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Riviera Beach Community Redevelopment Agency

Special Meeting

Riviera Beach City Hall Council Chambers

600 West Blue Heron Boulevard

Riviera Beach, Florida

Wednesday, October 31, 2018

6:55 p.m. to 9:21 p.m.

IN ATTENDANCE:

Chair Tonya Davis Johnson
Vice Chair Lynne Hubbard
Commissioner Julia Botel
Commissioner Terence Davis
Commissioner KaShamba Miller-Anderson
Mayor Thomas Masters
Interim Executive Director Scott Evans
General Counsel Michael Haygood
Annetta Jenkins, Director of Neighborhood Services
Administrative Assistant Tamara Seguin

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1 BE IT REMEMBERED that the following Community
2 Redevelopment Agency Special Meeting was had at Riviera
3 Beach City Hall Council Chambers, 600 West Blue Heron
4 Boulevard, Riviera Beach, Florida, on Wednesday,
5 October 31, 2018, beginning at 6:55 p.m., with
6 attendees as hereinabove noted, to wit:

7 - - -

8 CHAIR DAVIS JOHNSON: Good evening. I'd like
9 to call the Riviera Beach Community Redevelopment
10 Agency Special Meeting of October 31st to order.

11 Madam Clerk, roll call, please.

12 THE CLERK: Commissioner Davis.

13 (No response.)

14 THE CLERK: Commissioner Botel.

15 COMMISSIONER BOTEL: Here.

16 THE CLERK: Commissioner Miller-Anderson.

17 COMMISSIONER MILLER-ANDERSON: Present.

18 THE CLERK: Vice Chair Hubbard.

19 (No response.)

20 THE CLERK: Chair Davis Johnson.

21 CHAIR DAVIS JOHNSON: Here.

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

25 CHAIR DAVIS JOHNSON: We'll stand for a

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

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

5 CHAIR DAVIS JOHNSON: Let the record reflect
6 that the Mayor's on the dais, and also Vice Chair
7 Hubbard. And Commissioner Davis is now joining the
8 dais.

9 Is there any disclosure by the Commissioners
10 and/or staff?

11 Motion to adopt the agenda.

12 COMMISSIONER BOTEL: So moved.

13 COMMISSIONER DAVIS: Second.

14 CHAIR DAVIS JOHNSON: It's been moved and
15 properly seconded. Madam Clerk.

16 THE CLERK: Commissioner Davis.

17 COMMISSIONER DAVIS: Yes.

18 THE CLERK: Commissioner Botel.

19 COMMISSIONER BOTEL: Yes.

20 THE CLERK: Commissioner Miller-Anderson.

21 COMMISSIONER MILLER-ANDERSON: Yes.

22 THE CLERK: Vice Chair Hubbard.

23 VICE CHAIR HUBBARD: Yes.

24 THE CLERK: Chair Davis Johnson.

25 CHAIR DAVIS JOHNSON: Yes.

1 THE CLERK: Motion carries.

2 CHAIR DAVIS JOHNSON: Regular business, item
3 one.

4 THE CLERK: A resolution of the Riviera Beach
5 Community Redevelopment Agency authorizing the issuance
6 of a Redevelopment Revenue Note, Series 2018, in the
7 principal amount not to exceed \$9,000,000, for purpose
8 of financing certain redevelopment projects; providing
9 that the Series 2018 Note shall be a limited obligation
10 of the Agency payable from tax increment revenues as
11 provided herein; pledging such tax increment revenues
12 to secure payment of the principal and interest on the
13 Series 2018 Note; providing for the rights, securities
14 and remedies for the owner of the Series 2018 Note;
15 making certain covenants and agreements in connection
16 therewith; and providing an effective date.

17 VICE CHAIR HUBBARD: So moved, with an
18 amendment, Madam Chair.

19 COMMISSIONER DAVIS: Second.

20 CHAIR DAVIS JOHNSON: It's been moved and
21 properly -- please state your amendment for the record.

22 VICE CHAIR HUBBARD: That these funds be used
23 in a sheltered market type program for professional
24 services, development, construction.

25 CHAIR DAVIS JOHNSON: There's some things

1 that you cannot shelter.

2 VICE CHAIR HUBBARD: Things that you can --
3 let me be specific. Only the things that you can
4 shelter then, because of course, we want to stay within
5 the law. So I'm not going to speak of those that we
6 can't shelter.

7 CHAIR DAVIS JOHNSON: Thank you, ma'am.
8 Does the second still stand?

9 COMMISSIONER DAVIS: Yes, ma'am.

10 CHAIR DAVIS JOHNSON: It's been motioned and
11 properly seconded. Are there any public comment cards
12 on the item number one?

13 THE CLERK: No, Madam Chair.

14 CHAIR DAVIS JOHNSON: Do you want to close
15 out your -- do you want to close out your comment card?
16 Do you do that?

17 THE CLERK: No, I don't.

18 CHAIR DAVIS JOHNSON: Okay. It's been
19 motioned and properly seconded. Madam Clerk. It's
20 been motioned and --

21 THE CLERK: Oh, am I just --

22 CHAIR DAVIS JOHNSON: You all don't need
23 another presentation. We just went through that,
24 correct?

25 COMMISSIONER DAVIS: No, I was just making up

1 a note.

2 CHAIR DAVIS JOHNSON: Okay.

3 THE CLERK: Commissioner Davis.

4 COMMISSIONER DAVIS: Yes, ma'am.

5 THE CLERK: Commissioner Botel.

6 COMMISSIONER BOTEL: Yes.

7 THE CLERK: Commissioner Miller-Anderson.

8 COMMISSIONER MILLER-ANDERSON: Yes.

9 THE CLERK: Vice Chair Hubbard.

10 VICE CHAIR HUBBARD: Yes.

11 THE CLERK: Chair Davis Johnson.

12 CHAIR DAVIS JOHNSON: Yes.

13 THE CLERK: Motion carries.

14 CHAIR DAVIS JOHNSON: We've been asked to
15 take a five minute recess so that the document can be
16 signed and turned over to the financial agent. So we
17 will take a five minute recess. We will reconvene at
18 7:05.

19 (Whereupon, there was a recess in the
20 proceedings from 6:58 p.m. to 7:13 p.m.)

21 CHAIR DAVIS JOHNSON: We will resume
22 our special meeting.

23 Madam Clerk, item number two.

24 THE CLERK: A resolution of the Board of
25 Commissioners of the Riviera Beach Community

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1 Redevelopment Agency authorizing staff to negotiate a
2 Comprehensive Development Agreement with ADP Solutions,
3 LLC, for development of the phase II Marina Village
4 project; providing for other purposes; authorizing the
5 Executive Director to take such actions as shall be
6 necessary and consistent to carry out the intent and
7 desire of the Agency; providing an effective date.

8 COMMISSIONER DAVIS: So moved.

9 CHAIR DAVIS JOHNSON: Microphone on?

10 COMMISSIONER MILLER-ANDERSON: Second.

11 CHAIR DAVIS JOHNSON: It's been moved and
12 properly seconded.

13 Mr. Evans.

14 INTERIM EXECUTIVE DIRECTOR EVANS: Good
15 evening, Board members.

16 This project, we're here today after a long
17 process that started with the new plan for the Marina
18 District in 2012. The new Marina Village, Phase I, was
19 installed, the infrastructure which allows us to
20 facilitate tonight's Phase II project discussion.

21 Regardless of the outcome tonight, this is a
22 milestone event for the Redevelopment Board. The CRA
23 Board intends to build upon its recent Phase I
24 strategic investments that included the completion of
25 the new Event Center, as well as the expanded and

1 improved marina, Bicentennial Park and the public
2 promenade that was built along the marina.

3 The Board started on the path towards Phase
4 II in 2017. Much was accomplished this year to
5 position the project for this year's efforts.
6 Milestone workshops were convened in January and May
7 that provided a reset to the existing Master Plan to
8 implement an updated vision, implementation and focus
9 for the project.

10 The Board's goals for this project are to
11 reduce poverty and ensure that the public waterfront is
12 protected and enhanced by the project, provide a
13 tangible return to City residents, provide new
14 business, local business opportunities, and the project
15 should create a vibrant waterfront that is welcoming
16 both to the residents, visitors and to strengthen our
17 community assets.

18 Additional goals include giving the community
19 an opportunity to participate meaningfully in the
20 redevelopment process and to recognize the economic
21 opportunity of the unique waterfront location and have
22 Marina Village become an engine of revitalization in
23 the marina and eventually spreading out all along the
24 Broadway corridor.

25 By resetting our priorities for the next

1 phase, staff has done a lot of work to study and
2 evaluate the proposals, utilizing experienced public
3 and private industry professionals. I would like to
4 personally thank our CRA team, the selection committee
5 and the Board and the two teams who submitted
6 proposals. They put in a lot of hard work to get to
7 this point of a long and methodical process.

8 The Marina Village Phase II project will
9 continue the transformation of the City's waterfront
10 and pursue broader goals to catalyze economic
11 development and opportunities for the citizens, its
12 residents, and to enhance our property values, which is
13 a primary goal of the CRA.

14 Riviera Beach is ideally positioned to build
15 upon its assets and infrastructure that we installed in
16 Phase I. The City's redevelopment efforts
17 strategically position Riviera Beach to maximize the
18 market. The waterfront property is very valuable, and
19 we'd like to create a new destination.

20 On January 24th of 2018 the Board of -- CRA
21 Board of Commissioners approved Resolution 218-01
22 seeking development proposals from qualified master
23 developers for this phase of the Marina Village
24 project. The RFQ was issued on February 2nd, and the
25 Agency received two responses, provided by Tezral

1 Partners, LLC and APD Solutions, LLC.

2 The evaluation committee met over a period of
3 two days on October 17th and 19th, and after reviewing
4 both of the quality proposals provided by Tezral and
5 APD, have ranked APD's proposal as the highest, with a
6 total score of 421 points versus 382 points for Tezral.

7 The Agency is seeking to make
8 transformational improvements to Broadway and Marina
9 Village, with the goal of enhancing tax values and
10 bringing hundreds of new jobs, temporary construction
11 jobs and enhancing the local economy. The project
12 represents over \$100 million of future development and
13 will make Marina Village a local and regional
14 destination for residents and visitors.

15 Once the CRA Board selects the highest ranked
16 proposal, the CRA and the City will begin negotiations
17 with the selected developer towards developing a
18 comprehensive development agreement that will provide
19 detailed plans, project elements, community benefits
20 and future management structure for the next phase of
21 Marina Village.

22 The Marina Village redevelopment opportunity
23 has been assisted by our national development
24 consultant, Mr. Dana Nottingham. Mr. Nottingham has
25 served in a leadership role on large scale ventures in

1 eight urban markets that have generated in excess of
2 \$2 billion in economic impact.

3 As development executive advisor, he is the
4 local representative and negotiator and project
5 director for major development companies such as the
6 Rouse Company, including New Orleans Riverwalk,
7 Underground Atlanta, the Walt Disney Company, which
8 included Disney Village Marketplace, Celebration Town
9 Center, Downtown Disney strategic plan and work for the
10 Miami Downtown Development Authority.

11 Mr. Nottingham tonight will present an
12 overview of the review and evaluation process and
13 summarize the evaluation categories, findings of the
14 selection committee. Mr. Nottingham was a facilitator
15 and resource to the evaluation committee, but did not
16 participate in the scoring or formulation of findings.
17 His role was to guide discussions and document the
18 outcomes for the Board.

19 MR. NOTTINGHAM: Good evening.

20 COMMISSIONER DAVIS: Good evening.

21 MR. NOTTINGHAM: My role today is to present
22 the results of the RFP selection committee. I'll focus
23 on three areas. One, first to put in context how we
24 got to this critical juncture; second, to explain the
25 RFP evaluation process; and third, to summarize the

1 outcomes of the selection committee members, their
2 independent review and scoring. I'll read the report
3 into the record, which will be reinforced with visuals.

4 This slide symbolizes the starting point for
5 the current RFP process, the realization that based on
6 the market and the site's many strengths, there's a
7 huge opportunity to create a crossroads and gateway
8 destination, employment of an innovation center.

9 The CRA set out to develop the Marina
10 District in a manner that would catalyze broader
11 commercial and residential revitalization along the
12 U.S. 1/Broadway corridor and mainland neighborhoods.

13 In 2012 the CRA approved a Master Plan vision
14 that was intended to be built out in multiple phases.
15 Phase I was completed and included the expanded marina,
16 improving Bicentennial Park and building a new Event
17 Center. At that time it was contemplated that Phase II
18 would include a major public market and waterfront
19 restaurants that would be followed by a sizeable retail
20 program.

21 With the completion of Phase I improvements
22 on CRA land, the undeveloped land ownership going
23 forward included approximately 11 to 12 acres, six
24 acres fronting the waterfront owned by the CRA and
25 City, five acres fronting U.S. 1/Broadway, of which

1 2.5 acres is owned by the CRA and the City, Spanish
2 Courts, and the additional 2.5 acres includes parcels
3 owned by the CRA, City and Viking. Approximately one
4 half acre, the old Yachtsman site, is centrally located
5 and owned by Viking.

6 In 2007 the CRA's new leadership convened two
7 workshops in May and June. The workshops clarified the
8 Board's expectations in three areas, community benefits
9 objectives, Phase II hotel potential and retail
10 industry feedback. Based on the workshops the Board
11 reset the Marina Village vision to read: A marina and
12 Event Center, anchored dining, entertainment and hotel
13 destination next to the cruise terminal, just minutes
14 away from the oceanfront and close to other
15 attractions.

16 The Board's guidance helped to clarify the
17 scope of the request for proposal. While the public
18 solicitation was called an RFP, it was more like a
19 request for qualifications that asked for far more
20 information related to financial capabilities and
21 tasked the proposals to prepare a conceptual
22 development plan for two scenarios.

23 In summary, the RFP process included six
24 stages. First, to clarify the hotel opportunity, the
25 community benefits and to confirm industry feedback.

1 Second, the RFP was issued February 2nd. Proposals
2 were received on July 9th. The third stage was the
3 information requested in six areas: Leadership;
4 experience; approach; local participation; conceptual
5 development plan, two scenarios, base case and
6 alternate case; and financial capabilities.

7 The evaluation process included the technical
8 review committee, which was assembled to review the
9 submissions and formulate questions that was sent to
10 each proposer. The selection committee members
11 received and reviewed the proposals and responses to
12 the CRA's questions. The last stage, the selection
13 committee members completed their evaluations and
14 recommendations.

