

Riviera Beach Community Redevelopment Agency Meeting

City of Riviera Beach Council Chambers

2nd Floor, Municipal Complex

600 West Blue Heron Boulevard

Riviera Beach, Florida

Wednesday, February 13, 2019

6:01 p.m. to 7:45 p.m.

APPEARANCES:

Chair Tonya Davis Johnson

Vice Chair Lynne Hubbard

Commissioner Julia Botel

Commissioner Terence Davis

Commissioner KaShamba Miller-Anderson

Attorney Michael Haygood

Interim Executive Director Scott Evans

Senior Administrative Assistant Tamara Seguin

Stenographically reported by Claudia Price Witters, RPR

1 CHAIR DAVIS JOHNSON: Good evening. I'd like to call the
2 Riviera Beach Community Redevelopment Agency meeting of February
3 13th, 2019 to order.

4 Madam Clerk, roll call, please.

5 THE CLERK: Commissioner Davis.

6 COMMISSIONER DAVIS: (Absent.)

7 THE CLERK: Commissioner Botel.

8 COMMISSIONER BOTEL: Here.

9 THE CLERK: Commissioner Miller-Anderson.

10 COMMISSIONER MILLER-ANDERSON: Present.

11 THE CLERK: Vice Chair Hubbard.

12 VICE CHAIR HUBBARD: Yes, present.

13 THE CLERK: Chair Davis Johnson.

14 CHAIR DAVIS JOHNSON: Here.

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

17 CHAIR DAVIS JOHNSON: I'd like to stand for a moment of
18 silence, followed by the Pledge of Allegiance led by
19 Commissioner Miller-Anderson.

20 (Moment of silence. Pledge of Allegiance recited.)

21 CHAIR DAVIS JOHNSON: Are there any additions, deletions or
22 substitutions?

23 INTERIM EXECUTIVE DIRECTOR EVANS: No, Madam Chair.

24 CHAIR DAVIS JOHNSON: Any disclosures by commission?

25 Motion to adopt the agenda?

1 VICE CHAIR HUBBARD: So moved.

2 CHAIR DAVIS JOHNSON: Is there a second?

3 COMMISSIONER MILLER-ANDERSON: Second.

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

6 THE CLERK: Commissioner Botel.

7 COMMISSIONER BOTEL: Yes.

8 THE CLERK: Commissioner Miller-Anderson.

9 COMMISSIONER MILLER-ANDERSON: Yes.

10 THE CLERK: Vice Chair Hubbard.

11 VICE CHAIR HUBBARD: Yes.

12 THE CLERK: Chair Davis Johnson.

13 CHAIR DAVIS JOHNSON: Yes.

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

20 Are there any items to be pulled?

21 Motion to adopt the consent agenda?

22 COMMISSIONER BOTEL: So moved.

23 COMMISSIONER MILLER-ANDERSON: Second.

24 CHAIR DAVIS JOHNSON: It's been motioned and properly
25 seconded. Are there any public comment cards?

1 THE CLERK: No, Madam Chair.

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

4 THE CLERK: Commissioner Botel.

5 COMMISSIONER BOTEL: Yes.

6 THE CLERK: Commissioner Miller-Anderson.

7 COMMISSIONER MILLER-ANDERSON: Yes.

8 THE CLERK: Vice Chair Hubbard.

9 VICE CHAIR HUBBARD: Yes.

10 THE CLERK: Chair Davis Johnson.

11 CHAIR DAVIS JOHNSON: Yes.

12 THE CLERK: Motion carries.

13 CHAIR DAVIS JOHNSON: On to regular business, item 4.

14 THE CLERK: Redevelopment of the Broadway corridor
15 presentation.

16 CHAIR DAVIS JOHNSON: Good evening, Mr. Evans.

17 INTERIM EXECUTIVE DIRECTOR EVANS: Good evening.

18 This is a presentation of the upcoming planned activities
19 and strategies to achieve redevelopment in the Broadway corridor
20 as well as our Blue Heron corridor.

21 It's just in the wrong view. We're just adjusting the
22 presentation. Sorry for the delay.

23 Thank you.

24 This -- the first thing I'd like to do is go through a
25 couple of the initiatives that are currently underway. As we

1 try and change the nature of the look and attract more
2 development to the Broadway and Blue Heron corridor, we have a
3 few redevelopment initiatives that this board is actively doing.

4 This is the building that we've acquired at the northeast
5 corner of Broadway and Blue Heron. And this is a concept plan
6 for redevelopment of that site.

7 We are currently negotiating a contract with an
8 architecture firm to complete the interior space planning and
9 build-out, as well as new facade improvements. And the screen
10 above shows one of the concepts that could become.

11 This will make this building a premier commercial
12 structure. And this is the busiest intersection in the city.
13 And this effort will really, will help try and enhance this and
14 set a new standard for development along the Broadway corridor.

15 This effort is expected to include new future offices for
16 the CRA, future small business incubator office suites, a future
17 ground floor space for a private retail or restaurant lease, and
18 other government office space, including the potential satellite
19 office for Career Source Palm Beach County.

20 We are actively promoting the redevelopment of the Broadway
21 corridor. And this is one public project to try and establish a
22 new building, a new commercial structure along the corridor that
23 would set a standard for what we're trying to attract on the
24 adjacent properties.

25 This project will also create new construction jobs,

1 including a sheltered market implementation for the
2 rehabilitation of the property and to upgrade the facade.

3 On the other corner is the project that will include both
4 improvement to the corner -- and this is the northwest corner of
5 Broadway and Blue Heron. And this approved project includes a
6 new fountain, an entrance sign for the city, a new parking lot,
7 a new garden and landscaping, which will significantly beautify
8 this property. And also includes upgrading the existing Dairy
9 Belle building, to give it a new look. And upgrade the entire
10 block area overall.

11 This project, just to give the board and public an update,
12 we have now submitted to the Department of Development Services
13 for site plan approval, and we anticipate that that would happen
14 in the month of May. And then following that, we would submit
15 the construction plans out for bid, which would come back before
16 this board for final approval.

17 This project, of course, includes the fountain,
18 landscaping, and the new garden.

19 And our long-term redevelopment of the site eventually
20 would replace the Cash America pawn tenant to implement more
21 significant enhancements to the existing building that's in the
22 center of the block; and for right now we've implemented some
23 basic painting enhancements that will remain until that site is
24 vacant.

25 We -- currently the last time the CRA updated our CRA plan

1 was in 2011, and that was based on public workshops that were
2 concluded in 2008 and 2009. So it's -- moving forward we need
3 to create a new CRA plan update. And as a part of that I would
4 like to establish a new vision for Broadway, and market this
5 opportunity to the development community; and design and
6 implement a new signage grant program along Blue Heron
7 Boulevard. That is in our current work plan for the CRA.

8 Identifying the public and the board's vision for an
9 achievable redevelopment program for our private properties, as
10 well as the other ones we may acquire in the future, will help
11 provide the corridor and the private market with guidance on the
12 types of projects that the City is committed to expediting
13 development approvals for. And this is critical to try and
14 create more market support and interest in acquiring and
15 redeveloping some of our vacant sites along Broadway.

16 And in the past several years we've had significant
17 improvements related to creating -- developers have purchased
18 many of the properties both on the east and the west side of
19 Broadway, and they've cleared them. So we have multiple sites
20 that are in private development hands that are ready for
21 redevelopment, and we'd like to try and stimulate this project.
22 All of these projects.

23 Following the approval of a new vision, I think it's
24 critical that we implement that vision directly into CRA plan
25 amendments. We would also then follow up that vision with any

1 developer or project who wanted to build a new project that was
2 directly in line with the board's new vision. They could then
3 take advantage of a new infrastructure grant program which would
4 attract development consistent with the new vision. This type
5 of grant program would provide infrastructure, upfront dollars
6 to a project, in the amount equal to the tax benefits -- the tax
7 revenue that the CRA would generate over the next seven years
8 once the project was built.

9 And then once that project was built we would continue to
10 receive that revenue in the future, we would improve the
11 property revenues on adjacent properties, and attract other
12 development, so that those dollars would be multiplied
13 significantly.

14 Directly following that we would implement new zoning and
15 land use amendments which would allow for more height and
16 development opportunity for future projects. Many cities
17 adjacent to us have been improving the development -- they've
18 been increasing the height, the development density of the
19 properties that they have in the Broadway corridor. And I think
20 it's important for Riviera Beach to maintain our competitiveness
21 and follow up our amended CRA plan with new zoning and land use
22 for the Broadway corridor and other areas of the CRA.

23 In order to continue our efforts, I would like to continue
24 our commercial grant program.

25 We have several other things that are currently underway.

1 We have applied to the City for abandonment of the right-of-way
2 of old 13th Street. This project is pending. It was proposed
3 the time frame for that would be that the city council would
4 receive that application approximately in May, to take action;
5 and that would create the future development sites for the
6 marina.

7 The Marina District is currently made up of many small
8 lots. And by abandoning that roadway, that would also allow us
9 to rearrange some of the properties and create larger
10 development sites for development.

11 That would also allow us to resume our utility burial
12 project, which is remaining with FPL and AT&T. And that would
13 bury the remaining under -- overhead power lines along the
14 Broadway corridor. We've already buried several other utilities
15 that are existing on the poles, and the only ones remaining are
16 FPL and AT&T.

17 And then once those poles -- once those utilities are
18 buried, then we could remove those poles, which would really
19 improve the view along Broadway. Once those poles are removed,
20 the FDOT has agreed to provide new pedestrian lighting on the
21 east side of Broadway.

22 And adding pedestrian lighting enhances walkability,
23 increases security, and also was an improvement to try and
24 attract future development and future residential. And we think
25 that Broadway needs a mix of both commercial and new

1 residential; and the more people and activity that we get on the
2 street, the better and more walkable it will become.

3 The utility burial project of course needs to remove those
4 overhead wires which are in the way of the pedestrian lighting.
5 So all of those projects are critical, and they all -- one
6 follows the other; and we need to make sure that we make
7 progress on them.

8 Of course, the market -- we need to market our opportunity.
9 And I mentioned that other cities have been doing that in the
10 Broadway corridor. And we need to stay competitive with similar
11 local efforts. The Town of Lake Park and the Village of North
12 Palm Beach have both marketed the future of Broadway; and that
13 included doing a new vision plan, updating the land use, and
14 updating the zoning; which is important for the CRA and the City
15 of Riviera Beach to do in order to stay competitive and make
16 sure that our properties have an equal opportunity to be
17 developed on the same time frame as those other cities.

18 We need to update our CRA plan. As I said, it's been
19 almost ten years since we've done that. And in doing that
20 process, and incorporating our new vision into that, we can then
21 update our strategies over the next ten years for our next
22 redevelopment projects and our neighborhood enhancement efforts.

23 Treasure Coast Regional Planning Council has led the effort
24 of our towns to the north, including the Town of Lake Park and
25 the Village of North Palm Beach, and they also created the CRA

1 plan for the -- for Riviera Beach. Now we had discussed using
2 them, and there has been some mixed feedback from the various
3 members of the board.

4 All of the work that I just outlined could be completed by
5 Treasure Coast. However, it would be my recommendation that we
6 complete some of it with Treasure Coast, even if the board
7 wanted to have other elements be completed by various
8 consultants. The benefit of working with Treasure Coast is that
9 they are the creators of our CRA plan, and by working through an
10 interlocal agreement we could begin many of these efforts that I
11 just outlined starting in April, which would be an accelerated
12 time frame that we'd -- I'd like to begin, so that we can start
13 the vision process.

