

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, May 8, 2019
6:06 p.m. to 7:43 p.m.

APPEARANCES:

Chair KaShamba Miller-Anderson

Vice Chair Julia A. Botel

Commissioner Shirley D. Lanier

Commissioner Douglas A. Lawson

Commissioner Tradrick McCoy

Attorney Michael Haygood

Interim Executive Director Scott Evans

Senior Administrative Assistant Tamara Seguin

Stenographically reported by Claudia Price Witters, RPR

1 CHAIR MILLER-ANDERSON: I'd like to call to order the
2 Riviera Beach CRA meeting, May 8, 2019, 6:00 p.m.

3 Madam, roll call.

4 THE CLERK: Commissioner Lawson.

5 COMMISSIONER LAWSON: Here.

6 THE CLERK: Commissioner Lanier.

7 COMMISSIONER LANIER: Here.

8 THE CLERK: Commissioner McCoy.

9 COMMISSIONER McCOY: Here.

10 THE CLERK: Vice Chair Botel.

11 VICE CHAIR BOTEL: Here.

12 THE CLERK: Chair Miller-Anderson.

13 CHAIR MILLER-ANDERSON: Here.

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

16 CHAIR MILLER-ANDERSON: All right. We'll have a moment of
17 silence, followed by the Pledge of Allegiance led by Councilman
18 McCoy.

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

20 CHAIR MILLER-ANDERSON: Do we have any additions and
21 deletions?

22 INTERIM EXECUTIVE DIRECTOR EVANS: I would like to just
23 move one item, item number 6, which is presentation of the
24 annual audit, to the first item under regular business.

25 CHAIR MILLER-ANDERSON: Okay. Anyone else?

1 All right. Do we have any disclosures by commission and
2 staff?

3 Can we have a motion to adopt the agenda?

4 VICE CHAIR BOTEL: So moved.

5 COMMISSIONER LAWSON: Second.

6 CHAIR MILLER-ANDERSON: Madam Clerk.

7 THE CLERK: Commissioner Lawson.

8 COMMISSIONER LAWSON: Yes.

9 THE CLERK: Commissioner Lanier.

10 COMMISSIONER LANIER: Yes.

11 THE CLERK: Commissioner McCoy.

12 COMMISSIONER McCOY: Yes.

13 THE CLERK: Vice Chair Botel.

14 VICE CHAIR BOTEL: Yes.

15 THE CLERK: Chair Miller-Anderson.

16 CHAIR MILLER-ANDERSON: Yes.

17 THE CLERK: Motion carries.

18 CHAIR MILLER-ANDERSON: Consent Agenda.

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

25 Do we have anyone that would like to pull an item from the

1 consent agenda?

2 Do we have any public comment cards for consent?

3 THE CLERK: No, Madam Chair.

4 COMMISSIONER McCOY: Move consent, Madam Chair.

5 CHAIR MILLER-ANDERSON: All right. Do we have a second?

6 VICE CHAIR BOTEL: Second.

7 THE CLERK: Commissioner Lawson.

8 COMMISSIONER LAWSON: Yes.

9 THE CLERK: Commissioner Lanier.

10 COMMISSIONER LANIER: Yes.

11 THE CLERK: Commissioner McCoy.

12 COMMISSIONER McCOY: Yes.

13 THE CLERK: Vice Chair Botel.

14 VICE CHAIR BOTEL: Yes.

15 THE CLERK: Chair Miller-Anderson.

16 CHAIR MILLER-ANDERSON: Yes.

17 THE CLERK: Motion carries.

18 CHAIR MILLER-ANDERSON: Item number -- the audit. What

19 number are we going to put with that?

20 INTERIM EXECUTIVE DIRECTOR EVANS: Each year the CRA

21 conducts an annual audit. That audit, once accepted by this

22 board, will then be included in the City's audit. And Thomas

23 Williams, on behalf of HCT, will present it for your acceptance

24 tonight.

25 CHAIR MILLER-ANDERSON: Good evening.

1 MR. WILLIAMS: Good evening, Chairwoman Miller-Anderson,
2 members of the board.

3 Like Mr. Evans said, my name is Thomas Williams, the lead
4 auditor from HCT in charge of the audit for fiscal year 2018 for
5 the CRA.

6 Right here, just a brief overview of the topics that will
7 be discussed. We're going to discuss the audit opinion; go over
8 some of the general fund summary; then we'll take a look back at
9 '17 and '18, the net position; and then go over any comments
10 made.

11 We are pleased to present that the CRA does have an
12 unqualified opinion. Which means that the financial statements
13 are presented fairly. The staff did a great job this year of
14 whenever I asked for something, they produced it, so I'd like to
15 thank them for that. And on their way to an unqualified
16 opinion.

17 Just to look at the -- just some of the basic balance sheet
18 items for the general fund. Total assets were 16.4 million.
19 With liabilities being 11.6. And deferred inflows, which were
20 mainly deferred rents, being 82,000. Leaving a positive fund
21 balance of 4.7 million dollars.