15 The CRA received two proposals. One proposal
16 was from Tezral Partners, LLC, a startup West Palm
17 Beach based partnership created for this purpose, whose
18 parent company is owned by Tony Brown Consulting Group
19 and All Sites Construction, Ezra Saffold.

20 They are joined by their retail placemaking
21 and implementation advisor, Montreal based Live, Work,
22 Learn and Play, an international consulting and
23 development firm who were the lead consultants in
24 developing the original Master Plan.

25 The Tezral team includes Tony Brown

1 Consulting Group, managing partner; All Sites
2 Construction, Ezra Saffold, equity partner; advisor
3 Live, Work, Learn and Play, Richard Martz.

4 The development partners include Municipal
5 Acquisition, a private real estate investment firm
6 specializing in public facilities; Urgo Hotels, the
7 owner and operator of the Singer Island Marriott; and
8 Uptown Properties, an Ohio based residential developer.

9 The balance of the technical team included
10 primarily local and West Palm Beach based firms that
11 include Song & Associates, Weitz Construction, Kast
12 Construction, One World Realty, the Mosaic Group, Jones
13 Foster, attorneys, and FX Facility Group.

14 AP Solutions -- APD Solutions Real Estate
15 Group, LLC was the other proposal. APD Solutions Real
16 Estate Group is a nine year old Atlanta based economic
17 and real estate development firm that is wholly owned
18 by the 40 year old Chicago based Urban Retail
19 Properties, which operates approximately 50 shopping
20 centers, including six properties owned by them.

21 Urban Retail has eight regional offices and
22 is a leasing hub located in Boca Raton and manages
23 approximately 14 shopping centers in the state of
24 Florida.

25 APD is joined by their local development

1 partner, New Synergy Ventures, which is led by Arnold
2 Broussard. APD Solutions' Vaughn D. Irons is the CEO.
3 Urban Retail Properties, the parent company, is led by
4 Craig Delasin, CEO, Paul D. Motta, CEO, both from Urban
5 Retail Properties. New Synergy Ventures, the local
6 partner, is led by Arnold Broussard.

7 The technical team, Florida and West Palm
8 Beach based, and includes REG Architects; ECF
9 Engineering; D. Stephenson Construction; Cooper
10 Construction Management; Schmidt Nichols, architects;
11 Nason, Yeager, attorneys; Protective Hands; and the TED
12 Center.

13 My role as facilitator was to complete a
14 comparative summary, share relevant information, set
15 the meeting agenda, guide the discussions and oversee
16 the scoring procedures.

17 The selection committee members reviewed the
18 proposals and completed independent evaluations,
19 scorings, rankings and recommendations based on the
20 following criteria and weights: Leadership, five
21 percent; experience, 15 percent; approach, 15 percent;
22 local participation, 20 percent; development plan,
23 30 percent; financial capabilities, 15 percent.

24 Here are key points that the selection
25 committee felt contrasted and differentiated the

1 proposals. On leadership, Tezral, the team leader, has
2 extensive economic development policy and financing
3 experience. APD Solutions, their team leader as well
4 has the same extensive economic development policy and
5 financing experience.

6 In terms of experience, Tezral's adviser,
7 Live, Work, Learn and Play, has Phase I experience,
8 planning and implementation, consulting and development
9 experience globally. APD, the parent company
10 development partner has in-house cross-functional
11 experience operating a nationwide portfolio, including
12 14 centers in Florida.

13 In terms of approach, Tezral featured a
14 parking garage, residential and retail financing
15 strategy, relying upon the City's committing to
16 long-term parking lease, and they focused on workforce
17 housing. APD focussed on advancing centralized
18 district management and creating more attraction
19 appeal, and also focused on workforce housing.

20 Tezral, concept plan: Built upon the
21 strengths of the original Master Plan and district
22 management approach. APD proposed more activated
23 waterfront promenade, with potential retail and
24 attraction anchors.

25 COMMISSIONER BOTEL: Could you change the

1 slide?

2 MR. NOTTINGHAM: Sorry.

3 Local participation, bullet number two.

4 Tezral: 100 percent MBE ownership, local WBE/MBE

5 participation, and a model to facilitate local

6 investment in anchor uses. APD, local participation,

7 local MBE equity partner, Florida and West Palm Beach

8 based team WBE and MBE participation.

9 Financial capabilities. Tezral: In their

10 proposal, they stated they will provide it if they were

11 the winning proposal. APD Solutions, financial

12 capabilities: They provided APD and Urban Retail

13 financial information that shed light on their

14 financial strengths.

15 In terms of scoring, I will read you the

16 scores. The first would be for APD, the second will be

17 for Tezral. There were five evaluators. 78 to 80,

18 Tezral. 88 to 84, APD. 89 to 78, APD. 81 to 61, APD.

19 85 to 79, APD.

20 While both proposals were competitive, the

21 scoring in three areas gave APD a scoring advantage.

22 One, experience; two, financial capability; and three,

23 conceptual development plan. When the scores were

24 tabulated, four out of five selection committee members

25 ranked APD Solutions the top qualified proposal.

1 I've included a side by side comparison of
2 both conceptual plans. The Tezral proposal is on the
3 left, and APD is on the right. Note at this early
4 stage, the plans are conceptual and will be refined
5 based on validating market research and securing the
6 financing required to execute phased development of the
7 site. The final evolution of the plan will be done in
8 collaboration with the CRA and the City.

9 This is an enlarged photo of the APD plan,
10 which represents their vision of an activated
11 waterfront promenade with restaurants, hotel and retail
12 frontage. It indicates the potential opportunity to
13 locate anchor uses at both ends of the project. On the
14 north, it indicates a ferris wheel and activated beach.
15 On the south end, it identifies a zone, that green
16 building, for potential retail and entertainment
17 anchors and other potential uses.

18 This is the end of the report, and I'd like
19 to open up the house for questions.

20 COMMISSIONER BOTEL: Madam Chair.

21 CHAIR DAVIS JOHNSON: Councilwoman Botel,
22 you're recognized.

23 COMMISSIONER BOTEL: Thank you.

24 First of all, let me say how excited I am to
25 see this project coming to fruition. I think it's

1 probably the most important project that the CRA, at
2 least in my short tenure, and probably in the tenure of
3 many of my colleagues here, will be voting on. It's
4 really exciting to see Phase II coming to pass, and I
5 wouldn't want to put any stumbling blocks in the way of
6 it moving forward as quickly as possible.

7 I appreciate that the CRA has made a great
8 effort to ensure that the process has been above board
9 and scientific. I think a lot of work went into
10 developing the rubric for evaluation. I don't doubt
11 that the evaluators made every effort to evaluate in
12 good faith.

13 But I think there might be one component, one
14 component that might be missing, and I think we can
15 rectify that at the November 14th meeting. I would
16 like to suggest that we have a presentation by both of
17 the developers so that the community can understand why
18 this decision was made the way it was.

19 I have had many calls in the last 24 to
20 48 hours asking how this decision was made. You've
21 done a very good job explaining what the criteria was,
22 and I think that I fully understand that, but yet I
23 believe that there are members of the community who
24 would like to hear from both developers so they have a
25 very complete understanding of why APD was chosen over

1 Tezral. And I would just ask that that request be
2 honored by the CRA.

3 CHAIR DAVIS JOHNSON: Any other comments from
4 the Commissioners?

5 COMMISSIONER MILLER-ANDERSON: Madam Chair.

6 CHAIR DAVIS JOHNSON: Commissioner
7 Miller-Anderson.

8 COMMISSIONER MILLER-ANDERSON: I'd like to
9 reserve my comments until after, if we have any
10 comments from the public.

11 CHAIR DAVIS JOHNSON: Do you have any public
12 comment cards?

13 THE CLERK: Yes, ma'am.

14 VICE CHAIR HUBBARD: Madam Chair.

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

17 VICE CHAIR HUBBARD: Will ADP be making a
18 presentation tonight, since they are being recommended?
19 Is that based on what we have here?

20 INTERIM EXECUTIVE DIRECTOR EVANS: No, we
21 don't have them scheduled for a presentation.

22 MAYOR MASTERS: Madam Chair.

23 INTERIM EXECUTIVE DIRECTOR EVANS: If you
24 wanted to schedule a presentation, we'd have to give
25 the notice to both teams in order to have time.

1 CHAIR DAVIS JOHNSON: Mr. Mayor, you're
2 recognized.

3 MAYOR MASTERS: Yes, I certainly would like
4 to see a presentation on both sides, based on the fact
5 that even with the scoring, they seem to have been very
6 close. There seems to have been a lot more information
7 in certain categories on the other one than the one
8 that's in front of us. What I do want to know, I think
9 one of the -- what's the name of the other one?

10 MR. NOTTINGHAM: Tezral.

11 MAYOR MASTERS: Tezral. I would like to know
12 why they did not provide financial information and
13 withheld that based upon if they win the contract. It
14 seems to me that that may have been a big dent in
15 their -- in the overall scoring by not providing that
16 information, and I would like to hear from them as to
17 why that was not provided.

18 MR. NOTTINGHAM: If you read in the proposal,
19 it says on advice of their counsel, that they were
20 advised not to provide financial information at this
21 time.

22 MR. HAYGOOD: It's going to be of public
23 record.

24 MAYOR MASTERS: And there wasn't --

25 MR. HAYGOOD: Well --

1 MAYOR MASTERS: I mean I want to know why one
2 did and one didn't.

3 MR. HAYGOOD: Yes. Well, they did it on
4 advice of counsel. You know, I think the public
5 records law has changed a little, but that's what their
6 counsel told them, that they shouldn't submit it.
7 So --

8 MAYOR MASTERS: So are you saying they were
9 ill-advised based on what they thought about the public
10 record?

11 MR. HAYGOOD: I think they could have
12 provided, they could have provided some information.
13 It probably, at some point, would become public record,
14 but not at this point.

15 MAYOR MASTERS: I would like to hear directly
16 from that person, whoever represents that company, as
17 to their reasoning rather than from your
18 interpretation, which I do respect.

19 Mr. -- is it Nottingham?

20 MR. NOTTINGHAM: Nottingham.

21 MAYOR MASTERS: Yes. Where are you from?

22 MR. NOTTINGHAM: Hampton, Virginia.

23 MAYOR MASTERS: Hampton, Virginia. Did you
24 know or have any relationships with anyone on either
25 team?

1 MR. NOTTINGHAM: Do I?

2 MAYOR MASTERS: Yes, did you have?

3 MR. NOTTINGHAM: Personally?

4 MAYOR MASTERS: Personally.

5 MR. NOTTINGHAM: I -- you know, everyone
6 knows in 2012 I was a consultant here working on the
7 Master Plan. And that stage of the project didn't
8 happen, and I didn't do any work here for many years
9 after that. And I have no contact or association with
10 the consulting team that I worked on, nor do I know APD
11 or any of their principals.

12 MAYOR MASTERS: Never had any opportunity to
13 speak to either side, either one?

14 MR. NOTTINGHAM: No. No, I'm saying in 2012,
15 2013 and 2014 --

16 MAYOR MASTERS: You did.

17 MR. NOTTINGHAM: -- I was here on a
18 consulting team that worked on the Master Plan. But if
19 you look at my involvement in the City over the last
20 eight years, I have worked for the CRA, I've worked for
21 Viking, I've worked with the whole group.

22 MAYOR MASTERS: Let's go back to 2012.
23 That's where you're --

24 MR. NOTTINGHAM: Sure.

25 MAYOR MASTERS: -- referencing me to. At

1 2012 --

2 MR. NOTTINGHAM: Right.

3 MAYOR MASTERS: -- when you came, you did the
4 workshops or whatever you did, correct? You had some
5 involvement at that time. Did you have an opportunity
6 to speak or have any meetings whatsoever with any of
7 the people on either of these two sides here?

8 MR. NOTTINGHAM: In 2012 --

9 MAYOR MASTERS: In whatever year.

10 MR. NOTTINGHAM: Wait a minute. In 2012 I
11 was here.

12 MAYOR MASTERS: Okay.

13 MR. NOTTINGHAM: I interacted with everyone
14 at the CRA, and I interacted with everybody that was
15 involved in the joint work team to complete that Master
16 Plan.

17 INTERIM EXECUTIVE DIRECTOR EVANS: So at that
18 time the CRA Board approved a joint work team which
19 involved Viking developers, Live, Work, Learn, Play,
20 who is one of the advisers on one of the teams, and the
21 CRA and the City staff. And so that joint work team
22 worked collectively to try and develop a plan for the
23 marina, and Mr. Nottingham worked along with the CRA
24 and those other partners at that time.

25 MAYOR MASTERS: Thank you for clarifying

1 that.

2 My other question, Madam Chair, and then I'll
3 wrap this up.

4 Mr. Evans, at the beginning of your
5 statement, you said that -- something to the point that
6 no matter how this goes tonight. Can you finish
7 that -- repeat that statement again?

8 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. I
9 was just referencing all of the work that's gone in by
10 both of the teams. They've put in great effort to
11 respond to this. And we appreciate their efforts and
12 their interest in the City, and we just wanted to thank
13 them and point out all the hard work that both teams
14 put into responding.

15 MAYOR MASTERS: So Madam -- so are you
16 saying, in essence, that no matter which team gets this
17 contract, we can't go wrong?

18 INTERIM EXECUTIVE DIRECTOR EVANS: No. I'm
19 saying that --

20 MAYOR MASTERS: What are you saying?

21 INTERIM EXECUTIVE DIRECTOR EVANS: -- I was
22 just thanking all of the teams for their efforts. And
23 I was saying that the date which is to review and
24 select a master developer was set by the Board some
25 time ago as a goal. And now we're here, and I think

1 it's a unique opportunity for the City as a whole.

2 MAYOR MASTERS: So is it your recommendation,
3 you as the Executive Director, that this Board should
4 go with ADP?

5 INTERIM EXECUTIVE DIRECTOR EVANS: The
6 selection committee ranked ADP as the highest, so it is
7 my recommendation that they --

8 MAYOR MASTERS: The committee. Because the
9 committee did, you are supporting what the committee
10 did?

11 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. I
12 did not participate in the evaluation committee. It's
13 my job to bring their results to the Board, and I'm
14 recommending that their findings be approved.

15 MAYOR MASTERS: Madam Chair, in my last
16 statement, I certainly would like to see a
17 presentation -- I concur with Dr. Botel -- from both
18 who have submitted their proposals, because I think
19 it's important to the community, as you stated,
20 Dr. Botel, that we -- I want to hear too. But from the
21 community perspective, I would like to see a
22 presentation from both.