14 The whole process, from vision and then ending up in new
15 grant program and new land use and zoning regulations, is about
16 a one year long process. So the sooner we can begin, the
17 better. I just wanted to give the board an update on those
18 efforts. And I would be looking to bring at least some of those
19 elements back to begin with Treasure Coast Regional Planning
20 Council.

21 Thank you.

22 CHAIR DAVIS JOHNSON: Thank you.

23 Are there any questions or comments for Mr. Evans with
24 regards to his plan?

25 VICE CHAIR HUBBARD: Madam Chair.

1 CHAIR DAVIS JOHNSON: You're recognized. Go ahead.

2 VICE CHAIR HUBBARD: Okay. My concern with Treasure Coast
3 Regional Planning Council is just what Mr. Evans laid out.
4 They -- we -- I think we need -- and I've said this before --
5 new vision, we need to get new ideas. We worked -- we have
6 worked with Treasure Coast Regional Planning Council for years
7 on end, and we're no better for it at this time.

8 And you have -- we have more progressive planning councils
9 to choose from, more progressive ideas.

10 Even though they did the surrounding cities, the service
11 that has been provided to the City of Riviera Beach hasn't been
12 equal to date.

13 I would just like us to take a look at using another
14 planning council. It's something that we can move forward,
15 because we've had our visioning sessions, we've had our plans
16 updated and our -- as he said, ten years back. We just have not
17 been able to move forward with the plans as of yet.

18 And I do think it's time that we take another look at
19 someone other than Treasure Coast Regional Planning Council. I
20 know they got the, you know, they got the county locked down,
21 but we're just no better for their service.

22 CHAIR DAVIS JOHNSON: So noted.

23 Anything further?

24 Thank you, Mr. Evans.

25 Item number 5.

1 THE CLERK: Requesting approval to initiate a second round
2 of the Commercial Grant Incentive Program to assist local
3 businesses and improve properties in the community development
4 area.

5 INTERIM EXECUTIVE DIRECTOR EVANS: Good evening, board.

6 I would just like to introduce Andre Lewis, our project
7 manager, he'll give an update on the grant program.

8 I will just provide a little bit of background. The first
9 round of the grant program was approved by the board and is now
10 underway. We had originally approved \$350,000 for the program;
11 and we awarded six applicants.

12 And, Andre, if you want to provide a quick update on the
13 progress of those applicants. I believe we're about one-third
14 spent those dollars. But we have remaining balance unspent,
15 uncommitted to future grants, so we're bringing this item back
16 before you to try and open a second round of the program.

17 MR. LEWIS: Good evening, council.

18 As Mr. Evans said, we've allocated about \$167,293.81 which
19 have been awarded to grantees. We're currently in the process
20 of processing those reimbursements to these grantees. But we're
21 now seeking approval to initiate a round two to start another
22 program with the remaining amount, which is roughly 183,000.

23 INTERIM EXECUTIVE DIRECTOR EVANS: The existing first six
24 programs, they were grants given out for roofing, building
25 exterior enhancements, signage replacement, aluminum fencing, as

1 well as roof repairs, and some decorative fencing and
2 landscaping also. That included RJ's Caribbean Cuisine, Get Wet
3 Water Sports, and Changes Wellness, the Boatowners Warehouse,
4 which is a significant project which is yet to begin but which
5 will be proceeding, and BK Automotive, Paradise Chic Coffee
6 Shop, Rowe Draperies, and Casa Farneti. So those are the six
7 previous grant awards who are somewhat in progress now.

8 CHAIR DAVIS JOHNSON: Are there any questions regarding
9 this proposal?

10 Thank you for the update. We need to -- is there a motion?

11 COMMISSIONER BOTEL: I make a motion that we accept the
12 request from the CRA director.

13 VICE CHAIR HUBBARD: I second the motion.

14 CHAIR DAVIS JOHNSON: It's been motioned and properly
15 seconded. Do we have any public comment cards on this item?

16 THE CLERK: No, Madam Chair.

17 CHAIR DAVIS JOHNSON: Madam Clerk.

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: Clean and Safe?

3 INTERIM EXECUTIVE DIRECTOR EVANS: No, the next item is
4 marketing and public relations.

5 CHAIR DAVIS JOHNSON: Correction. Item number 7. Or is --

6 THE CLERK: It's a resolution of the Board of Commissioners
7 of the Riviera Beach Community Redevelopment Agency approving an
8 agreement with Merchant Strategy, Incorporated, to provide
9 marketing and public relations services; providing an effective
10 date.

11 COMMISSIONER MILLER-ANDERSON: So moved.

12 CHAIR DAVIS JOHNSON: Is there a motion?

13 VICE CHAIR HUBBARD: Second.

14 COMMISSIONER BOTEL: Second.

15 CHAIR DAVIS JOHNSON: It's been motioned and properly
16 seconded. Ms. Jenkins.

17 MS. JENKINS: Thank you, commissioners. Annetta Jenkins,
18 Director of Neighborhood Services.

19 CHAIR DAVIS JOHNSON: Before you begin, let the record
20 reflect that Commissioner Davis is now on the dais.

21 You may proceed.

22 MS. JENKINS: We're bringing this presentation to you and
23 an agreement seeking approval to engage the services of Merchant
24 Strategy, Incorporated.

25 Back in the summer we issued a request for qualifications

1 for marketing and public relations services. We felt that we
2 needed to continue to establish a promotional advance brand
3 strategy for the agency through marketing, advertising, our
4 social media platform, crisis management, public relations,
5 special events, and expanding our online presence. We currently
6 don't have the staff bandwidth to go forward with these services
7 in-house, and we're asking for your approval of the agreement
8 pursuant to our procurement policy of the Merchant Strategies
9 group.

10 I have Ms. Valerie Staggs here, who is the chairperson and
11 CEO of Merchant Strategies, who has a short presentation, if she
12 may.

13 MS. STAGGS: Hello. Thank you. Good evening. I'm Valerie
14 Staggs. I work with Sharon Merchant, my partner at the Merchant
15 Strategies. I want to thank you all for having us here tonight
16 and allowing us to share our vision for your publicity, public
17 relations, community engagement, with you tonight.

18 So if you're not familiar with the firm, we were founded --
19 whoops -- we were founded in 2003. So we've been around a long
20 time.

21 We offer a variety of services, which pretty much soup to
22 nuts involves forming relationships, communicating with various
23 publics and within different industries, and also doing the best
24 that we can to put the best foot forward for all of our clients.

25 We work in a variety of industries, everything from

1 government to transportation to non-profits to some retail
2 restaurants. So a little bit of everything. We have a very
3 diverse and talented team.

4 So in looking at the work here in Riviera Beach, we have
5 five goals and strategies that we're hoping to achieve; and they
6 all involve basically promoting the brand of Riviera Beach,
7 telling the positive stories, and controlling the conversation
8 for any communication that's out there.

9 So one of the most important things that we do is make sure
10 that the conversations that are being had, through whatever
11 channels are being had, are controlled by us and we're telling
12 our story in the best light that we -- and in the manner in
13 which we want to tell it.

14 So our five goals are to raise awareness of the many
15 positive things that are happening here in Riviera Beach, to
16 provide informative engaging content and information to your
17 residents and to the public and to the media. So we want to be
18 the ones disseminating that information.

19 Thirdly, controlling the conversation, as I mentioned, and
20 being proactive in that vein. Inviting your residential
21 business owners, all of your stakeholders here in Riviera Beach,
22 to participate in things that we have going on. A lot of the
23 fun events, we want to promote that. We want to promote all the
24 good things that are happening here, and put those stories out
25 there.

1 And then lastly we want to provide support and resources
2 for you in the media and crisis communications sector. So
3 should something happen that could potentially be cast in a
4 negative light, we can once again control that conversation,
5 tell our story, and make sure that it gets to the media and gets
6 to the right publics and we're out there in front of things.

7 So I'm just going to walk you quickly through the scope of
8 work that's in the packet that you have and in the proposed
9 contract.

10 Starting with social media. Obviously people look to
11 social media these days for all sorts of information and
12 engagement, so we want to be there, we want to be telling our
13 story, we want to be doing it on a regular basis; and that's
14 something that we would provide for you.

15 Secondly, media management. So we on a daily basis talk to
16 media. We want to make sure that we build the relationships
17 that are strong in media on your behalf and make sure that we're
18 communicating with media on a regular basis through monthly
19 press releases, telling our story and building those
20 relationships so that we do have a voice in the media that's
21 being told.

22 Thirdly, website. Again, that's start of your online home.
23 We want to make sure we have all sorts of good content there,
24 announcements, information, everything that's going on. We want
25 to make sure that that is up-to-date.

1 The monthly newsletter. We will be distributing a monthly
2 newsletter, basically promoting everything that's going on,
3 talking about any dates that people might want to mark their
4 calendars with, sharing stories of residents, of businesses, all
5 the positive things that we have going on, that we want to talk
6 about.

7 Flyers and announcements. So when we have, for instance,
8 special events that are going on, we want to put out branded
9 flyers via E-marketing, as well as physical flyers, so that
10 residents, businesses, can all become engaged and own what's
11 going on in your own community and become a part of that.

12 Annual report. Important to get out. So we'll be taking
13 care of that as well.

14 And then event marketing. You have a number of events
15 going on right now. We have a lot of experience in events that
16 engage and attract people to different venues. So we want to
17 make sure we're bringing people from outside into the area; and
18 just telling them about the wonderful things that we have and
19 how, you know, about something that we're doing that's good in
20 the community. And so we will help in that capacity as well.

21 And then lastly, providing just ongoing support. To
22 Ms. Jenkins' point, you don't have the arms and legs that you
23 need, and that's what we are providing. So basically whatever
24 support you need in the capacity of publicity, public relations,
25 event marketing, getting the news out there, creating those

1 venues and those materials to tell your story, that's what we
2 do.

3 The last piece of that is we are proposing some crisis
4 management media training so that, as I said, if something
5 negative happens, that we know how to control the conversation,
6 we know how to put out the story, and we know how to make sure
7 that we're cast in the best light possible in the media.

8 So that's basically what we're doing. We appreciate, as I
9 said, your consideration of this contract; and we're looking
10 forward to doing work with you.

11 CHAIR DAVIS JOHNSON: Thank you.

12 Are there any questions or comments?

13 COMMISSIONER MILLER-ANDERSON: Yes, I just had a question.
14 At the beginning -- Madam Chair.

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

17 COMMISSIONER MILLER-ANDERSON: At the beginning of the
18 slide presentation I noticed that it had City on the Rise. Is
19 that -- have we coined that for Riviera Beach?

20 MS. STAGGS: We haven't. But that's really where we're
21 going with this, is to share with people that we are a city that
22 has some really great things going on; not only now, but in the
23 future. So we want to make sure that we are positioning
24 ourselves for all the wonderful things that we have coming down
25 the stretch.

1 INTERIM EXECUTIVE DIRECTOR EVANS: But we will bring back
2 what we choose to market and brand to this board so you can
3 decide, because I know there's been some previous conversation
4 related to having the board decide what our new approach will
5 be. So we will make sure that that's one of the first things we
6 do.

