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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, October 10, 2018

6:07 p.m. to 7:51 p.m.

APPEARANCES:

Chair Tonya Davis Johnson (By phone)

Vice Chair Lynne Hubbard

Commissioner Julia Botel

Commissioner Terence Davis

Commissioner KaShamba Miller-Anderson

Attorney Michael Haygood

Interim Executive Director Scott Evans

Administrative Assistant Tamara Seguin

1 VICE CHAIR HUBBARD: Good afternoon. We're
2 going to call the CRA meeting for October 10th, 2018 to
3 order.

4 Roll call, Madam Clerk.

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 COMMISSIONER MILLER-ANDERSON: Here.

11 THE CLERK: Vice Chair Hubbard.

12 VICE CHAIR HUBBARD: Yes.

13 THE CLERK: Chair Davis Johnson.

14 CHAIR DAVIS JOHNSON: Here.

15 VICE CHAIR HUBBARD: Okay. We'll have the
16 invocation by Councilwoman Botel, and the Pledge of
17 Allegiance to the flag will follow.

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

20 VICE CHAIR HUBBARD: Madam Clerk, are there any
21 additions and deletions?

22 INTERIM EXECUTIVE DIRECTOR EVANS: No, there are
23 not.

24 VICE CHAIR HUBBARD: Okay. From the board, are
25 there any additions and deletions?

1 COMMISSIONER DAVIS: None.

2 VICE CHAIR HUBBARD: Any disclosures?

3 COMMISSIONER BOTEL: Madam Chair.

4 VICE CHAIR HUBBARD: Yes.

5 COMMISSIONER BOTEL: I have been in

6 conversations with Mr. Villari and company about their

7 property.

8 VICE CHAIR HUBBARD: I met with Mr. Villari as

9 well.

10 COMMISSIONER DAVIS: So did I.

11 VICE CHAIR HUBBARD: Okay. Could I get a motion

12 to --

13 COMMISSIONER DAVIS: So moved.

14 COMMISSIONER BOTEL: Second.

15 THE CLERK: Commissioner Davis.

16 COMMISSIONER DAVIS: Yes.

17 THE CLERK: Commissioner Botel.

18 COMMISSIONER BOTEL: Yes.

19 THE CLERK: Commissioner Miller-Anderson.

20 COMMISSIONER MILLER-ANDERSON: Yes.

21 THE CLERK: Vice Chair Hubbard.

22 VICE CHAIR HUBBARD: Yes.

23 THE CLERK: Chair Davis Johnson.

24 CHAIR DAVIS JOHNSON: (Unintelligible) vote.

25 VICE CHAIR HUBBARD: Okay. All matters listed

1 under this item are considered to be routine. An action
2 will be taken by one motion. There will be no separate
3 discussion of these items unless a councilperson so
4 requests, in which event the item will be removed from
5 the general order of business and considered in its
6 normal sequence on the agenda.

7 Is there anything that anyone would like to have
8 pulled at this time?

9 COMMISSIONER BOTEL: No.

10 VICE CHAIR HUBBARD: Okay. Can I get a motion?

11 COMMISSIONER BOTEL: So moved.

12 COMMISSIONER DAVIS: Second.

13 VICE CHAIR HUBBARD: It's been properly moved
14 and second.

15 THE CLERK: Commissioner Davis.

16 COMMISSIONER DAVIS: Yes.

17 THE CLERK: Commissioner Botel.

18 COMMISSIONER BOTEL: Yes.

19 THE CLERK: Commissioner Miller-Anderson.

20 COMMISSIONER MILLER-ANDERSON: Yes.

21 CHAIR DAVIS JOHNSON: Vice Chair Hubbard.

22 VICE CHAIR HUBBARD: Yes.

23 THE CLERK: Motion carries.

24 VICE CHAIR HUBBARD: Okay. We will move now to
25 the regular order of business.

1 THE CLERK: A resolution of the Board of
2 Commissioners of the Riviera Beach Community
3 Redevelopment Agency authorizing staff to solicit
4 requests for proposals for small business entrepreneurs
5 to participate in an incubator program and to rank
6 respondents for consideration by the board of
7 commissioners; providing an effective date.

8 COMMISSIONER DAVIS: So moved.

9 COMMISSIONER MILLER-ANDERSON: Second.

10 VICE CHAIR HUBBARD: Mr. --

11 INTERIM EXECUTIVE DIRECTOR EVANS: Project
12 Manager, Andre Lewis, will present this project.

13 MR. LEWIS: Good evening, Commissioners.

14 Okay. Today we'll be talking about RFP 2018-05
15 and the small business incubator project.

16 The purpose is to gain approval to publish the
17 RFP 2018-05 to seek small business entrepreneurs to
18 participate in an incubator program at the CRA owned
19 property located at 2615 Broadway, formerly known as the
20 Dairy Belle.

21 A little bit of background. The Dairy Belle
22 site has been a recognizable landmark since 1960. The
23 CRA purchased the property back in August of 2013. Most
24 recently the tenant operated out of the Dairy Belle site
25 from 2010 to 2015. The site is currently unoccupied and

1 needs rehabilitation.

2 Some items that need to be addressed for rehab
3 or replacement are the old signage, exterior doors which
4 are deteriorated and damaged, exterior stucco. The
5 windows are deteriorated, needs replacement. The rear
6 concrete walk and the concrete decks are both damaged.
7 The -- there were termite damage found in the wood, and
8 decay. Interior ceilings and walls are also damaged.

9 In addition to that, we have the electrical
10 system that needs to be replaced, along with the
11 fixtures and outlets; the air conditioning system; the
12 interior cabinetry are aged and deteriorated; the water
13 heater; and painting needs to be completed to the
14 interior and exterior of the building. The total
15 estimated cost is 28,200. And that's just to bring the
16 shell of the building. That doesn't account for any
17 machinery or anything for the proposed business owner
18 that wants to come in and add those. And there's a
19 section in the RFP that speaks to that.

20 So a little bit about the RFP details and the
21 program requirements. Part of the program requirement
22 is we want all proposals -- proposers should provide a
23 comprehensive business plan that clearly explains the
24 vision of their business, and a complete SWOT analysis,
25 and how the business venture will be successful at that

1 location.

2 Business readiness certification. The business
3 owner, the one that is awarded I should say, will be
4 required to participate in the business readiness
5 certification training held by the Small Business
6 Resource Center.

7 Additional requirements. The cost breakdown.
8 All proposers should complete the cost breakdown. And
9 it gives us a snapshot of what their financial
10 contributions will be to the rehab. So to speak, what
11 skin in the game, so to speak.

12 Presentation. All short list of proposers will
13 be required to execute a presentation to the RFP
14 evaluation team; and the committee will rank; and then
15 proposers will commit and execute the same or enhanced
16 presentation to the CRA board, if selected.

17 So taking a look at the sample lease agreement
18 cost matrix. We'll start from the left and go to the
19 right. Period one: The first six months the business
20 owner will be granted a six-month reprieve, there will
21 be no lease paid during that time. The second half of
22 the six months, the rent amount will be \$400.

23 At the beginning of year two we will evaluate
24 the previous year. And if the revenue -- if their
25 revenue exceeds 15 percent, the -- it will trigger the

1 new rent amount, which will be five fifty.

2 In year three, again we will evaluate the
3 previous year; and if the revenue exceeds or the profit
4 exceeds 30 percent, then it would trigger a \$700 amount
5 rent.

6 Year four and year five, at that point the
7 program itself will be ended; and if the board wishes to
8 allow the business owner to continue to operate the
9 business in those two years the rent amount will be
10 \$1,460.78.

11 The performance report. The owner will be
12 required to provide a semiannual performance report that
13 demonstrates a suitable progress toward a predetermined
14 goal for the business. So during the RFP there will be
15 a set of goals that would be given to us, and then we
16 will track their progress toward the goal. And that
17 will be semiannually. And at that point it gives the
18 owner an opportunity to say they're meeting their goals,
19 they're not meeting their goals, or they're exceeding
20 their goals. And we would also give them an opportunity
21 to say how can the agency assist them in further
22 reaching their goals.

23 Questions?

24 COMMISSIONER BOTEL: Madam Chair.

25 VICE CHAIR HUBBARD: You're recognized.

1 COMMISSIONER BOTEL: I'm just wondering, do we
2 have any preconceived notions about what kind of
3 business we're looking to have in there? Or is this
4 just going to be opened up to whatever -- whoever
5 applies, and we'll evaluate them after they apply?

6 INTERIM EXECUTIVE DIRECTOR EVANS: I think --
7 we're assuming it's going to likely be some sort of
8 food. We were hoping to get both pedestrian walk-up
9 traffic and some drive-by traffic to stop. But it's
10 open to anyone who wants to apply.

11 COMMISSIONER BOTEL: And what did we base those
12 rental amounts on?

13 INTERIM EXECUTIVE DIRECTOR EVANS: On the
14 previous rent originally, historically, it was about
15 \$1700 for that site. And that business wasn't
16 successful, so we set the base a little bit lower. And
17 then we set the very low introductory years just as a --
18 to try and help them be successful.

19 COMMISSIONER MILLER-ANDERSON: Madam Chair.

20 VICE CHAIR HUBBARD: You're recognized.

21 COMMISSIONER MILLER-ANDERSON: So with the
22 selection or the application opening up to everyone,
23 isn't the focus to kind of be on small businesses that
24 are kind of up and coming and kind of get their feet wet
25 and get established, right?

1 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

2 COMMISSIONER MILLER-ANDERSON: So if that is the
3 case, wouldn't we want to look at maybe saying
4 businesses that are in a first year or two of being
5 open, versus a 10-year established business coming in at
6 that rate?

7 The incubator point I thought was to help, you
8 know, establish people. So I would think that we would
9 want to kind of cap it at whatever, you know, if we said
10 two years, no older than two or three years established,
11 so that we're not -- you know, I mean that rent is
12 pretty low and we want people to be able to capitalize
13 off of it based on them getting started.

14 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we can
15 do that.

16 The other concept was if someone is doing a much
17 smaller like home based type business, that then they
18 might want to make the leap to have a bricks and mortar
19 type rental.

20 So we'll put in language that limits operations,
21 either another location to two years or less, and then
22 we'll leave it open for if you're a home based business.

23 COMMISSIONER MILLER-ANDERSON: Are we -- because
24 when we start talking about small -- I mean if you're
25 at -- some people are home based businesses and do very

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1 well. So if we're talking about small businesses, we
2 want to look at a certain amount of threshold that we're
3 targeting; we don't want people with one million
4 dollars, you know -- I mean you could do that, depending
5 on what you do at home -- and coming in and capitalizing
6 off of it. You know, we're really trying to help people
7 that are really trying to get going. So I think that's
8 important to think about too, even when we're talking
9 about the home based businesses. Maybe looking at --
10 are we going to be looking at their taxes? Or how do we
11 verify the criteria that we're looking for, other than a
12 report? I mean, how do you --

13 INTERIM EXECUTIVE DIRECTOR EVANS: We can do
14 that, we can look into their financial reporting.

15 COMMISSIONER MILLER-ANDERSON: And then that way
16 we would be able to determine what we want that cap to
17 look like in order to truly help those that are trying
18 to get established.

