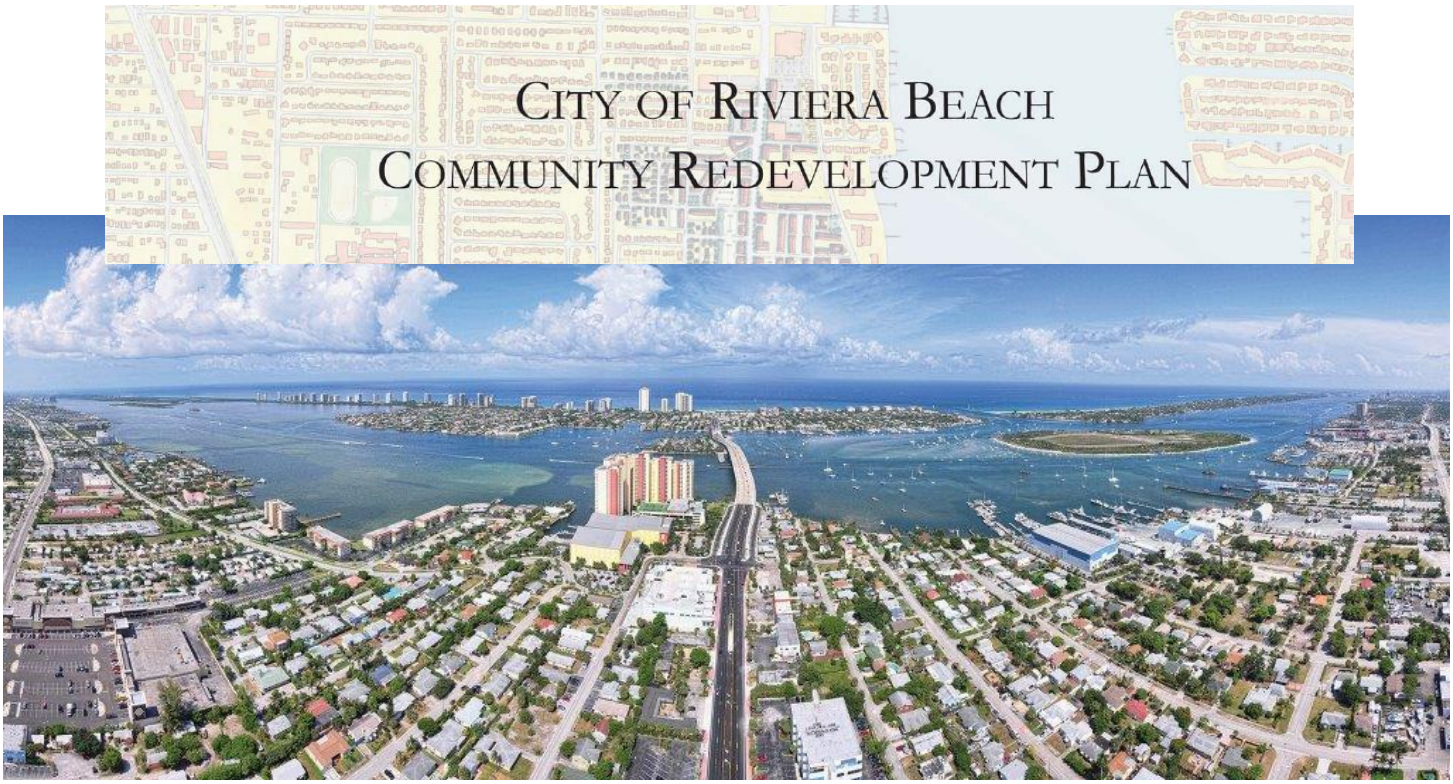
DEPARTMENTS	FY2018	FY2019	VARIANCE FY2018 v. FY2019
ADMINISTRATION & OPERATIONS			
Executive Director	**1**	**1**	**0**
Director of Administration (New Title)	**1**	**1**	**0**
Finance Specialist	**1**	**1**	**0**
Finance Specialist	**1**	**1**	**0**
Receptionist/Admin Assistant Sr.	**1**	**1**	**0**
Director of Planning & Development (Vacant)	**1**	**1**	**0**
Director of Neighborhood Services	**1**	**1**	**0**
Administrative Assistant Sr.	**1**	**1**	**0**
Project Manager	**1**	**1**	**0**
Senior Planner / Project Manager (New Position)		**1**	**+1**
CLEAN & SAFE OPERATIONS			
Manager of CSI & PSO/Facilities Management	**1**	**1**	**0**
Operations Manager	**1**	**1**	**0**
Ambassadors (FTE)	**12.5**	**15.5**	**+3**
MARINA EVENT CENTER			
Event Center Manager	**1**	**1**	**0**
Event Center Coordinator	**1**	**1**	**0**
Event Center Administrative Assistant (Title Change)	**1**	**1**	**0**
TOTAL VARIANCE	**26.5**	**30.5**	**+4**

PERSONNEL SUMMARY BY DEPARTMENT

DEPARTMENT	FY2018	FY2019
Administration & Operation		
Salaries & Wages (1 New position)	$656,976	$745,037
FICA	$ 50,259	$ 57,793
FRS	$ 30,905	$ 39,148
401(a)	$ 16,006	$ 16,891
Benefits	$110,668	$132,154
Total	**$864,814**	**$991,023**
Marina Event Center		
Salaries & Wages	$108,906	$119,825
FICA	$ 8,406	$ 9,350
FRS	$ 8,626	$ 10,095
Benefits	$ 32,995	$ 35,315
Total	**$158,933**	**$174,585**