7 COMMISSIONER DAVIS: Madam Chair.

8 CHAIR DAVIS JOHNSON: Commissioner Davis, you're
9 recognized.

10 COMMISSIONER DAVIS: Thank you, Madam Chair.

11 I just want to say it's really good to see this and have
12 such a qualified firm tonight, so we can tell our story from our
13 position based upon the facts, and folks can have someone
14 fighting to get their story out.

15 It's been -- we've been long overdue in this opportunity,
16 we as a community. And I just really feel excited about
17 Merchant Strategies tonight, with the future that we have.

18 And the fact that you came with a concept for us to kind of
19 bid off of and just kind of think about, I can greatly
20 appreciate, you know, just kind of giving us something to think
21 about, you know. So I'm just excited about the future.

22 MS. STAGGS: Thank you. We are, as well.

23 CHAIR DAVIS JOHNSON: Any public comment cards?

24 THE CLERK: No, Madam Chair.

25 CHAIR DAVIS JOHNSON: Any further comments or questions?

1 Madam Clerk.

2 COMMISSIONER BOTEL: Do we have a motion?

3 CHAIR DAVIS JOHNSON: There is a motion on the floor.

4 THE CLERK: Commissioner Davis.

5 COMMISSIONER DAVIS: Yes, ma'am.

6 THE CLERK: Commissioner Botel.

7 COMMISSIONER BOTEL: Yes.

8 THE CLERK: Commissioner Miller-Anderson.

9 COMMISSIONER MILLER-ANDERSON: Yes.

10 THE CLERK: Vice Chair Hubbard.

11 VICE CHAIR HUBBARD: Yes.

12 THE CLERK: Chair Davis Johnson.

13 CHAIR DAVIS JOHNSON: Yes.

14 THE CLERK: Motion carries.

15 Clean and Safe Update.

16 INTERIM EXECUTIVE DIRECTOR EVANS: Our Clean and Safe

17 manager, Rod McLeod, and Neimah Spence have a presentation.

18 MR. McLEOD: Good evening, board. Rod McLeod. And Neimah

19 Spence, operations manager.

20 What we want to do tonight is give you an update as to

21 where we are. We're in our fifth year of the Clean and Safe

22 Program. And it's an award winning program that we won an award

23 our very first year. It's been well received from the

24 information we're getting from our businesses and residents.

25 To assist us in better service though we created more

1 impactful presence for fiscal year 2019. We're expanding
2 basically the neighborhood services to cover more and be more
3 visible.

4 The neighborhood operations team covers the Broadway, Blue
5 Heron area, as well as Riviera Beach Heights. And the Singer
6 Island team covers everything over the bridge.

7 We do minimal landscaping, litter pick up, sidewalk
8 sweeping, pressure washing, and a lot of neighborhood community
9 outreach.

10 We're going to be picking up more landscaping in the spring
11 of this year, looking to pick up the CRA properties so we no
12 longer have to have a contractor doing that work.

13 For the fiscal year we brought on several new ambassadors,
14 and we have set the street service team at Marina Village. We
15 now have an operations team, a day porter team, outside Marina
16 Village team; and they work as a team, so whatever is needed in
17 porter service, set up, breaks downs, or overall customer
18 service, they provide it.

19 We also have hired an overnight porter service, and they
20 actually start tonight. And the reason for that is so that we
21 can start holding meetings at 7:00 in the morning. And this is
22 something we have not been able to do in the past because of
23 overnight businesses taking place there. We just didn't have
24 room turns. This will give us that opportunity.

25 Our Clean and Safe operations again are divided to better

1 provide service in the neighborhood operation portfolio and
2 marine operation portfolio. And we now have 19 full-time and
3 part-time ambassadors.

4 Neimah.

5 MR. SPENCE: Good evening, Madam Chair, board members. I'm
6 Neimah Spence, operations manager for the Clean and Safe
7 Program.

8 We're going to go over some of our Clean and Safe
9 activities and strategies. We're gonna continue with our public
10 service that includes our customer service, business check; we
11 will assist residents and visitors; and also our Walking Buddy
12 program at the Ocean Mall, and also at the Marina Village.

13 Our event support time. We will continue with our set up
14 and break down for events. Also we'll continue with our
15 concierge service.

16 The Marina Village support. We're going to ensure that the
17 whole Marina Village as a whole is clean and safe.

18 Our neighborhood beautification program. This is getting
19 our ambassadors into our neighborhoods. They will continue to
20 be the eyes and ears for our police department.

21 Also we'll have the ability to go into the neighborhoods
22 and use our sidewalk sweepers to clean our sidewalks, power wash
23 when needed. Also we'll be able to pick up trash from our
24 vacant lots and on the streets.

25 We have our green space project management program where we

1 have beautiful linear parks. Our ambassadors will continue to
2 pick up trash and debris from the linear parks. Also we'll be
3 able to empty all the trash. We'll continue to empty the trash
4 and put new trash bags in for them.

5 Community garden. We have two master gardeners in the
6 community garden to assist with all of our garden projects. An
7 ambassador will be able to come in if we need to do any type of
8 power washing or special events coming up, we'll be able to
9 assist there.

10 Our community service. We'll be able to get information
11 out to our neighborhoods by distributing events or meeting
12 invites.

13 Also our business outreach. We're going to continue with
14 our Business Watch program also.

15 Neighborhood Watch. We will continue to expand into all of
16 the neighborhoods within the CRA district.

17 Our training. All our ambassadors are CPR first aid
18 trained. We're going to continue with our customer service and
19 training program, also safety and security.

20 As you look at the slide, you can see our ambassadors in
21 motion. These are some of the things that our ambassadors are
22 doing as we continue with our work. And these are statistics
23 from October to date.

24 Our community meetings and events at our Clean and Safe
25 operations center and at the community garden. So far we have

1 completed 27 events.

2 Our ambassadors had -- with our sidewalks, we cleaned 80
3 blocks of sidewalks and power washed 94 blocks, including our
4 flat bridge on Singer Island.

5 Ambassadors collected 855 bags of trash throughout the CRA
6 district. And also we responded to 422 customer service
7 requests. Ambassadors had 819 business visits. And also we
8 passed out 7600 notices for meetings and different events
9 throughout the CRA district.

10 Our Neighborhood Watch program. We'll continue to expand
11 our Neighborhood Watch program. And we have had eight
12 Neighborhood Watch meetings so far. Which we usually do two
13 Neighborhood Watch per month.

14 And as we continue to get into the community, we're getting
15 a lot of positive response and we're more visible, so if any of
16 our residents have any questions, we're able to answer any
17 questions that they may have.

18 COMMISSIONER MILLER-ANDERSON: Madam Chair.

19 CHAIR DAVIS JOHNSON: Commissioner Miller-Anderson, you're
20 recognized.

21 COMMISSIONER MILLER-ANDERSON: I had a question about the
22 customer service requests. What are some of the requests that
23 you all receive?

24 MR. SPENCE: For instance, if we're at the Ocean Mall, a
25 visitor or a customer may come and ask questions, directions, or

1 they may need information about events.

2 As we're in the community passing out literature, they'll
3 ask questions about, for instance, our Neighborhood Watch. We
4 distribute invites for our Neighborhood Watch. They may ask,
5 you know, about Neighborhood Watch, what are we doing there.

6 Customer service also, if we're at the Event Center and
7 clients come in and ask questions, we're able to assist them
8 with that.

9 COMMISSIONER MILLER-ANDERSON: Okay. And my next question
10 was going to be regarding the notices that are distributed. So
11 it's mainly the Neighborhood Watch or other types of --

12 MR. SPENCE: It's other. For instance, we recently had an
13 event at the community garden, Love in Bloom. We assist with
14 passing out flyers to all the residents. If we have other
15 events or meetings that may be going on, we'll be able to pass
16 out flyers to notify our residents also.

17 COMMISSIONER MILLER-ANDERSON: Okay. Thank you.

18 MR. SPENCE: Rod McLeod will finish out with this.

19 MR. McLEOD: And likewise, for the marina, I'd like to
20 share with you some statistics.

21 We had from October through the end of January, 139 events;
22 which required 258 room turns, where we had to take furniture
23 down, put it back up, put dance floors down, and so on.

24 We collected 139,300 pounds of trash. And basically each
25 bag is about 35 pounds of trash. That equates to 69 and

1 two-thirds tons that we pick up. We collect a lot of trash at
2 the Marina Event Center from the trash cans, from the Tiki
3 restaurant, from the Event Center itself.

4 Training hours, we had 202. That -- we're training all of
5 our people on how to use the AV equipment, how all the systems
6 work, so that they can readily replace one another if we have
7 to. Covering from seven a.m. until midnight or one a.m.,
8 everybody has to be thoroughly cross trained.

9 We currently have two day porters, three marina public
10 service ambassadors, and five Marina Event Center public service
11 ambassadors. And they do a lot of work. My hat is off to them,
12 as well as our whole team.

13 May I answer any questions?

14 CHAIR DAVIS JOHNSON: Are there any questions?

15 COMMISSIONER BOTEL: Just a comment, Madam Chair.

16 CHAIR DAVIS JOHNSON: Commissioner Botel, you're
17 recognized.

18 COMMISSIONER BOTEL: Just a thank you. I have been using
19 the ambassador center frequently in the last several months and
20 I must say I always feel so welcomed there; and the gentlemen
21 who are working there are just great. I thank them for their
22 service. Thank you.

23 CHAIR DAVIS JOHNSON: Item number 8.

24 THE CLERK: Approval of Avenue E corridor revitalization
25 RFP 2019-02.

1 CHAIR DAVIS JOHNSON: Mr. Evans.

2 INTERIM EXECUTIVE DIRECTOR EVANS: Good evening, Madam
3 Chair and CRA board.

4 This item is for -- to create a revitalization study and
5 approach to our Avenue E corridor. It is directly west of
6 Broadway, and it's a critical corridor. Our CRA plan says that
7 it should be a mix of neighborhood, commercial and residential.
8 We have a variety of widths along this corridor, a variety of
9 right-of-way widths rather, that we have to work with. We feel
10 that this roadway needs to be rebuilt.

11 And in studying that we want to look at what various new
12 public elements we can bring to that. Including new sidewalks,
13 new bicycle lanes, new roadways, new underground utilities, new
14 decorative street lighting, perhaps some small parks adjacent
15 to -- with some benches.

16 And then also we need to look at, beyond that, how we can
17 help redevelop those properties. And so this RFP is also
18 looking for specific recommendations on land use and zoning
19 changes, and future grant programs that would help stimulate
20 redevelopment of that corridor.

21 In November the CRA board approved two million dollars to
22 be put towards the redevelopment of this corridor. And those
23 dollars can be used to go after grants, now that we have actual
24 funds that are committed to the project. And this RFP will look
25 for a firm who will prepare the study that will go along with

1 those matching dollars, for us to try and apply for and get
2 additional grants.

3 We will also create a combined approach, because the
4 redevelopment of this corridor will require not only CRA
5 participation but participation of the Utility District and
6 eventually of the City of Riviera Beach also, and the Public
7 Works since it's streets, sidewalks, underground utilities, and
8 a new roadway. So it will put together a combined approach
9 towards all of these agencies working together, to not only get
10 grant funds but to create a project that we can collectively
11 fund together.