19 VICE CHAIR HUBBARD: Mr. --

20 CHAIR DAVIS JOHNSON: Madam Chair.

21 VICE CHAIR HUBBARD: One -- Councilwoman, one
22 second, please.

23 Mr. Evans, what I took from this was that this
24 is going to be for new businesses or businesses that
25 have been home based or -- and this is a start-up

1 initiative. So if someone, you know, is a million
2 dollar business and they're at home, they automatically
3 would not qualify for this particular program once the,
4 once the general and true definition of entrepreneur
5 start-up and incubator is put into place, those persons
6 would not necessarily qualify for this. The true
7 meaning of incubation, beginning and starting a business
8 itself, or transferring from your home base to someone
9 here. So I don't -- so I guess when we flush that out
10 in the language, that would become clear; because I
11 guess the general concept of that, one, is what I got
12 from that, is what the true market meaning of incubation
13 is.

14 Thank you.

15 Councilwoman Davis Johnson.

16 CHAIR DAVIS JOHNSON: Thank you. I would think
17 that we (unintelligible) before we put it out on the
18 street and indicate who actually (unintelligible) based
19 on (unintelligible) then we should indicate what the
20 high standard is. And then that way that prevents those
21 businesses that are already (unintelligible) from
22 applying (unintelligible) responding to the RFP. If we
23 put the true dollar value that we believe should be
24 (unintelligible) start-up businesses, that should clear
25 it up and it should be included in the language of the

1 RFP.

2 Further, I would like to request or I need
3 clarification because I -- what I'm seeing is the use of
4 the word proposers or responders, we need to be specific
5 for (unintelligible) eligibility, as well as the RFP
6 (unintelligible).

7 VICE CHAIR HUBBARD: Would you repeat that
8 again, Councilwoman?

9 CHAIR DAVIS JOHNSON: I'm sorry.

10 VICE CHAIR HUBBARD: Would you repeat that
11 again, please? The last part of what you said. You
12 went out -- just the last part.

13 CHAIR DAVIS JOHNSON: Okay. Under eligibility
14 requirement it states that the awarded proposers, and
15 the awarded proposer. So if it's not staff's intent to
16 put two businesses in that space to incubate then
17 (unintelligible) to make sure you're clear.

18 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

19 VICE CHAIR HUBBARD: Absolutely. Okay.

20 INTERIM EXECUTIVE DIRECTOR EVANS: One of the
21 changes we could make is, we could add another category
22 to the evaluation criteria that says that this is for a
23 small business or a start-up. And then we could add --
24 I think it's out of 140 points right now. We could make
25 it substantial, like 35 points, that they have to

1 present their rationale proving how they're a start-up
2 business, and attach their financial information if
3 they're already existing. And that would allow us -- so
4 if it's an established business that already has another
5 location somewhere, that would also be affected under
6 the scoring because they would rank very low under that
7 category.

8 CHAIR DAVIS JOHNSON: Quite frankly I think
9 that's too late and you would have a number of proposers
10 that wouldn't be deemed to be responsive and
11 responsible. So if we put that on the front end in the
12 requirement...

13 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. So we
14 could establish a base set of requirements that, that
15 would establish that they are in fact a start-up. So we
16 could apply like a dollar amount to previous years tax
17 returns.

18 COMMISSIONER DAVIS: That makes sense.

19 INTERIM EXECUTIVE DIRECTOR EVANS: And a list of
20 other items.

21 VICE CHAIR HUBBARD: And if they're a new
22 business and they have not filed for tax returns, but a
23 new, you know, start-up, then we should have that
24 delineated in the requirements and recognize that that's
25 a possibility as well.

1 CHAIR DAVIS JOHNSON: Well, absolutely. You
2 would want to see a balance sheet or some other
3 documentation that is going to show their
4 (unintelligible) how the dollars have been allocated
5 thus far. So I think that we need to review the RFP
6 before releasing it, to make sure that we have
7 sufficient criteria and clear criteria for those who may
8 wish to respond to the RFP.

9 VICE CHAIR HUBBARD: Okay. Absolutely.
10 Thank you.

11 Any other comments?

12 Okay.

13 THE CLERK: We have a public comment card.

14 VICE CHAIR HUBBARD: I'm sorry. Was there any
15 more comments from the dais?

16 COMMISSIONER DAVIS: No, ma'am.

17 COMMISSIONER MILLER-ANDERSON: Are we moving
18 from this?

19 INTERIM EXECUTIVE DIRECTOR EVANS: I think based
20 on that last comment that we would bring it to the next
21 meeting.

22 COMMISSIONER MILLER-ANDERSON: Madam Chair.

23 VICE CHAIR HUBBARD: Go ahead.

24 COMMISSIONER MILLER-ANDERSON: So the part about
25 the lease agreement, so the program will offer a

1 six-month grace period and then a term not to exceed
2 three years, with two-year options. Like I said before,
3 I want to make sure that we are -- I kind of envisioned
4 we would help people get started, let them be there for
5 a couple years, maybe three years, get going, and then
6 bring in another business to be able to help someone
7 else get a start. So I didn't really envision it being
8 someone that's staying there long-term. I saw it more
9 of getting people established, you're doing well, then,
10 you know, you move on. And then we are able to help
11 more people out in terms of getting their businesses off
12 the ground.

13 So when I was thinking of incubators, it's more
14 growing more people versus, you know, becoming more of a
15 landlord and just housing them there on a longer basis.

16 Did anybody else have that thought?

17 VICE CHAIR HUBBARD: What I got from this is
18 that I think there is -- I don't want -- well, let me
19 say this, I think it's a misuse of terms. If this will
20 be an incubation initiative for whomever gets -- who
21 wins the proposal, incubation from the standpoint of
22 start-up. This is where I see us wanting to help a
23 business, a new business, take a foot. Because once
24 someone makes that capital investment, they don't want
25 to have to relocate in three years.

1 So if we start an incubation center where we're
2 going to do that for different businesses, then that's
3 what we will have, an incubation center.

4 But for this, from the standpoint of incubation,
5 I think the word or the term should be start-up, a
6 start-up business or a new business to come in. Because
7 if incubation is going to cloud the intent and the end
8 game for the project, I think one would want to change
9 the name of this to start-up as opposed to incubation;
10 because when you're thinking, you know, of that, you're
11 going to have a center there with so-and-so, and I think
12 other persons will come too to think it's going to be a
13 fast turnover. And when you put that kind of money into
14 a business, you don't want -- I want a fair chance to
15 make money and to create a successful business.

16 So as you see with progression of your rent,
17 that tells one that I'm on my own, I've established my
18 footing, I'm now paying \$1500 a month, I'm now paying
19 market rent. So I'm not looking to move after I buy all
20 this equipment and outfit this building. So I say that
21 that's something that we might take a look at, fine
22 tuning the concept and changing the name.

23 COMMISSIONER DAVIS: Madam Chair.

24 VICE CHAIR HUBBARD: Yes, sir.

25 COMMISSIONER DAVIS: I do believe that both you

1 and Councilperson Miller-Anderson are correct.

2 In West Palm Beach they had a same -- similar
3 program, but after five years you had to relocate to pay
4 the market rate in another area of the CRA. But what
5 they did in West Palm was they had some funds that
6 assisted with the relocation of that business, I think
7 it was in the year five; and then you bring the new
8 business in to start a whole new program over, so we can
9 keep -- you don't want people staying in one location
10 too long.

11 So I do believe we're headed in the right
12 direction as we kind of put this stuff together. It
13 takes a little while.

14 But that's what I know what they did in West
15 Palm Beach. And I think it was Cafe Sweets, is what
16 they did it with. And it was doing really well, really
17 well, and it was time for them to move on and then put a
18 new business in the location. And then they had a
19 situation where they were trying to find out was it a
20 really new business, was it already an existing business
21 trying to take advantage of the rent.

22 But if we want to do what we're stating today,
23 help another start-up business come in as we help assist
24 and shift them to a more market rate within the CRA, and
25 then we can help with some assistance with moving to

1 another location.

2 VICE CHAIR HUBBARD: We -- that -- I, I, I hear
3 what you're saying.

4 COMMISSIONER DAVIS: It was after five years
5 though, in that program.

6 VICE CHAIR HUBBARD: I hear what you're saying.
7 But I guess -- for example, when the county had a
8 \$25,000 program where someone that wanted to move into
9 the city -- and I think it was Baron Signs, that was
10 able to take care of that relocation and they were able
11 to stay there. It was just, you know, to help for
12 businesses that a municipality was trying to attract.

13 And, again, I see this as more of starting
14 increasing equity and local participation and local
15 business opportunities as opposed to a traditional
16 incubator program.

17 Now, I hope that we can find a location to have
18 an incubation program. But I don't think that this is
19 the building for it. It would need to be bigger, and it
20 would need to be able to serve more participants.

21 And also, one thing that we will have in this
22 initiative, someone will review this person's business
23 plan as if we would do any other business that came, you
24 know, into the city, that we were supporting, to see if
25 their concept was going to be feasible.

1 This building is not a building that I think
2 would be one that we would want to host an incubation
3 program in. Thus I think it's just a matter of changing
4 the name. Because the meat of it, the content of what
5 you presented, is for a start-up business, it's not for
6 the incubation because it's going to scare a lot of
7 people and it's going to put demands on the project that
8 shouldn't be there.

9 COMMISSIONER BOTEL: Madam Chair.

10 VICE CHAIR HUBBARD: Councilwoman Botel.

11 COMMISSIONER BOTEL: I think Mr. Evans suggested
12 we might that a look at this at the next meeting, and
13 perhaps at that time he can have some clarification
14 about whether or not this is an incubation or a
15 start-up.

16 VICE CHAIR HUBBARD: Thank you. And that is --
17 but one thing the staff does need to hear is from the
18 council, so when they go back and they come back they
19 have a clear understanding of what to bring back so that
20 the same item don't land on the agenda three, four,
21 five, times. So it's good to have the dialogue and the
22 conversation.

23 Chairwoman Tonya Davis Johnson.

24 CHAIR DAVIS JOHNSON: Yes, ma'am.

25 VICE CHAIR HUBBARD: Did you have any more

1 comments, ma'am?

2 CHAIR DAVIS JOHNSON: No. I was just providing
3 some information (unintelligible) threshold
4 (unintelligible) start-up threshold (unintelligible) so
5 that it's clear as to what that dollar should look like
6 for (unintelligible).

7 VICE CHAIR HUBBARD: Okay. Thank you. Thank
8 you.

9 Are there any more comments, questions,
10 concerns, from the dais?

11 Okay, with that said, thank you.

12 And we have a public comment card.

13 THE CLERK: Bonnie Larson.

14 MS. LARSON: Bonnie Larson.

15 A couple weeks ago I asked if you had seen the
16 study on the rehabbing of this business. Have you?

17 I looked at it -- well, you're not saying
18 anything. But anyway, I looked at it today and, oh,
19 that building is in bad shape. We have been a slum
20 landlord. There are cracks in there. The electric
21 panel -- I don't know when -- we have friends in Riviera
22 Beach that have a business and every year they get their
23 electrical inspected. That thing hasn't been inspected
24 in years.