23 Thank you, Madam Chair.

24 VICE CHAIR HUBBARD: Madam Chair.

25 COMMISSIONER BOTEL: Madam Chair.

1 CHAIR DAVIS JOHNSON: Vice Chair Hubbard,
2 you're recognized.

3 VICE CHAIR HUBBARD: ADP was the recommended
4 group by the committee and confirmed by the Executive
5 Director. So in the process that we have in place, I
6 would think that if, one, we would hear from somebody,
7 it would be ADP. So that -- while there's not, I
8 guess, a presentation ready or afoot, I think that the
9 questions that we pose tonight, we should direct them
10 to them tonight. And that's because I have several
11 questions I'd like to ask.

12 CHAIR DAVIS JOHNSON: Councilwoman Botel,
13 you're recognized.

14 COMMISSIONER BOTEL: I just wanted to make
15 clear that I don't at all question the integrity of the
16 process. I think the process was excellent and
17 excellently carried out. And I think that the
18 evaluators are above board and there were no
19 shenanigans, as my grandmother would say.

20 And I certainly think that APD is going to be
21 a great developer for this project, if that's the way
22 it goes, and my only concern is that many members of
23 the community have said to me: Why didn't we get a
24 chance to look at both proposals? That's all. I'm
25 just suggesting that it would be a good piece of the

1 process if members of the community could see what
2 Tezral and APD had to offer before we give our blessing
3 to APD, that's all.

4 CHAIR DAVIS JOHNSON: Public comment cards.

5 THE CLERK: Bruce Guyton, followed by Andre
6 Rolle and Delsia Brooks.

7 MR. GUYTON: Good evening.

8 MAYOR MASTERS: Good evening, sir.

9 MR. GUYTON: To the Mayor, Council members,
10 my name is Bruce Guyton, as most of you know, a
11 lifelong resident of the beloved City of Riviera Beach.
12 And I'm also a planner by trade, and I'm also further a
13 three term Councilperson.

14 I must concur it is very important for the
15 public to have an opportunity to hear both before a
16 decision is made. Customarily, the top two or three
17 are brought to the decision makers and/or presentations
18 are given after the responses are in writing.

19 There were only two responses here, so there
20 was no number of respondees to select from. That being
21 the case, I would suggest, and it's typical and
22 customary, before a decision is made, after the written
23 responses, you have the oral presentation, because that
24 sheds a lot of light, not just to the Board, who
25 already had interaction with maybe the teams, but for

1 the public.

2 It's called transparency. Before a decision
3 is made, the public have an opportunity to hear
4 presentations, and then we rely on our representatives
5 to make a decision, hopefully, that represents not only
6 their point of view, but the point of view of the
7 community. Thank you.

8 MAYOR MASTERS: Madam Chair, while the other
9 speaker is coming, if we have questions from any of the
10 public, like one or two, can we do that when they get
11 finished, because I would like to ask Mr. Guyton a
12 question at the end.

13 MR. ROLLE: Good evening, Mr. Mayor,
14 Councilmen and women.

15 I'm here because, you know, looking at the
16 presentation that the gentleman gave before, you know,
17 I too have questions, because especially with the
18 approach method.

19 And you look at the past history of the work
20 that's been done in Riviera Beach. And I'm in the
21 construction field, you know, supervises, you know,
22 concrete and everything. And when I ride around the
23 city and I look at what's being presented to me and I
24 look at the city for a local contractor who's talking
25 about building buildings -- and you all are familiar

1 with what happened at FIU with the bridge collapse, and
2 even in Orlando with the flooring falling in. And then
3 I look at Coleman Park, with fresh concrete that's just
4 been poured that's cracking.

5 So you know, when we come and we look at
6 financial stability, are we going to just put on paper
7 what's presented? This is I'm going to present to you
8 the highest quality of work, but yet when it comes to
9 building a project, that you're getting low standard
10 work. And now you have in this city a lot of rework, a
11 lot of back charges.

12 I'm here to stand for whatever contractor
13 that's going to present their work package to you guys
14 is a responsible contractor. And that's where we, as
15 citizens, need to understand that there is such a thing
16 called a responsible contractor.

17 And if a contractor is not responsible for
18 the little things, how can we be assured for not only
19 our safety, but the conditions? You can walk around,
20 if you know construction, and look at what's been built
21 and how much rework has been done.

22 So my only thing is that, you know, I want
23 you guys to understand that we need to bring a
24 contractor here that's going to do the quality of work
25 and also be able to provide work for our local

1 citizens. We've been talking about it, and now, you
2 know, I'm going to be committed and more committed to
3 try to push local workers to work.

4 And I need the Council, the Mayor that we --
5 we need to be on this Board at that local
6 participation, local apprenticeship, and we're not
7 getting that. And all that comes back into the
8 financial stability. As you know, we can't 1099 every
9 worker. Because the citizens are paying for this deal,
10 and that tax revenue has to come back to pay for these
11 projects, and we're not doing that.

12 So we need to look at other things besides,
13 you know, if he a local. Let's get somebody in here
14 that's going to be willing to do local participation.
15 Thank you.

16 CHAIR DAVIS JOHNSON: Thank you, sir.

17 THE CLERK: Delsia Brooks, followed by Bonnie
18 Larson.

19 MR. BROOKS: It's been a long time. My name
20 is Delsia Brooks-Hamilton. I live in Palm Beach
21 County.

22 And I wanted to thank all the Council members
23 for the decision they made. I just want to thank Scott
24 Evans and Mayor Masters, and of course, the community.

25 I have been going through this process for

1 now four years. It's almost five years. When the
2 first RFP was submitted, I was the only participant
3 that submitted an LOI, and I was told that there was no
4 parking space for the restaurant. The name of my
5 restaurant is Pangea Grill, and it's intercontinental
6 cuisine.

7 So here it is, almost five years now. I'm
8 not sure whether I'm going to be selected or not,
9 because here it is ADP is the developer that has been
10 selected. I'm not certain whether or not they're going
11 to select me as a restaurant operator.

12 But I have been in the process. I've got my
13 rendering, I've got my -- everything is ready. I also
14 have my investor that is willing to invest the money,
15 you know, for this project. So here it is.

16 I remember Mr. Nottingham. I participated in
17 the workshop a couple of times where he was actually
18 there. I don't know these gentlemen here, but I just
19 want to say that I hope that I will be one of the
20 restaurants that will be selected during this process.

21 I'm a small business owner, I'm a black woman
22 business owner, and I think I do have the experience.
23 My family has been in the restaurant business for over
24 50 years. I do know how to cook, even though I do
25 have, you know, I do have three chef. And everybody's

1 basically waiting to move forward.

2 And I need to find out where do I stand at
3 this point, because I was told the reason of the delay
4 is that they didn't have any parking space. But then
5 yet there is Rafiki Tiki. You know, he's occupying
6 parking space. So I would like to be selected as one
7 of the restaurant operators. Thank you very much.

8 MAYOR MASTERS: Go and ask. They're right
9 there.

10 MS. BROOKS: I'm sorry?

11 MAYOR MASTERS: Talk to them. They're right
12 there.

13 MS. BROOKS: Oh, okay. So yes, gentleman, I
14 would definitely like to be selected as one of the
15 restaurant operators because I've been at this process
16 now, it's almost five years.

17 MAYOR MASTERS: I didn't mean now. Excuse
18 me. I didn't mean now. I mean they're right there.

19 MS. BROOKS: But yes, I would like to be
20 selected as --

21 CHAIR DAVIS JOHNSON: Ms. Brooks.

22 MS. BROOKS: -- be chosen as one of the
23 operators, restaurant operators.

24 CHAIR DAVIS JOHNSON: Thank you.

25 MS. BROOKS: Thank you.

1 THE CLERK: Bonnie Larson, followed by Ezra
2 Saffold.

3 MS. LARSON: Bonnie Larson.

4 People could announce their names when they
5 come up here, because we kind of forgot. You know, she
6 announces the names, and then by the time they get
7 here, I don't remember that gentleman's name who just
8 spoke. So if we could do that.

9 This was done, in my opinion, a little
10 backwards. It would seem that what should have
11 happened, and everybody does things differently, but it
12 should have been, I think, that both teams came before
13 the Council and came before the public at a big
14 meeting.

15 This is a concern to everybody. It's a
16 major -- you know, the marina is a major development,
17 and it would seem that that would have happened first,
18 and then the committee would have voted and they would
19 want some very specific things, as they did.

20 I have no problem with ADP. I don't know
21 them. I see there are several gentlemen from that
22 group here tonight.

23 It would seem like when people do business in
24 Riviera Beach, it would seem like they should come to
25 the City or the CRA and give a little presentation.

1 They could do it tonight. There's several of them
2 here. I don't understand why sometimes they come,
3 sometimes they don't, and we just pass it on to them.

4 The two teams, I had asked for the names of
5 the people on the two teams. Mr. Haygood told me I was
6 not entitled to that. That rings with me as no
7 transparency. Why can't I know who's on the
8 committees? I don't understand that. Who's on the two
9 teams? But I was told: No, you can't know. So there
10 seems like some secrecy there, which I didn't like. So
11 tonight we know who's on there, but it should have been
12 more transparent. I don't know why the public wasn't
13 able to get that information.

14 Mr. Brown, who's on the Tezral team, he had
15 six years to get a signature restaurant at the marina.
16 Didn't happen. He had 72, 73 applications. Waterfront
17 property in south Florida is at a premium.
18 Seventy-two, 73 restaurants wanted to be here. We
19 didn't have one.

20 And his presentation, which I'm reading in
21 the book right now, there's still no major restaurant
22 he's suggesting. He's suggesting a barbecue place,
23 somebody's crab. I don't know what that is, Rodney's
24 Crab. Never heard of that. And you know, that's it.
25 Still no signature restaurant.

1 Whoever is selected, we need to tell them
2 what we want, not them tell us what we're going to do.
3 It's our property. We live here. It's up to us, the
4 CRA and the City, to tell the developers what we want
5 down there. I don't like, of course, the thought of
6 having private people living on our public marina. I
7 have never liked that. I've spoken against it several
8 times. That seems to still be in the plan.

9 Let's see, what else? Oh, financial
10 stability. They ranked -- ADT ranked much higher.
11 Tezral offered no financial information. They should
12 do that. That's their responsibility to do that. We
13 shouldn't have to come back and say give it to us. We
14 didn't get anything from Viking. Look where we ended
15 up with Viking. We didn't get any financials from
16 them, did we? No. Look where we ended up. So if
17 someone's applying to do work in Riviera Beach, give
18 your financials. That's what you have to do. We
19 shouldn't go back and say give us this now, you know.

20 ADP seems to have a lot of other backers and
21 more experience behind them, but I just felt it was not
22 transparent in that we weren't even allowed to know who
23 was on the teams. That's my big gripe tonight, on
24 Halloween. Thank you.

25 MAYOR MASTERS: So what does that mean, trick

1 or treat?

2 THE CLERK: Ezra Saffold.

3 MR. SAFFOLD: Good evening, Council.

4 MAYOR MASTERS: Good evening, sir.

5 MR. SAFFOLD: Ezra Saffold, local, home grown
6 developer. Glad to be here at this junction.

7 We are not a start-up. We've been around.
8 Tony has proven his worth with the Phase I. I have
9 proven my worth here in the city. I have been a part
10 of many community and other endeavors on the
11 improvement of this city. My heart pumps Rivera Beach.

12 To the note of us not having financials, it
13 was stated that we will provide them upon negotiations.
14 No team provided audited financials.

15 It wasn't noted that we're bringing a
16 Marriott hotel here to my city, with local investment
17 opportunities for the general area and people who want
18 to be a part of it.

19 It wasn't noted that we have a \$60 million
20 commitment for a parking garage and other things. So I
21 just wanted to let that go on the record. Thank you.

22 THE CLERK: There's no more public comment
23 cards.

24 CHAIR DAVIS JOHNSON: All right. Mr. Davis,
25 Councilwoman Miller-Anderson, you wanted to reserve

1 your comments.

2 COMMISSIONER MILLER-ANDERSON: Yes. I do
3 have the same concern regarding the presentations. And
4 I had several other concerns, but I don't -- if we're
5 going to have presentations done, I think that would be
6 the time to do it.

7 Other than that, it would be a waste of time
8 for me to sit here and talk about all of the different
9 things that we're talking about, because until we have
10 those presentations, I don't think any of this should
11 even come to us at this point in time.

12 I do have questions regarding the selection
13 committee, those who were on the selection committee.
14 I do have concerns about -- I understand there may have
15 been some typos within the proposals or the package
16 that was there, because I was confused at one point
17 because it said ADP at one time, then it says APD, then
18 it says APD Reg. And so at one point I was thinking we
19 were talking about two different companies.

20 And so -- and then also within SunBiz, I
21 noticed that one APD Solutions is not in SunBiz for
22 Florida, but they do have it for Georgia, and I guess
23 they're going up under the Urban Retail.

24 But there's a lot of questions that I have
25 that need to be answered, but to sit here and talk

1 about it tonight, before we have those presentations,
2 would be, you know, not worth the time to go through
3 that, because once the presentations are done and then
4 we'll have an opportunity to speak with them, then
5 maybe that could be cleared up at that time.

6 CHAIR DAVIS JOHNSON: Okay. Mr. Davis,
7 you're recognized. You reserved your comments for
8 after public comments. Public comments are concluded.

9 COMMISSIONER DAVIS: I don't know if anyone
10 else wanted to go before me or now.

11 CHAIR DAVIS JOHNSON: No, it was --

12 COMMISSIONER DAVIS: I can wait.

13 CHAIR DAVIS JOHNSON: Go ahead, Mr. Davis.

14 COMMISSIONER DAVIS: I can wait.

15 VICE CHAIR HUBBARD: Madam Chair.

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

18 VICE CHAIR HUBBARD: The -- I agree that we
19 should wait to hear the presentations. But
20 Mr. Saffold, who is a member of the other team, made
21 some comments, and I notice that the gentlemen from
22 this team wants to make a comment as well.

23 CHAIR DAVIS JOHNSON: I'm happy to have that,
24 but what we cannot do is have what is tantamount to a
25 presentation if we are asking for a presentation. If

1 he wishes to make a comment, that comment needs to not
2 be an extensive comment that is equivalent to
3 presentation related remarks.