12 CHAIR DAVIS JOHNSON: Is there a motion?

13 COMMISSIONER BOTEL: So moved.

14 COMMISSIONER MILLER-ANDERSON: Second.

15 CHAIR DAVIS JOHNSON: Are there -- were there any public
16 comment cards regarding this matter?

17 THE CLERK: No, Madam Chair.

18 CHAIR DAVIS JOHNSON: Are there any questions from the
19 commission on this request?

20 VICE CHAIR HUBBARD: Yes, ma'am.

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

23 VICE CHAIR HUBBARD: Mr. Evans, in your presentation you
24 mentioned that the RFP will be looking for the recipients to be
25 prepared to do the study for the land use and the -- what

1 concerns me with that is the fact that we have to decide -- and
2 you mentioned in one of -- that we have a study that we had done
3 with the residents in the redevelopment plan, you mentioned. In
4 that redevelopment plan, I guess we got more out of that as to
5 what the residents would like to see down there; would you say
6 that that was a part of the redevelopment plan?

7 INTERIM EXECUTIVE DIRECTOR EVANS: When we did our last
8 update we did have a very large public charrette to get public
9 comment. It was on the CRA as a whole. So I think there's a
10 couple of -- two pages within the CRA plan that address Avenue
11 E. They're not specific details to how it should be
12 redeveloped. But it does say that it should be neighborhood
13 commercial, combined with some future residential; and that that
14 redevelopment of that street as an alternate corner to Broadway
15 is important to promoting future development west of Broadway.

16 VICE CHAIR HUBBARD: Yes. And what I wanted to make sure
17 of is that a lot of Broadway was lost to the marina industry
18 because we -- that at one time was going to be the downtown area
19 for the City of Riviera Beach. However, we know that that was
20 co-opted and that won't take place.

21 Now when we move over to Avenue E, I think we need to be
22 real clear about what the community and the residents of Riviera
23 Beach want to see as a part of amenities, extracurricular
24 activities, and the types of things that we want to see down
25 there, as opposed to the developer and the commercial investor

1 coming in to actually tell us what they suggest we have down
2 there.

3 And secondly, depending on what we want, that's going to
4 also lead to the planning and zoning needs and, you know, that
5 will speak again to the study. So just leaving that to the RFP
6 respondents, I think puts us again at the -- on the opposite end
7 of the stick, as to where we're not driving, we're not driving
8 the train.

9 And I, you know -- so I think with those -- if the RFP is
10 written like this, I think that we're gonna get -- we're not
11 gonna -- we're not sure or certain to get what we want out of
12 the deal. If I -- based on the comments that you made on these
13 two items.

14 INTERIM EXECUTIVE DIRECTOR EVANS: I would just add that
15 we've tried to describe everything that we want the potential
16 firm who would be doing it to do. Once they were hired, we
17 would of course bring a contract back to you for approval. And
18 that work would include both board and public workshops to
19 determine what the outcome of Avenue E should be. It would not
20 just be solely upon that consultant firm. They would need to
21 do -- take the board and the public through a series of
22 workshops, through a process, to come up with that final
23 outcome. And that scope of services would be included in a
24 contract that we would bring back to you once a firm has been
25 selected.

1 VICE CHAIR HUBBARD: So then wouldn't the workshops take
2 place before you put the RFP out there, because based on what
3 you just said, the RFP tries to include what we want them to do.
4 What we want them to do. And I guess the operative word is
5 "we". Who is the "we"? Is the "we" what staff is recommending?
6 Is the "we" the community? Is the "we" the council, the
7 community and the staff? Which it very well should be.

8 INTERIM EXECUTIVE DIRECTOR EVANS: The "we" would be staff
9 and the community, and the board as the final decision maker.

10 VICE CHAIR HUBBARD: Not as the final. This is what I'm
11 saying. To go out for an RFP, I think we should have those
12 discussions up front, so that we will know what we're going to
13 put into the RFP when we put the RFP on the street, so we get
14 back what we actually want.

15 INTERIM EXECUTIVE DIRECTOR EVANS: Well, the RFP is not
16 requesting the plan. It's just trying to find a firm who would
17 then take the board and the public through a process to create
18 the plan, identify what's needed; and then create a project that
19 incorporates both City, CRA, and the Utility District, and looks
20 at the right-of-way, looks at what's possible to do, what funds
21 would be required, and then what changes we need to do to
22 promote future development of the corridor. So this would be
23 the firm who would be responsible not only for leading those
24 public workshops, but also for helping the public -- get the
25 public input, the board's input, into a plan that then could

1 come back to you for approval.

2 CHAIR DAVIS JOHNSON: What I would suggest is if -- based
3 on what the Vice Chair is saying, we possibly could put into the
4 RFP language that speaks about the outcome of the charrettes and
5 the desires of the residents and the community, so that that can
6 be a part of the overall RFP, for them to understand and know
7 that they will have to take these things into consideration,
8 whomever the successful selected firm is.

9 In addition to the overall scope, information should be
10 inserted into the RFP that lends itself to the fact that we will
11 also be taking into consideration the information that was
12 provided by residents and business owners in the charrette
13 process.

14 INTERIM EXECUTIVE DIRECTOR EVANS: We can do that.

15 CHAIR DAVIS JOHNSON: Any other comments or questions?

16 COMMISSIONER DAVIS: I agree.

17 COMMISSIONER MILLER-ANDERSON: Madam Chair.

18 CHAIR DAVIS JOHNSON: Commissioner Miller-Anderson, you're
19 recognized.

20 COMMISSIONER MILLER-ANDERSON: I support what you all just
21 suggested, but I'm just really pleased to know that we're
22 actually trying to start making some moves with the Avenue E,
23 because it's pretty much been on the books and we've had
24 conversations for about almost four years, at least since I've
25 been on here. So it's about time that we really start making

1 something happen with it. And so I'm just excited to see that
2 we're moving in the right direction.

3 But I do want to make sure that the items that you all just
4 discussed and pointed out are at the focal point, because we
5 don't want it to become a second Broadway with a bunch of marine
6 industry businesses that take over that particular area. So I
7 do want to make sure that the community is able to enjoy as a
8 whole the area that we're going to be redeveloping on that
9 avenue.

10 COMMISSIONER DAVIS: Madam Chair.

11 CHAIR DAVIS JOHNSON: Commissioner Davis, you're
12 recognized.

13 COMMISSIONER DAVIS: I just want to add to what
14 Councilperson Miller-Anderson just stated.

15 In 2014 we had a retreat, a few charrettes maybe, as a CRA
16 commission; and we had that very discussion, when we look at an
17 example of what happened on MLK and how the neighborhood was
18 taken by the state DOT, and how we can improve upon what
19 happened then and give folks an opportunity. We talked about
20 bed and breakfast spots, people walking, traffic, bicycle lanes,
21 shops that really attract a lot of the local people, and to
22 participate in some of the ownership or management or operating
23 of their businesses in that area.

24 Because like the Vice Chair stated, I mean the marine
25 industry owned anything from Blue Heron to, I'm gonna say 11th

1 Street, you know, when it comes to a lot of that neighborhood.

2 And we understand what happened there.

3 So this is an opportunity to make sure that the
4 neighborhood get a piece of the pie.

5 VICE CHAIR HUBBARD: One last question, Madam Chair.

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

8 VICE CHAIR HUBBARD: Mr. Evans, is this project also gonna
9 be done from the nine million that we're gonna borrow?

10 INTERIM EXECUTIVE DIRECTOR EVANS: No, this study has
11 separate funding in our budget.

12 The two million dollars is reserved for the design and
13 reconstruction of the roadway.

14 But this particular study has independent funding through
15 our line item budget.

16 VICE CHAIR HUBBARD: So the two million will be a part of
17 the sheltered market?

18 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, all of the funds
19 that we spend need to include sheltered market implementation.
20 But -- so that we would do that, yes.

21 But the study itself is separate, it is funded through our
22 approved line item budget.

23 And the two million dollars will remain as dollars that we
24 can apply for grants for as our match, until we proceed with the
25 actual design and construction.

1 CHAIR DAVIS JOHNSON: Are there any public comment cards?

2 THE CLERK: No, Madam Chair.

3 CHAIR DAVIS JOHNSON: Madam Clerk.

4 THE CLERK: Commissioner Davis.

5 COMMISSIONER DAVIS: Yes, ma'am.

6 THE CLERK: Commissioner Botel.

7 COMMISSIONER BOTEL: Yes.

8 THE CLERK: Commissioner Miller-Anderson.

9 COMMISSIONER MILLER-ANDERSON: Yes.

10 THE CLERK: Vice Chair Hubbard.

11 VICE CHAIR HUBBARD: Yes.

12 THE CLERK: Chair Davis Johnson.

13 CHAIR DAVIS JOHNSON: Yes.

14 THE CLERK: Motion carries.

15 CHAIR DAVIS JOHNSON: That completes our agenda.

16 Non-agenda item speakers. Public comment should be
17 restricted to issues, matters, and topics pertinent to the
18 Riviera Beach Community Redevelopment Agency. Please be
19 reminded that the CRA Board of Commissioners has adopted Rules
20 of Decorum Governing Public Conduct during Official Meetings,
21 which has been posted at the entrance of the council chambers.
22 In an effort to preserve order, if any of the rules are not
23 adhered to, the commission chair may have any disruptive speaker
24 or attendee removed from the podium, from the meeting and/or the
25 building if necessary. Please govern yourselves accordingly.

1 Madam Clerk.

2 THE CLERK: Sarah Goodman, followed by Willis Williams and
3 Margaret Shepherd.

4 MS. GOODMAN: Hi. Thank you very much. My name is Sarah
5 Goodman, and I live in Riviera Beach at the Marina Grande at
6 2640 Lakeshore Drive.

7 And I'm simply here to note something that has a direct
8 relationship to the CRA. I'm here to note for the public's
9 benefit my appeal pursuant to Riviera Beach Code 31-36, of an
10 interpretation by Mr. Jeff Gagnon during the January 10 planning
11 and zoning board meeting, which was hearing an alteration of a
12 site plan for a proposed restaurant called the Crab Pot by Seven
13 Kings.

14 As -- I'm not here to argue this appeal. I'm simply here
15 to note it for the public's benefit. And I want to just say
16 that this wrongful interpretation by Mr. Gagnon affects me
17 specifically and directly, as I related in the appeal; but it
18 also directly relates to everyone in the CRA and in Riviera
19 Beach because, according to Mr. Gagnon, code provisions that are
20 intended and do protect the life and safety and welfare of
21 pedestrians in particular, which allow for off-site parking
22 spaces, provided they're very close to a proposed business and
23 don't involve crossing major roads -- that would be so unsafe --
24 are, according to Mr. Gagnon, completely invalid and irrelevant
25 and can be given the deep six in the CRA by virtue of another

1 provision in the code.

2 Again, I'm not here to argue the code. I've asked
3 Mr. Gagnon for the City Council resolution establishing fees if
4 any related to the development special magistrate proceedings
5 which I'm appealing under, as they apply to a private citizen
6 such as myself, questioning the legality of Mr. Gagnon's
7 interpretation. Again, especially in the context of protecting,
8 with code provisions, the health, safety and welfare of people
9 in the CRA and in Riviera Beach. He has not provided me with
10 this resolution.

11 I don't know if one exists. But if there is one, I would
12 ask the courtesy of the planning department or the city manager,
13 and maybe by direction of the CRA and/our the council, to please
14 ask them to extend the courtesy to send me the resolution if it
15 exists.