25 The gentleman who did the study, he gave some

1 figures, they're rough figures as far as I'm concerned
2 with regard to rehabbing. There's two wall unit air
3 conditioners. Let's put central air in so that people
4 have some heat. There's no heat in there right now.

5 It's also not set up -- I believe not set up to
6 cook food in it. It was an ice cream place, it's not
7 set up to do food, so you have to have a lot of
8 different things for that, to allow for that.

9 It's just really in bad shape. It's got
10 termites also. So there's a lot of things that have to
11 be done.

12 So my suggestion is not to put the cart before
13 the horse, not to do the RFP and try and get people now.
14 Let's fix the building first. That might take a year,
15 year and a half. Who knows.

16 You're shaking your head no. I'm telling you,
17 you can't promise people something and then say, well,
18 you can't move in yet because we really haven't done
19 the -- let's do it in proper order. Let's fix the
20 building first, and then you'll have a better idea of
21 what kind of people you want in there, who you want in
22 there, and it will be an attractive place for someone to
23 come.

24 And it does have to have a limit on the number
25 of years, because I mean the first six months they have

1 no rent, then \$400, 550. I might move in there for
2 that. You don't have any rents like this.

3 But it's good for a start-up. Decide if it's
4 going to be a start-up or what. And just have some more
5 things in mind and know what you're going to do before
6 we put out the RFP.

7 If you put out an RFP you might get 20 people
8 tomorrow who say, yeah, I want to move in. Well, you
9 can't. That building's in bad shape. It's really got a
10 lot of things that weren't even in that report which
11 need to be fixed. And expense, you don't know what it's
12 going to cost you.

13 He estimated some things. He really didn't know
14 the electric -- he estimated, say, on the electrical
15 panel, but he doesn't know what's going to go in there.
16 If you're going to have -- different businesses need a
17 different type of electrical panel in there.

18 Are they going to pay their own electric? Are
19 they going to pay water? Are they going to pay phone?
20 You need -- all these things need to be ironed out.

21 I looked at the website today and I didn't see
22 anything about this. So how do people even know about
23 this? I think we need to do a lot more work before an
24 RFP goes out. Let's get the building fixed, decide on
25 exactly what you want to do there, and then we go from

1 there and help somebody out. But put a limit on it so
2 they don't stay there forever.

3 But let's get the building fixed, number one.
4 Get rid of those termites and all the other things that
5 are -- that building is a mess on the inside, absolutely
6 a mess.

7 We've owned it since 2013. It's a shame the way
8 it looks.

9 So if you don't have that study, you get that
10 study and you look at it. Thank you.

11 VICE CHAIR HUBBARD: Number 4.

12 THE CLERK: A resolution of the Board of
13 Commissioners of the Riviera Beach Community
14 Redevelopment Agency authorizing staff to negotiate an
15 agreement with Merchant Strategy, Inc., for marketing
16 and public relations services; providing an effective
17 date.

18 VICE CHAIR HUBBARD: Do I have a motion?

19 COMMISSIONER DAVIS: So moved.

20 COMMISSIONER BOTEL: Second.

21 MS. JENKINS: Good evening, Commissioners.

22 Annetta Jenkins, Director of Neighborhood
23 Services.

24 The purpose of the RFP was to assist the agency
25 in maintaining a consistent, professional, and thorough

1 marketing profile. We do not have the staff capacity in
2 terms of having a marketing person on staff. And we
3 think that having professional services will help us to
4 further support our major CRA initiatives, help us to
5 gain community participation, to help us in growing the
6 city's economic base, and influence key audiences.

7 Okay. Just to give you some background for this
8 request for qualifications. We advertised in the Palm
9 Beach Post on July 3rd, 2018. We also advertised on
10 Demand Star, on the CRA and City websites, through our
11 Constant Contact database, through numerous e-mails,
12 through radio commercials, and at various public events
13 and outreach sessions.

14 Four firms replied responsively. On August 16th
15 the evaluation committee -- consisting of myself; Andre
16 Lewis, our CRA project manager; Gabrielle Monroe, our
17 former Event Center manager; and Mr. Richard Blankenship
18 with the City of Riviera Beach Parks and Rec
19 Department -- convened to review and discuss the
20 responses to the RFP.

21 It was decided because we had four respondents
22 that we would invite all of them to participate in oral
23 presentations, which were held on August 23rd. And the
24 four firms that were responsive were the Merchant
25 Strategy, Upscale by Mosaic, CRA Media, and Stellar

1 Marketing.

2 The proposers were scored based on quality and
3 extent of experience, their approach, the location of
4 the firm, and their status as an MWBE, as well as the
5 oral presentations. We took the total average scores
6 for both the written and oral presentations and we
7 combined them for a normal final ranking.

8 Merchant Strategy was the highest ranked firm.
9 And just to give you a little background on that firm,
10 they've been in business since 2003, and incorporated in
11 2007. And Sharon Merchant and her colleagues provide
12 expert public involvement in government community
13 relation services to clients in both the public and
14 private sector. And they have added to their team to be
15 able to meet the required elements of the requirements
16 of our project.

17 So we're asking the board and recommending that
18 you as commissioners approve a resolution giving us the
19 authority to negotiate an agreement, which we'll bring
20 back to you, with the number one ranked firm, the
21 Merchant Strategy, for marketing and public relations
22 services.

23 And I'll take any questions.

24 VICE CHAIR HUBBARD: Any questions from the
25 board?

1 COMMISSIONER MILLER-ANDERSON: Madam Chair.

2 VICE CHAIR HUBBARD: Councilwoman.

3 COMMISSIONER MILLER-ANDERSON: When we do the
4 negotiations -- I know in the past with other -- with
5 the previous agency that we had -- are we going to have
6 that cost breakdown visible so that we actually know
7 what is included in that lump sum? Because at one point
8 we were paying like a blanket amount per month, and then
9 we had these extra little bitty costs that were adding
10 up in addition to that. So within their -- within our
11 negotiations will we be looking at -- we will have --
12 when you come back to us will you have a breakdown of
13 everything?

14 MS. JENKINS: We definitely will have a
15 breakdown. And you're referring to several of the
16 previous agreements where we had a retainer. And the
17 retainer, it will be explained what we will get for the
18 retainer, if we end up going that way instead of a
19 strict hourly rate for services. The retainer will
20 include some basic and recurring services that we might
21 be anticipating, as well as special add-ons will have a
22 set hourly rate. So we definitely will bring you
23 explanation, breakdown, so you can see what is included
24 in the scope.

25 VICE CHAIR HUBBARD: Are there any more

1 questions? Any more comments? Is that it?

2 MS. JENKINS: I just wanted to let you know that
3 there are several representatives of the Merchant
4 Strategy here in the office. They are present, just to
5 let you know.

6 VICE CHAIR HUBBARD: Would they like to make any
7 comments at this time?

8 UNIDENTIFIED SPEAKER: We're here to answer
9 questions if you have any.

10 VICE CHAIR HUBBARD: Thank you.

11 Are there any questions from the team?

12 Thank you so much for your presentation.

13 COMMISSIONER MILLER-ANDERSON: Madam Chair.

14 VICE CHAIR HUBBARD: Councilwoman
15 Miller-Anderson.

16 COMMISSIONER MILLER-ANDERSON: Do we not need to
17 take a vote or --

18 VICE CHAIR HUBBARD: Yes, we do. But I'm --

19 COMMISSIONER MILLER-ANDERSON: Oh. I --

20 VICE CHAIR HUBBARD: I hadn't gotten to it.

21 COMMISSIONER MILLER-ANDERSON: Oh, okay. I
22 thought we were moving to the next one.

23 VICE CHAIR HUBBARD: No, we were giving them an
24 opportunity to make a comment if they had one. But she
25 said she's here to answer questions at this time.

1 So therefore, thank you again, Ms. Jenkins.

2 THE CLERK: And I have one public comment card.

3 VICE CHAIR HUBBARD: And we have one public
4 comment card. Can we have that?

5 THE CLERK: Ms. Bonnie Larson.

6 MS. LARSON: Of course.

7 It always surprises me when people want business
8 with the City or the CRA and they don't come up here and
9 make a presentation. That just surprises -- do we have
10 any questions? No one has any questions.

11 This is the same company which wanted to do
12 business with Riviera Beach, the City. And my question
13 now is, what are we promoting in the CRA? We don't
14 really have much happening there.

15 I know with the last company it was like a
16 hundred thousand dollars a year, plus, plus, everything
17 they did. They made a phone call, that was extra. They
18 sent a fax, that was extra. They sent an e-mail, that
19 was extra. Oh my goodness. There was nothing to that
20 hundred thousand dollars. It was way, way above that.

21 So my question is, what are we going to have
22 these people do? I haven't heard a cost, for basic
23 cost. What are they going to do for that basic cost?
24 And there shouldn't be anything extra. We should hire
25 them to do X, promotion, marketing, whatever, and then

1 that should be it. There shouldn't be all these extra
2 costs like we had with the other company.

3 So my question is, what are we promoting in the
4 CRA at this time? Maybe we need marketing and
5 promotion. But right now? Do we need it to start right
6 this minute? Because what do we have that we want to
7 talk about?

8 So I just wish they had made a presentation to
9 us. And that goes for every single company that wants
10 to work here or that wants something from Riviera Beach,
11 they need to come right here and make their presentation
12 to us.

13 But we've gone down this road before with the
14 marketing. That's why I'm concerned. I'm not concerned
15 about this company in particular, I don't know them.
16 But I'm just saying it's past experience. That did not
17 work out well. Because what did we get from those
18 people? What benefit in the end did we really get from
19 those \$100,000 plus, plus, plus people. I didn't see
20 it.

21 Thank you.

22 VICE CHAIR HUBBARD: Thank you.

23 Madam Clerk.

24 THE CLERK: Commissioner Davis.

25 COMMISSIONER DAVIS: Yes, ma'am.

1 THE CLERK: Commissioner Botel.

2 COMMISSIONER BOTEL: Yes.

3 THE CLERK: Commissioner Miller-Anderson.

4 COMMISSIONER MILLER-ANDERSON: Yes.

5 THE CLERK: Vice Chair Hubbard.

6 VICE CHAIR HUBBARD: Yes.

7 THE CLERK: Motion carries.

8 Discussion of future Healthy Foods, Healthy
9 Living operations at the CRA property located at 1101
10 Avenue E, Riviera Beach.

11 MS. JENKINS: Commissioners, Annetta Jenkins,
12 commenting again.

13 We're here tonight asking for direction
14 concerning future operations at the property at 1101
15 Avenue E.

16 And before I go through this presentation, I
17 have an update that's -- that is not included in your
18 board item. We've since been informed that Ms. Watson
19 and Healthy Food, Healthy Living will no longer be in
20 operation. Ms. Watson has in fact relocated out of the
21 area, out of the state, and she has retired. And we
22 wish her well, and she sounds very happy and very
23 relaxed.