4 But before he comes, the question that I have
5 is: Was there a presentation before the selection
6 committee?

7 INTERIM EXECUTIVE DIRECTOR EVANS: The
8 selection committee did not review presentations. We
9 elected to review the proposals and submit detailed
10 questions for the gaps that we found in the proposals.
11 Those questions were then responded to by the various
12 teams, and all of that information was sent to the
13 selection committee.

14 CHAIR DAVIS JOHNSON: In my world, that is
15 just not a process that typically happens. When you
16 have a selection committee, a selection committee gets
17 a presentation so that they could bring their scores
18 forward, because a body, an elected body does not
19 typically, again, in my world, does not typically hear
20 the proposals and presentations made for a selection
21 process.

22 So we're doing something that is, in my
23 opinion, unique and different to how we typically --
24 how proposals and responses to RFPs are handled. So I
25 just don't understand why the committee would elect

1 with there being such a grave difference in scoring.
2 Those questions could have been addressed during the
3 process of the presentation before the selection
4 committee, before it even gets here to the community
5 and this body.

6 So that lends me pause a bit, because your
7 full committee, as I understand it, didn't hear from
8 them other than to read whatever responses were
9 provided. That's just not a process. And I'm sure
10 that those of you who have participated and responded
11 to RFPs, that has been a typical process. So I do have
12 concerns with that.

13 I too looked up -- I typically go through, so
14 that I can learn who the partners are and who the
15 companies are. And when I went into SunBiz, in any
16 iteration, ADP, APD, they were at one point active in
17 the Florida Department, Division of Corporations, but
18 they show as being inactive for failing to submit the
19 annual report.

20 So I just want to -- you know, and that's
21 something that we'll hear about later, but I had
22 concerns as I was going through the responses, and then
23 that question as it related to the presentation to the
24 selection committee was a question for me.

25 So who is speaking on the APD?

1 COMMISSIONER DAVIS: Madam Chair.

2 MAYOR MASTERS: Madam Chair.

3 CHAIR DAVIS JOHNSON: Mr. Davis, you're
4 recognized.

5 COMMISSIONER DAVIS: As the gentleman
6 approaches, I definitely can support, understand of
7 where we are with the presentation. I'm not opposed to
8 a committee reviewing that.

9 What I do understand is we rolled back from
10 2012 up until October 17, 2018. We had a six, seven
11 year window-way went by, and then in May, this Board
12 had a decision to approve a process. In that process,
13 those are some rules and some foundations that were set
14 in place.

15 We all read this information as a five member
16 Board. We all approved this process in June of 2017,
17 5/0. The issues with the presentations was all in the
18 backup. I had some concerns, but it was a 5/0 vote. I
19 supported it with this direction, the Commission wanted
20 to go with the recommendation. But we all agreed in
21 June of 2017. Between now and then, that's been a nine
22 month span when we knew what the process was doing.

23 We're -- the residents are going to benefit
24 from whatever decision we make, which is the ultimate
25 decision. And when we're going to do business, we must

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1 make sure that -- and I'm not -- I'm going to be very
2 respectful to all of you, to all of my colleagues. But
3 I'm just saying that when we approve a process and we
4 go through the information, that information, those
5 questions that we're asking now should have been
6 brought up in June of 2017.

7 As it relates to having a public meeting, one
8 thing I learned about competition, you have winners and
9 losers. And what I don't want our city to turn into is
10 a race to a Council meeting, and it becomes a political
11 decision. And you know who suffers? Our city and our
12 brand.

13 I'm not -- I'm going to be very clear. I'm
14 not accusing anyone of anything. But I've been born
15 and raised in this city all my life, and I knows what
16 happens when we have a meeting with a big decision. It
17 becomes a race to who can ramp up the most friends and
18 family to come in and put political pressure in a
19 heated election season.

20 Just like the Mayor, I was wondering why, in
21 all due respect to Mr. Evans -- I respect him dearly --
22 why he said no matter what happens tonight. So if
23 there's a tone being set before the meeting's being
24 started, you know, we could have saved the presentation
25 before the gentleman gave his presentation.

1 I don't want to see that someone put their
2 best foot forth and they lost. I'm going to try to do
3 better. I think we all at a disadvantage to start this
4 process over for a presentation.

5 You have an oversight committee -- no,
6 evaluation -- I mean technical review committee that
7 sat in a meeting in June of 2017 and heard everything
8 that we talked about. So they went there asking
9 questions based on information that we gave them.

10 And the only issue I do have is maybe, yes,
11 that committee could had reviewed the presentation.
12 Just like in Phase I, the Council, the CRA Commission
13 at that time did not review a presentation. Just got
14 elected. There's a recommendation came before the
15 Board. It was approved.

16 At that time there was a protest because
17 someone lost, and then they protested. There was a
18 number, I want to say sixth place team, fifth or sixth
19 place -- I'll give it to you -- and they protested
20 about something that the CRA Director said during the
21 process, saying how there was two horses in this race,
22 and it felt like there was a compromise at that time.

23 But we still moved forward with the decision,
24 with the understanding that we got folks that put some
25 significant amount of time, money, energy, including

1 our staff, including ourselves, we all worked together,
2 and including a previous Commission, how we going to
3 move.

4 So I'm only saying that if we're going to set
5 some rules and we want to approve something, if there's
6 some questions, I will support the entire Commission.
7 If they see something happening that's not comfortable,
8 let's address it right away. Don't wait till we make a
9 decision and then say, okay, you know what, this one,
10 you know, let's give everybody a fair shot and let's
11 find a reason to -- I'm not accusing anybody of
12 anything. I'm just telling you based upon the history
13 of Riviera Beach, when folks are watching these
14 meetings there's always a reason why it seems that we
15 can't get anything done.

16 I'm just saying if you're going to approve
17 something, let's stick to what we're going to approve,
18 be very clear about what we're approving and make sure
19 that we're working well together, because we've got to
20 hold whoever we choose to the same standard.

21 You know, we have a recommendation and now we
22 seem to what? Let's say team two was approved, the
23 other team was approved that's not here tonight, and
24 their strengths was put on the board of why they did
25 good. Of course, the team we didn't approve hoping for

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1 a chance to get back in and give you everything that
2 you say we didn't do. So now I'm going to put on a
3 better show. Then you're put in a tougher position to
4 who do you believe at that point? But when they all
5 put their best foot forward, a team won and made a
6 decision, and then what happened? That's all I'm
7 saying.

8 COMMISSIONER MILLER-ANDERSON: Madam Chair.

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

11 COMMISSIONER MILLER-ANDERSON: By no means do
12 I have any opposition to him speaking, but we do
13 understand that Mr. Saffold spoke because he put a card
14 in. So it wasn't like we were allowing anyone to do a
15 presentation. And he did not put in a card, so --

16 VICE CHAIR HUBBARD: Well, be that as it may,
17 and -- be that as it may -- I'm sorry.

18 COMMISSIONER MILLER-ANDERSON: I don't have
19 an opposition to it, but that was the reason why he was
20 there, was because he put in a card. That's the only
21 thing I wanted to say.

22 MAYOR MASTERS: Madam Chair.

23 CHAIR DAVIS JOHNSON: Your name, sir?

24 MAYOR MASTERS: I'll wait till he gets
25 through.

1 MR. IRONS: Good evening, Commissioners and
2 Mr. Evans and Mr. Mayor. My name is Vaughn Irons. I'm
3 the CEO of APD Solutions Real Estate Group based in
4 Atlanta, Georgia.

5 And what I want you to clearly know is that
6 we followed the process prescribed by you, and we were
7 completely compliant by the deadlines that you all set,
8 and we're happy to follow whatever process you want.

9 So if you would like for us to come back and
10 provide a presentation, we already have as a part of
11 our regular strategy to do a tremendous amount of
12 community outreach and get community participation and
13 input in the process, we're happy to do that, inclusive
14 of the fact that I did fill out a comment card. So
15 just adding a little levity.

16 But the point that I'm really attempting to
17 make is our goal is to, you know, follow the process
18 that you all set for us. We're happy to present our
19 information, we're happy to answer any questions that
20 you have, and we feel confident that we can share with
21 you the strengths that we bring to the table and the
22 resources that we bring nationwide, internationally and
23 here locally.

24 We have a very impressive group of local
25 participants that we hand selected to be a part of this

1 process, not because we just wanted names in the
2 package; because we believe that they can enhance what
3 we're able to bring here.

4 And our whole proposal is completely based on
5 us being at risk. The reason we presented our
6 financials is we're prepared to invest our own capital
7 and be at risk doing this project. And according to
8 your own process, submitting financials was a
9 requirement. And so since that wasn't done, that means
10 that there's a defect in one of the proposals simply on
11 the points that you all presented.

12 We followed your process completely from
13 start to finish. When you asked supplemental
14 questions, we answered those questions and submitted
15 those by the deadline. If you'd asked us to do a
16 proposal, we'd be happy to be here with bells on and
17 present our information, and we feel confident that we
18 would win at that point as well.

19 So thank you very much for allowing me to
20 speak to you today.

21 CHAIR DAVIS JOHNSON: Thank you, sir.

22 Mr. Mayor, you're recognized.

23 MAYOR MASTERS: Yes, Madam --

24 MR. WHITE: I just want to say one thing. I
25 just want to echo that as well. We do have -- and

1 Mr. Saffold was talking about -- I'm also one person
2 that's born and raised here. Steve White with
3 Protective Hands Communications.

4 But we honored the process, and we look
5 forward to whatever else the Commissioners may require.
6 But we are, as Vaughn said, we're ready to move
7 forward.

8 CHAIR DAVIS JOHNSON: Thank you, sir.

9 MR. WHITE: And we do honor the process.
10 Thank you.

11 CHAIR DAVIS JOHNSON: Thank you, sir.

12 Mr. Mayor, you're recognized.

13 MAYOR MASTERS: Yes, just briefly. I'm a
14 little confused about the hotel, the Marriott. Someone
15 said that in their proposal they're going to bring the
16 Marriott on this side. Which group was that?

17 CHAIR DAVIS JOHNSON: Mr. Mayor --

18 MAYOR MASTERS: Mr. Saffold, okay. I know I
19 heard it, but I'm getting -- hearing a lot of things.
20 The other thing, I'm very impressed with the Marriott.
21 I'm a Marriott person.

22 Also, local participation is very big with
23 me. It's very important. Community benefits is very
24 important with me as well. And as my colleague
25 mentioned earlier, Mr. Davis, that Mr. Evans did state

1 earlier about however it goes, but I don't know how
2 that -- you know, he said it, but I'm sure he meant
3 well with that. So I wanted to make that statement as
4 well.

5 No matter how it goes, I do want to say to
6 Mr. Saffold that I do appreciate what you have done in
7 this city in the past and the local participation that
8 I know that you've done in the past. No matter how it
9 goes, I want to go on record and say I appreciate your
10 local involvement.

11 And so we'll look forward to the
12 presentations. Each presentation should be able to
13 speak for itself and stand on its own merits. One's
14 from Georgia; the one from Riviera Beach, right?

15 Okay, thank you.

16 CHAIR DAVIS JOHNSON: Is it then the desire
17 of this Council to hold off on voting before -- until
18 after the proposals are made?

19 COMMISSIONER MILLER-ANDERSON: Yes.

20 MAYOR MASTERS: Yes.

21 CHAIR DAVIS JOHNSON: So do we need to --
22 well, there was a motion and a second on it, so we need
23 to have that motion rescinded, because we're not voting
24 on it until after the presentations are made. Who was
25 the maker of the motion?

1 MAYOR MASTERS: Madam Chair.

2 CHAIR DAVIS JOHNSON: I just asked my
3 colleagues if they wish to hold off on the vote until
4 the presentations are made. I saw heads shaking.

5 COMMISSIONER BOTEL: Madam Chair, I wonder if
6 it helps take away the political aspect, and I hear
7 what my colleague is saying about not wanting to make
8 it a -- not wanting to politicize it, if that's the
9 right way to say it. It shouldn't be a popularity
10 contest. It should be a real --

11 I want to preserve what the CRA Director has
12 attempted to do and has done and Mr. Nottingham has
13 done in that they've made it a scientific process.
14 They've given it -- they've created a rubric, they've
15 created some guidelines.

16 I wonder, does it help if rather than we make
17 it -- my goal was to make it available to the
18 community, to make the presentations available to the
19 community so that our community could see what was
20 being proposed by both developers. Does it make it
21 less political if the presentations are done for the
22 evaluation committee rather than for this Council?

23 COMMISSIONER MILLER-ANDERSON: That's not
24 what I'm asking for.

25 COMMISSIONER BOTEL: It's not. Okay, then

1 I'll shut up. Just a thought.

2 CHAIR DAVIS JOHNSON: Well, personally I feel
3 that a presentation should have been made before the
4 selection committee. That is just --

5 COMMISSIONER BOTEL: See, that's where I'm
6 getting at.

7 CHAIR DAVIS JOHNSON: -- typical and
8 standard. And I don't understand why we --

9 COMMISSIONER BOTEL: Exactly. The selection
10 committee, I think -- I don't know that that would --

11 CHAIR DAVIS JOHNSON: Pardon me, I wanted to
12 complete.

13 I don't know that that necessarily would have
14 had any bearing on scoring. I sit on selections in the
15 other side of my life, and so when that comes, our
16 Board is never involved in the decision making process
17 on selections.

18 So to want to present to us at this juncture
19 just seems to me that we missed a step. I'm not -- I'm
20 not by any means suggesting that the firm that has the
21 prevailing points is not a good firm. I just
22 questioned why we did it this way.

23 And whether or not, Mr. Davis, you know, you
24 said earlier, I think, you know, we were all aware of
25 the process. I recall what we voted on. But there is

1 still within procurement a process within that process.
2 So that's my only question, and I think that that's a
3 reasonable question. But, you know, I'm a vote.

4 And I believe I asked the question: Do you
5 all want to hold off on the approval of the vote or did
6 you want to move forward before presentations were
7 provided to any group?

8 VICE CHAIR HUBBARD: Ma'am.

9 CHAIR DAVIS JOHNSON: Vice Chair.

10 VICE CHAIR HUBBARD: I guess for me, it's
11 this. Sure, I think that there should have been a
12 presentation to the community, to the selection body
13 and to the Council. We could have sat in on either
14 one. I don't understand the process that didn't have a
15 selection -- excuse me -- a presentation involved in
16 the process.

17 But what I do think now is that we have a
18 company that has followed the process, and they are
19 going to come back to make a presentation to us at any
20 time and every time that we request.