*Proposed 2019 Salaries include 3% COLA & Performance Evaluations up to 2.5%

REDEVELOPMENT PROJECTS & PROGRAMS



ECONOMIC DEVELOPMENT PROGRAMS

Overview

Continuing to have a vibrant economic framework is critical to successful revitalization of our City. We know that reinforcing and expanding local, existing small businesses will insure that our residents participate in the growth that is to come but also serve to stabilize our neighborhoods. The CRA's focus will be on providing support, education, leveraging, and connection to opportunity for our small businesses and entrepreneurs. We believe this will be the backbone of economic vitality in the CRA district. Our economic development programs will be focused on these existing and potential business owners operating within the City of Riviera Beach, with emphasis on the Riviera Beach Community Redevelopment Area. We will also partner on programming for young entrepreneurs, seniors, and emerging business owners and operators. These programs will provide a critical component lacking for a currently unreached potential customer base in terms of strengthened business capacity; assist business operators in becoming bankable; and shore up lagging area demographics, as increased business acumen raises incomes, creates jobs, stabilizes neighborhoods and improves economic revitalization in challenged markets.



Strategic Partnerships

Our major efforts will be centered on providing resources for small businesses and creating entrepreneurial opportunities for our teens:

The Comerica Bank Small Business Resource Center will directly serve residents in and around the City of Riviera Beach, by providing the resources necessary for business expansion and economic growth, creating new job opportunities. Comerica Bank has given grant funds to our nonprofit partner, Riviera Beach CDC, to create the Comerica Bank Small Business Resource Center to provide business development training for both new and emerging small businesses located in Riviera Beach. In partnership with Paragon Florida, Inc., a certified CDFI dedicated to providing comprehensive financial services, training and asset development for businesses in Palm Beach County, the Center will provide a curriculum-guided slate of resources based upon Paragon's established and proven Business Readiness Certification Program. The program will also include a financial literacy/readiness component in conjunction with Consolidated Credit Solutions, a nonprofit financial services organization based in Ft. Lauderdale.



In FY 2017-18, in the first Session, we successfully had twenty-two young entrepreneurs to complete the program. The graduation in April 2018—including "Elevator Pitches," was well received and attended. Several of the participants have gone on to receive certification as W/M/MBEs to date. Session II begins in September 2018.

We will continue our in-kind and sponsorship support of several very fine programs operating in our county. We are looking forward to other Creativity Station programs to be offered in our City in the new fiscal year.

Junior Achievement: Junior Achievement of the Palm Beaches & Treasure Coast, Inc., has as its mission: To prepare and inspire young people to succeed in a global economy through classroom programs and simulations that focus on work readiness, entrepreneurship, and financial literacy. For over 90 years, Junior Achievement has provided quality financial education to millions of children around the world. Right here in Palm Beach, Martin, St. Lucie, Indian River & Hendry counties, Junior Achievement reaches nearly 20,000 students each year. Their programs teach students the key concepts of financial literacy, work readiness, and entrepreneurship; crucial life skills for today's economy.

Budget Summary Table

TYPE	AMOUNT
PROGRAM SERVICES	
Comerica Small Business Resource Center*	$ 21,000
JA Spark	$ 15,000
TOTAL USES	**$ 36,000**

Budget Narrative

Comerica Small Business Resource Center: Counselor/Facilitator, marketing, facility charge, supplies, marketing materials. Twenty-five (25) small business owners or hopeful entrepreneurs registered in the Center's program. Fifteen (15) registered participants complete the program and receive Paragon's Business Readiness Certificate. Twenty (20) people attend specialty workshops. Three (3) participants establish new businesses within City of Riviera Beach boundaries. Eight (8) businesses achieve bankable status.

JA Spark: Riviera Beach Youth Entrepreneur Center: Facilitator, materials, facility expense, marketing material. Seventy-five (75) children participate in the various program components.

Programs

Comerica Small Business Resource Center: Through a combination of mechanisms that include, but are not limited to, one-on-one counseling, referrals, printed materials, web-based learning and structured class format (one-hour sessions over a six-week period), the Center will endeavor to provide comprehensive training in business development and capacity building for owners of start-ups as well as existing small business seeking growth opportunities.

The above-mentioned training mechanisms will be supplemented by quick-start opportunities with lenders, marketing professionals, financial coaches and management consultants who will offer additional reinforcement specific to individual participant needs. The Center will also offer occasional specialty sessions, delivered in a variety of formats -- lunch presentations, early breakfast Fast Breaks, Saturday workshops -- as well as individual counseling sessions for those businesses with unique needs.



The Center will be housed at the Riviera Beach Ambassador Service Center, located at 1229 East Blue Heron Boulevard in Riviera Beach. The site can accommodate technology, be set up in a classroom style and has ample, free parking. Kiosks providing pamphlets and brochures with useful business tidbits and information about applicable product offerings from Resource Center partners will be set up at the Riviera Beach Branch of Comerica Bank and at the Riviera Beach CRA's main office at 2001 Broadway, Suite 300.

Business participants will become knowledgeable in business essentials and fundamentals including business plan development, finance and accounting, credit readiness, business operations, marketing, contracting, negotiating, insurance and more; become business-ready to apply for a Paragon business loan, and receive a Business Readiness Certificate from Paragon Florida, Inc.