16 Because I've been told that I have to pony up \$2,000 to
17 bring this appeal. And I was sent a completely inapplicable
18 sheet of paper related to land development applicants, such as
19 developers, as support for the charge to me of \$2,000. And I
20 don't believe for any, for any -- there's absolutely no way that
21 what was sent to me by Mr. Gagnon applies to me.

22 You all have copies of my appeal as well as my
23 correspondence with Mr. Gagnon. Scott, I had intended to have a
24 physical copy of it here to ask you to append it to tonight's
25 hearing, but I got stuck with a train crossing and I didn't get

1 back to my papers. Would it be possible to send it to you by
2 e-mail to append it to tonight's hearing? Just so the public
3 could read it if they had any interest in reading this public
4 record document. Would that be possible?

5 INTERIM EXECUTIVE DIRECTOR EVANS: If you want to submit a
6 public record, that's fine, we can do that.

7 MS. GOODMAN: Okay. Thank you very much. I think it would
8 be considered a public record.

9 CHAIR DAVIS JOHNSON: Thank you.

10 MS. GOODMAN: Thank you very much for the time.

11 THE CLERK: Willis Williams, followed by Margaret Shepherd.

12 MR. WILLIAMS: Good evening, council. Willis Williams,
13 Riviera Beach.

14 Two things. I was under the impression that when I met
15 with Mr. Evans and his person there in regards to my business --
16 have you noticed on your Broadway corridor, small businesses
17 like myself are basically closing up at a rapid pace? Where the
18 old sub shop -- and it just opened up as a Broadway Joe's
19 hamburger or hot dog stand, they've already closed down. It's
20 gonna be another business there. They got signs out already
21 saying it's gonna be another business there, coming real soon.
22 The gentleman across the street from the CRA office, that was on
23 that corner, he's already closed up.

24 What I'm doing here tonight is simply asking -- I spoke
25 with Mr. Evans, I thought this was a matter that he could handle

1 between he and I, but he did mention that I had to come before
2 the board to ask for an extension.

3 Since I now have been able to locate my business and stay,
4 you know, in that spot -- until the city comes back again -- my
5 business was really starting to come off. But as we're moving
6 in and moving out, I lost a lot of business.

7 So I'm asking -- I thought Mr. Evans and I had an agreement
8 but, unfortunately, that was my fault, not his, that I had to
9 come to the board and ask for that extension. All I'm merely
10 asking is the same thing that you've done for other clients in
11 that area. And since Mr. Evans has come on, about the old Dairy
12 Belle spot, and those tenants will get, you know, whoever goes
13 in there will get an extended stay and the rent reduced to a
14 manner where they could handle that, such time when the business
15 start taking off. So I thought that this -- just an extension
16 is what I'm asking for tonight. And Mr. Evans, I thought we had
17 an agreement but, unfortunately, it was my fault that I had to
18 come before the board and ask for that extension. So that's
19 what I'm doing tonight.

20 The other thing is that I mentioned a couple of times to at
21 least three of you about the closing or the fencing off of the
22 Marina area that's down there. And that's been -- now it's
23 going to be a problem because they're forcing all of that
24 traffic into the area that I'm at. And there's no other spot.
25 Which is a good thing for me. But my problem is simply is if

1 they're forcing that traffic there, and Mr. -- the Viking Group
2 is now demanding that the city pay -- lease that property from
3 him, I think there's a problem, and we still paying them \$10,000
4 a month for a couple spots inside the Marina.

5 So it's a couple things that need to be taken care of
6 before we start spending those type of dollars, to making people
7 start paying to come in to park, and we're still giving them
8 money each month for that. So I think you need to look at a
9 couple of things there, and then just adheed (sic) to, you know,
10 doing the same thing that everybody -- I know the gentleman down
11 at the, at the -- I don't know why he went out of business. But
12 I mean he wasn't even there three, four months; so he's gone
13 already so -- and it's a real problem. So I'm just asking for
14 some help and if you could allow me to do that, I would
15 appreciate it. Mr. Evans and I can get back with each other on
16 that.

17 Thank you.

18 THE CLERK: Margaret Shepherd.

19 MS. SHEPHERD: Margaret Shepherd, Riviera Beach.

20 Ma'am, I sit on planning and zoning, and trust me, you
21 always have my no vote. I want to give you that. There was
22 three of us that said no.

23 But anyway, to Mr. Evans, and to all of you, Margaret
24 Shepherd, Riviera Beach. I'm back again.

25 Unfortunately, I'm ill; and I got up out of my bed because

1 something happened within the last week, and I thought we had
2 kind of got it together. The only thing I was asking for was a
3 sign to say the man's name of the garden. I thought it was
4 clear. Then in this meeting the president of the garden club
5 said she's going to revamp. She comes and revamp. Got in a
6 closed meeting. I was a little late.

7 And I can't remember all of it. I'm trying to pull the
8 records. And if I don't get them, I'm going to sue this city.
9 Because a book was made, with the seal of the city on there,
10 with my name on it.

11 This has got to stop. This is business. And to have
12 just -- the gentleman I'm talking about -- because I knew the
13 car wasn't there -- been in the hospital ten days, they have now
14 moved him into a facility. This should be a home going for this
15 family to come with a blaze of glory and say this is what my
16 loved one had -- this has been a constant battle over what?

17 But anyway, I listened, I didn't say nothing. And the
18 president said to me, can't nobody speak unless I speak or the
19 vice president speak. I said, wow, I thought I was in America.
20 I thought anybody, the constitution of the United States, I
21 could speak. So she's gonna give a count of that.

22 And I'm going to pull the records. I don't know who was in
23 the room. If I have to subpoena them, I will.

24 But I'm getting ready -- now this lady told me she gonna
25 start a business of cleaning up the city. The first thing I

1 heard, say believe. That was the first. The city on the rise.
2 And now you gonna have the city in turmoil all over again with
3 the -- over a sign that is given to an icon in the city.

4 I will not be bullied. I'm not scared. I will talk to the
5 city manager. I know you all sitting there looking like what is
6 she talking about. I left all my paperwork on my desk. But I'm
7 letting you know, I'm coming to fight over a sign.

8 I asked for the master gardener. He's there. He's there.
9 He's on his job. I enjoyed him the few little minutes I sat
10 there. And now you have a consultant. I heard Mr. Neimah say a
11 master gardener. So if you pull the record, give me his -- a
12 resume', or who he is, on 10th Street. If he's a consultant, I
13 can't pay a consultant. Now all of a sudden he's a master
14 gardener. And pull the record of our master gardener, Ed Willie
15 Bo.

16 At this time I want to say to you, I thank you, Mr. Evans,
17 you've been a joy to talk to. This is the most craziest thing I
18 ever heard.

19 Anybody know me, I go for the juggler vein. I'm not
20 scared. Over a sign? For a gentleman that deserve respect.

21 CHAIR DAVIS JOHNSON: That concludes public comments.

22 Mr. Evans, do you have any responses for any of the points
23 raised?

24 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. Mr. Williams
25 referenced, he has an agreement to rent his space at the Spanish

1 Courts site, and that agreement provided three months rent free
2 in order for his business to get established. And I believe his
3 request tonight is for an additional three months.

4 I know that he has been having trouble generating traffic
5 at that site. And I would recommend that it might be
6 appropriate to give him an additional three months rent free to
7 try and see if he can make that site work. And it may be that
8 at this time it's not a good time for them to continue at that
9 site, but I think it's fair to give him another three months
10 rent free.

11 CHAIR DAVIS JOHNSON: Are there any questions from the
12 commission?

13 COMMISSIONER BOTEL: Do you need a motion?

14 VICE CHAIR HUBBARD: I move that we give Mr. Williams
15 another three months to try to generate traffic, since he's
16 stable there now. It will give him a fair opportunity.

17 CHAIR DAVIS JOHNSON: Is there a second?

18 COMMISSIONER BOTEL: Second.

19 MR. HAYGOOD: Just for clarification. So his lease started
20 when? So I'm saying three months may be --

21 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, I think he's --

22 MR. WILLIAMS: August.

23 MR. HAYGOOD: So the three months -- so we're almost at the
24 end of the three months, right?

25 INTERIM EXECUTIVE DIRECTOR EVANS: Right.

1 MR. HAYGOOD: We'll be at the end of an additional three
2 months.

3 VICE CHAIR HUBBARD: Well, I was referring to starting now,
4 Mr. Haygood.

5 INTERIM EXECUTIVE DIRECTOR EVANS: So that three months
6 would take us through the end of March, I believe.

7 COMMISSIONER MILLER-ANDERSON: Madam Chair.
8 You said it started at August? It's February.

9 MR. HAYGOOD: So he -- I don't -- I'm assuming that -- se
10 he had three months in the lease, from the time of the execution
11 of the lease, where no rent was charged. But he was given an
12 additional three months --

13 COMMISSIONER MILLER-ANDERSON: What happened -- we already
14 passed -- we're at six months.

15 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we are -- we're
16 past --

17 CHAIR DAVIS JOHNSON: It seems to me we are back dating the
18 three months. That's what it sounds like to me.

19 INTERIM EXECUTIVE DIRECTOR EVANS: We're in the fifth month
20 of his lease. And we have been sending him notices that payment
21 is due.

22 COMMISSIONER MILLER-ANDERSON: Oh.

23 VICE CHAIR HUBBARD: Okay. I guess --

24 CHAIR DAVIS JOHNSON: Commissioner Miller-Anderson, are you
25 finished?

1 COMMISSIONER MILLER-ANDERSON: Well, why didn't it come to
2 us at the end of the three months? Or you were just trying to
3 continue --

4 INTERIM EXECUTIVE DIRECTOR EVANS: The agreement is that
5 he -- he actually has I believe a year and then it continues
6 month-to-month after that.

7 COMMISSIONER MILLER-ANDERSON: Oh. Okay. Okay. So you
8 were sending --

9 INTERIM EXECUTIVE DIRECTOR EVANS: He just hadn't made
10 payment.

11 COMMISSIONER MILLER-ANDERSON: And so we're basically
12 wiping out the notices that you've been sending?

13 INTERIM EXECUTIVE DIRECTOR EVANS: We can extend the period
14 of -- the free period. Because he is now --

15 COMMISSIONER MILLER-ANDERSON: He's already used two months
16 of it.

17 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. Correct.

18 COMMISSIONER MILLER-ANDERSON: So basically one.

19 VICE CHAIR HUBBARD: The --

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

21 VICE CHAIR HUBBARD: Thank you, ma'am.

22 My motion was to start from today, which is February 12th
23 (sic), so therefore that would be March, April, May 12th would
24 be the end of three months. That was the intent of my motion.
25 We were talking about three months, to give him an extension of

1 three months. Not what has passed or anything. I'm talking
2 about give him three months to stabilize his business, because
3 all of the other time that he had was generated -- to generate
4 traffic, was used to move in and out, back and forth.

5 I'm not talking about going back. My motion -- I don't
6 know if my second still stands, but it's from this point to --
7 which would be May 12th.