21 And in sitting here and thinking about it,
22 during those presentations, I'm certain that we'll be
23 given an opportunity to make our -- to make more
24 suggestions. We have the negotiation process to go
25 through. That will be another opportunity to make our

1 suggestions as well.

2 I do feel, you know, that Mr. Davis, he made
3 some valid comments. The gentleman that spoke made
4 some valid comments that they followed the process,
5 they ranked the higher, they put their financials up
6 front.

7 And so what do we do with the fact that the
8 other team did not put their financials up? So they
9 come in with a presentation. They didn't put their
10 financials up. Then what? What difference is that
11 going to make to the scoring, the fact that they did
12 not bring their financials? So how does -- what I'm
13 saying, it's not going to help one way or the other.
14 They are not going to have the number of points because
15 they did not bring their financials. And that's what
16 I'm trying to weed out.

17 And the reason I'm bringing this up, because,
18 one, no, I don't want it to become a political contest.
19 Two, I do -- I'm curious like everybody else. I would
20 have liked to have known what we're getting, what are
21 people proposing, because, you know, there are some
22 things I saw in the pictures that I'm not for.

23 CHAIR DAVIS JOHNSON: It is the collective
24 decision by this body. We are not a body of one.

25 COMMISSIONER DAVIS: Madam Chair.

1 CHAIR DAVIS JOHNSON: Mr. Davis, you're
2 recognized.

3 COMMISSIONER DAVIS: In respect to what
4 everybody -- I do believe everybody's here to do the
5 right thing in this process. And Ms. Councilperson,
6 the Vice Chair just brought up a good point about the
7 financial statements. I just want to be a team player,
8 whatever it is that we decide to do, just like we was
9 back in June of 2017, I want to support this entire
10 Board to making a decision.

11 And when we chose -- well, when the previous
12 Board, years ago, chose a master developer at the time,
13 no financial statements was required at the time, and
14 we saw what that got this city. This time there was a
15 financial statement required, and one group chose to.
16 One group, whatever reason they chose -- I can't speak
17 for them because I wasn't in those meetings -- chose
18 not to do so.

19 Now, if there would just happen to be a
20 presentation, I think it should be based on what is
21 submitted here today. There should be no changes or
22 shift because the gentleman, the professional that's
23 hired before us, Mr. Nottingham -- I apologize if I
24 pronounce it wrong, you have a very unique name -- gave
25 a presentation that talked about strengths and

1 weaknesses of both teams.

2 How can both teams go back fairly and give us
3 a presentation that's not different and still we make
4 the right decision based upon experience, based upon
5 financial capability and based upon approach?

6 So now back to the presentation. Like
7 Councilwoman -- Commissioner Miller-Anderson is saying,
8 she's right. Typically there is the presentation.
9 Councilperson Botel, I think, hit a good spot by saying
10 if we was -- if this Board chooses to go back, let it
11 go back to the selection committee.

12 Because I know before the selection committee
13 made a decision, it came before the Board. There was
14 video footage that was public record anyone can review.
15 It had questions, and you know, you could see what's
16 happening.

17 But we had a committee that sat there
18 representing us, which was the technical review
19 committee. They took every note that we did in May and
20 June and represented our words amongst the questions
21 that we told them what we wanted and told both teams
22 this is what the Board wanted.

23 They responded: Well, they wanted this. And
24 they went back and forth, back and forth representing
25 this Board, based upon the meetings that we've had,

1 which is something that didn't happen the first time,
2 which I thought was very unique, because our words and
3 our goals to achieve were in that conversation. And it
4 took all the politics out of the situation.

5 Now, I can come and sell you a pretty
6 picture. If it's based upon interviews, do we want to
7 make that decision? Or is it based upon qualifications
8 and experience? That's the decision I want to make my
9 decision on.

10 You know, and like Madam Chair said, we got
11 to make a decision. You know, if we negotiate with
12 them and the negotiations don't work out, it goes to
13 number two. If we move forward and they do a wonderful
14 job, the City benefits.

15 And that's still not to say that, hey, team
16 one that has been recommended would reach out to some
17 of the folks, get them an opportunity to do that. We
18 can't make that a requirement. That's not to say that
19 they wouldn't -- that they couldn't do that on their
20 own. You know what I mean?

21 So it shows that Rivera Beach is moving in
22 the right direction. You know, there's not another
23 fight at City Hall over something, you know. I mean
24 it's competition, not a fight, but it's competition.

25 And I'm saying everything I'm saying in

1 respect of why we here, and it's not personal. But we
2 see what happen when we make -- we're not going to make
3 the perfect decision, but the intent, I believe, of
4 this Board, the previous Board and this current Board
5 put six years of work combined in this decision.

6 And the young lady that came and spoke
7 before, who came from Royal Palm Beach, talked about
8 it. She -- I give her credit. She's been very
9 consistent.

10 MAYOR MASTERS: Yes.

11 COMMISSIONER DAVIS: She sat through all
12 those meetings.

13 And I give you credit, ma'am. You came to
14 all the charrettes, you came to all the workshops, you
15 came to the marina. You was one of very few folks from
16 the public.

17 Because if the public's going to -- and me
18 personally, I did my best to take no phone calls,
19 because I would have to disclose all these
20 conversations with this process, and I didn't want to
21 do that. Because I know in Rivera Beach when it's time
22 to make a tough decision, your phone will ring like it
23 did when you running for office. And it's tough, you
24 know.

25 I think we got some great professionals on

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1 both teams. I will say that on record. But someone
2 has to win, and that someone is the residents from
3 Rivera Beach. And our intent of what we did, I think,
4 had integrity to it. We had a chance to interrupt the
5 process and say: Hey, when was this going to come
6 before the Board?

7 We spoke about it on numerous occasions, but
8 at no point was anyone concerned about -- well, I ain't
9 going to say, because maybe it was assumed, and that
10 can be a fair assessment based upon history. And I can
11 respect that, and I would have done that too, you know.
12 But how do we do this and don't end up with someone --
13 this is going to be an interview.

14 But the dark -- this information, the
15 documentation that we have before us is going to be the
16 delivering factor on experience, approach and financial
17 capability.

18 COMMISSIONER MILLER-ANDERSON: I have an
19 idea.

20 COMMISSIONER DAVIS: And then we can
21 negotiate the community benefit. It comes back before
22 this Board for approval. If we don't like it, we move
23 to team so-and-so.

24 MAYOR MASTERS: Madam Chair.

25 COMMISSIONER DAVIS: And that process in

1 place to make sure that we have good folks at the
2 table, you know, with good, faithful negotiations.

3 But I think if we was to do a presentation, I
4 can support what Councilperson Botel is stating, with
5 the selection committee reviewing it and making another
6 recommendation to the Board, and then the winner comes
7 before the Board, does a presentation of what was done
8 in that meeting, or maybe play a video, because they
9 would do the same presentation once again, and then the
10 public can get a chance to see.

11 But before we can approve this and allow this
12 group to come back before this Board to give us a
13 presentation of the concept, because this is nothing
14 final, they're saying, hey, what you can consider or
15 what we could do, you know, based -- but it's all based
16 upon a market, a feasibility study.

17 VICE CHAIR HUBBARD: (Inaudible.)

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

20 VICE CHAIR HUBBARD: I have a suggestion
21 based on some of the things both of you said on the
22 end. Let's let them both do the presentation,
23 satisfying the community's desire. No, we won't change
24 the scoring or the ranking, because -- we won't change
25 the scoring because it is what it is. But it will give

1 the -- we will give the community an opportunity to see
2 the presentation.

3 The evaluation committee have done their
4 scoring based on what it is. We can't say you go back
5 and bring us anything, you go back and bring us
6 anything. We just want to see the wares, and we want
7 both to have the opportunity to show us that. So that
8 everybody can have a little bit of what they want,
9 let's do it that way maybe.

10 CHAIR DAVIS JOHNSON: Are you suggesting that
11 we table the item until after the presentation?

12 COMMISSIONER DAVIS: Yes, ma'am.

13 MAYOR MASTERS: Madam Chair.

14 CHAIR DAVIS JOHNSON: One moment, Mr. Mayor.

15 MAYOR MASTERS: Okay, yes.

16 COMMISSIONER DAVIS: Yes, ma'am.

17 CHAIR DAVIS JOHNSON: Is that what you're
18 recommending, that we table it until after the
19 presentation?

20 VICE CHAIR HUBBARD: Yes, but we can --

21 COMMISSIONER DAVIS: Presentation?

22 CHAIR DAVIS JOHNSON: Is that what you're
23 saying?

24 VICE CHAIR HUBBARD: Yes.

25 CHAIR DAVIS JOHNSON: All right, one moment.

1 Mr. Mayor, you're recognized.

2 MAYOR MASTERS: Yes, I heard what
3 Councilwoman Hubbard said, but I don't think that we
4 should put ourselves in a position to say what we're
5 going to do and what we're not going to do, because
6 just hearing the presentation is just hearing the
7 presentation. But if it's going to have an effect, we
8 won't know until we hear the presentation.

9 So I don't necessarily agree to say that the
10 score cannot change. We don't know what may happen.
11 And that's the whole purpose of hearing a presentation.
12 I heard from the gentleman, the company from Atlanta,
13 Georgia, and he said that he don't have any problem
14 with putting on a presentation. And the proof is in
15 the pudding. And if he said that, I'm willing to hear
16 that presentation; I'm willing to hear the other
17 presentation from the other party.

18 I think Dr. Botel was right on the track in
19 the very beginning when she had said she had residents
20 who called. And I'm sure they were not politically
21 motivated, but they wanted to hear from both parties.
22 And that's where I am with this.

23 I do know people in both camps. Mr. Steve
24 White is one of my good friends for over 25 years.
25 Stallings. Marion, I see over there, I worked with

1 several years.

2 But I always try to -- I'm not worried about
3 the politics of this matter. Every decision you make
4 have some political or politics. At the end of the
5 day, you're going to be -- and I'm going to use this
6 word religiously: You're damned if you do and you're
7 damned if you don't. So you might as well do and let
8 the people hear it. And at the end of the day, if what
9 you say is good, if what you say is good, then at that
10 point, then we can rock and roll.

11 So I want to stick with a public
12 presentation, but not -- without any necessary
13 restrictions. Thank you, Madam Chair.

14 COMMISSIONER MILLER-ANDERSON: Madam Chair.

15 CHAIR DAVIS JOHNSON: Commissioner
16 Miller-Anderson, you're recognized.

17 COMMISSIONER MILLER-ANDERSON: Well, I don't
18 want it to give the perception -- if I was the other
19 person, why would I come and do a presentation if it's
20 just -- if we're going with what we're going to go with
21 based on the recommendation? That, I don't support
22 that, and that's not where I am with it.

23 As I stated earlier, there are many questions
24 that I still have. What Mr. Evans is bringing forth to
25 us is a recommendation. There are many things to still

1 discuss. I know we had a selection committee, but I
2 even wonder, you know, what is -- I'm not aware of
3 those on the selection committee even having this
4 background and being able to truly evaluate.

5 And I haven't -- you know, I don't want to
6 make it seem like I don't -- I don't want to discredit
7 your organization and businesses, because I don't. But
8 I just know that, you know, sometimes we rush through
9 things and we do things for the wrong reasons, or we
10 select people for the wrong reasons, or we have people
11 on there that have conflicts, which I did bring up to
12 Mr. Evans some time ago, that I felt there was conflict
13 of interest on -- in many areas; in whether they list
14 people on the selection committee or whether it was the
15 people involved on the teams, or just a number of
16 things.

17 So for me, with the presentations, I'm not
18 saying to have the presentations done just to present.
19 I still have questions that I want to ask after the
20 presentations. And again, what Mr. Evans is bringing
21 forth is a recommendation. So I just wanted to go on
22 record that if that's the case, we need to just go
23 ahead and vote tonight. But I do believe it's being
24 premature about doing that.

25 And I know you all have said money and time,

1 and I get it, I understand that. But with something as
2 high value as this is, I think it's important that we
3 get all the facts, we know what we're getting into,
4 because as we said before, with Viking, we've gone down
5 this road before, and we just need to make sure that we
6 have an opportunity to do due diligence.

7 Even with the documents that you have
8 provided, like I said, there are things that I would
9 like to ask that may not have been brought up from the
10 selection committee for whatever reason. Maybe they
11 didn't see it as, you know, we may have seen it.

12 And I'm not saying that we should sit here
13 and evaluate every single proposal or bid that comes
14 through, but this is a large investment, and we just
15 have to make sure that we do our due diligence, and
16 when we make this decision, we are able to answer to
17 the people who are ultimately going to be responsible
18 for this development and paying it back and having to
19 live with it.

20 So I don't want it to be that the
21 presentations is just for a dog and pony show and it
22 means nothing, because that's not where I am with it.
23 I have not made a decision one way or the other. So
24 the presentation, after that I will ask questions, and
25 then that would be my time to make a decision.

1 COMMISSIONER DAVIS: Madam Chair.

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

4 COMMISSIONER DAVIS: I do believe that from
5 listening to Commissioner Miller-Anderson --
6 Mr. Haygood, Attorney Haygood.

7 MR. HAYGOOD: Yes, sir.

8 COMMISSIONER DAVIS: How you doing?

9 A question. I don't know what question
10 specifically Commissioner Miller-Anderson has, but is
11 there anything would preclude Commissioner
12 Miller-Anderson from sitting down, having a
13 conversation with CRA Director, yourself in separate
14 meetings with each team member to get a lot of those
15 questions ironed and hashed out? I mean --

16 COMMISSIONER MILLER-ANDERSON: Well, first of
17 all, I don't want to do that.

18 COMMISSIONER DAVIS: No, no, no, no, no --

19 COMMISSIONER MILLER-ANDERSON: So that is not
20 even something I even need to know the answer to.

21 COMMISSIONER DAVIS: Well, no, no, because
22 this is something I want to know because I may want to
23 do the same thing.

24 COMMISSIONER MILLER-ANDERSON: Okay.

25 COMMISSIONER DAVIS: It's not just for you,

1 but --

2 COMMISSIONER MILLER-ANDERSON: Yes.

3 COMMISSIONER DAVIS: -- you raised -- you say
4 you got so many questions --

5 COMMISSIONER MILLER-ANDERSON: Yes, and I
6 want them on record.

7 COMMISSIONER DAVIS: Right.

8 MR. HAYGOOD: One of the problems, of course,
9 is you have a cone of silence.

10 COMMISSIONER DAVIS: Exactly.

11 MR. HAYGOOD: And until -- and I think it's
12 in your procurement code, until you make a decision,
13 you are not to talk to any of the team members
14 individually.