The Comerica Bank Small Business Resource Center will address the following issues facing small business owners and those seeking to establish new businesses within the City of Riviera Beach:

-Lack of an accessible, comprehensive source for information related to small business development
-Lack of affordable consulting services
-Need to enhance the skill sets of start-up entrepreneurs with little or no experience in business management
-Need for skilled professional advice geared to business owners in emerging markets
-Need for an easily accessible path for small business owners to secure eligibility and apply for financial support programs offered by the Riviera Beach Community Redevelopment Agency

Specific topics that will be addressed within the Center's comprehensive curriculum include, but are not limited to:

. Start Smart: What Every Start-up Business Should Know
. Legal Structure for Starting a Small Business
. Business Planning for Success
. Marketing and Social Media Strategies

. HR Basics for Small Business
. Insurance and Bonding
. Contracting with Corporations & Government
. Record Keeping
. De-mystifying The Financial Puzzle
. Credit for Small Business/Credit as an Asset
. Business Banking Basics
. Budgeting for Small Business
. Business & Personal Finances -- Why it's Important to Keep them Separate
. Avoid Money Mistakes
. Coping with Financial Stress
. ID Theft -- Protect Yourself & Protect your Business

JA Spark: Riviera Beach Youth Entrepreneur Center:



JA SPARK Riviera Beach Youth Entrepreneur Center is a program for High School students who have a passion for business and entrepreneurship. Students will participate in *JA SPARK* during Winter, Spring and Summer school breaks. Students will have the opportunity to work with their peers, participate in hands on and experiential activities, learn more about this initiative targets Junior Achievement's at-risk high school students in Riviera Beach. JA will purposefully work with a high-percentage of "Federal Free or Reduced Lunch" schools and students ("Title 1") as they correspond to the highest levels of those in need. *JA SPARK* will be held tentatively at the Riviera Beach Marina. During the week-long program, students will participate in both the *JA Be Entrepreneurial* and *JA Company* programs. *JA Be Entrepreneurial* challenges students, through interactive activities, to start their own entrepreneurial venture while still in high school. The program provides useful, practical content to assist teens in the transition from being students to productive, contributing members of society. *JA Company* unlocks the innate ability in students to solve a problem or fill a need in their community through an entrepreneurial spirit. Students are introduced to key elements involving on organizing and operating a business, while empowering them to solve problems and address local needs through the entrepreneurial spirit. *JA SPARK* will culminate in a business model presentation and competition.

Economic Development Projects & Programs: New Initiatives $265,000

1.	Signage & Façade Enhancement Program	$220,000
2.	Property of Distinction; Due Diligence & Design	$25,000
3.	Business Development; (Outreach, Grant Assistance, Concept Development)	$20,000

Economic Development Projects & Programs: Continuing Projects $851,600

1.	Satellite Garden Program – Training and Installation:	$44,000
2.	Commercial Grant Program – 2017/2018 Implementation	$350,000
3.	Marina Phase Two – Development Due Dilligence	$49,100
4.	CRA Sunday Tiki Market (net costs)	$34,000
5.	In-Progress Graphic Design & Marketing	$37,000
6.	Corridor Enhancement – Beautification for CRA R-O-W	$120,000
7.	Public Mural Project	$135,000
8.	Marina Village Area Landscaping/SiteWork/Enhancements	$112,500



HOUSING & NEIGHBORHOOD STABILIZATION









NEIGHBORHOOD SERVICES
2018-19 BUDGET NARRATIVE
Strategic Initiatives, Projects and Partnerships

Overview
Riviera Beach residents and management have been very vocal about the need to focus more resources in our neighborhoods. This budget cycle, we are increasing our staff and financial resources to address various issues of code-challenged properties, infill development, vacant lots, delayed maintenance of our housing stock, community beautification and neighborhood capacity building. We are anticipating an exciting year with new and enhanced programs and initiatives developed because of input from our Board of Commissioners, residents and stakeholders. We have gotten the Marina development off to a good start. As promised, we are shifting more resources to our neighborhoods. One of the top priorities is stabilizing the neighborhoods through homeownership.

Riviera Beach Heights, Inlet City and major portions of Park Manor-- priority focus areas-- are distressed low income neighborhoods located within the Community Redevelopment Area. Due to the economic downturn and the real estate crisis of the last decade, these neighborhoods have experienced disinvestment and high levels of foreclosures which have led to a significant number of abandoned and derelict properties throughout the neighborhoods. As a matter of fact, the US Treasury and the Florida Governor's Office recently declared the census tracts in these neighborhoods, Census Tract 12099001403, Census Tract 12099001404, and Census Tract 12099001302, "Opportunity Zones," areas ripe for reinvestment. We estimate that at least 450 such properties qualify for this description. These properties, along with vacant properties, are contributing to neighborhood decline and instability which are negatively affecting the desirability of the community.

Additionally, RBCRA has endeavored to work with City Code Compliance to address code violations that affect health and safety on the exterior of properties. Studies have shown that there is a direct correlation between economic development, improved perceptions and realities of crime, better education outcomes, and improvements in civic pride. Riviera Beach has a 65% rental rate—a trend we must reverse. Also, the proportion of vacant and derelict properties is very high. For instance, in Riviera Beach Heights, of almost 500 properties, about 200 are vacant or derelict. Riviera Beach Heights also had a high incidence of Part I crime-- in burglary and larceny. With the introduction of the SmartWater™ program into Riviera Beach Heights and Park Manor neighborhoods, along with other safety interventions, those particular crimes have drastically been reduced in numbers.

In an effort to avoid further decline, the Agency has implemented programs to assist homeowners, multi-family property owners, and business owners in rehabilitating distressed and vacant properties within RBCRA neighborhoods. These programs will improve the stability of the neighborhood and foster revitalization to improve the quality of life of residents.

All properties must be located within the Riviera Beach Community Redevelopment Area. Each property rehabilitated as part of RBCRA's current rehabilitation program must be single family homes. Properties are required to be insured (property/ homeowners, including flood insurance, if located in a flood area.) RBCRA will not provide financial assistance outlined in these programs, to properties that are delinquent on taxes, delinquent on mortgage/loan payments, or in the foreclosure process.

RBCRA will endeavor to leverage our investment whenever the opportunity presents itself. If other funding sources (US HUD, State of Florida, etc.) require income restrictions, i.e., 80% AMI, 120% AMI, etc., then we will follow those income restrictions with any dollars contributed to a project, if required by the funding source.