8 INTERIM EXECUTIVE DIRECTOR EVANS: To extend the free
9 period until May 12th?

10 VICE CHAIR HUBBARD: Yes.

11 MR. HAYGOOD: For consistency, the lease didn't start on
12 the 12th. It started on the 1st. So just to be consistent --

13 VICE CHAIR HUBBARD: You want to start it March 1st?

14 MR. HAYGOOD: Let's go to June 1.

15 VICE CHAIR HUBBARD: June --

16 COMMISSIONER MILLER-ANDERSON: Madam --

17 CHAIR DAVIS JOHNSON: One moment, Ms. --

18 VICE CHAIR HUBBARD: You want to start on the first of the
19 month --

20 MR. HAYGOOD: I mean I don't really care.

21 VICE CHAIR HUBBARD: -- is that what you're referring to?

22 MR. HAYGOOD: Yes, ma'am. I'm not really questioning --

23 VICE CHAIR HUBBARD: So you want to question -- excuse me.
24 So you want to start with March 1, is that what you're saying?

25 MR. HAYGOOD: That's fine. Whatever you want to do. March

1 1. Whatever you decide. We should be consistent.

2 VICE CHAIR HUBBARD: Okay. Well, we can start -- or we can
3 start the clock at March 1.

4 CHAIR DAVIS JOHNSON: If the clock starts at March 1st, it
5 ends May 31st.

6 VICE CHAIR HUBBARD: June 1st, May 31st, same thing.

7 MR. HAYGOOD: So actually what you're gonna do is you're
8 gonna waive all past due rent and there will be future rent
9 through whatever date you do?

10 CHAIR DAVIS JOHNSON: So he entered into the agreement
11 when?

12 COMMISSIONER MILLER-ANDERSON: August.

13 CHAIR DAVIS JOHNSON: August. So three months from August,
14 that was November. So you are asking us to waive the rent for
15 December, January and February?

16 MR. HAYGOOD: Right. And according to the motion --

17 CHAIR DAVIS JOHNSON: And then extend --

18 MR. HAYGOOD: Basically like six months.

19 CHAIR DAVIS JOHNSON: That's what it is.

20 Does the second still stand?

21 COMMISSIONER BOTEL: May I have a question to Mr. Evans?

22 CHAIR DAVIS JOHNSON: Commissioner Botel, you're
23 recognized.

24 COMMISSIONER BOTEL: Is that your recommendation,
25 Mr. Evans?

1 INTERIM EXECUTIVE DIRECTOR EVANS: I think that provides
2 him enough time to see if he can make that site work.

3 COMMISSIONER BOTEL: Then my second still stands.

4 COMMISSIONER MILLER-ANDERSON: Madam Chair.

5 CHAIR DAVIS JOHNSON: Commissioner Miller-Anderson, you're
6 recognized.

7 COMMISSIONER MILLER-ANDERSON: I certainly support trying
8 to make, you know, make that happen. But I want to make sure
9 that we're being consistent. Because I don't want somebody else
10 coming up to this mic and saying well, you remember when you
11 did -- you gave nine months free rent. And that's just what I'm
12 not trying to have to answer to. Because while I know that we
13 want to support Mr. Willis on this, but I don't want to make a
14 decision based on one individual and then have others come to
15 the mic and ask the same thing and we don't extend that
16 courtesy.

17 And, you know, when we initially started talking about this
18 a few minutes ago, that information that the three months
19 started in August was not presented initially. It was just
20 three months. And then all of a sudden it's August 1st is when
21 it started.

22 And so three months has already passed, and now we're
23 actually doing six months, now we're doing nine months, it seems
24 like. So I just want to make sure that we make this decision,
25 it is consistent; and I don't want to be faced with having to

1 explain this to the next person that comes up.

2 Because what kind of comes to mind is, I know, I remember a
3 few years back the owner of the Kangaroo Subs, he was coming up
4 almost every month about the Dairy Belle, you know.

5 And when we do this, we just have to make sure that we're
6 being consistent, you know. That's my only concern with it.
7 You know, if someone else comes and tries to open up something,
8 are we gonna do the same thing? That's my only concern.

9 And if we're not gonna do it for everybody, I don't want to
10 start -- set a precedent of doing that.

11 I support you, Mr. Willis, but I have to be able to answer
12 to everybody.

13 VICE CHAIR HUBBARD: Madam Chair.

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

16 VICE CHAIR HUBBARD: To be fair, to be consistent, that's
17 what I'm talking about. The mere fact that he started his lease
18 with the idea that he was going to be stationary -- but the
19 moving in and out of that location didn't give people the idea
20 that he was there on a consistent basis, that he was there all
21 the time, and he was there to provide a service. So taking all
22 of that into consideration, in order for us as landlords, if you
23 will, for lack of a better word, to be fair to him, to be fair
24 to a business that's up and coming, be it Mr. Williams or had it
25 been anybody else that was put under the extreme circumstances

1 that he found himself, then we would -- I would say we owe them
2 to do that, not to, not to let the clock run out and he not have
3 a fair chance to build his business; and then we say, oh, that
4 time you were going to have has been allotted and we won't honor
5 anything else.

6 So I'm talking about just those very things, being fair and
7 consistent as we are -- as we possibly, as we possibly can be.
8 So to anybody that comes up here, they won't be under the same
9 circumstances that Mr. Williams finds himself. This happened
10 because he's mobile and he was moving in and out, and he was not
11 able to get what he was supposed to get out of those particular
12 three months.

13 COMMISSIONER MILLER-ANDERSON: Madam Chair.

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

16 COMMISSIONER MILLER-ANDERSON: So I would -- I mean I
17 would -- in the way in which you're explaining it, it seems very
18 much like food trucks. And so when food trucks come and go in
19 different locations, I would imagine they experience probably
20 the same thing. I don't know. This is not my area of
21 expertise.

22 But, you know, is it a matter of the advertising? The
23 marketing? I don't -- what do you -- if I can ask him, what
24 does he find to be the challenge, other than moving, as to why
25 the foot traffic is not coming?

1 Madam Chair, if he could come up and --

2 CHAIR DAVIS JOHNSON: Come up, Mr. Williams.

3 MR. WILLIAMS: Yes, Ms. Anderson. But just a footnote to
4 that. Your Dairy Belle site now, in that agreement, when that
5 person come on board they will get six months, and they will get
6 a lower rent than I would be getting. So it really pans out.
7 There's nothing that you would be doing for someone else that
8 you didn't -- that -- no one else will be getting done. Because
9 Mr. Evans has put that in your agreement, which your tenant that
10 will be coming on board -- and you will be putting the money
11 into that building yourself, the CRA will. None of this money
12 that I've spent out had to come from the CRA. I'm glad you
13 noted now that you spent \$187,000 to people, because I can now
14 apply for some of that money.

15 But it's the nature of the beast, basically, foot --
16 advertisement, because I hadn't had the money to really spend.
17 But I've gotten some money to come in. It has been the moving
18 in and the moving out. So it really took effect. It really
19 took effect with that moving in and moving out. People say, oh,
20 God, I thought you were there this week, you wasn't there.

21 And then it just came down to just, you know, I had to let
22 some of the staff go. I couldn't afford them because nobody was
23 there.

24 But I think we can make it work. I know -- and I'm putting
25 my heart and soul in it. So it's just a business decision to

1 really just get me where I need to be.

2 Thank you.

3 COMMISSIONER MILLER-ANDERSON: So do you think -- you plan
4 on doing something different in terms of --

5 MR. WILLIAMS: Oh, yes --

6 COMMISSIONER MILLER-ANDERSON: -- like being --

7 MR. WILLIAMS: -- most definitely.

8 COMMISSIONER MILLER-ANDERSON: -- able to notify the people
9 of what your hours or what the changes are, or what you're gonna
10 do differently.

11 MR. WILLIAMS: Well, one thing we gonna do, we gonna
12 brighten up the -- I thought I was doing something by darkening
13 up the trailer to make it look more cohesive to the
14 surroundings. Now I'm finding out, you know, people don't even
15 know you're in there. So I'm going to do something else with
16 the coloring on the -- itself.

17 I went out and bought some new flyers, some new signs to
18 point people in. Because I'm setting way off the road. So I've
19 already invested some other money to get people to get to know
20 that it's there. So those are the things that we'll be doing.

21 Thank you.

22 COMMISSIONER MILLER-ANDERSON: Now -- Madam Chair.
23 Mr. Evans, with the Dairy Belle site, that is a location that I
24 thought when we discussed that one, it's more or less new
25 upcoming people coming in, and they will be there for a very

1 temporary amount of time, right?

2 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, the --

3 COMMISSIONER MILLER-ANDERSON: That one is a little --

4 CHAIR DAVIS JOHNSON: That's the incubator program.

5 COMMISSIONER MILLER-ANDERSON: Right. Which is a little
6 different.

7 CHAIR DAVIS JOHNSON: And so it varies from what
8 Mr. Williams has.

9 And, you know, this goes back to a total conversation about
10 what was to happen down in the marina as it related to that food
11 truck. Because food trucks are not to be permanent. And so we
12 had the disconnect in conversation, according to Mr. Williams,
13 based on conversation that he had regarding what he envisioned
14 versus what the CRA and this body envisioned, and so we were
15 trying to work it out to find a median in order to work with him
16 based on his understanding and our not being clear as it related
17 to the intent of what the commission wanted for that area.

18 So we did some infrastructure improvements, in that we put
19 the electrical in for you to be able to operate and to have some
20 lighting. So it's not as if we have not been good neighbors or
21 partners.

22 And so we currently have on the floor a motion to extend
23 for an additional month -- for an additional -- I'm sorry, an
24 additional three months, and canceling out any owed rent from
25 the previous three months. Is that the motion and the second as

1 it was made?

2 COMMISSIONER BOTEL: Yes.

3 CHAIR DAVIS JOHNSON: Madam Clerk.

4 THE CLERK: Commissioner Davis.

5 COMMISSIONER DAVIS: Yes, ma'am.

6 THE CLERK: Commissioner Botel.

7 COMMISSIONER BOTEL: Yes.

8 THE CLERK: Commissioner Miller-Anderson.

9 COMMISSIONER MILLER-ANDERSON: Yes.

10 THE CLERK: Vice Chair Hubbard.

11 VICE CHAIR HUBBARD: Yes.

12 THE CLERK: Chair Davis Johnson.

13 CHAIR DAVIS JOHNSON: Yes.

14 THE CLERK: Motion carries.

15 CHAIR DAVIS JOHNSON: Thank you.

16 Report of the executive director.

17 INTERIM EXECUTIVE DIRECTOR EVANS: I have nothing further.

18 CHAIR DAVIS JOHNSON: Report of general counsel.

19 MR. HAYGOOD: I have nothing.

20 CHAIR DAVIS JOHNSON: Discussion of the board, starting

21 with Commissioner Davis.

22 COMMISSIONER DAVIS: Thank you, Madam Chair.

23 I just have a question. I want to find out what happened

24 with the marina development discussion that we were supposed to

25 have tonight.

1 On the 13th -- it was stated that the 13th there would be
2 some discussion here, and there would be some meetings by the
3 4th, in the previous meeting, so I'm trying to find out what
4 happened.

5 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. At the previous
6 meeting we said that we would meet with the board members to
7 discuss the progress of the marina meeting, of the marina
8 project. We have received the proposal from the two developers,
9 a letter of intent, a draft letter of intent, on how they
10 propose to work together. The meeting with commissioners
11 discussed previously our proposed feedback to them.