24 Just to give you a little background. And I'll
25 go through this fairly quickly unless you have

1 questions. Last year our Clean and Safe operations
2 manager visited the property and had some concerns about
3 the status of the property. And these pictures give you
4 some idea of the conditions there.

5 We requested an emergency assessment, which we
6 did have completed by Disaster Restoration Company.
7 They submitted a proposal for services that included the
8 removal of the items and cleaning of the property.

9 Here is where we are at the current moment. To
10 complete other items that need to be done -- and this is
11 after the assessment -- we are estimating that proposed
12 cost to bring the building back into compliance is a
13 little bit more than \$9,600.

14 We had an inspection of the property, and there
15 is mold. After the mold is remediated the walls inside
16 and out would have to be painted. And we have to
17 replace some items in the bathroom. Coming to an
18 estimated total of \$9,655.

19 The site is currently closed. We posted the
20 building because it was not safe.

21 And we're asking tonight for direction
22 concerning future remediation and operations at the CRA
23 owned building at 1101 Avenue E.

24 CHAIR DAVIS JOHNSON: Madam Chair.

25 VICE CHAIR HUBBARD: One second, Chairwoman.

1 Ms. Jenkins.

2 MS. JENKINS: That's --

3 VICE CHAIR HUBBARD: That completes your
4 presentation?

5 MS. JENKINS: -- my presentation.

6 VICE CHAIR HUBBARD: Yes, Chairwoman Davis
7 Johnson.

8 CHAIR DAVIS JOHNSON: Well (unintelligible) our
9 former operator has retired. We want to wish her well
10 and thank her for the services that she's provided to
11 this date.

12 Here's a thought. We have an organization,
13 Healthier Neighbors. Healthier Neighbors is committed
14 to providing fresh food, fresh vegetables, and
15 information on health and well being. If the CRA were
16 to remediate the building, I would suggest that we reach
17 out to Ms. Gordon (unintelligible) Healthier Neighbors
18 to find out if there is any interest in their
19 organization assisting us in our current state of a food
20 desert to provide services out of that building to the
21 surrounding community.

22 COMMISSIONER BOTEL: Madam Chair.

23 VICE CHAIR HUBBARD: Go ahead.

24 COMMISSIONER BOTEL: Thank you.

25 I would think that -- I think that's a great

1 suggestion. But I would think -- I mean I'm thinking
2 also of Pastor Teresa Nelson, who has -- who does
3 delivery of foods. There are probably a number of other
4 agencies within the City who might be interested in
5 taking over that site.

6 Pastor Nelson has said to me on a number of
7 occasions she has had so much food donated she doesn't
8 have space in the refrigerators that she has. I would
9 think that we might want to make this an open invitation
10 to have people say to us they could use it -- sort of an
11 RFP, what agencies in the city are interested, and then
12 put it out as if it were a bid. Although it's not
13 really a bid. But see what interest is expressed by
14 other agencies within the city to see who would be the
15 best fit for it.

16 COMMISSIONER MILLER-ANDERSON: Madam Chair.

17 COMMISSIONER DAVIS: Madam Chair.

18 CHAIR DAVIS JOHNSON: I don't disagree. It's a
19 process. But I believe that we should have someone with
20 a proven track record.

21 COMMISSIONER BOTEL: Yes.

22 CHAIR DAVIS JOHNSON: And we want to be able to
23 make sure that we utilize the space for the purpose
24 (unintelligible).

25 So putting it out (unintelligible) any agency to

1 respond is wonderful. That organization just came to
2 mind because they are working very hard to identify
3 space and dollars to bring a supermarket of sorts to the
4 community, right there in the inner city. So we should
5 just keep that in mind, because we are certainly a food
6 desert. And we have corner stores, there's always a
7 question about this, but because we are a food desert
8 our residents are forced to go to these corner stores
9 for a hot meal or for fruits and vegetables or anything
10 else that they determine is a need.

11 VICE CHAIR HUBBARD: Okay.

12 COMMISSIONER MILLER-ANDERSON: Madam Chair.

13 VICE CHAIR HUBBARD: Councilwoman
14 Miller-Anderson.

15 COMMISSIONER MILLER-ANDERSON: I agree with
16 Commissioner Botel, as well as Commissioner Davis
17 Johnson. I do feel that we should open it up.

18 Obviously, when we take a look at the different
19 agencies we will be looking at their track record, we
20 will be looking at the services that they offer. We do
21 have quite a few that are established that are doing
22 something. And I'm also aware of Healthy Neighbors
23 trying to go into the convenience stores and provide
24 more fresh fruit and vegetables and, you know, more
25 healthier options.

1 But I just don't want to, as we've done in the
2 past, just kind of hand off one of our locations
3 directly to someone just because, you know, we're aware
4 of that one particular agency or group that's doing
5 that. There may be others that are around that are in
6 the city that have been doing a number of things. So I
7 just think we want to keep our options open and put it
8 out there and see who would be interested in it, and
9 then go down the proper protocols and procedures in
10 terms of bringing them on board. I just think that
11 would be the more proper way to do that.

12 VICE CHAIR HUBBARD: I think that chairwoman --
13 she stated that she was all for process and procedures.

14 COMMISSIONER MILLER-ANDERSON: Of course. She
15 said --

16 VICE CHAIR HUBBARD: Just we want to make sure
17 that the intent, the space for fresh fruits and
18 vegetables and healthy foods.

19 So all three of you, I think, have said the
20 same.

21 Mr. Davis.

22 COMMISSIONER DAVIS: How you doing?

23 VICE CHAIR HUBBARD: I'm fine. And yourself,
24 sir?

25 COMMISSIONER DAVIS: I'm doing okay.

1 VICE CHAIR HUBBARD: Go right ahead.

2 COMMISSIONER DAVIS: Well, I thought about some
3 of the things that we discussed previously as a board.
4 And with all due respect to everyone's opinion, I think
5 there's a way that we can do a hybrid in accomplishing
6 all those goals.

7 We discussed previously about the community
8 kitchen.

9 Was that the term that we used, Mr. Evans, the
10 community kitchen?

11 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, a
12 commercial kitchen.

13 COMMISSIONER DAVIS: A commercial kitchen, where
14 people come in and they rent the space for a day and,
15 you know -- but I don't want to stop someone from like
16 one of these organizations to supplying some of these
17 foods so that -- sort of like say Chef A or B or C or D
18 may rent it for Monday, Tuesday and Wednesday.

19 COMMISSIONER MILLER-ANDERSON: St. George's,
20 though, they kind of --

21 COMMISSIONER DAVIS: Right. Yeah. So if we was
22 to kinda do a hybrid, still use it for partnering up
23 with an organization that can bring in the healthy
24 fruits and the vegetables, allow certain folks to come
25 in to prepare the food for the community, and they will

1 book certain days they can, and they can display it
2 throughout the community. And it still accomplishes
3 both goals, what we were talking about previously with
4 the community commercial kitchen, as well as partner up
5 with an organization to bring in the healthy fruits and
6 vegetables.

7 VICE CHAIR HUBBARD: Okay.

8 COMMISSIONER MILLER-ANDERSON: Madam Chair.

9 VICE CHAIR HUBBARD: One second.

10 So it sounds like we're in agreement that staff
11 will go ahead and get quotes to repair the building.

12 Councilwoman Miller-Anderson.

13 COMMISSIONER MILLER-ANDERSON: With the thought
14 in mind of having those -- putting it out and doing a
15 hybrid of it. Currently there's no cooking equipment in
16 there, right? There's no --

17 COMMISSIONER DAVIS: No.

18 COMMISSIONER MILLER-ANDERSON: -- kitchen or
19 anything. So that would be something that if we go that
20 route that would be something we'll have to look at
21 adding to it.

22 VICE CHAIR HUBBARD: Okay. Well, I guess right
23 now staff's looking for direction, whether we want to
24 invest in the repair and the basic structural repair of
25 this facility, and then they can come back to us with

1 options as to what can take place, and procedures for
2 those options.

3 Chairwoman Tonya Davis Johnson, do you have any
4 other comments?

5 CHAIR DAVIS JOHNSON: No, I have nothing
6 further.

7 VICE CHAIR HUBBARD: Thank you.

8 Any other comments from the dais?

9 COMMISSIONER BOTEL: Do you need a motion to
10 have that happen?

11 VICE CHAIR HUBBARD: I do. But I was asking
12 whether there was any more comments.

13 So you're ready? I mean so you're done with
14 your comments?

15 MS. JENKINS: Yes, ma'am.

16 VICE CHAIR HUBBARD: Okay. Can I get a motion,
17 please?

18 COMMISSIONER BOTEL: So moved.

19 COMMISSIONER DAVIS: Second. If we don't have
20 any public comment.

21 THE CLERK: No public comments.

22 VICE CHAIR HUBBARD: Okay.

23 COMMISSIONER DAVIS: My second still stands.

24 VICE CHAIR HUBBARD: Okay. Madam Clerk.

25 THE CLERK: Commissioner Davis.

1 COMMISSIONER DAVIS: Yes, ma'am.

2 THE CLERK: Commissioner Botel.

3 COMMISSIONER BOTEL: Yes.

4 THE CLERK: Commissioner Miller-Anderson.

5 COMMISSIONER MILLER-ANDERSON: Yes.

6 THE CLERK: Vice Chair Hubbard.

7 VICE CHAIR HUBBARD: Yes.

8 THE CLERK: Motion carries.

9 VICE CHAIR HUBBARD: Thank you.

10 THE CLERK: A resolution of the Board of

11 Commissioners of the Riviera Beach Community

12 Redevelopment Agency approving a local contribution and

13 loan in the amount of \$567,500 for the Berkeley Landing

14 project located at 3100 and 3124 Broadway, Riviera

15 Beach, Florida, from the Agency to the Wendover Housing

16 Partners and/or assigns, in support of an application

17 for low income housing tax credits to support the

18 project; authorizing the chairman and executive director

19 to execute the agreement; providing an effective date.

20 COMMISSIONER DAVIS: So moved.

21 COMMISSIONER BOTEL: Second.

22 VICE CHAIR HUBBARD: Presentation, please.

23 MS. JENKINS: Commissioners, we're here tonight

24 asking -- or requesting that you approve a resolution

25 authorizing a local government area of opportunity

1 funding contribution and loan in the amount of \$567,500.
2 This loan would be a demonstration of a local government
3 commitment to the project that I'm going to describe in
4 a minute, and will maximize the applicant's score for an
5 allocation of low income housing tax credits.

6 The loan will be conditioned upon the award of
7 the tax credits to the Wendover Group and/or assigns for
8 the development of 230 units of housing that is
9 affordable to residents with incomes not in excess of 80
10 percent of area median income; and the loan proceeds
11 would not be disbursed until closing of the entire
12 transaction.

13 The project is called Berkeley Landing. And it
14 is a proposed new development adjacent to the Park Manor
15 neighborhood of Riviera Beach. It will add
16 approximately 26 million dollars in development value on
17 a property that is currently assessed at \$875,000 and
18 change. And that's a typo with the million there.