Strategic Partnerships



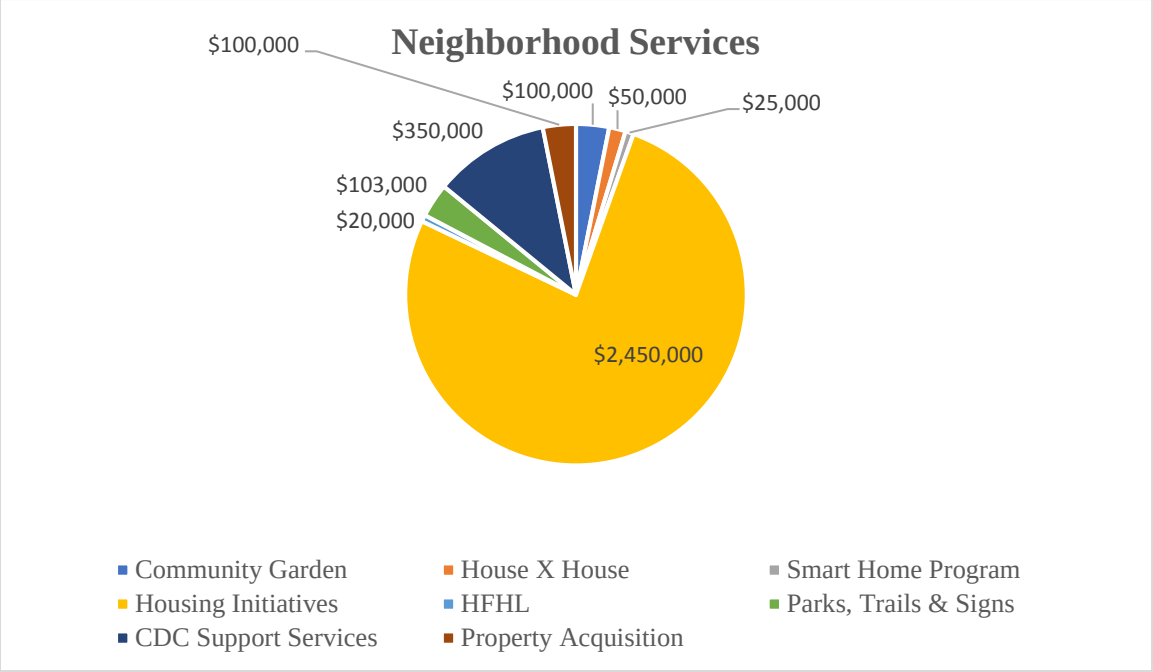
The Riviera Beach Community Development Corporation (CDC) has been serving as one of the nonprofit partners of the CRA. Created to qualify as a Community Housing Development Organization (CHDO), the CDC can attract federal, state, and philanthropic dollars. Many of these grants can be used to enhance or support neighborhood priorities within the CRA. Other key partnerships are with the Riviera Beach Housing Authority, several neighborhood and civic associations, our business operators, and with local contractors and subcontractors. To date, this fiscal year, CDC has over 75 people enrolled in the Riviera Beach Homebuyers Club, has assisted 8 homeowners with painting and landscaping, and welcomed more than 500 volunteers to assist throughout the neighborhoods. The CDC currently has two infill projects in development and a 28-home project in pre-development.

Budget Summary Table

TYPE	AMOUNT
Program Services	
Community Garden	$ 100,000
House X House	$ 50,000
Smart Home Program	$ 25,000
Housing Initiatives	$2,450,000
HFHL	$ 20,000
Parks, Trails & Signs	$ 103,000
CDC Support Services	$ 350,000
Property Acquisition	$ 100,000
TOTAL USES	**$3,198,000**

Budget Narrative

Community Garden: Includes garden managers stipends, programs, Senior Citizen Garden Club, Singer Island Garden Club, supplies, utilities, and maintenance.
House X House: Includes 15 houses – painting and landscaping.
Smart Home Program: Assistance for 100 homes: SmartWater™, Motion Lights, House Numbers, RING™ service
Housing Initiatives: Assist 12 homeowners, 2 Rent to Own, 25 rehabilitations, 10 beautifications, property acquisition
HFHL: Operating and capacity building support to Healthy Food, Healthy Living, Inc.
Parks, Trails & Signs: Assistance for parklets, signs, trail links.
CDC Support Services: Staffing, office services, Homebuyers Club, economic development programs, housing programs.



Programs

Community Garden: The Community Garden is an award-winning green project located at 1010 W. 10th Street. Programming and management is conducted by a Professional Gardener, Dennis Reichel. These dollars will support his stipend, programs, seeds, supplies, utilities and maintenance. Scores of residents and kids frequent the garden on a weekly basis, to pick vegetables, pull weeds, participate in projects and to visit. Some of the planned events in FY19 include: harvesting and planting events; our popular Evenings in the Garden; Art, Wine & Cheese events; Volunteer/Holiday Evening; Read-Ins with the Police Department; Earth Day of Service event; Health Fairs; and cooking demonstrations. In partnership with RBCDC and the Parks and Recreation Department, we help support the Lindsey Davis Meditation Garden and the Lindsey Davis Garden Club program. We also provided support to the revitalized Revival Children's Prosperity Garden Program.

This year, we will start the construction of the Singer Island Community Garden on East Blue Heron Boulevard. We will utilize an Ambassador Neighborhood staff person as the Master Gardener and provide programming, supplies and operation support through RBCDC.



House X House: This initiative, often in conjunction with Code Compliance, offers free house painting for elders and the disabled, neighborhood clean ups, assistance with landscaping and sprinkler repairs, and flower planting. This program is done on a modest budget and depends on many volunteers and partners. The CDC conducts the same program outside of the CRA with other grant dollars.