15 COMMISSIONER DAVIS: Okay.

16 MR. HAYGOOD: It's cone of silence, period.

17 COMMISSIONER DAVIS: Could you explain the
18 cone of silence rules for me, for the public --

19 MR. HAYGOOD: Cone of silence is avoid -- I
20 think the intent is to avoid people lobbying members
21 outside of the Sunshine. So the purpose is you are
22 barred from talking to any of the proposers prior to
23 you making a decision.

24 CHAIR DAVIS JOHNSON: I have a question.

25 Does that also include -- does the cone extend to staff

1 as well, to those who are serving on the selection
2 committee?

3 MR. HAYGOOD: Yes.

4 CHAIR DAVIS JOHNSON: That cone is extended
5 to them.

6 MR. HAYGOOD: Yes. I think that the only
7 person you can actually talk with are maybe your
8 Executive Director or myself.

9 COMMISSIONER MILLER-ANDERSON: Madam Chair.

10 CHAIR DAVIS JOHNSON: Councilwoman
11 Miller-Anderson.

12 COMMISSIONER MILLER-ANDERSON: Mr. Evans -- I
13 just had a meeting with Mr. Evans last night, and
14 Mr. Nottingham was there. So should he have not been
15 there?

16 MR. HAYGOOD: With who?

17 COMMISSIONER MILLER-ANDERSON: Nottingham was
18 at that meeting. I had a meeting with Mr. Evans to
19 review, like I do all the time.

20 MR. HAYGOOD: Yes, I don't think there's
21 anything improper, you meeting with Mr. Evans.

22 COMMISSIONER MILLER-ANDERSON: I said
23 Nottingham.

24 MR. HAYGOOD: Nottingham, yes, or
25 Mr. Nottingham. He was serving as --

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1 COMMISSIONER MILLER-ANDERSON: Okay.

2 MR. HAYGOOD: -- as a consultant to. Yes, I
3 don't think there was any problem with that.

4 COMMISSIONER MILLER-ANDERSON: Okay, I just
5 want to make sure, because my meeting was with
6 Mr. Evans.

7 MR. HAYGOOD: Yes. No.

8 MAYOR MASTERS: Madam Chair.

9 CHAIR DAVIS JOHNSON: Mr. Mayor, you're
10 recognized.

11 MAYOR MASTERS: Yes, I do want to go on
12 record. Mr. Bruce Guyton made a profound statement,
13 and I don't want that lost in the general discussion
14 tonight. But he said that it has been the practice for
15 years that previous Councils have always had a
16 presentation, public presentation.

17 Did not you say that, Mr. Guyton?

18 MR. GUYTON: I did. (Inaudible) with the
19 marina too.

20 MAYOR MASTERS: Thank you.

21 And I just wanted that, to say it again too,
22 because we're not trying to invent anything new
23 tonight, but we do want to be consistent with what has
24 been established. And he has said he served three
25 terms. So although we don't agree on anything hardly,

1 he and I -- no, not really.

2 But, and I do want to go back to what the
3 Chair said. Chair Tonya Davis Johnson was real clear
4 on how this should have gone and it didn't go. She
5 said in her world. And so what she said and what
6 Mr. Guyton says, basically almost the same thing.

7 CHAIR DAVIS JOHNSON: No, no, no, no. Let me
8 clarify for you.

9 MAYOR MASTERS: Okay, I'm sorry.

10 CHAIR DAVIS JOHNSON: In my world,
11 presentations are given to the selection committee and
12 not the governing body.

13 MAYOR MASTERS: Okay. But they --

14 CHAIR DAVIS JOHNSON: That's a difference.

15 MAYOR MASTERS: Okay, I get it.

16 CHAIR DAVIS JOHNSON: Okay.

17 MAYOR MASTERS: One is given to the selection
18 committee; the other, he was referring to the body,
19 correct?

20 CHAIR DAVIS JOHNSON: Yes.

21 MAYOR MASTERS: To the public. Either way,
22 it's done. And in either case, it wasn't done. So we
23 have an opportunity, and I do -- to get it right
24 tonight. And I do want to support the Chair. I think
25 the Chair was getting a motion or saying that there

1 seems to be a consensus, so we won't be here all night
2 talking about the same thing over and over and not
3 getting anywhere, that this matter will be tabled until
4 there can be the presentation.

5 Am I correct on that, Madam Chair? Is that
6 where you're trying to go?

7 CHAIR DAVIS JOHNSON: Yes.

8 Ms. Hubbard.

9 MAYOR MASTERS: Okay, well, I'm ready for the
10 table.

11 CHAIR DAVIS JOHNSON: So how do we handle
12 that? There was a motion and second.

13 THE CLERK: Commissioner Davis made the
14 motion.

15 MR. HAYGOOD: A motion -- a motion to table
16 trumps anything.

17 CHAIR DAVIS JOHNSON: Okay.

18 MR. HAYGOOD: So if you move to table it --

19 CHAIR DAVIS JOHNSON: Go with a motion --

20 MR. HAYGOOD: -- that's without discussion
21 too in the Robert's Rules.

22 COMMISSIONER DAVIS: Exactly. So the form, a
23 motion and a second needs to table it, which ends all
24 discussion. I want to make sure it's clear that we
25 make a decision on how we're going to move forward

1 before there's a motion to table, because everything's
2 going to shut down when that happens.

3 So before that happens, how are we going to
4 move forward with the presentations and when are we
5 going -- when are we looking to do that? Because once
6 again, this is a long process. A lot of money and time
7 was put into it.

8 The market is not going to always be as great
9 as it is today, and at some point it's going to shift,
10 and we must make sure we're on the right end of that
11 market as we make this decision.

12 So I support that, but is it going to go to
13 the selection committee like Councilperson Botel is
14 stating, and the recommendation comes back to us, which
15 I'm fine with.

16 You know, and maybe as that moves forward, a
17 lot of those questions -- we had that, not advisory
18 committee, that's the technical review committee. Any
19 questions and concerns that we have, we can submit to
20 the technical review committee, and they can come back
21 and get clarity on any of the questions that any of us
22 have throughout that process.

23 But that was the purpose, was be representing
24 what the Board wanted and with the technical review to
25 clarify any issues that we have between both parties or

1 any issues that either team may have with concern with
2 what is the intent of the Commission.

3 INTERIM EXECUTIVE DIRECTOR EVANS: Madam
4 Chair.

5 MAYOR MASTERS: I want a public presentation.

6 CHAIR DAVIS JOHNSON: Mr. Evans, you're
7 recognized.

8 INTERIM EXECUTIVE DIRECTOR EVANS: I believe
9 what we might be able to do is the selection committee
10 could go ahead and conduct interviews, and we could --
11 or rather presentations, and we could record those, and
12 then the presentations could be played on television so
13 that the public can see the two different projects in
14 advance of it coming back to you with both an oral
15 score and a written score.

16 COMMISSIONER MILLER-ANDERSON: Madam Chair.

17 CHAIR DAVIS JOHNSON: Just before that.

18 Selection committee meetings are open to the
19 public?

20 COMMISSIONER DAVIS: No.

21 CHAIR DAVIS JOHNSON: I'm thinking in terms
22 of on the County side. I know that individual
23 presenters don't sit in on another's presentation, but
24 you can do a selection committee that is open to the
25 public outside of the members of the other respondent

1 being present, and there is a way to certainly prevent
2 that from happening. So why couldn't we have a
3 selection committee meeting, invite the public to
4 attend, to hear and to see, and that this just removes
5 the need to do two separate things?

6 COMMISSIONER DAVIS: Madam Chair.

7 CHAIR DAVIS JOHNSON: But that does not
8 remove the desire of --

9 COMMISSIONER DAVIS: Questions.

10 CHAIR DAVIS JOHNSON: Councilwoman Botel, did
11 you have -- did you want to -- was there a desire for
12 you to see a presentation? It was just for the public?

13 Councilwoman Miller Anderson --

14 COMMISSIONER MILLER-ANDERSON: I wanted the
15 public, and with us present. That's what has been
16 done.

17 CHAIR DAVIS JOHNSON: Well, why not do it
18 that way?

19 MAYOR MASTERS: That's what I want.

20 CHAIR DAVIS JOHNSON: You can have the
21 selection committee here, you can have the Board here,
22 because it's just a presentation, and it's public.

23 COMMISSIONER MILLER-ANDERSON: So we're
24 able to have a -- be able to ask those questions?

25 CHAIR DAVIS JOHNSON: You still can ask your

1 questions. Questions are typically answered -- asked
2 and answered in a presentation. You have that ability,
3 because there is a presentation, a period of time for
4 the presentation, so you can set it at 15 minutes for
5 the presentation. The presentation does not include
6 anything that is not included in the presentation as it
7 was submitted, the response.

8 You move forward. You can do your one
9 meeting, your one presentation, because what we would
10 be, in essence, asking is for the team that is coming
11 from out of town, who has principals that are coming in
12 from out of town to not have to have them come in on
13 three separate junctures. We can just do that one
14 thing.

15 COMMISSIONER DAVIS: That makes sense.

16 COMMISSIONER MILLER-ANDERSON: It can be --
17 I'm okay with it being all one time, but I need to know
18 that I can --

19 MR. HAYGOOD: So is this meeting, is this
20 going to be a meeting of the Board, because you can't
21 come to a meeting, you know, without advertising it.

22 CHAIR DAVIS JOHNSON: We can advertise.

23 COMMISSIONER MILLER-ANDERSON: Well, we would
24 advertise it.

25 MR. HAYGOOD: Okay. So you're advertising as

1 a CRA Board meeting?

2 CHAIR DAVIS JOHNSON: That's where the action
3 has to take place. It is the action and the final
4 decision of the CRA Board.

5 MR. HAYGOOD: So you're talking about
6 actually just having them come in and make a
7 presentation to the CRA Board.

8 CHAIR DAVIS JOHNSON: The CRA Board. We are
9 asking that the selection committee be privy to that as
10 well. Is there anything that is prohibitive of that
11 happening, Mr. Attorney?

12 MR. HAYGOOD: I'm not sure I understand. So
13 you're going to make this meeting -- you did expect the
14 technical review board to then make a presentation to
15 you?

16 CHAIR DAVIS JOHNSON: No, no. They've
17 already gone through the technical review process.
18 We're talking about just two presentations from both of
19 the -- from each of the respondents.

20 MR. HAYGOOD: At a CRA Board of Commissioners
21 meeting?

22 CHAIR DAVIS JOHNSON: But the challenge with
23 that, if we do that here, the monitors are on. How do
24 we sequester them to keep them -- to keep the other one
25 proposer from hearing the others?

1 MR. HAYGOOD: Technically, you can't. You
2 cannot tell anybody to leave the room, technically,
3 because it's a public meeting.

4 CHAIR DAVIS JOHNSON: We do that a little
5 different --

6 COMMISSIONER DAVIS: Madam Chair.

7 CHAIR DAVIS JOHNSON: -- on the Palm Beach
8 County side.

9 COMMISSIONER DAVIS: Madam Chair. Madam
10 Chair.

11 MAYOR MASTERS: Just do it. Get it over.

12 CHAIR DAVIS JOHNSON: Mr. Davis, you're
13 recognized.

14 COMMISSIONER DAVIS: What I suggest --

15 CHAIR DAVIS JOHNSON: We are making this more
16 difficult than it has to be.

17 Go ahead, Mr. Davis.

18 COMMISSIONER DAVIS: Just dealing with the
19 part of if whoever it is to interview both teams, I
20 think for one, it should be recorded, not played live,
21 to protect anyone from sitting in another room on the
22 phone watching what the other presenter is doing and
23 shifting their presentation, walking out. So whatever
24 team -- let's say team A is -- if I'm in another room,
25 I can put it on the phone and watch it live. But if it

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1 was recorded, and then when the other team comes in --

2 MR. HAYGOOD: Let me get a feel so I could --
3 let me get a feel for what you guys want to do. So
4 you're attempting to set up an interview process that's
5 in agreement with each of the proposers.

6 CHAIR DAVIS JOHNSON: We are attempting to do
7 what?

8 MR. HAYGOOD: Set up a meeting where each of
9 the proposers will make a presentation.

10 CHAIR DAVIS JOHNSON: We are attempting to
11 have presentations by each of the proposers, yes, sir.

12 MR. HAYGOOD: Okay, so the next question is
13 what's going to be the forum? Are you suggesting just
14 to do it before the Board of Commissioners? Then
15 that's no issue. If you're talking about some hybrid
16 of that, then you start running into issues. You know,
17 for instance, you all can't, as a body, go to the
18 meeting. So that's -- yes, that's a problem.

19 COMMISSIONER MILLER-ANDERSON: What does he
20 mean by that?

21 CHAIR DAVIS JOHNSON: Please --

22 MR. HAYGOOD: Okay, so you can't, as a body,
23 go to another Board meeting.

24 COMMISSIONER MILLER-ANDERSON: We're not
25 going to another meeting.

1 MR. HAYGOOD: It's your Board meeting?

2 COMMISSIONER MILLER-ANDERSON: Yes.

3 MR. HAYGOOD: Okay, all right, then it's no
4 problem.

5 CHAIR DAVIS JOHNSON: We're just asking for a
6 presentation.

7 MR. HAYGOOD: Okay.

8 CHAIR DAVIS JOHNSON: We're just simply
9 asking for a presentation. And maybe, you know, my
10 question was about the process of the selection
11 committee seeing the presentation. That was my
12 question.

13 MR. HAYGOOD: They're not a public body.
14 They can sit in on it.

15 CHAIR DAVIS JOHNSON: Yes, so I'm just -- I'm
16 wanting to clarify so that they're clear on what my
17 question was --

18 MR. HAYGOOD: Right.

19 CHAIR DAVIS JOHNSON: -- as it related to the
20 process. But we want to just simply have a public
21 presentation so that there is an opportunity for
22 Council to ask any questions that they may have --

23 MR. HAYGOOD: No problem.

24 CHAIR DAVIS JOHNSON: -- at that time.

25 COMMISSIONER DAVIS: Madam Chair.

1 MAYOR MASTERS: Second.

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

4 COMMISSIONER DAVIS: I'm just trying to
5 follow what everybody -- which direction. Go ahead.

6 COMMISSIONER MILLER-ANDERSON: Okay, so --

7 COMMISSIONER DAVIS: Madam Chair, I -- go
8 ahead.

9 COMMISSIONER MILLER-ANDERSON: Are you still
10 concerned about the other party hearing and all of that
11 stuff? Is that what your concern is?