12 We believe that we need to work on a revised document
13 before we can move forward with proceeding with them.

14 Additionally, we are coordinating with the City. The
15 effort to move forward needs to be a joint process because it's
16 city owned land. So that will now include the City of Riviera
17 Beach. We've met with the city attorney and we'll also be
18 trying to work with the future city administration. I know that
19 you need a new city manager. So those two actions would be
20 combined to make sure that the process to move forward includes
21 terms that the -- we feel are in the best interest of the
22 residents and this board. And so we will provide them with
23 feedback from our meetings with the individual commissioners by
24 this time next week. One week from now. And then, ideally, if
25 we can work out terms that would work, then we would bring that

1 back to this board so that you can authorize us to formally
2 negotiate the actual development agreement.

3 COMMISSIONER DAVIS: Thank you, sir.

4 So here's my concern. At the previous meeting, at the end
5 of the meeting our CRA attorney stated that after reviewing what
6 was submitted prior, he had some concerns with it, and that
7 there would be discussion and meeting by the 4th, and with each
8 one of us, so that we can have another discussion here on the
9 13th.

10 If you look at the minutes, it's on page 45, line number
11 18. And it continues on, because it talks about when we're
12 supposed to have our meetings, when we're supposed to have this
13 discussion, with this meeting.

14 Up until the 4th I haven't heard any information about like
15 what was agreed in the last meeting about what's gonna take
16 place. The only time there's supposed to be discussion or any
17 kind of update was supposed to be today. So we're way behind
18 schedule. Not like what was told to us in the previous CRA
19 meeting.

20 So I just feel like this being serious, the amount of
21 energy and time put into this opportunity, for years, and I'm
22 just trying to find out if we haven't -- have we addressed the
23 concerns of the CRA attorney?

24 Because I keep hearing this conversation about you've
25 received two proposals. But you're only supposed to be

1 discussing one proposal with one developer. And whatever they
2 do with the individual, then they would bring that to you
3 through their initial proposal, which is the one that you was
4 going to do the recommendation. So if you're having discussion
5 with someone who is not even recommended, then you're gonna have
6 two proposals bouncing back and forth for eternity. Because you
7 have -- that should be going through them, not through you.

8 It should be one proposal that you should be discussing,
9 which is the developer that you recommended. And whatever
10 you're discussing with the other party, that's between them and
11 the two parties. And then something comes back to us on how
12 they're gonna move forward.

13 So I keep hearing this conversation about two proposals,
14 two proposals. But we still haven't addressed the concerns
15 about how this is gonna move forward. There's nothing in
16 writing as far as a joint venture. Is it legal. If it's not.
17 Those questions have yet to be answered on the record about what
18 we can and can't do. And directions.

19 But I don't want to waste any more time. We have kicked
20 this can down the road for weeks, after weeks, after week. So
21 I'm just trying to find out when are we gonna hold up to what we
22 agreed to do in the last meeting. And the last meeting said we
23 would come back here on the 13th -- it's in the minutes -- and
24 on the 4th everyone here in the council would have had a chance
25 to discuss what you discussed with the developer; and then we'd

1 have something coming back for us -- and that's on item number
2 9 -- page 46, line number 2, and it says so then I guess we're
3 back to the 13th for our meeting. And the city attorney at line
4 4 says, obviously, it's very important to the board. And it
5 continues on talking about the 13th. Which is tonight.

6 So I don't know if anyone else is concerned about, you
7 know, the time frame of trying to make sure that this
8 development is possible. Because the market will change at some
9 point, and it will change a lot of negotiation opportunities
10 that we have.

11 And I say we, what we have for our local people who want to
12 participate on that project. And we can't fall behind the
13 market whenever it does happen. And I'm just showing some
14 concerns about when are we gonna get something definite about
15 what we gonna do. And I'm really concerned about this.

16 We just had a -- I mean it is -- we are rolling into the
17 end of February, and we've been discussing this since October.
18 And at some point we have to make a strong decision on how we're
19 gonna move this CRA forward.

20 And for tonight, to have it on the agenda for discussion, I
21 think the most important decision made in the city, next to us
22 having new facilities in this city, and the most important
23 decision we're making in the CRA -- and we made some great
24 decisions in the last six years -- and not to have an agenda, I
25 think would be a little -- I won't say. But I'm just concerned

1 about when are we gonna do something, and what it's gonna look
2 like, and what's legal, and when are we gonna get something on
3 the record. When is it gonna take place? That's all.

4 CHAIR DAVIS JOHNSON: Mr. Evans, have you had an
5 opportunity to meet with all of the commissioners?

6 INTERIM EXECUTIVE DIRECTOR EVANS: I have not met with all
7 the commissioners, no. We met with most of them. We discussed
8 the marina project, along with this agenda for tonight's
9 meeting. So I still have one commissioner left to meet with.

10 CHAIR DAVIS JOHNSON: Mr. Haygood, do you plan to submit a
11 correspondence of some sort in response to Mr. Davis's request?

12 MR. HAYGOOD: Well, as Scott said, the difficult part of
13 this is the CRA only owns one piece of property that's supposed
14 to be in the development. The rest of the property is city
15 owned. I don't think that we can -- we had a lease agreement
16 previously, a ground lease agreement, which gave the CRA the
17 authority to basically control or at least be in the lead of
18 development of the uplands. That agreement was canceled. It
19 was terminated. So quite frankly the CRA has no official
20 authority to negotiate anything with anybody concerning the city
21 owned property, which is basically the marina.

22 The city attorney, I think, started a month ago. Your city
23 manager is leaving. So from the standpoint -- and especially as
24 far as the city attorney, she just got on board. We're trying
25 to bring her up to snuff on what's going on.

1 We don't have the authority. We have a management
2 agreement that's been pending since, I think, October, which
3 would have made this nexus where the CRA could have moved
4 forward. But it's an issue.

5 COMMISSIONER DAVIS: Madam Chair.

6 CHAIR DAVIS JOHNSON: Commissioner Davis, you're
7 recognized.

8 COMMISSIONER DAVIS: At what point did staff find out that
9 this was an issue?

10 MR. HAYGOOD: Like I told you, we've had this management
11 agreement which addressed the issue that the CRA would --
12 specific language would move forward with having the RFP and
13 everything else. And we sent it over to the city and it just
14 sat there, for various reasons.

15 COMMISSIONER DAVIS: So no one is gonna walk over and have
16 a meeting?

17 MR. HAYGOOD: Well, with who? Your city attorney was in
18 flux. You didn't -- he was being terminated.

19 INTERIM EXECUTIVE DIRECTOR EVANS: But regardless, I would
20 like to say we'll bring that management agreement with --
21 combined with the authority for us to move forward to negotiate
22 the final development agreement, we'll make sure they both come
23 together, back to this board.

24 VICE CHAIR HUBBARD: Madam Chair.

25 COMMISSIONER DAVIS: Madam Chair.

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

3 VICE CHAIR HUBBARD: You know, irregardless of whether we
4 choose one or the other or both, what I find disconcerting about
5 this conversation that we're having is that the last time we
6 were together we were not told that was the reason why you were
7 unable to give us any input from the proposal that you had
8 received.

9 What we were told was that the proposal was quite
10 voluminous, you had just received it almost 24 hours prior to
11 the meeting, and that you needed more time to go through it.
12 You would meet with us one-on-one about that document, and we
13 would have a conversation about it tonight.

14 Now even if we're not having that conversation tonight, I
15 think it's quite disingenuous to say that we're not having the
16 conversation tonight because we changed attorneys or even
17 because we're about to change the city manager.

18 Based on what you said to us, based on what you led us to
19 believe, it was merely because of the time and the size of the
20 document. So when this is all washed and said and done, you're
21 basically telling us that when the next proposal comes in, or
22 when a proposal comes in, you still don't have the authority to
23 negotiate the development process; that this should have been
24 something that the city was doing all the time.

25 So what I'm saying to you is, I know this might seem quite

1 convenient to say this that way tonight, because we just have a
2 new city attorney and we're changing city managers, that would
3 wash, you know, that could possibly seem feasible to some
4 people. But what I'm saying is, I don't think that you guys are
5 being up front with us. Because you can't tell me tonight that
6 you don't have the right, the authority to negotiate this deal,
7 when in fact you scored the deal, you had the committee that
8 looked at the deal, the proposal, if you will; you recommended
9 a, a group before us; and now you say we did not have the
10 authority to do any of that.

11 So -- and then when you come back and you try to do it all
12 over again, remember what you're saying tonight. Like I said,
13 it's not all about the fact that you aren't ready to give us any
14 feedback on that document. We can understand that. We can
15 expect you to meet with us one-on-one again, as you said you
16 were going to do, about that document. But to sit here and tell
17 us that the reason this has not been done -- I think it's quite
18 disingenuous to sit before us and to say these things.

19 MR. HAYGOOD: Well, first of all, I did not say that we
20 didn't meet with you because of it. We did meet with several --
21 we tried to set up meetings, as I understand it, with all the
22 council members -- I know we talked to at least two of them --
23 about the document and about what's going on, as we had said
24 we'd try.

25 Now as far as whether or not -- we can't select -- my point

1 is, the CRA itself, without having some input from the city,
2 cannot select anyone to move forward. We are selecting them to
3 develop the City's marina, and we don't have that authority.

4 INTERIM EXECUTIVE DIRECTOR EVANS: I would like to just
5 add -- so the process, when both the developers came to the mic
6 and asked for this board to allow them to try to work together,
7 and so they provided us a letter of intent outlining how they
8 would do that. It changes their development proposal
9 significantly. So we just need to carefully analyze what
10 they're proposing before we can bring it back to this board to
11 move forward. Because it's a completely new way to proceed with
12 two developers, under a new approach. So to just accept
13 whatever they gave us would not be in the best interest. So I
14 think we need to make sure that we bring back to you the
15 direction to proceed. And we do think that we can proceed with
16 both under a certain way. But that we need to look at it and
17 carefully create that feedback.

18 And in meeting with the commissioners and getting some of
19 your feedback related to the input we're going to give them on
20 their LOI, which I did with most of the commissioners, that will
21 allow them to come back to us with a revised LOI, hopefully that
22 we could then bring back to you.

23 VICE CHAIR HUBBARD: So you met with two or three of the
24 commissioners --

25 INTERIM EXECUTIVE DIRECTOR EVANS: I met with four of the

1 five commissioners today for agenda review. And in all my
2 agenda review meetings, I updated you on the marina.

3 VICE CHAIR HUBBARD: Let me say this. Two things to you.
4 One, I understand that we could not -- I understand that we
5 could not accept it on its face because it changes the proposal,
6 whatever it is. When you say that, those words, I understand
7 that. I can grasp that concept. So then you say that, if
8 that's the case.

9 The second thing is, if the meeting, the -- I don't know
10 who the one person was that didn't meet. I know I had an agenda
11 review. But the meat of this particular document, we didn't
12 discuss it in any length, or what even, what remotely resembles
13 what they were proposing as a unit to do.

14 So be that as it may, again, all I'm saying is that if
15 it -- if what they're proposing involves the City, and it's so
16 different from what you put out as an RFP, then we need to say
17 one of two things: You all need to work within the parameters
18 of that proposal. If you all can come together within the
19 parameters of the proposal that's put out, then that's fine.
20 We're not issuing -- we're not here issuing a new proposal. You
21 need to come together in the parameters of the proposal that was
22 put out.