Smart Home Program: This community safety program offers SmartWater™ throughout the CRA area to residents and businesses, motion lights, replacement of house numbers and new this year, the RING™ service.

Housing Initiatives: These various housing programs will create homeownership opportunities for first time homebuyers who have received intensive education and counseling. Our rent to own program will be available for those who desire homeownership, but require a little longer to be ready. The Single-Family Housing Beautification Program will assist owner occupied residencies with rehabilitation and beautification grants for exterior improvements. Lot acquisitions will allow the Agency to purchase properties for residential and small commercial redevelopment. The Workforce Rental program will provide attractive, affordable rental homes for workforce families in the CRA.

- First Time Homebuyer/Workforce Program: The First Time Homebuyer/Workforce Program will provide down payment and housing rehabilitation assistance to first time homebuyers purchasing single family homes within the Community Redevelopment Area. As part of the program, homebuyers can make exterior and interior improvements to their homes. Eligible improvements include painting, kitchens, bathrooms, plumbing, landscaping, weatherization (windows and doors), air conditioning/heating, roof repair/replacement, and other repairs necessary to correct health, safety, and code violations. Applicants will be selected on a first come, first ready, first served basis.

  As part of the First Time Homebuyer/Workforce Program, RBCRA will acquire derelict properties and vacant land for demolition and reconstruction for development of new construction homes for purchase by first time homebuyers. Properties and vacant land must be located within the Community Redevelopment Area.

Amenities and Features

The homes will enjoy the following amenities:

- Energy efficient appliances
- Energy efficient lighting fixtures
- Washer/dryer connections and appliances
- Tankless water heaters
- Impact resistant windows and doors
- Porcelain tile/alternative flooring
- Low flow plumbing features
- Upgraded countertops
- Low VOC paints
- Wood cabinets
- Outdoor entertainment area
- Gathering spot features



- Workforce Rent to Own: This program will work similarly to the First-Time homebuyer/Workforce Program, but title will not transfer until the buyer has repaired credit, completed the Homebuyers Club, increased income, and/or saved adequate minimum down payments. This allows residents who desire homeownership but require a longer period of counseling and assistance. Rent payments will remain affordable based on income. Depending on incomes, a portion of rent payments may be reserved in escrow towards a down payment.

- Single Family Housing Beautification Program
  The Single-Family Housing Beautification Program will provide funding through the Riviera Beach Community Redevelopment Agency (RBCRA) to eligible single family (one unit) homeowners to make exterior improvements to their property. Eligible improvements include fence replacement, painting, irrigation, landscaping, weatherization (windows and doors), roof repair/replacement, driveway repair and other minor exterior repairs to improve RBCRA identified key homes within the Community Redevelopment Area. Priority will be given to improvements that are necessary to correct health, safety, and code violations. The CDC has requested funding from the City to run a similar program, with compatible underwriting, for residences outside of the CRA. This additional component will allow for interior repairs to address safety and health challenges.

- Renaissance
  This program allows for acquisition of vacant lots or residential/small commercial properties for redevelopment and rehabilitation. Thereafter, the property will be available for ownership, rental or the rent to own scenario.



HFHL: Healthy Food, Healthy Living, Inc., is a nonprofit food bank providing assistance to our most vulnerable citizens. This pass-through grant provides support for operational expenses like rent, utilities, insurance, taxes, maintenance, and trash. Additionally, capacity building support is available to the organization. In the current year, we have provided assistance to improve the curb appeal and done some environmental assessments.

Parks, Trails & Signs: This program provides funding for development and enhancement of green space throughout the redevelopment area, including parklets, wayfinding signage, and trail development.

CDC Support Services: This program will support neighborhood, housing and economic development services.

Homebuyer Counseling

RBCDC will provide a program of counseling, in conjunction with our partner, Housing Partnership, to provide eight (8) hours of homeownership counseling, at least six (6) hours in a classroom setting, and two (2) hours of one-on-one (individual) counseling sessions. We will produce a certificate identifying the date of counseling, total hours counseled, the name of the HUD approved agency provider, and signature of the authorized counselor, good for one (1) year from the date of issue. Additionally, all participants will be members of our Homebuyers Club, which meets monthly at our Clean and Safe Ambassador Center for two hours, obtaining more in depth counseling covering the areas of: Benefits of Club Membership, 1:1 Credit Management Assistance, Re-Learn Behavior in Handling Credit, Learn to Budget and Increase Savings, Become Educated on Financial Matters, Guidance from Application to Closing, Help with Grants and Down Payment Assistance, and Hear Testimonials from Recent Homeowners.

NEIGHBORHOOD SERVICES

SOURCES		
CRA TIF		$2,298,000
BBT 2013		$ 200,000
CRA PROPOSED LOAN*		$1,000,000*
TOTAL SOURCES		**$3,198,000**
USES		
PROGRAM SERVICES		
	Community Garden	$ 100,000
	House X House	$ 50,000
	Smart Home Program	$ 25,000
	Housing Initiatives:	
	First Time Homebuyer/Workforce	$ 500,000
	Workforce Rent to Own	$ 250,000
	Housing Beautification	$ 400,000
	Renaissance	$1,300,000*
	HFHL	$ 20,000
	Parks, Trails & Signs	$ 103,000
CDC SUPPORT SERVICES		$ 350,000
PROPERTY ACQUISITION		$ 100,000
TOTAL USES		**$3,198,000**