12 COMMISSIONER DAVIS: Yes, ma'am.

13 COMMISSIONER MILLER-ANDERSON: Because I mean
14 I'm sure Mr. Evans can check around. There have been a
15 number of municipalities that have done these types of
16 presentations before where they, you know, have the
17 people in a room, and I mean it's a way to do that.
18 And I don't think we need to sit here tonight and try
19 to figure out how to do that, because it's --

20 COMMISSIONER DAVIS: Like we did the City
21 Manager process.

22 COMMISSIONER MILLER-ANDERSON: It's a way to
23 do that, and Mr. Evans can certainly -- if he's not
24 aware of how to make that happen, then that --

25 MR. HAYGOOD: We'll try our best, but I --

1 COMMISSIONER MILLER-ANDERSON: And just let
2 us know what the process will be.

3 MR. HAYGOOD: Okay, we'll do it.

4 VICE CHAIR HUBBARD: Madam Chair.

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

7 VICE CHAIR HUBBARD: I don't see what
8 difference it would make with both groups in the room
9 doing their presentation. Isn't very much changing
10 they going to be able to do on the fly.

11 MAYOR MASTERS: All depends who goes first.

12 VICE CHAIR HUBBARD: And at the end of the
13 day, it's very much -- very little difference.

14 COMMISSIONER DAVIS: Madam Chair.

15 CHAIR DAVIS JOHNSON: Were you done, Vice
16 Chair? Were you done with your statement, Vice Chair?

17 VICE CHAIR HUBBARD: Yes. Well, let me say
18 this. Mr. White seems to be squirming out of his seat.
19 And can you find out --

20 COMMISSIONER DAVIS: He's on the agenda. You
21 can ask anything you want.

22 VICE CHAIR HUBBARD: I just want to know,
23 since this is an untypical situation, is this
24 seeming so where we're going, or did he have a bright
25 idea or --

1 COMMISSIONER MILLER-ANDERSON: He's on the
2 team.

3 CHAIR DAVIS JOHNSON: Yes. You can't do
4 that.

5 VICE CHAIR HUBBARD: I'm not asking him for
6 any secrets. I don't want any of his secrets. I
7 thought we were just talking about process and method,
8 and you know, that's all.

9 INTERIM EXECUTIVE DIRECTOR EVANS: Can I take
10 the consensus to say at the next CRA Board meeting
11 we'll have both firms present?

12 VICE CHAIR HUBBARD: Presentations.

13 INTERIM EXECUTIVE DIRECTOR EVANS: We will
14 request that each firm remain out of the room during
15 the presentation, since they'll be back to back. And I
16 believe that they would comply. And that way, they can
17 present to the Board, and then you can just determine
18 whether you want to accept the recommendation from the
19 selection committee or make a different decision.

20 CHAIR DAVIS JOHNSON: Yes.

21 COMMISSIONER DAVIS: Okay, that's fine.

22 COMMISSIONER BOTEL: So I make a motion that
23 we table the current -- I move to table it.

24 CHAIR DAVIS JOHNSON: That motion --

25 MR. HAYGOOD: No discussion.

1 CHAIR DAVIS JOHNSON: -- was made by the Vice
2 Chair.

3 COMMISSIONER BOTEL: I'm making a motion to
4 table. I need a second.

5 CHAIR DAVIS JOHNSON: No, there was already a
6 motion to table.

7 COMMISSIONER BOTEL: Oh, then I'll second.

8 CHAIR DAVIS JOHNSON: Are you seconding?

9 COMMISSIONER BOTEL: Yes, thank you.

10 THE CLERK: But Madam Chair, nobody ever made
11 the motion.

12 CHAIR DAVIS JOHNSON: Well, we were having
13 the conversation. Chair Pro Tem, please restate it for
14 the record, please.

15 VICE CHAIR HUBBARD: I move that we table
16 this decision until we have the scheduled CRA meeting.

17 COMMISSIONER BOTEL: Second.

18 CHAIR DAVIS JOHNSON: It's been motioned and
19 properly seconded. Madam Clerk.

20 THE CLERK: Commissioner Davis.

21 COMMISSIONER DAVIS: Yes.

22 THE CLERK: Commissioner Botel.

23 COMMISSIONER BOTEL: Yes.

24 THE CLERK: Commissioner Miller-Anderson.

25 COMMISSIONER MILLER-ANDERSON: Yes.

1 THE CLERK: Vice Chair Hubbard.

2 VICE CHAIR HUBBARD: Yes.

3 THE CLERK: Chair Davis Johnson.

4 CHAIR DAVIS JOHNSON: Yes.

5 THE CLERK: Motion carries.

6 CHAIR DAVIS JOHNSON: Thank you.

7 Receipt of public comment. Public comment

8 should be restricted to issues, matters or topics

9 pertinent to the Riviera Beach Community Redevelopment

10 Agency. Please be reminded that the CRA Board of

11 Commissioners has adopted Rules of Decorum governing

12 public conduct during official meetings, which has been

13 posted at the entrance of the Council Chambers. In an

14 effort to preserve order, if any of the rules are not

15 adhered to, the Commission Chair may have any

16 disruptive speaker or attendee removed from the podium,

17 from the meeting and/or the building, if necessary.

18 Please govern yourselves accordingly.

19 MAYOR MASTERS: You all leaving?

20 THE CLERK: Bonnie Larson, followed by Tommy

21 Walker.

22 MAYOR MASTERS: Good evening, Ms. Larson.

23 How are you?

24 MS. LARSON: Good evening. Happy Halloween.

25 Trick or treats. This is crazy that we're here on

1 Halloween. The CRA was scheduled for last week. Why
2 wasn't it last week? Why are we here? We should be
3 home, at a party somewhere. Halloween. This is not
4 right.

5 The whole thing tonight didn't need to
6 happen; did not need to happen had we followed
7 procedure. A presentation, that's like a normal
8 no-brainer thing to do.

9 Ms. Tonya Davis Johnson, you asked why that
10 didn't happen. The people are here tonight who can
11 tell you why that didn't happen, but if you don't ask
12 them, we're not going to know. Remember that.

13 Also, as far as a presentation goes, now
14 between the two groups there are two things which are
15 necessary. ADP, APD -- we don't know because there's
16 typos all over this thing -- that group must be
17 licensed in Florida. If they're not, we can't even
18 consider them.

19 The Tony Brown Group, if they don't want to
20 give their financials, they're out of the picture.
21 That's a requirement. We went through this with
22 Viking. We're not going through it again. If they
23 don't want to do financials, they're out of the group.
24 So we may not have a presentation if both groups don't
25 do what they need to do, be licensed in Florida for the

1 ADP group if they're not, and financials from the Tony
2 Brown group. We won't have to waste three more hours
3 on this.

4 Tonight we still don't know, I still don't
5 know what the cost is to rehab the BB&T building on
6 Blue Heron and Broadway. Didn't see the reports. I've
7 asked for them. I will go over and get them. But we
8 don't know the cost. So we're being asked, you are
9 being asked to sign a check or approve money when we
10 don't know the cost. We can't continue this way.
11 Successful cities don't do it this way.

12 If you have nonspecific questions, no one on
13 staff -- and I'm not singling out anybody, but no one
14 on staff is accountable or responsible. We want to be
15 an up-and-coming city who does things the right way and
16 who -- we know what we're doing. People are laughing
17 at us.

18 I have a couple what's happening questions.
19 What's happening on Avenue F and Blue Heron? That's
20 the place you're going to put Tony's Subs. What's
21 happening with that property?

22 The parking mall at Ocean Mall. Ms. Botel,
23 you mentioned that like a lot of construction workers
24 are using the space there. Simple solution to that.
25 Developers must provide parking. If not, you put a

1 policeman right at the Ocean Mall. If they're wearing
2 a hard hat, they got to go to those two lots that we
3 bought for parking or the parking lot that we rented.
4 You can tell between a hard hat and a bikini. You go
5 this way or you go that way. Problem solved.

6 Cash America, dumpster behind Cash America.
7 I've brought this up about five times. All it is is a
8 phone call. Please get those covers put on there at
9 the dumpster. We've got a raccoon now coming, all
10 right? Those dumpsters are open all the time. That's
11 open all the time; the car wash is open all the time.
12 People throw their food from lunch in there. We've got
13 a raccoon now. I'm not happy about that.

14 The sign -- the air-conditioner on top of the
15 building there, Cash America, needs to go. The sign on
16 top of Dairy Belle needs to go.

17 And so let's figure out if we need a
18 presentation, because if those two companies don't
19 comply with our requirements, we're wasting our time
20 here. And it's a shame that we only had two
21 applicants. We know why we only had two. Thank you.

22 THE CLERK: Tommy Walker, followed by Steve
23 White.

24 MR. WALKER: Tommy Walker, 15 -- I feel like
25 just standing up here breathing for three minutes, what

1 I just went through. This is why it's very hard for
2 people to do business with us.

3 T. D. and I don't agree on a lot of things,
4 but I appreciate the way you laid that out, going all
5 the way back to June. I don't see what the difference
6 a presentation is going to make. I know we -- I would
7 want to see one. But Scott and his crew, everybody did
8 their due diligence, and they came up with a winner. I
9 am ready to move this city forward.

10 Oh, let me take this up. It's just time for
11 us to go forward. I don't know how to -- and sometime
12 I don't agree -- I think this may be the first time me
13 and my queen disagree on something, but T. D. laid it
14 out, and I was expecting a vote.

15 And all this other stuff that I wrote down
16 here, I'm going to table till I hope that in your
17 hearts that you take the numbers -- I love Ezra, just
18 like most of you -- that we get the best company for
19 the job and they seem like somebody that we can work
20 with.

21 Make sure local participation is all we
22 worrying about. We don't want to spend \$40 million
23 like we did and we didn't create no black millionaires.
24 The money has to stay here; some of the money has to
25 stay here, and I'm hoping you guys will make sure of

1 that.

2 It's been a pleasure. I learned a lot. I'm
3 looking forward to the next -- I don't even normally
4 come to CRA meetings, but I'm looking forward to the
5 next CRA meeting. Thank you very much.

6 THE CLERK: Steve White.

7 MR. WHITE: Steve White.

8 So based on the decision that you all just
9 made, Ms. Miller-Anderson said that she doesn't want
10 the presentations that's going to be made going forward
11 to be a dog and pony show. But you established a
12 process, and we followed the process, the ADP team
13 followed the process. So what you've essentially done
14 is made that process a dog and pony show.

15 And so now, I mean if we're going to really
16 be honest about it, what has happened is one team
17 prevailed and one team lost. And basically what you're
18 saying is now we're going to replay the game because
19 one team lost.

20 And so if you want the people in this city to
21 value the integrity of the City and the integrity of
22 the process, that decision should never have been made,
23 to not honor a process that you all gave your okay to.
24 So you gave your okay to the process, we followed the
25 rules, including providing the financials and

1 everything that was required. One team chose not to
2 adhere to the rules, and now they get another bite at
3 the apple.

4 So you're asking the people to trust the
5 process, but you just made your own process a lack of
6 integrity by not honoring what you all put in place.
7 So if you go forward and presentations are allowed to
8 be made, as you all have decided that will be done,
9 what happens now if the other team prevails? How can
10 anyone trust that process? So it's really disingenuous
11 on what just happened.

12 You know that I love this city, born and
13 raised here, and I became a part of this team because I
14 really believe that it's an opportunity for us to do
15 something very, very positive in this community.

16 Mr. Walker talked about local participation.
17 We have local participation. I became a part of this
18 team because we're going to make sure that there are
19 community benefits. And that's really something that
20 I'm very, very passionate about. We're going to do
21 something that has not been done in the city before.

22 Viking did violate the integrity of this city
23 and did not do what they were supposed to do. Now you
24 have a group here that's 100 percent committed to doing
25 what needs to be done in this city, and you've really

1 just said to this team, to our team that all of the
2 effort that we put forth in a good faith effort is now
3 going to be disavowed and you're going to allow the
4 game to be replayed again. You can't -- that's -- I
5 don't know how you all can really justify doing that.
6 That is really not -- it's not fair.

7 You keep talking about the residents of the
8 city. It's not fair to the residents. It's not fair
9 to say we established a process, one team played by the
10 process, won fair and square, but now we're going to
11 throw that process out and replay the game. That's
12 just not fair.

13 And I don't know what you all can do, but you
14 can't put the genie back in the bottle. You can't
15 allow, after we've made our presentation and everything
16 now to say to the other team that they get another
17 chance to make the presentation. You all, this is
18 disingenuous, and it's really not fair to the residents
19 of this city. Thank you.

20 MR. HAYGOOD: In response -- and I don't
21 usually do this -- you have the right under your
22 procurement code to interview. Any recommendation that
23 comes forward from a selection committee specifically,
24 you have the right to do interviews, period.

25 CHAIR DAVIS JOHNSON: Are there any further

1 questions or comment? That's all the comments?

2 Mr. Walker -- Mr. White was the last comment card?

3 THE CLERK: Yes, Madam Chair.

4 CHAIR DAVIS JOHNSON: Okay, thank you.

5 VICE CHAIR HUBBARD: I hear what our attorney
6 is saying, we have the right to interview. The only
7 thing is that has put us in a bad situation tonight is
8 the fact that staff did not put that in the process,
9 giving us an opportunity to have a presentation or to
10 interview.

11 And that's what I say to staff, because you
12 have half of the community, half of the Council saying
13 people are calling them, asking for a presentation, and
14 the other half is saying, you know, how can we change,
15 you know, how can we put the genie back in the bottle,
16 how can we change a process that we already voted on
17 and said that we were going to go forward with?

18 The only thing is, I think that it's going to
19 hold a little bit of integrity to the process is the
20 fact that, one, no one will be able to make a
21 presentation or to make anything outside what has
22 already been given to us. And I understand what has
23 been said, and I agree wholeheartedly with what has
24 been being said.

25 But only just to appease those that want to

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1 see something or felt that they too had a right to have
2 seen a presentation, I don't think that it will hurt
3 the process, because no one's going to be able to
4 submit any documents that they haven't already
5 submitted, nor will anybody be able to present anything
6 outside of what their script says. So I think it will
7 be okay. And I do understand exactly how you feel, and
8 it's -- so that's, I guess -- and that's, you know,
9 it's best to be on the prevailing side of decisions,
10 you know.