23 If we're talking about putting out a whole new proposal,
24 just to meet that, then you all definitely need to come back
25 before this board before doing that.

1 And if you see and you feel that they're coming together
2 and what they're proposing is not within the parameters of the
3 proposal that's on the street, I think that you put us in
4 jeopardy by doing anything outside of that.

5 Now if they can make it work in those parameters, fine. If
6 they can't, then that's fine too.

7 COMMISSIONER DAVIS: Madam Chair.

8 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

9 CHAIR DAVIS JOHNSON: Commissioner Davis, you're
10 recognized.

11 COMMISSIONER DAVIS: I was the one that -- my meeting was
12 scheduled for today. And after undue circumstances, I could not
13 participate in the meeting.

14 But in the minutes the meeting was supposed to be
15 scheduled, they was supposed to reach out to us by -- it says
16 the 4th. This is from the minutes.

17 INTERIM EXECUTIVE DIRECTOR EVANS: I believe it was the
18 week of the 4th.

19 COMMISSIONER DAVIS: Yeah, the week of the 4th. And then
20 on the 13th, we'd have some discussion.

21 But the last meeting and the four previous meetings, at no
22 point was this agreement that's been stated today brought up,
23 since October.

24 As a matter of fact, let's roll back to the discussions for
25 the last two years. That agreement was unraveled back in 2016.

1 It is 2019. And at the very last minute it was brought to the
2 board at this point. When this hit the street, staff, I'm sure,
3 knew at that time that that agreement, what impact it would have
4 on the decision. And if they didn't know -- and at what
5 point -- the meeting -- the minute they found out, they should
6 have called us into an emergency meeting to talk about this.
7 That is unacceptable.

8 Since 2016. I remember when it was unraveled. But at some
9 point, from 2016 to today, you're telling me that it is
10 acceptable to say, okay, we didn't -- well, here it is now.

11 MR. HAYGOOD: I disagree with your timeline. This item
12 went out back in, I think June of last year. I don't know
13 about --

14 COMMISSIONER DAVIS: Well, no, I was saying 2016 is when we
15 unraveled the agreement that the CRA would have control of the
16 City's site. Those agreements that we had in the --

17 MR. HAYGOOD: It wasn't 2016.

18 COMMISSIONER DAVIS: It was when this new board came in
19 place.

20 MR. HAYGOOD: No, it wasn't 2016.

21 COMMISSIONER DAVIS: Will you please do the research and
22 bring that back by the next meeting.

23 MR. HAYGOOD: Yes, sir. But, you know --

24 CHAIR DAVIS JOHNSON: Provide us with some direction on
25 what the -- just tell us what information you will be bringing

1 to us at the very next meeting, so that, so that we can address
2 it as a commission.

3 You've met with our attorney. Do you need to meet with her
4 any further? With the city attorney. Excuse me.

5 MR. HAYGOOD: As Scott said, and as I said, the management
6 agreement, which we thought would be a bridge between the lease
7 agreement and giving us authority, had a specific provision that
8 said the City is authorizing the CRA to put the RFP out, to
9 bring it forth. And it just never went anywhere.

10 So if you want us to bring you the agreement -- the
11 resolution as we foresee it would be a resolution authorizing us
12 to commence negotiations with the selected developer, with an
13 assignment of certain rights to the second developer, as you all
14 requested us to do. And they have agreed to move forward.

15 CHAIR DAVIS JOHNSON: I think it's appropriate to bring
16 back the information as the commissioner requested it, so that
17 there is a clear understanding as to what our vote and actions
18 should be, what is legal for us to do, and what is permissible
19 under the terms of the agreement. That just seems most
20 reasonable to me. Bring that information back to us. That
21 would be the direction of this commission.

22 COMMISSIONER DAVIS: Madam Chair.

23 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. We'll do that at
24 the next meeting.

25 COMMISSIONER DAVIS: Madam Chair.

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

2 COMMISSIONER DAVIS: At any point is any agreement supposed
3 to come before the council?

4 CHAIR DAVIS JOHNSON: Pardon me?

5 COMMISSIONER DAVIS: He talked about the City, because the
6 agreement was unraveled on how this is structured. At some
7 point this will have to come before council, then to us. Am I
8 right, Mr. Evans?

9 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, that's correct, it
10 would also go to council.

11 COMMISSIONER DAVIS: I just want to make sure that we all
12 understand that this is not coming to us -- it's gonna have to
13 go to the council and then come to us, correct?

14 MR. HAYGOOD: So our preliminary discussions with the city
15 attorney was that the management agreement would come before the
16 City Council and the CRA during the month of March.

17 CHAIR DAVIS JOHNSON: Thank you, sir.

18 MR. HAYGOOD: And that would bridge this issue we have with
19 the CRA moving forward without the City's involvement.

20 Ultimately you're still gonna have to approve the
21 development agreement on the City's side.

22 CHAIR DAVIS JOHNSON: Thank you, sir.

23 Commissioner Botel, you're recognized.

24 COMMISSIONER BOTEL: I have nothing.

25 CHAIR DAVIS JOHNSON: Pardon? You have nothing?

1 Commissioner Miller-Anderson.

2 COMMISSIONER BOTEL: I'm sorry.

3 CHAIR DAVIS JOHNSON: We're in comments.

4 COMMISSIONER BOTEL: I have nothing on that subject.

5 CHAIR DAVIS JOHNSON: We're on public comments.

6 COMMISSIONER BOTEL: Thank you.

7 CHAIR DAVIS JOHNSON: You're recognized.

8 COMMISSIONER BOTEL: I just want to remind people that
9 Saturday the 23rd we have our Singer Island Beach Polo event.
10 We're very excited about it. We have over 150 VIP tickets
11 already sold, and we think it's gonna be a great event.

12 COMMISSIONER DAVIS: Madam Chair, I forgot to make an
13 announcement.

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

15 COMMISSIONER DAVIS: I just want to say this Friday night
16 we will have at the Ocean Mall, from 6:00 to 8:30, the CRA and
17 the City, and the office of Councilman Davis will be hosting the
18 Coasters, right there in front of the Two Drunken Goats on the
19 sand and Johnny Longboats. It's a free concert for the public
20 to come out and just have a wonderful time. That's this Friday
21 at 6:00. The Coasters.

22 CHAIR DAVIS JOHNSON: Thank you.

23 Commissioner Miller-Anderson.

24 COMMISSIONER MILLER-ANDERSON: I just want to say thank you
25 to the ambassadors and all of the staff over at the Event Center

1 for assisting me with the Citizen Leadership Academy. And those
2 of you -- I think the CRA is presenting next week, so we'll look
3 forward to having you all.

4 Thank you.

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

7 VICE CHAIR HUBBARD: Nothing, Madam Chair.

8 CHAIR DAVIS JOHNSON: At the last meeting of the CRA, in
9 the height of the emotional pain that we were all experiencing
10 over the loss of our beloved Darlene Hatcher, I requested that
11 the commission approve the renaming of the community garden in
12 her honor.

13 It has been brought to my attention that as a part of the
14 conditions for the property being leased to us, that it was to
15 remain in the name of the community. Which we absolutely
16 respect and appreciate.

17 And with that being said, I am asking my colleagues to now
18 consider some space in the marina, to be determined -- in the
19 Event Center, to be determined by staff what would be the most
20 appropriate space, to provide some sort of dedication to
21 memorialize Ms. Hatcher.

22 Okay. So with that being said -- I think we took a vote at
23 the last meeting. So I would like to have a motion to rename
24 some area of the Event Center in honor of Darlene Hatcher.

25 COMMISSIONER BOTEL: So moved.

1 COMMISSIONER MILLER-ANDERSON: Second.

2 But we're gonna come back with the -- what -- we're
3 gonna --

4 CHAIR DAVIS JOHNSON: It could be in the lobby. I mean it
5 doesn't have to be anything major. He understands that there's
6 a space to be named. And I believe that he can provide that to
7 us to us by e-mail. I don't know that we need to have a full
8 discussion about that. It's just the mere placing of a plaque
9 in recognition.

10 COMMISSIONER MILLER-ANDERSON: Do we need to rescind that
11 other vote that we --

12 CHAIR DAVIS JOHNSON: Okay. So I can't remember who the
13 maker of the motion was.

14 COMMISSIONER MILLER-ANDERSON: I think you made the motion.
15 And I think I seconded it.

16 CHAIR DAVIS JOHNSON: Okay. So we need a motion to rescind
17 the previous request to honor her in the naming of the garden.

18 COMMISSIONER BOTEL: So moved.

19 COMMISSIONER MILLER-ANDERSON: Second.

20 CHAIR DAVIS JOHNSON: I thought we just did -- we should
21 have -- yes. Yes, it should have been reversed.

22 It's been motioned and properly seconded.

23 THE CLERK: Commissioner Davis.

24 COMMISSIONER DAVIS: Yes.

25 THE CLERK: Commissioner Botel.

1 COMMISSIONER BOTEL: Yes.

2 THE CLERK: Commissioner Miller-Anderson.

3 COMMISSIONER MILLER-ANDERSON: Yes.

4 THE CLERK: Vice Chair Hubbard.

5 VICE CHAIR HUBBARD: Yes.

6 THE CLERK: Chair Davis Johnson.

7 CHAIR DAVIS JOHNSON: Yes.

8 So we rescinded the previous motion. And now the motion to
9 approve, I believe you were the maker of the motion. Who was
10 the second?

11 It's been motioned and properly seconded that we rename a
12 space in the Event Center in honor of Ms. Hatcher.

13 THE CLERK: Commissioner Davis.

14 COMMISSIONER DAVIS: Yes.

15 THE CLERK: Commissioner Botel.

16 COMMISSIONER BOTEL: Yes.

17 THE CLERK: Commissioner Miller-Anderson.

18 COMMISSIONER MILLER-ANDERSON: Yes.

19 THE CLERK: Vice Chair Hubbard.

20 VICE CHAIR HUBBARD: Yes.

21 THE CLERK: Chair Davis Johnson.

22 CHAIR DAVIS JOHNSON: Yes.

23 THE CLERK: Motion carries.

24 CHAIR DAVIS JOHNSON: Thank you. Thank you, colleagues.

25 Finally, Love is in Bloom took place on last Friday the 8th

1 in the Inlet City/Riviera Beach Heights Community Garden. I
2 would like to take this opportunity to thank the CRA and the CDC
3 for their continued support of this event. This is truly our
4 opportunity to showcase the garden as a venue. And each time
5 that people come to this event they say that they, number one,
6 didn't know that the garden was there; and number two, they
7 didn't realize that it could be a potential venue. So we are
8 appreciative of the fact that we were able to showcase the
9 garden in all of its true glory. And I also want to thank the
10 Public Works staff as well as our Clean and Safe Ambassadors
11 that provided assistance for set up and break down of that
12 event.

13 That is all that I have.

14 There being no further business, we stand adjourned.

15 (Proceedings ended at 7:45 p.m.)

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CERTIFICATE

THE STATE OF FLORIDA,)
COUNTY OF PALM BEACH.)

I, Claudia Price Witters, RPR, Registered Professional Reporter, do hereby certify that I was authorized to and did transcribe the foregoing proceedings, and that the foregoing is a true and correct transcription of said proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of February 2019.

Claudia Price Witters
Claudia Price Witters, RPR



ADJOURNMENT

The CRA Regular Meeting was adjourned at 7:45 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