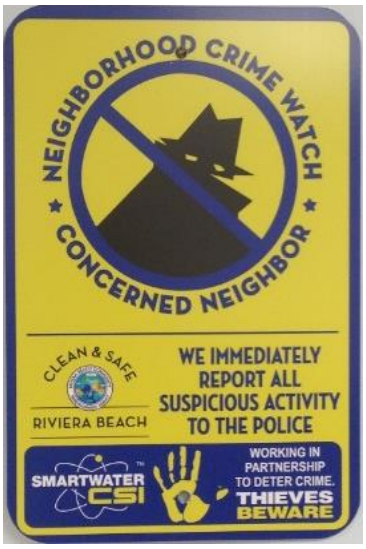
*CRA Proposed Loan

CLEAN & SAFE PROGRAM

CLEAN & SAFE
RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
AMBASSADOR
RIVIERA BEACH









CLEAN & SAFE OPERATIONS
FY 2019 EXECUTIVE SUMMARY

For FY 2019, the Clean & Safe Operations will continue Ambassador Operations at Ocean Mall and the expanded CRA Boundaries on Singer Island, along the Broadway Corridor (11th Street to Silver Beach Road), Blue Heron Corridor (President Barak Obama Hwy east to North Ocean Avenue), 13th Street Corridor from the Marina west to President Barak Obama Hwy, Avenue E Corridor (11th Street to Blue Heron Blvd), most of Riviera Beach Heights (between 1st and 10th Streets, going north to south and between President Barak Obama Hwy to the western boundary line of RBH, going east to west)), and the Marina Village.

Proposed Key Changes in the Program

We are moving into our fifth year of operations for this award-winning program. It is well received by the businesses and residents of the City as a whole. To assist us in delivering better customer service and create a more impactful presence, we are expanding our neighborhood-based services. We will now deploy a Riviera Beach Heights Team, a Broadway/Blue Heron Team, and a Singer Island Team, to do landscaping, litter pickup, sidewalk sweeping, pressure washing and neighborhood/community outreach services. We are proposing to hire a new staff resource to provide wider coverage.

We will then have discrete services at the Marina Village with an Event Operations Team, a Day Porter Team, and a Marina Village Team to assist with porter services, set ups/breakdowns at the Event Center, and Customer Service activities. We will use additional overnight porter cleaning services to provide support for the Marina Village Teams.

Our Clean and Safe Operations will be divided into a Neighborhood Operations Portfolio and a Marina Village Operations Portfolio.

Budgetary impact is not expected to exceed $100K.

Singer Island CRA Area & Ocean Mall

Public Service Ambassadors assist in litter control, provide a walking concierge service to all, and visit businesses in Ocean Mall seven days a week from 1pm until 11pm. They assist Parks and Recreation in locking the park restrooms every evening. They also provide Walking Buddy services from 6pm until 11pm on Friday & Saturday and until 10 pm on Sunday through Thursday, which includes visitor escorts to vehicles, calling for taxi/Uber/Lift service, and assisting with vehicle jumps and flat tires. They are also additional eyes and ears for the Police at Ocean Mall.

Broadway Corridor

The Clean Team Ambassadors will maintain the cleanliness of the Broadway Corridor seven days a week from 8:30am to 5pm. This will include sidewalk sweeping, sidewalk pressure washing when needed, and litter control along all sidewalks and vacant lots.
They will also aid businesses that are having issues with the homeless and panhandling. Public Service Ambassadors will assist in litter control, provide a walking concierge service to all, and

visit businesses along the corridor. The Public Service Ambassadors will also pass out information to the businesses about upcoming meetings and events in the CRA. They are also additional eyes and ears for the Police.

Blue Heron Corridor

The Clean Team Ambassadors will maintain the cleanliness of the Blue Heron Corridor seven days a week from 8:30am to 5pm. This will include sidewalk sweeping, sidewalk pressure washing when needed, pressure washing the Flat Bridge twice a week, and litter control along all sidewalks and vacant lots. They will also provide assistance to businesses that are having issues with the homeless and panhandling. Public Service Ambassadors will assist in litter control, provide a walking concierge service to all, and visit businesses along the corridor. The Public Service Ambassadors will also pass out information to the businesses about upcoming meetings and events in the CRA and Ocean Mall area. They are also additional eyes and ears for the Police.

13th Street Corridor

The Clean Team Ambassadors will maintain the cleanliness of the 13th Street Corridor seven days a week from 8:30am to 5pm. This will include sidewalk sweeping, sidewalk pressure washing when needed, and litter control along all sidewalks and vacant lots. They are also additional eyes and ears for the Police.

Riviera Beach Heights

The Clean Team Ambassadors will maintain the cleanliness of Riviera Beach Heights (RBH) each week day from 8:30am to 5pm. This will include sidewalk sweeping, sidewalk pressure washing when needed, and litter control along all sidewalks and vacant lots. They are also additional eyes and ears for the Police.

Landscaping

The Clean Team Ambassadors will be also responsible for keeping the grass and hedges cut and trimmed on all CRA owned properties.

Marina Village

For FY2019, the Clean & Safe Ambassadors are responsible for maintaining sidewalk cleanliness, regular pressure washing, emptying and maintaining trash receptacles throughout the park, providing parking management, keeping the beach clean and free of seaweed, and providing shuttle service on weekends and during events. They also have the responsibility for maintaining the cleanliness and basic maintenance of the Event Center, as well as setting up and taking down for all events. Our Marina Village Supervisors provide renters with onsite supervision during all events to assist with A/V setup and any issues that may occur. They are also additional eyes and ears for the Police.