19 The project will generate an estimated 370,000
20 in tax increment value. And in addition to increasing
21 our tax base it will dismantle -- or rebuild something
22 on an abandoned trailer park site and replace it with
23 120 units of affordable housing for seniors. And you
24 see the site there. My pointer is not working. You see
25 the vacant site and the site plan just below it right

1 here.

2 The Wendover Group has contracted to purchase
3 this property, which has an address of 3100 and 3124
4 Broadway. And it will be known as Berkeley Landing.
5 It's situated on almost four acres located at that
6 address. And you can see the two parcels highlighted in
7 red there, in there, this piece that's just to the
8 north.

9 Here are some examples of other projects
10 recently developed by the Wendover Group. You see Haley
11 Park, which is on the west coast, with three stories and
12 an attractive frontage, and the gathering space and
13 amenities. Here are some additional pictures of the
14 exercise room and the pool and the media center, which
15 this project would also have.

16 And incidentally, the community gathering space
17 would be available to community groups throughout the
18 neighborhood.

19 Our timeline. The developers are preparing a
20 housing tax credit application that's due to Florida
21 Housing Financing Corp. on no later than October 30th.
22 So they would need their commitment and concurrency
23 documents no later than October 16th or sometime this
24 week. And hence we're here for approval at tonight's
25 meeting.

1 The resolution to approve the \$567,500 would, as
2 I mentioned, be contingent upon the receipt of the
3 credits. So we'd have no obligation until the tax
4 credits are awarded and loan documents are finalized.

5 The development will repay the loan over 20
6 years after stabilization. And they've agreed to
7 partner with the CDC and other non-profits to bring
8 various community benefits; including having our Home
9 Buyers Club accessible, working with them on job fairs,
10 and attracting local labor for the available
11 construction jobs and permanent jobs.

12 And of course we'll have 120 affordable senior
13 housing units for seniors, including veterans.

14 This project is consistent with the goals and
15 objective of the adopted CRA plan.

16 I'd like to inform you that the developers are
17 here and they could present further information about
18 the project if you would allow them to come up.

19 VICE CHAIR HUBBARD: Yes, have them come up.

20 MR. HAYGOOD: Before they do so, I want to
21 clarify a couple issues. First of all, the agreement
22 would not be eligible to be assigned to anyone other
23 than an entity of the Wendover. In other words, they
24 couldn't just bring another organization in and assign
25 this document to them. I just want to make that clear.

1 And there are other conditions to the -- this
2 being funded. Number one is bringing back an agreement
3 to you all that you agree to. This is a loan that you
4 haven't gotten exact terms worked out. We really don't
5 know some of the terms that we're going to have in the
6 construction end of it. I don't anticipate any
7 problems. I just want to make sure that you know that
8 this is conditioned upon you seeing this again.

9 VICE CHAIR HUBBARD: Thank you.

10 Well, one of the questions I was going to ask,
11 we banter around the word community benefits a lot these
12 days, but for me it's -- the benefit to the community is
13 local participation as far as your general contractors,
14 your subcontractors, your professional service persons,
15 the businesses that are actually local. And your
16 commitment to that is what I'd like to hear something
17 about in your comments.

18 MS. JENKINS: This is Kevin Kroll and Alan Sneer
19 (phonetic) who will present the project to you.

20 VICE CHAIR HUBBARD: Thank you. Welcome.

21 MR. KROLL: These are just a couple of the
22 sample renderings to show you both the elevations that
23 we've done on other similar projects, as well as some of
24 the enhanced landscaping. I know that was one of the
25 issues that was raised. So I'll speak a little bit more

1 to that. But, Commissioners, it's wonderful to see all
2 of you again.

3 Commission Botel, we have not had the pleasure
4 of meeting. I've met the rest of the commissioners over
5 the years. This is a community that we've been working
6 on for about four or five years now. So it's been a
7 long time.

8 I made each and every one of you the promise
9 that this was something we would not quit on, we would
10 continue working on this and continue persevering. And
11 so that's why I'm back here tonight.

12 Unfortunately, in years past we were never able
13 to position this community at the highest level of
14 competitiveness at the state level for tax credits,
15 because we weren't able to get the local -- the high
16 amount of local support that Florida Housing looks for
17 for the tax credits.

18 In large counties around the state, such as Palm
19 Beach, one of the requirements is that you have a
20 sizeable local contribution through either a grant or a
21 loan. Now, I would never dream of going to a local
22 community and asking them for a handout, asking for a
23 grant. What the CRA has worked very hard on here is
24 crafting a loan that provides a very attractive yield to
25 the CRA and to the community, not only through the

1 interest rate and the timely payoff, but of course
2 through the great economic impact this community will
3 have on the surrounding community; not only on Broadway,
4 but I think around Riviera Beach as a whole.

5 The -- you know, as I said, four or five years
6 ago when we started working on this, to today, we've had
7 a net reduction in businesses along Broadway and really
8 zero development or redevelopment of any kind. This is
9 a project that we know would be a catalyst to the area.
10 You have 120 high quality apartment units here. It puts
11 heads in beds, it brings spending power to the area.

12 And it's not just all low income. This is
13 affordable housing. And what we're very excited about
14 here is how we've been able to expand the affordability
15 of these units from when we first started these
16 discussions a few years ago. And this is really, this
17 is a direct result of the feedback that we received from
18 you guys.

19 We have a number of units here at the low AMI
20 level, the area median income for the county. And then
21 we have the middle income levels at 60 percent AMI. And
22 then we also have the 80 percent AMI, or what we call
23 workforce housing. I think that's very important.
24 These are the units that are reserved for the folks that
25 don't necessarily qualify for low income housing but

1 also can't afford the slew of high price market rate
2 units that have been built all over in recent years, in
3 places like West Palm Beach or in Lake Park.

4 So we know this community fits, there's a great
5 need here, and it fills a great void.

6 To your question, Commissioner Hubbard, yes, we
7 use a very large percentage of local subs and
8 contractors. We are required to use a percentage of
9 minority businesses locally that are contractors on both
10 the project but also in terms of the ongoing economic
11 impact here, from not just the construction jobs on site
12 during construction but the jobs that it creates post
13 construction, once completed and occupied, both on site
14 and off site. You know, the economic impact is huge
15 here.

16 I shared with the CRA the typical economic
17 impact that a community of 120 units for seniors has.
18 And I'm not sure if that was shared with you but I would
19 be happy to forward it on to each of you. I know I've
20 shared it with you in years past. Those numbers of
21 course have only gone up in that time.

22 And let me speak a little bit to the population
23 base here. You know, it is for seniors, age 55 and
24 over. Those seniors, because of the proximity here to
25 the local Veterans Hospital here in Palm Beach County,

1 right down the road, we know has -- holds -- has great
2 potential. Our -- we develop, we own and manage all of
3 our property ourselves. And our own in-house management
4 company has a great relationship with the US Department
5 of Veterans Affairs.

6 The property that was shown to you there in the
7 imagery, Haley Park over in Tampa, it sits right down
8 the road from Haley Park Veterans Hospital. We have --
9 well over half of our residents there are veterans. And
10 I -- it's thanks to the relationship that our management
11 group has with the Department of Veterans Affairs.

12 We know there's hundreds of veterans here that
13 are living in unaffordable housing and substandard
14 housing, that need quality housing. And so this serves
15 that need, and we're very excited about that.

16 I shared the letter of support from the
17 Department of Veterans Affairs also with the CRA. So
18 I'm hoping that was in the package. If not, I'll
19 forward that on to each of you as well.

20 I'm trying to think if there's any other --
21 anything else I can touch on. If there are any other
22 questions you have, I'd be happy to answer them.

23 COMMISSIONER DAVIS: Madam Chair.

24 VICE CHAIR HUBBARD: Mr. Davis.

25 COMMISSIONER DAVIS: Thank you.

1 Mr. Kroll, very briefly, what is the square
2 footage per unit?

3 MR. KROLL: The average square footage is about
4 800 square feet. They're all ones and two bedrooms.

5 And the rents start -- for the one bedrooms,
6 you're looking at about, about \$750 rent. I'm sorry.
7 Well, for the lowest AMI it's about -- it's under \$400
8 for a one bed. At your median income level it's about
9 \$750; and the two bedrooms are about another \$100 more,
10 \$125 more a month.

11 COMMISSIONER DAVIS: That will be all, Madam
12 Chair.

13 VICE CHAIR HUBBARD: Any other questions?

14 COMMISSIONER BOTEL: Madam Chair.

15 I'm totally supportive of doing something that
16 increases the number of workforce housing units we have
17 available in the community. And also this looks like a
18 wonderful project for Broadway.

19 Curiosity though, what's the little dog leg cut
20 out of the corner on the Lakeshore Drive end of it?

21 Maybe you can't even answer it. It's not --
22 obviously it's not your --

23 MR. KROLL: Are you talking about on the south
24 side? You're talking about --

25 COMMISSIONER BOTEL: On the north. On the north

1 side.

2 MR. KROLL: On the north side. Well, there's a
3 pond there. There's also the trash enclosures. And
4 then there's the pool also by the building.

5 COMMISSIONER BOTEL: The piece that's not -- I'm
6 just curious as to -- you don't own the whole --

7 MR. KROLL: Oh. I'm sorry. No, that's a
8 separate property.

9 COMMISSIONER BOTEL: So do you have any idea
10 what's going to happen there?

11 MR. KROLL: I don't. We tried to put -- to
12 include that in this. And the owners weren't, they
13 weren't willing to sell.

14 COMMISSIONER BOTEL: I only have a concern
15 about -- and this, obviously, again, it's not a question
16 for you but maybe just a question in general that maybe
17 Mr. Evans can help me answer.

18 The condition of the trailer park that exists
19 immediately to the south of you is horrific. And I
20 wonder what's happening with that. Maybe that's not
21 something we should be asking in public or making that
22 kind of a comment in public, but it really is horrific.

23 COMMISSIONER DAVIS: Madam Chair.

24 CHAIR DAVIS JOHNSON: Mr. Davis.

25 COMMISSIONER DAVIS: I ran into the owner of

1 that property at the sub shop literally yesterday, and
2 he actually mentioned that he has it on schedule for
3 cutting and cleaning.

4 VICE CHAIR HUBBARD: He has no --

5 COMMISSIONER DAVIS: He's on schedule to be
6 cleaned up.

7 MR. KROLL: Yeah, all I can speak to is, I
8 did -- I spoke to him once a couple years ago, because
9 we looked at that property also maybe instead. He's
10 very excited about what we're proposing here, obviously.
11 And he told me that, you know, as soon as something
12 happens on our property he was going to do something
13 with his. That's all I can, all I can say. Until then
14 he wasn't willing to work wit us at all, that he didn't
15 want to sell, he just wanted to hold onto it.

16 INTERIM EXECUTIVE DIRECTOR EVANS: We can
17 initiate a conversation with him.

18 VICE CHAIR HUBBARD: A couple of things that I
19 have here. There are -- these are for the population 55
20 years and older, and veterans. You mentioned that these
21 were also for low income persons but as well persons
22 that weren't necessarily low income but still couldn't
23 afford the exorbitant rents.