11 COMMISSIONER DAVIS: Madam Chair.

12 CHAIR DAVIS JOHNSON: We took the vote to
13 table this?

14 THE CLERK: Yes, Madam Chair.

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

17 COMMISSIONER DAVIS: Thank you.

18 I want to say to the residents of Riviera
19 Beach, please be patient with us in this process.
20 Let's stay together through this process. Allow this
21 Board to make a decision with the understanding that
22 there's more than one person in the city of Riviera
23 Beach. We have people that do construction, people
24 that do building maintenance, we have electricians, we
25 have plasterers, we have finance people, we have

1 people, electricians, we have it all.

2 So when this come back before this Board, and
3 respect to all my colleagues up here, please allow them
4 and myself to make a professional decision. Let's not
5 make this a political decision. Let's make this a
6 professional decision based upon everybody that's going
7 to benefit in this community, not one individual. I'm
8 going to say it again: Not one individual. And I'm
9 talking to the community.

10 If you come to the meeting, I welcome you.
11 I'm sure we all welcome you. But let's all have an
12 open mind with the understanding that we've had some
13 things put in place to give us some strong foundation
14 of what we're looking at. And now we all may have some
15 other individual conversations and questions that we
16 want to get answered with respect to everyone on this
17 Board.

18 But let's not allow what happened tonight to
19 create any kind of negativity on our brand or friction
20 in our community. Let's keep the public in mind,
21 everyone, how this project is going to filter
22 throughout this city.

23 You had one, maybe two master developers
24 historically in this city, and we know what we got, all
25 right? Now we're in a position to get the best

1 qualified and experienced qualified candidate, whoever
2 that may be, to the table. And allow us to -- respect
3 all my colleagues -- to make a decision. That's all I
4 ask.

5 And I commend you, Board, for wanting to take
6 your time and doing this. I'm with you. But we have
7 to give them something great. They have to trust that
8 we want to do it.

9 And unless, for the first, one of the first
10 times in Riviera Beach, if nothing happens tomorrow or
11 in another two, three months of my life, if something
12 happens and I'm just not here anymore, I can feel proud
13 that I sat here with you guys and made a decision that
14 was not driven in the wrong direction, but driven in
15 the right direction of the people. Not saying anyone
16 on this Board is doing that. I'm just saying how we
17 come -- how we stay together and ask the public, when
18 they do come, we want you to come, but please work with
19 us. That's all I'm stating.

20 CHAIR DAVIS JOHNSON: I want to take this
21 opportunity on behalf of the Mayor and the Board to
22 thank you, Mr. Irons, for being here with your team, as
23 well as the Tezral team and Mr. Saffold.

24 We understand that it is a process, and we
25 certainly don't want you to think that we have

1 discredited anything that has been proposed by either
2 proposer. We just simply want to see that the process
3 grows out.

4 We've had the request to have presentations.
5 That is something that you do in the normal course of
6 business. I know that this is not outside your realm,
7 so we look forward to your presentation at the next
8 meeting.

9 But I certainly wanted to thank you both,
10 Mr. Nottingham, for the work that you've done, and to
11 staff. But we have to tighten up some things on the
12 staff side as we move forward, before we send things to
13 the Board for its approval without having had an
14 opportunity to ask the questions that we deem are
15 important before making a decision such as this.

16 So thank you on behalf of the Mayor and the
17 City Council, and -- I'm sorry -- and on behalf of the
18 Commissioners, the CRA Commissioners.

19 Report of the Executive Director. Do you
20 have anything further, sir?

21 INTERIM EXECUTIVE DIRECTOR EVANS: Nothing
22 further, Madam Chair.

23 CHAIR DAVIS JOHNSON: Report of general
24 counsel.

25 MR. HAYGOOD: I have nothing further.

1 CHAIR DAVIS JOHNSON: Discussion of the
2 Board. Mr. Mayor, would you like to make any comment?

3 MAYOR MASTERS: Yes. I echo the comments
4 from the previous speaker, our Chair, but I do want to
5 remind Mr. White that the gentleman from Atlanta did
6 say that you would be willing to make a presentation,
7 and I commend you for making that statement.

8 I do want to conclude tonight again --
9 Mr. Willis Williams handed me his ballot to turn in.
10 But this is what it looks like. This is an absentee
11 ballot. Do not get this confused with a sample ballot.
12 But this is what it looks like.

13 If you have this at your house, please open
14 it up, fill it out, sign it. And make sure when you
15 sign, it is your original signature that's on record.
16 Don't do anything fancy, because it will not match. So
17 please, your regular signature. And no one can sign
18 this ballot for you. Make sure you sign it, and make
19 sure you date it. There's a little box here. If you
20 want the absentee ballots to continue to be sent to you
21 by the Supervisor of Elections, Susan Bucher, please
22 check that little box.

23 Again, we have hundreds out that have not
24 been returned, and it's almost getting too late to mail
25 them. Please go vote. Take the ballot, this thing,

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1 with you over to Wells. They will cancel this and
2 they'll let you vote early. Or give me a call, and as
3 a courtesy and voluntarily, voluntarily I would come to
4 your house and get your ballot. Please have it filled
5 out, please have it in the envelope, have it signed by
6 you. Husbands cannot do wives; wives can't do
7 husbands. Please, sign your own ballot.

8 And I will be happy to come, or someone from
9 the team of volunteers will be very happy to come and
10 get it in right away, because we're getting close to
11 the mailing deadline. The number again, I'll repeat it
12 twice: 561-247-2713; 561-247-2713.

13 Dr. Botel, have a good trip in India when you
14 leave tomorrow.

15 Thank you, Madam Chair.

16 CHAIR DAVIS JOHNSON: Mr. Davis, any comment?
17 Any comment, Mr. Davis?

18 COMMISSIONER DAVIS: I would just say Happy
19 Halloween to everyone.

20 MAYOR MASTERS: It's almost over.

21 COMMISSIONER DAVIS: Please check your
22 children's candy. Be safe. Things are changing now
23 with the different time, but please check your
24 children's candy, put them to bed at a decent time,
25 don't give them candy too late.

1 COMMISSIONER MILLER-ANDERSON: Don't bring it
2 to school.

3 COMMISSIONER DAVIS: Don't bring it to
4 school.

5 To the Board that's here tonight, we have
6 some work to do. Staff knows what's anticipated, and I
7 look forward to delivering the best product that we can
8 deliver to those in the city.

9 To Mr. Saffold and his team, good luck. To
10 the team that's here, good luck. Thank you all for
11 coming out.

12 But once again, to the residents at home,
13 please work with us to deliver the best product. Be
14 here with us. Do not push; do not push. Let's make
15 sure that we have an exciting opportunity to deliver
16 the best product, because when you have winners and
17 losers, you know, it -- and the only person I want to
18 see win is the residents from Rivera Beach, and whether
19 they -- from not just on beginning the project, but for
20 the next 50 years of that particular development
21 opportunity. You know, you're talking over
22 \$200 million of economic development. We're in 2018,
23 rolling to '19.

24 Michelle Obama said it the other day, you
25 know. She said, you know, she was talking to her

1 children about casting a vote. You know, when you
2 don't vote, you don't want someone casting a vote that
3 never had the opportunity, they didn't grow up around
4 cell phones. You are choosing your app. Michelle,
5 that's the comment she made.

6 So when we make this decision, we can't hold
7 up from making the decision because time is of the
8 essence. The market is not waiting on us. We all
9 getting older, we all want to get better, but we all
10 got to deliver something as we choose our process for
11 the residents of Rivera Beach.

12 And I hope that developers, the people that
13 we choose and the ones that we don't choose find a way
14 to just get better, because we have more projects. You
15 know, we're talking about across the street from this
16 complex doing a P3. It's going to be extremely
17 significant. In the future, I'm sure that as we get
18 parking at the Ocean Mall and future development in
19 that area, that's going to be more development.

20 So there's much to come in this great city,
21 and we want to make sure that we set this tone as we
22 lead off to other opportunities for whichever developer
23 was to choose, respond. But I do believe what drove us
24 to respondents is the critical and the most focus that
25 we had on the local participation and the community

1 benefit.

2 I do believe that folks that may or may not
3 stay in the game may have had an issue with that. But
4 we do have a chance to say thank you to those who did
5 commit to that. And I think that definitely goes, that
6 say a lot about for the first time we had put something
7 in place as a Board that draw developers that was
8 interested in our community.

9 CHAIR DAVIS JOHNSON: Commissioner Botel.

10 COMMISSIONER BOTEL: Thank you. I'm leaving
11 at 5:00 in the morning for India.

12 MAYOR MASTERS: Why are you still here?

13 COMMISSIONER BOTEL: Thank you. I have not
14 packed one thing yet. So let's go back.

15 But I will say before I leave I want to get a
16 commitment, before we make any decision, from both
17 Mr. Irons and the other team. We visited FIU
18 yesterday. I took a team of people down on the
19 Brightline, my first trip on the Brightline, down to
20 visit the construction trade certification program at
21 FIU.

22 We are going to attempt to bring that program
23 to Rivera Beach. It's being funded by Lennar
24 Construction Foundation. I'm meeting with Mr. White.
25 I've already put some of it into my calendar on the

1 19th because we're going to have a mentoring component
2 of that project.

3 And I really want to be sure that when we
4 train young people in this community for construction
5 jobs, that there's going to be a place for them in this
6 project. That's really important for us, that we have
7 a place for those young people once they learn those
8 skills, that they have a place to put them to work in
9 this community. So I'm hoping to work with you on that
10 in the future.

11 And thank you again to both teams for being
12 here. Appreciate that you were here, and I look
13 forward to hearing a presentation from you.

14 MAYOR MASTERS: Have a great trip.

15 CHAIR DAVIS JOHNSON: Commissioner
16 Miller-Anderson.

17 COMMISSIONER MILLER-ANDERSON: I just want to
18 say thank you to the both of the teams. And I
19 certainly concur with a lot of what Ms. Davis Johnson
20 has stated in regards to the staff tightening up on
21 some things. And like I said before, I do have some
22 concerns, and I will voice them during our next
23 meeting.

24 Mr. Evans or someone's going to mention about
25 the youth thing on Saturday, that announcement. So I

1 don't have it front of me, so I didn't know if you were
2 going to do that. That's it for me.

3 CHAIR DAVIS JOHNSON: Vice Chair.

4 VICE CHAIR HUBBARD: I too thank you for
5 presenting your proposal. We look forward to your
6 presentation.

7 And I want to remind everybody that on
8 November the 3rd, Saturday coming, at Cunningham Park
9 we're going to have the ribbon cutting, and I hope that
10 everyone will come out and attend. There are great
11 things going on in the city, and we look forward to
12 many, so --

13 MAYOR MASTERS: Tell them where the park is
14 in case they don't know.

15 VICE CHAIR HUBBARD: The park is on 29th and
16 S Avenue in Riviera Beach; 29th and S Avenue. We will
17 start at 10 a.m. And we look forward to having each of
18 you come out to participate, and everybody is welcome.

19 So Happy Halloween. Everybody be safe
20 tonight.

21 CHAIR DAVIS JOHNSON: Mr. Evans, you want to
22 announce the youth event?

23 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. The
24 Palm Beach County Sports Commission, in working with
25 the CDC, has an event.

1 Annetta Jenkins, if you could just give a
2 highlight. It's coming up also on Saturday.

3 MS. JENKINS: On Saturday, November 3rd,
4 we're inviting our youth in the community between the
5 ages of seven and 17 to come out to the marina to
6 experience over 25 traditional and non-traditional
7 sports. It's totally free. There are games, there are
8 prizes. We will feed the children, we have packages
9 for them, and it will be a lot of fun. We have an
10 autograph section. So parents, bring your children
11 out, between seven and 17, this Saturday at the marina.

12 COMMISSIONER MILLER-ANDERSON: Times?

13 MAYOR MASTERS: Yes, the time.

14 MS. JENKINS: From ten to two. Registration
15 starts at 9:15.

16 MAYOR MASTERS: It's --

17 MS. JENKINS: It's totally free.

18 MAYOR MASTERS: I'm sorry. November the 3rd.

19 MS. JENKINS: November 3rd, this Saturday.

20 MAYOR MASTERS: That's not the same day

21 Andrew Gillum be here. It's the same -- it's a
22 different time. Thank you.

23 VICE CHAIR HUBBARD: Madam Chair.

24 CHAIR DAVIS JOHNSON: We'd like to take this
25 opportunity to thank the CRA, Comerica Bank and Paragon

1 for the business readiness session that took place and
2 culminated with a graduation on last evening. It was
3 certainly our pleasure to be there on behalf of the
4 Board and Commission to witness the presentations, as
5 well as to learn about the businesses that have been
6 planned for those members of our community. It was
7 certainly wonderful to see such a young group of
8 entrepreneurs moving forward and creating their own
9 businesses and opportunities.

10 So it was great. I want to commend you on
11 that. I do look forward to a phase two of that to take
12 them to the next steps. But it was a great event, well
13 attended, and I thank you and commend you for the
14 efforts.

15 VICE CHAIR HUBBARD: Madam Chair, can I
16 mention the mentoring program? I forgot.

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

19 VICE CHAIR HUBBARD: Thank you so much for
20 your patience, Madam Chair.

21 We are having a mentoring program that's
22 taking place at Lindsey Davis on Saturdays; Saturdays
23 from ten to two. It's from nine to one. The
24 orientation was from ten to two. So the actual
25 mentoring program will take place at Lindsey Davis from

1 nine to one on Saturdays.

2 The ages of children that can participate is
3 from 12 to 18 years old, and we would like for all the
4 parents to bring their children out. We are trying to
5 save our sons, the men in our community. We want to
6 talk to them about what it means to be men. We want to
7 give them ideas, options, challenges to help them. So
8 parents, please come out on Saturday from nine to one
9 to Lindsey Davis and register your son for a six weeks
10 program where he will automatically enroll himself the
11 next time. Thank you.

12 CHAIR DAVIS JOHNSON: There being no other
13 business, we stand adjourned.

14 (Whereupon, at 9:21 p.m., the proceedings
15 were concluded.)

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C E R T I F I C A T E

THE STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

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

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of November, 2018.



Susan S. Kruger

Susan S. Kruger

ADJOURNMENT

The CRA Regular Meeting was adjourned at 9:21 P.M. The minutes were approved
by the Board of Commissioners on _____.

Tonya Davis Johnson, Chairperson

Interim Executive Director Scott Evans

/cw
Florida Court Reporting