MARINA VILLAGE / BICENTENNIAL PARK

- Pick up trash and litter in Marina Village and overflow lots 3 X per day and during outdoor events
- Beach maintenance
- Parking management in main and overflow parking lots
- Promenade/Bicentennial Park event setup / takedown
- Pre-& Post event inspections
- Clean outdoor bathrooms 4 X per day and during outdoor events
- Kiosk business assistance/PD intervention
- Provide homeless assistance
- Shuttle service for overflow parking during major events and holidays
- Walking Buddy Service 45 minutes after last event/ Rafiki Tiki closing, 7 days a week
- Ambassadors trained in FA/CPR

EVENT CENTER

- Event Center concierge service
- Event set-up
- Event take down
- Audio/Visual assistance and pre-event setup
- Event pre/post inspections
- Daily Event Center cleaning (Night & Day Porter service)
    - Bathrooms, minimum 4 times a day & during events
    - Mop floors
    - Vacuum carpets
    - Carpet cleaning
    - Maintain all furniture, glass and polish all stainless fixtures
- Ambassadors trained in FA/CPR

Additional Clean & Safe Services/Programs

- Increase Ambassador training programs.
- Create job opportunities for Riviera Beach residents.
- Clean & Safe Walking Buddy program provides services seven days a week up until 45 minutes after the Rafiki Tiki closes at Marina Village.
- The Business Watch Program will continue for FY2019 with expanded business participation. Bi-monthly meetings will be held the second Tuesday of every other month.
- Neighborhood Watch Program will continue in Riviera Beach Heights and Park Manor South, in addition to all CRA neighborhoods from 21st Street north to Silver Beach Road. Additionally, we will assist other neighborhood groups outside the CRA through the CDC in helping them to set up their own Neighborhood Watch programs.

- Continue to assist the CDC and our local Community Partners**:** Healthy Food, Healthy Living, St. George Church, Beulah Land Worship Center, Christ Fellowship of the Palm Beaches, Max M. Fisher Boys and Girls Club, Parks and Rec, and Public Works.

BUDGET SUMMARY TABLE

TYPE	AMOUNT
CLEAN AND SAFE INITIATIVES	
Clean and Safe Marina Operational Expenses	$ 22,260
Clean and Safe Neighborhood Operations Expenses	$ 183,097
Salaries, Taxes, & Benefits	$ 579,571
TOTAL USES	**$ 784,928**

CLEAN & SAFE NEIGHBORHOOD OPERATIONS

FY19 OPERATIONAL BUDGET		
CONTRACT SERVICES		***$13,000.00***
Constant Computing	$6,000.00	
Coverall	$3,000.00	
ADT Security	$2,000.00	
Hulett Environmental	$800.00	
ADP Time & Attendance	$1,200.00	
Insurance		
BANK CHARGES & FEES		***$162.00***
Green Machine Lease	$162.00	
COMMUNICATION SERVICES		***$11,100.00***
Sprint	$3,600.00	
Vonage	$2,700.00	
Radio Services	$1,500.00	
Comcast	$3,300.00	
UTILITIES		***$5,580.00***
FPL	$3,000.00	
Office Water/Sewer	$780.00	
Hydrant Water	$1,800.00	
RENTALS & LEASES		***$73,955.00***
Office Rent	$68,400.00	
Green Machine	$5,555.00	
REPAIRS & MAINTENANCE		***$11,500.00***
Zero Turn mower	$1,000.00	
Pressure Washer	$1,000.00	
Landscape Trailer	$750.00	
Gator	$2,400.00	
Green Machine	$2,000.00	
Truck	$750.00	
Office Repairs/Maintenance	$2,400.00	

CLEAN & SAFE NEIGHBORHOOD OPERATIONS

FY19 OPERATIONAL BUDGET, CONT.		
Office Equipment	$1,200.00	
PROMOTIONAL ACTIVITIES		***$13,000.00***
Printing	$1,500.00	
Advertising	$1,000.00	
Promotional Items	$1,500.00	
Neighborhood Services	$5,000.00	
Neighborhood Watch	$3,000.00	
Business Watch	$1,000.00	
OFFICE SUPPLIES		***$2,400.00***
OPERATING SUPPLIES		***$9,400.00***
Landscape Supplies	$1,000.00	
Equip. Maintenance Supplies	$1,200.00	
Cleaning Supplies	$1,800.00	
Ambassador Supplies	$1,400.00	
TRAINING & EMPLOYEE DEVELOPMENT		
CAPITAL - MACHINERY & EQUIPMENT		***$37,000.00***
New XUV (Gator)	$17,000.00	
Pickup Truck	$20,000.00	
UNIFORMS & EQUIPMENT		***$6,000.00***
FY 2019 BUDGET FORECAST		**$183,097.00**

MARINA VILLAGE ENTERPRISE

The CRA's Marina Village Enterprise project consists of over 15 acres of City and CRA controlled property on the Intracoastal Waterway. The redevelopment of this area has been a major CRA priority over the last several years. The CRA has invested millions of dollars in upgrading the property and in improving infrastructure such as utilities and flood control in order to prepare the property for further development.

This effort has resulted in the Marina Village having four distinct sections:

- Bicentennial Park
- The Marina Event Center
- Marina Uplands
- Marina Docks



Bicentennial Park is a 3.5-acre public park area that has an Interactive Splash Fountain water feature, a pavilion, bathrooms and kiosks for watersport vendors. The pavilion is ideal for hosting festivals and concerts. The park can accommodate a variety of both formal and informal outdoor events. The private companies who rent the kiosks provide rentals of kayaks, paddleboards, jet-skis, boats and more.

The Marina Event Center is a two story state of the art conference center with 6,500 square feet of indoor ballrooms and meeting rooms as well as a 6,000-square foot rooftop outdoor area. Gatherings for up to 300 people are possible. Uses of the facility have included weddings, corporate meetings, family reunions, community group events, and public gatherings. The facility has a warming kitchen that provides equipment for catered events. There is also a Café that is open to the public. The Marina Event Center is booked for almost every week-end. The rental fee for the facility is deeply discounted for Riviera Beach residents. The building was built using the New Markets Tax Credit Program allowing over $2,000,000 in non-local additional sources to be made available for construction.