24 MR. KROLL: Yeah, you mean as in workforce
25 housing. So typically this is the population set that

1 does not -- they make more -- they make enough money to
2 not qualify for low income housing, but they don't make
3 enough money to afford the very expensive market rate
4 units, especially like we have here in Palm Beach
5 County. These residents are typically, you know, people
6 that are -- it's our first responders, it's our
7 teachers, it's our nurses, you know, they're folks that
8 are -- they make -- they're making just above maybe the
9 median income of the county. They're not going to
10 qualify for low income housing, but they can't pay
11 \$3,000 a month either for a luxury apartment. So it's
12 the people that have really been forgotten about during
13 this economic boom that we've had over the last few
14 years, and especially with the luxury apartment
15 development that we're seeing.

16 VICE CHAIR HUBBARD: And you say 55 and older,
17 and you say workforce housing at the same time?

18 MR. KROLL: Yes. The issue of 55 and over, you
19 know, that age group between 55 to 65, there's a large
20 percentage of that population that are --

21 VICE CHAIR HUBBARD: Still working?

22 MR. KROLL: Absolutely.

23 VICE CHAIR HUBBARD: Okay. You mentioned the
24 management; develop, manage and own your own properties.
25 When you talk about management, will you be hiring

1 persons that are local that have property management
2 experience? Or are you looking to bring in a team of
3 persons that you've worked with before?

4 MR. KROLL: No, we always hire locally. We need
5 somebody locally on the ground that knows the market,
6 and so we always hire locally. I mean we -- our
7 corporate office is in Orlando. But every property we
8 own throughout Florida, throughout the southeast, we
9 need the local expertise, and that's who we hire to
10 manage the property itself.

11 VICE CHAIR HUBBARD: You talked about the local
12 subs. Will you be hiring a local general contractor for
13 this project?

14 MR. KROLL: Well, the general contractor is
15 typically -- I'm not sure who the general contractor
16 will be yet. It could be someone out of -- the general
17 contractor is a totally different set of requirements,
18 obviously. It comes down to bonding capacity and what's
19 in their pipeline.

20 VICE CHAIR HUBBARD: And I understand that well.
21 So let me ask you again, will there be -- will you be
22 hiring a local general contractor that can meet the
23 bonding requirements and the other capacity needed to
24 work this program?

25 MR. KROLL: Yeah, I don't know where the

1 contractor will be based out of. It will be a Florida
2 contractor, that I know. It could -- based on where --
3 the general contractor, now, I'm talking about. I don't
4 know -- chances are most likely it will be somewhere in
5 South Florida, Palm Beach, or Broward County. And of
6 course they will have the full bonding capacity. The
7 general contractors that have the ability to do 120
8 unit, 26 million dollar projects, are large, very
9 experienced contractors. So they're going to have the
10 capacity and fit all the requirements.

11 In terms of the geographic location, where
12 exactly they are, you can imagine that there aren't too
13 many that have that kind of capacity. So I can't attest
14 to exactly where they will come from at this point.

15 VICE CHAIR HUBBARD: Sure.

16 I guess what we want here is that first right of
17 refusal for local companies that have the capacity, that
18 have the experience, and that also have the bonding
19 capacity to get that.

20 You know, for me personally, it's high time for
21 people coming from other locations to eat here. And we
22 have people that can provide the service and work as
23 general contractors to do a project of 121 units, and
24 give the local people here opportunity. So when we
25 invest in you, we need you to invest in us.

1 MR. KROLL: Absolutely. Yeah, no, absolutely.
2 We always -- we prefer to work with who is the most
3 local. Whoever is the most local and has the capacity
4 is who we want to work with. And so -- absolutely.
5 We're going to come to you and we're going to ask, who
6 can you suggest to bid. And from there we -- it's a
7 fair bidding process. We have to abide by HUD, Fair
8 Housing, obviously, and so, you know, it's all very
9 transparent so...

10 VICE CHAIR HUBBARD: Okay. So I know you guys
11 have to come back again, but I want to make sure that
12 you keep that in mind that that's going to be, you know,
13 a big piece of the pie for us. We're trying to step up
14 our procurement requirements so that there's some equity
15 and some opportunity for us to create wealth and to grow
16 businesses in Riviera Beach, Palm Beach County.

17 MR. KROLL: Absolutely.

18 VICE CHAIR HUBBARD: Okay. Thank you.

19 That's my comment.

20 Any more comments from dais?

21 Chairwoman Davis Johnson? Chairwoman Davis
22 Johnson?

23 Okay. If there are no more questions. Public
24 comments.

25 THE CLERK: No public comments.

1 MS. LARSON: Yes, yes, yes.

2 VICE CHAIR HUBBARD: There's a public comment
3 there.

4 You don't have one. No, you don't have one.
5 No, you don't. She said you don't.

6 MS. LARSON: Yeah, I do.

7 VICE CHAIR HUBBARD: I'm sorry. She says you
8 don't have a comment card.

9 MS. LARSON: The brown comment cards out there
10 at first, so when I changed to the blue, then it got
11 left out. But I did have a comment that they're coming
12 back again, so I will comment then. Thank you.

13 VICE CHAIR HUBBARD: Thank you.

14 Mr. Evans, any comments from the executive
15 director?

16 INTERIM EXECUTIVE DIRECTOR EVANS: No, Madam
17 Chair.

18 I think that this project, if they get the tax
19 credits, will really make a substantial change to
20 Broadway. They've oriented the front of the building to
21 be along the corridor, which will really enhance the
22 future development potential not only of this site but
23 hopefully of other sites as we try to attract new
24 development to the Broadway corridor, have more people
25 living there, which then will support more services,

1 more commercial uses on the adjoining properties also.

2 VICE CHAIR HUBBARD: Okay. Do you want a vote
3 from us? Or do you -- or is this just for discussion?

4 INTERIM EXECUTIVE DIRECTOR EVANS: We have a
5 resolution that we would like a vote on, yes.

6 COMMISSIONER MILLER-ANDERSON: So moved.

7 COMMISSIONER BOTEL: Second.

8 THE CLERK: We already had a motion.

9 VICE CHAIR HUBBARD: Okay. Call the question.

10 THE CLERK: Commissioner Davis.

11 COMMISSIONER DAVIS: Yes, ma'am.

12 THE CLERK: Commissioner Botel.

13 COMMISSIONER BOTEL: Yes.

14 THE CLERK: Commissioner Miller-Anderson.

15 COMMISSIONER MILLER-ANDERSON: Yes.

16 THE CLERK: Vice Chair Hubbard.

17 VICE CHAIR HUBBARD: Yes.

18 THE CLERK: Motion carries.

19 Discussion of future development and parking at
20 Ocean Mall and surrounding properties.

21 VICE CHAIR HUBBARD: Mr. Evans.

22 INTERIM EXECUTIVE DIRECTOR EVANS: The CRA has
23 received an unsolicited proposal from a local property
24 owner adjacent to the Ocean Mall in order to create some
25 additional needed parking in the Singer Island area.

1 And this item is for discussion. We're looking for
2 board direction.

3 The CRA staff has looked at the proposal. We
4 think that there is in fact a need to add additional
5 parking right now to our existing Ocean Mall site. I
6 think additional parking will also -- the proposal is to
7 put a garage in replacement of the former Sands Hotel,
8 and potentially build a new hotel there. And we are
9 very supportive of an effort that would achieve that.
10 We think that redevelopment of that site could increase
11 tax revenues and would really enhance the area.

12 We'd also like to study how bringing a parking
13 garage to that area would help enhance other
14 development. There's a lot of other sites that are
15 limited either in height or in density, and if we were
16 to create a parking garage with a shared parking
17 arrangement that could also help stimulate development
18 on the adjacent properties along the Blue Heron corridor
19 on Singer Island and adjacent properties to Ocean Mall.

20 It also would increase our ability to
21 potentially get more development at the Ocean Mall at a
22 future date.

23 So if the board's direction is for -- to
24 direct -- we're looking for direction to pursue this,
25 continue to discuss the opportunity, and then to study

1 how it might actually not only result in a parking
2 garage but also help facilitate more development on
3 adjacent properties.

4 COMMISSIONER BOTEL: Madam Chair.

5 COMMISSIONER DAVIS: Madam Chair.

6 VICE CHAIR HUBBARD: Okay. I have a comment,
7 then we'll go down the dais. You said it
8 simultaneously.

9 I think that this is something that we need to
10 discuss and Mr. Villari is a long time business owner
11 here, and if we have right now a group that has the
12 financial capacity to engage in negotiations and discuss
13 the development of a parking garage there in that area,
14 I think we should.

15 Now what concerns me is the study. We've had
16 two studies, Desmond, and we had Walker. I want to know
17 what did those studies say about the sparking of
18 business and -- when it was done?

19 We spent good money on two different studies for
20 the whole city. Which one of those studies spoke to the
21 economic impact of having a parking garage at the Ocean
22 Mall?

23 INTERIM EXECUTIVE DIRECTOR EVANS: Neither of
24 them did.

25 VICE CHAIR HUBBARD: What was the -- both --

1 those two studies about?

2 INTERIM EXECUTIVE DIRECTOR EVANS: The previous
3 studies were -- and there will be another workshop.
4 They were looking at -- one of the things we are trying
5 to accomplish is a citywide parking enterprise. So we
6 know we need parking at the Marina, we know we need
7 parking somewhere on Singer Island, and the CRA and the
8 City could work together to create a parking enterprise
9 that could fund and facilitate those needs over the
10 city. And that was part of the study.

11 And the other two things we looked at is how
12 much of a demand there was for parking at Ocean Mall.
13 And both studies found that there's a high demand, that
14 there's a definite need for parking there. And they
15 also studied what kind of implementation of charging for
16 parking on the Ocean Mall site the city might consider,
17 and how much revenue that might take, and what kind of
18 implementation they would recommend as far as changes to
19 the parking lot, installing parking meters. So those
20 two studies were directly related to charging for
21 parking on the existing site.

22 VICE CHAIR HUBBARD: With that said, the
23 economic impact should be able to be found in that
24 document, because for them to answer the questions that
25 you just stated, wouldn't that in turn give us an idea

1 as to the economic impact of having additional parking?

2 INTERIM EXECUTIVE DIRECTOR EVANS: The only
3 impact they studied was how much we could make if we
4 charged for parking on the existing lot. It didn't
5 study --

6 VICE CHAIR HUBBARD: On the existing lot at the
7 Ocean Mall?

8 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. It
9 didn't say what a garage could do or how we could
10 facilitate future development by building a garage.

11 VICE CHAIR HUBBARD: Okay. I see.

12 I think -- yeah, I definitely -- I understand
13 they just want to sit down and talk about the
14 possibility and to know whether or not we are interested
15 in it. And we're definitely -- I'm definitely
16 interested in us having parking -- a parking garage
17 there, and to sit down and to talk with these persons,
18 you know, to see that they have the financial capacity
19 for us to move forward with.

20 Ms. Botel.

21 COMMISSIONER BOTEL: Thank you.

22 I think I can speak for practically everyone, if
23 not everyone, on Singer Island when I say that we would
24 be happy to see the end of the Sands Motel.

25 And I've said that to Mr. Villari. And even he

1 agrees that he would be happy to see the end of the
2 Sands Motel on Singer Island.

3 And I want to quote from a letter that we got
4 from him. He says, I have the ability to assemble the
5 entire block, without using any eminent domain, to
6 create a new parking structure that can serve the entire
7 area. I am proposing that I develop the entire block
8 and lease it back to the CRA as a completed project.

9 So it doesn't involve any money on our part,
10 which I like.

11 I envision the site being used primarily as a
12 parking garage, with perhaps some ground level retail or
13 office type space. In my view, if the site is developed
14 as primarily a parking garage, virtually every area
15 around it would benefit and many problems would be
16 solved.

17 I have to tell you that -- I know that you
18 probably don't go on Nextdoor Singer Island. Why would
19 you? But I do. And people are screaming at me about
20 the lack of parking at the Ocean Mall right now because
21 of the development on Singer Island. The construction
22 guys are parking there and then walking down to the
23 development. Even though the management people in the
24 construction companies have made arrangements with
25 churches on the west side to have the guys -- and women,

1 I suppose -- park over there on the west side and
2 shuttle them to the construction sites, but they're
3 ignoring that and they're parking at the Ocean Mall and
4 clogging up that parking lot. So it's become desperate
5 over there to have more parking.

6 And I think not only would it relieve the
7 parking at the Ocean Mall proper but it would give us an
8 opportunity to develop westward of the Ocean Mall, so
9 property owners to the west of it would see the benefit
10 of expanding their horizons, if you will, and perhaps
11 building bigger and grander properties to the west of
12 the mall.

13 So I am completely supportive of engaging in a
14 dialogue with Mr. Villari about the potential
15 development of a parking structure. But my vision would
16 be to have retail and parking on the bottom, a beautiful
17 hotel on top, and then a restaurant that you can see the
18 ocean from, right on Singer Island, that's what I'd like
19 to see.

20 VICE CHAIR HUBBARD: Mr. Davis.

21 CHAIR DAVIS JOHNSON: Madam Chair.

22 COMMISSIONER DAVIS: Who?

23 VICE CHAIR HUBBARD: Mr. Davis.

24 COMMISSIONER DAVIS: Oh. Okay. That

25 illustration that Dr. Botel is -- reminds me of the

1 vision that Michael Brown brought here years ago.
2 That's what was proposed years ago, a hotel with some
3 condominiums, to make sure that it has a parking garage.
4 The city was going to get a significant amount of jobs
5 for the hotel, specifically for Riviera Beach residents.
6 This has been 20 plus years, you know.

7 And when that didn't happen we got invaded with
8 sober homes. And a lot of that traffic has been
9 injuring and causing all kinds of problems throughout
10 this entire community.

11 So I am truly supportive of this item as we push
12 and spur for future development, and continue to find a
13 way to substitute the sober home crisis that we've had
14 for so long in this community. And I'm so happy that we
15 finally are working with Mr. Villari to get a project to
16 the point of completion. And I think this community
17 would greatly benefit from this. The restaurants will
18 benefit. They'll have more people coming in and
19 parking. Not being stagnant but coming in and out
20 throughout the day. And we will make some money, create
21 some jobs, as we establish more restaurants and more
22 boutiques and more ownership in these retail
23 establishments across the whole Blue Heron corridor.

24 VICE CHAIR HUBBARD: Thank you.

25 Ms. Davis Johnson.

1 CHAIR DAVIS JOHNSON: I just wanted to clarify
2 that the property that we're talking about for
3 redevelopment is the Sands Motel and the property that
4 travels, I guess, to the north of it?

5 VICE CHAIR HUBBARD: Would you repeat that for
6 us, Chairwoman?

7 CHAIR DAVIS JOHNSON: I'm so sorry. The
8 questions that (unintelligible) can you hear me?

9 VICE CHAIR HUBBARD: Try again. Go ahead.

10 CHAIR DAVIS JOHNSON: We are talking about
11 allowing Mr. Villari to -- I guess he would destroy the
12 Sands Motel and then build a parking garage there and
13 lease that back to the City?

14 VICE CHAIR HUBBARD: Yes.

15 CHAIR DAVIS JOHNSON: (Unintelligible) further
16 development to the north of the Sands?

17 VICE CHAIR HUBBARD: I am not sure of how far it
18 spans. I'm not sure where his property begins and ends.
19 Maybe the executive director can help us with that.

20 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. In his
21 proposal he's offering to purchase two properties north
22 of his existing site, which would include the CRA
23 property. We own one of the pieces that's adjacent.
24 And there's another property in between the CRA
25 property. It's Dietrich is the name on that property.

1 So he's proposing for all of those properties to be a
2 part of his garage site.

3 VICE CHAIR HUBBARD: Okay. Madam Chair?

4 CHAIR DAVIS JOHNSON: Yes, ma'am. Thank you.
5 That answers my question. Thank you.

6 VICE CHAIR HUBBARD: So staff is here to get
7 directions from us to go into a discussion to come back
8 with some proposal from Mr. Villari that -- or proposal
9 and presentation from Mr. Villari about this project,
10 how it would work and benefit us. So can I get a motion
11 to that effect, please?

12 COMMISSIONER DAVIS: So moved.

13 COMMISSIONER BOTEL: Second.

14 VICE CHAIR HUBBARD: Madam Clerk.

15 THE CLERK: Commissioner Davis.

16 COMMISSIONER DAVIS: Yes, ma'am.

17 THE CLERK: Commissioner Botel.

18 COMMISSIONER BOTEL: Yes.

19 THE CLERK: Commissioner Miller-Anderson.

20 COMMISSIONER MILLER-ANDERSON: Yes.

21 THE CLERK: Vice Chair Hubbard.

22 VICE CHAIR HUBBARD: Yes.

23 THE CLERK: Motion carries.

24 VICE CHAIR HUBBARD: Okay. Thank you.

25 Okay. Non-agenda item speakers. Public comment

1 should be restricted to issues, matter, or topics
2 pertinent to the Riviera Beach Community Redevelopment
3 Agency. Please be reminded that the CRA Board of
4 Commissioners has adopted Rules of Decorum Governing
5 Public Conduct during Official Meetings, which has been
6 posted at the entrance of the council chambers. In an
7 effort to preserve order, if any of the rules are not
8 adhered to, the commission chair may have any disruptive
9 speaker or attendee removed from the podium, from the
10 meeting and/or the building if necessary. Please govern
11 yourselves accordingly.

12 Madam Clerk.

13 THE CLERK: Bonnie Larson, followed by Margaret
14 Shepherd.

15 VICE CHAIR HUBBARD: Okay. That will end the
16 receipt of public comment cards.

17 MS. LARSON: Getting back to the Dairy Belle for
18 just a second. In that report it mentioned something
19 Ms. Botel had already mentioned, that the sign for the
20 Dairy Belle is up there and that it was a flying hazard.
21 We've had a hurricane out on the Gulf Coast now. But
22 that needs to come down. That can fly. And that was in
23 the report, that should be taken down.

24 Also what needs to be taken down is -- that
25 lady -- if no one has seen it, if everyone hasn't seen

1 it yet, they need to go and look at the Cash America on
2 the south side. The mural that lady has done is
3 beautiful. It is just beautiful. That poor lady was
4 out there in 95 degree weather, long sleeves, moving
5 that scaffolding around by herself. It's beautiful.
6 You need to go and look at it if you haven't seen it.

7 I was taking some pictures as she was going
8 along. And the thing is, when you take a picture, you
9 can't help but get in the picture that old rusted air
10 conditioner, which hasn't worked for probably 50 years,
11 on the roof. That needs to go.

12 We have a couple things like that that need to
13 go within the city. At the JAY's Ministry, they have
14 three or four old, old air conditioners. The front of
15 it -- you can see all the innards and everything. All
16 that stuff needs to go.

17 So maybe when you make arrangements to take down
18 the air conditioning from the Cash America, maybe you
19 can make some kind of deal with them to get rid of
20 theirs too, because it really looks bad. It's right
21 there on Broadway and, you know, all you see is the
22 innards of those old, old air conditioners.

23 The people who will apply to be in an incubator
24 program, they need to be doing something themselves to
25 prepare themselves. Everyone wants to be a business

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1 owner, you know, set your own hours, set your own days,
2 but you need to prepare yourself. Once you start taking
3 classes in business ownership you see what is really
4 involved; you have to be marketing, you have to be
5 finance, you have to produce the product. There's a
6 whole lot to it that I think people don't think. So
7 they need to take some class or something to be
8 qualified for that position.

9 What is the -- you said it at the end here, you
10 mentioned something that they had to -- and I didn't
11 know what it was. Small Business Resource Center. I
12 don't know what that is. So if you could explain that
13 at the end.

14 The bank has finally started their renovation.
15 When are they going to be done? What's that going to
16 look like? It's still all cordoned off there.

17 When are we going to have the underground
18 utilities? When is that going to start?

19 When are we going to start on Avenue E?

20 Parking -- Ocean Mall. How has that changed
21 since -- I can't think of the guy's name that took
22 over -- the new guy at the Ocean Mall. How have things
23 changed over there since he took over? Hertzal or
24 Hetzel, something like that.

25 And what is the purpose of saying -- if somebody

1 is going to come -- just so I learn something, what is
2 the purpose of saying this thing is going to come back?
3 Meaning those apartment complexes that we just talked
4 about. But meanwhile we approve the resolution. So if
5 you approve the resolution, what's the purpose of it
6 coming back? I don't understand how that works. So if
7 you could tell me that, I'd be happy today. Thank you.

8 VICE CHAIR HUBBARD: Ms. Shepherd.

9 MS. SHEPHERD: Margaret Shepherd, Riviera Beach.
10 To everyone in their respectful places. I want
11 to first thank the CRA, Mr. Evans, and Neimah, and
12 everybody in the CRA office, for a wonderful program for
13 the Ambassadors. It was just beautiful. I just had not
14 seen anything quite like it, to honor these people that
15 make sure that our city is beautiful.

16 I thank Neimah, and to staff, this year I won
17 the senior citizen of the year. I forgot my little
18 plaque in my car. But last year I also won an award for
19 being a part of the Ambassador Program.

20 Also, I never thanked -- I don't think I thanked
21 Mr. Dan Calloway, a very beautiful crystal plaque I also
22 have wrapped in my car.

23 I hope I can remember these things so people can
24 see that when you work hard in the city, the city will
25 work hard for you.

1 I'm eternally grateful for the wonderful way
2 that the city is shaping up. The CRA is working very
3 hard. You can tell that they are putting 100 percent
4 into their projects.

5 I also love the murals that's over at the
6 Marina. Very gorgeous. Very gorgeous.

7 And the lady. She loves her job out there on
8 Blue Heron and Broadway. Very beautiful.

9 Also I'm very happy for Mr. Willis Williams out
10 there with his project. And it shows that the city is
11 allowing entrepreneurs to come out and share their ideas
12 and their food.