The Marina Uplands area of Marina Village includes several surface parking areas and the Marina Operations building, which is used by the City to oversee the Docks area. The Marina Uplands is the subject of the new RFP that will seek private firms to develop this area. Possible future development includes a hotel, a parking garage, a public market, and several restaurants. The Marina Uplands serves as the gateway to the Docks and accommodates the parking of Dock users.

The Docks area of Marina Village is operated by the City and provides spaces for boats to dock. In addition, fishing boats, diving charters, dining cruises, tourist attractions, and a water taxi to Peanut Island operate from the docks.

The CRA's Marina Village Enterprise is responsible for the operation of Bicentennial Park, The Marina Event Center, and Marina Uplands. Each area has its own budget that includes the direct costs of operating that area as well as the indirect costs, i.e., an allocation of the Common Area Maintenance costs. Staff salaries, including related taxes and benefits, are allocated to the area where the work is performed. The Phase II development opportunity will provide the City and CRA with new lease revenues and property taxes towards creating a profit center at Marina Village.

FYE 2019 MARINA VILLAGE ENTERPRISE SUMMARY

	Revenue	Expenses	Net Income (Loss)
EVENT CENTER	$212,500	$929,585	($717,085)
MARINA UPLANDS & BC PARK	$72,800	$1,052,671	($979,871)
CONTINGENCY	$0	$35,000	($ 35,000)
TOTAL	**$285,300**	**$2,017,256**	**($1,731,956)**

FYE 2019 EVENT CENTER BUDGET

REVENUE		
Facility Rentals (net)	$	120,000
Tenant Lease Revenue	$	27,000
Event Center CAM Payments (Rafiki Tiki)	$	14,500
Other Revenue	$	51,000
TOTAL REVENUE	**$**	**212,500**
EXPENSES		
Personnel – Wages and Salaries	$	119,825
Personnel – Benefits and Taxes	$	54,760
Insurance (Liability and Property)	$	100,000
Building Services and Maintenance	$	157,000
Communications	$	20,000
IT Services	$	22,000
Utilities	$	60,000
Cleaning Supplies and Equipment	$	15,000
Capital Equipment and Replacement	$	15,000
Office Supplies and Other Administrative Costs	$	15,500
Equipment Leases	$	22,000
Training and Professional Development	$	3,500
SUBTOTAL OPERATING EXPENSES	**$**	**604,285**
NET OPERATING INCOME (LOSS)	**$**	**(392,085)**
CRA RENT FOR EVENT CENTER (NMTC DEBT PAYMENT)	$	325,000
TOTAL EXPENSES	**$**	**929,585**
TOTAL NET INCOME (LOSS)	**$**	**(717,085)**

FYE 2019 UPLANDS AND BICENTENNIAL PARK BUDGET		
REVENUE		
Pavilion/Park Rental	$	8,000
Beach Kiosk Rentals	$	64,800
TOTAL REVENUE	**$**	**72,800**
EXPENSES		
Personnel – Wages and Salaries	$	308,803
Personnel – Taxes and Benefits	$	144,268
Parking - Yachtsman Lease Payments	$	131,000
Site Maintenance	$	150,000
Insurance (Liability and Property)	$	25,000
Administrative and Other Costs	$	15,600
Utilities	$	258,000
Cleaning Supplies and Equipment	$	10,000
Capital Equipment and Replacement	$	10,000
TOTAL EXPENSES	$	**1,052,671**
Net Income (Loss)	$	(979,871)

CLEAN & SAFE MARINA OPERATIONAL EXPENSE		
	TOTAL	
2019 GENERAL OFFICE BUDGET	**$5,220.00**	
Communication Services		$3,180.00
Time & Attendance System		$1,140.00
Marketing		$900.00
AMBASSADOR EQUIPMENT	**$8,100.00**	
Radio/Communication		$600.00
Collateral Material		$900.00
Uniforms/Equipment		$4,200.00
Ambassador / C&S Supervisor Training		$2,400.00
C & S CAPITAL EQUIPMENT & SUPPLIES	**$8,100.00**	
Equipment, Fuel & Supplies		$8,100.00
SAFETY / POLICE INTERLOCAL (PAGE 5)	**$840.00**	**$840.00**
TOTAL CLEAN & SAFE BUDGET FY2019	**$22,260.00**	**$22,260.00**

CRA CAPITAL PROJECT BUDGET -- FISCAL YEARS 2019 - 2023

Project	Total Budget	2019	2020	2021	2023
BB&T 2013A Funded Projects					
Utility Burial Project	$1,473,768	$1,050,000	$350,000	$73,768	$0
CRA Home Improvement Program	$200,000	$200,000	$0	$0	$0
Sub-Total BB&T 2013A Funded Projects	**$1,673,768**	**$1,250,000**	**$350,000**	**$73,768**	$0
General Fund (TIF) Funded Projects					
Marina Village Phase II (a) Improvements	$800,000	$450,000	$350,000	$0	$0
2601 Block Improvements	$620,000	$420,000	$200,000	$0	$0
Blue Lagoon PPP	$250,000	$250,000		$0	$0
Sub-Total TIF Funded Projects (	**$1,670,000**	**$1,120,000**	**$ 550,000**		
Unfunded Approved Projects (New Debt Issuance)					
Avenue E (City Partnership)	$2,000,000	$500,000	$ 500,000	$1,000,000	0
2600 Broadway	$4,000,000	$2,600,000	$1,400,000		**0**
Marina Village Phase 2 Public Development	$1,500,000				
Sub-Total Unfunded	**$7,500,000**	**$3,100,000**	**$1,900,000**	**$1,000,000**	**0**
Total All Capital Projects	**$10,843,768**	**$5,470,000**	**$2,800,000**	**$1,073,768**	**$**

*Total Budget is approved, annual dispersal estimated above subject to available board approved sources.
*2019 TIFF sources; $300,000 (2018 TIFF) +$820,000 (2019 TIFF)=$1,120,000