13 I do have a concern with him moving that truck
14 back and forth, back and forth, every time he need it.
15 And I hope that we can kind of work out something to
16 allow that truck to just sit there. Just an idea.

17 The one thing I want to say with Stonybrook, I'd
18 like to have an update about it, what's going on over
19 there.

20 I did get a call from Mr. McMillan to ask me to
21 sit on the board. And I told him, sure, I would love to
22 do that. So I would like to have an update of what's
23 going on.

24 But once again, I want to salute this city; I
25 want to salute you, Mr. Evans; to Mrs. Jenkins, with the

1 Willie Bo garden. If you all have not saw the vegetable
2 garden, I behove you to get over there and see it. It
3 is gorgeous. I thought 10th Street was beautiful, but
4 this is beautiful.

5 I thank Mrs. Jenkins for working with us. I
6 tell you, she's a great teacher. If you ever want
7 someone to teach you anything, that is not the jewel in
8 the rough, she is the jewel. And if you don't know, she
9 would help you to know.

10 Once again, I will thank this great city. And I
11 hope that you all please come over to Reverend Davis --
12 I hope you got the letter, Dr. Botel, they did touch
13 with me and share with us.

14 Once again, this is the best city -- don't let
15 nobody tell you -- to live, to work, and to play.

16 Thank you, Mr. Evans, and to the staff at the
17 CRA. Thank you.

18 VICE CHAIR HUBBARD: Thank you.

19 Okay. Report from the executive director.

20 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. I'd
21 just like to -- we have several events coming up, I just
22 want to mention. We're having an event, we're inviting
23 all contractors and subcontractors to come out tomorrow
24 night on October 11th, from 5:30 to 7:30 p.m. at the
25 Marina Event Center. Or on an alternative date, October

1 16th, from 8:00 a.m. to 9:30 a.m. at the Marina Event
2 Center, which is at 190 East 13th Street, Riviera Beach.

3 We'll be going over our upcoming construction
4 projects; and trying to make additional contacts for
5 local contractors, to make them aware of the
6 opportunities that we have coming in the future.

7 We also have on November 3rd, we are, in
8 cooperation with Palm Beach County, we're going to have
9 the Youth Sports and Fitness Expo. And that will be
10 held in Bicentennial Park and at the Event Center on
11 November 3rd, from 10:00 a.m. to 2:00 p.m. And that's
12 an experience for sports and fitness activities. And
13 it's designed to expose our youth to the wide variety of
14 sports and activities that we have available in the
15 county, that could lead to future collegiate
16 scholarships.

17 COMMISSIONER DAVIS: Excuse me. Madam Chair.

18 VICE CHAIR HUBBARD: Yes, sir.

19 COMMISSIONER DAVIS: Is that the same date of
20 the Cunningham Park?

21 VICE CHAIR HUBBARD: Yes.

22 COMMISSIONER DAVIS: Can we shift that to
23 another date? Or we can do the both? It's the exact
24 same time.

25 VICE CHAIR HUBBARD: I guess it could be -- I

1 guess it will be okay. It will work out. It will work
2 out. It's enough people in the community that can go --
3 that can attend both.

4 So we are having the grand opening of Cunningham
5 Park, and field day type activities there at the, at the
6 park.

7 INTERIM EXECUTIVE DIRECTOR EVANS: We might be
8 able to look at -- I know that we're looking to get
9 about three to four hundred youth to this event. So we
10 might be able to get some buses to run back and forth if
11 you want to provide that opportunity for people to
12 attend both events.

13 VICE CHAIR HUBBARD: Well, that's fine. That
14 will be great. Because we are looking for a great
15 turnout as well.

16 INTERIM EXECUTIVE DIRECTOR EVANS: That
17 concludes my comments.

18 VICE CHAIR HUBBARD: Thank you.

19 General Counsel, comments?

20 MR. HAYGOOD: I have no comments.

21 VICE CHAIR HUBBARD: We'll start with Mr. Davis.
22 Do you have any comments?

23 COMMISSIONER DAVIS: I would just like to --
24 once again, it feels really good to move in the step of
25 the direction that we are consistently doing in the CRA

1 with the housing initiatives that's presented tonight,
2 as well as cleaning up that corner, spurring development
3 near the Ocean Mall, which is the Sands Hotel currently.
4 We're moving in the right direction. That's some more
5 good news that I believe everyone across the city should
6 be excited about. It's spurring different type of
7 development.

8 Like I say, we no longer are going to be a
9 dumping ground for sober homes. We're going to be a
10 ground for creating jobs, opportunity, and being the
11 best city to actually work and participate in. You
12 know, not just live and play but participate from a
13 professional standpoint.

14 We've been waiting for this day now for almost
15 30 years. I remember that referendum hit the street and
16 it stopped it from happening the first time. But now
17 we're in a position now to where we can create the
18 parking. Because you can't do no more development on
19 that site without even no existing parking. So now
20 we're moving in the right step, in the right direction.

21 So I feel really good about the way that this
22 staff and this team has worked together, and this
23 commission. We're doing just that for the residents of
24 this community.

25 Thank you.

1 VICE CHAIR HUBBARD: Thank you.

2 Councilwoman Botel.

3 COMMISSIONER BOTEL: Thank you.

4 I also want to applaud the CRA and its director
5 and staff. We are doing some exciting things in the CRA
6 and we are going to take advantage of that contract with
7 that agency that's going to promote the good things that
8 are happening. The Phase II of the Marina project is
9 going to be announced shortly and we've got to let
10 people know about that. And there are other really
11 exciting things happening, so stay tuned. There will be
12 good news on the way.

13 I wanted to say that the Alpha Phi Alpha group
14 is going to be having a farm -- a food give away October
15 27th. And I will unfortunately be out of town, so I
16 can't be there.

17 And I can't be here on the 28th for the Hilltop
18 event. And I've already called in and said that I'm
19 unavailable. I'm in Philadelphia. My daughter was
20 married a couple of weeks ago her and her brother's
21 giving her a big party for extended family that couldn't
22 make the wedding, so I have to be up north for that.
23 But I'll be thinking about you in my head.

24 I'll also be away on November 3rd, so I won't be
25 at Cunningham Park. I don't know, it seems like I'm

1 doing a lot of travelling these days.

2 The Mayor asked me to announce again that the
3 Office of the Mayor is assisting with the coordination
4 of local community effort to provide humanitarian relief
5 to the many victims of Hurricane Florence, in North
6 Carolina; and now, with the addition of Hurricane
7 Michael coming on top of that, we know that there's
8 going to be more devastation in that area, and so this
9 effort is even more meaningful. A number of Riviera
10 Beach residents have family ties to that area, or know
11 of people who do.

12 The Mayor is asking everyone to assist with the
13 gathering of goods and supplies to be delivered by an
14 18-wheeler to those who are devastated by the storm. We
15 hope to collect bottled water, clothing, personal
16 hygiene toiletries, baby supplies, non-perishables and
17 other small necessities by the end of next week, Friday
18 October 19th. It would be most helpful if you could
19 spread the word about the collection of donations, which
20 can be dropped off at several locations in this city,
21 including the main Riviera Beach Fire Station. The
22 Mayor suggested that they could be dropped off at the
23 Fire Station, Pentecostal Church of God, Mount Olive
24 Missionary Baptist Church, or Friendship Missionary
25 Baptist Church.

1 Thanks very much.

2 VICE CHAIR HUBBARD: Thank you.

3 Councilwoman Miller-Anderson.

4 COMMISSIONER MILLER-ANDERSON: I just want to
5 echo what my previous colleague stated in terms of being
6 able to have some things going on that are very positive
7 with our CRA. A couple of the projects are in my
8 district, so I appreciate that, because we do have a lot
9 of potential there. And I look forward to being able to
10 continue to redevelop the area, because it has a lot of
11 potential. So it seems that we happen to be going into
12 the right direction.

13 Thank you.

14 VICE CHAIR HUBBARD: Yes.

15 Chairwoman Tonya Davis Johnson.

16 CHAIR DAVIS JOHNSON: I (unintelligible) no
17 further comments.

18 VICE CHAIR HUBBARD: Okay. I am excited about
19 the possibilities that are taking place in the CRA and
20 throughout the city.

21 One thing that's important to me, and that I
22 want us to keep in mind, is when we develop
23 opportunities, new buildings, projects, is that nothing
24 is exciting when you build up and around people and
25 they're not included in it, when there is no wealth,

1 increasing opportunities for them. So when we talk to
2 these people, they come to us with exciting
3 opportunities and exciting programs, we have to let them
4 know where our commitment is. And until we create the
5 political will to say that while we want Broadway and
6 any other street in Riviera Beach to look pretty, we
7 want the quality of life to improve for the residents of
8 Riviera Beach; we want our businesses to have an
9 opportunity to take part and have some of those
10 businesses -- we want those business opportunities,
11 rather. We want our general contractors, our subs, our
12 professional service providers, to be used in this.

13 We don't want to seem so excited that we have
14 them thinking we'll let them come here and do absolutely
15 anything. When our residents are able to make money off
16 of these projects and to have the opportunity to improve
17 the quality of their lives, that's when we have served
18 the people that we asked to vote for us, is when we can
19 increase their wealth and we can improve the quality of
20 life for them.

21 So I'm excited about the prospects and only
22 relieved when I know that we have local people and
23 contractors involved and participating.

24 So thank you for all your work and for these
25 opportunities. And all we have to do now is just to

1 plug people in. So thank you, guys, for these
2 opportunities.

3 One last thing. Someone mentioned about
4 Mr. Williams' truck. Willis Williams. I too want to
5 mention that. On the CRA and on the city's side. We
6 created a -- we went to the City's side to create an
7 ordinance about food trucks after we had the discussion
8 to bring Mr. Williams in. That ordinance however did
9 not end up saying what we thought it was going to say,
10 that he would be able to stay. Now he's being told that
11 we would have to go back to Planning and Zoning with
12 that. I don't think that that is necessary, that we
13 have to go back to Planning and Zoning for that. And I
14 think that somehow we need to have a discussion with
15 Mr. Gagnon and the city manager about that.

16 If we want to craft something to make an
17 amendment to the ordinance, the brand new ordinance that
18 they just did, I think that's something that we need to
19 think about doing as well.

20 Again, are there any more comments?

21 COMMISSIONER BOTEL: Motion to adjourn.

22 VICE CHAIR HUBBARD: Second?

23 COMMISSIONER DAVIS: Second.

24 VICE CHAIR HUBBARD: We're adjourned.

25 (Proceedings concluded at 7:51 p.m.)

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C E R T I F I C A T E

THE STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Claudia Price Witters, Registered
Professional Reporter, certify that I was authorized to
and did report the foregoing proceedings at the time and
place herein stated, and that the foregoing is a true
and correct transcription of my stenotype notes taken
during said proceedings.

IN WITNESS WHEREOF, I have hereunto set my
hand this 13th day of October, 2018.



CLAUDIA PRICE WITTERS
Registered Professional Reporter