22 Just to take a look at some of the -- just a brief overview
23 of the revenues and expenses. For this year the CRA generated
24 9.1 million dollars, mainly from TIF funds; which, as you know,
25 are tax monies. So as you see, the CRA is doing a great job of

1 bringing in -- raising the tax volume, bringing in TIF dollars.
2 As well as they had expenses of 8.5, resulting in a positive net
3 income of \$570,000 for the year.

4 Now if you take a look back from '17 to '18, see how the
5 CRA was able to rise revenues by \$570,000, while decreasing
6 expenses by 1.1 million dollars. And as you see, being able to
7 generate more revenues while decreasing expenses. Good job by
8 the CRA.

9 Now the net position, that takes an overall look of
10 everything; that includes fixed assets, as well as other
11 liabilities. So for the governmental side, which is mainly
12 the -- which is your CRA on the business side, would be the CDE
13 side of the CRA. You'll be able to see that total assets were
14 right around 36 million dollars. And, unfortunately,
15 liabilities were at 48 million dollars. But generally the
16 overall health of the CRA is good.

17 This year we are pleased to present there were no findings.
18 Like I mentioned, staff did a wonderful job, especially merging
19 some of the accounting services with the City. They were able
20 to reconcile some of the -- most all of their items, and get us
21 a clean audit this year.

22 And with that, I'd like to take any questions, if you have
23 any.

24 CHAIR MILLER-ANDERSON: Do we have a public comment card on
25 this item?

1 THE CLERK: No, Madam Chair.

2 CHAIR MILLER-ANDERSON: Do we have any comments from the
3 board?

4 COMMISSIONER LANIER: Yes, Madam Chair.

5 CHAIR MILLER-ANDERSON: Go ahead.

6 COMMISSIONER LANIER: That slide that you have the negative
7 8.9, and then you have the other, what does that mean?

8 MR. WILLIAMS: The best way to put that. Within the
9 liabilities, there is this one large liability owed back to the
10 City, and that's really the main portion of that negative
11 number.

12 INTERIM EXECUTIVE DIRECTOR EVANS: The CRA has a debt
13 that's been deferred, to the City, for the construction of the
14 Ocean Mall park and the infrastructure of the Ocean Mall
15 development. We have an existing loan with the City that's set
16 to finish payment in 2023, 2024. And once that payment, the
17 last payment is completed, then we will resume payments of the
18 deferred debt, which is the Ocean Mall debt. And that's about
19 10 million dollars.

20 MR. WILLIAMS: Yes, roughly 10 million dollars.

21 And that's why we like to show the fund statements, because
22 that kind of shows you the health of the CRA going year by year.
23 But as you mentioned, you know, that large debt that's owed back
24 to the City is still on the books on the government-wide side.

25 COMMISSIONER LANIER: Okay.

1 CHAIR MILLER-ANDERSON: Okay. Any other questions?
2 All right. Thank you.
3 MR. THOMAS: Thank you all.
4 CHAIR MILLER-ANDERSON: Item number 4.
5 THE CLERK: We have to do a --
6 CHAIR MILLER-ANDERSON: I'm sorry. What do you want? A
7 motion?
8 THE CLERK: A motion to accept.
9 VICE CHAIR BOTEL: So moved.
10 CHAIR MILLER-ANDERSON: A motion to?
11 VICE CHAIR BOTEL: I make a motion to accept the audit.
12 CHAIR MILLER-ANDERSON: Do we have a second?
13 A motion to accept the audit.
14 COMMISSIONER McCOY: Okay. To accept.
15 CHAIR MILLER-ANDERSON: Say the whole thing.
16 VICE CHAIR BOTEL: Yes. I make a motion to accept the
17 audit report.
18 COMMISSIONER LANIER: Second.
19 CHAIR MILLER-ANDERSON: Madam Clerk.
20 THE CLERK: Commissioner Lawson.
21 COMMISSIONER LAWSON: Yes.
22 THE CLERK: Commissioner Lanier.
23 COMMISSIONER LANIER: Yes.
24 THE CLERK: Commissioner McCoy.
25 COMMISSIONER McCOY: Yes.

1 THE CLERK: Vice Chair Botel.

2 VICE CHAIR BOTEL: Yes.

3 THE CLERK: Chair Miller-Anderson.

4 CHAIR MILLER-ANDERSON: Yes.

5 THE CLERK: Motion carries.

6 CHAIR MILLER-ANDERSON: Item number 4.

7 THE CLERK: Marina Village LOI discussion.

8 CHAIR MILLER-ANDERSON: I'm sorry. 3. Item number 3 is
9 the Marina Village.

10 What number -- just for the recordkeeping, what are you
11 putting the audit as?

12 THE CLERK: As Number 3, because he moved it up to the --

13 CHAIR MILLER-ANDERSON: So you're changing all of the
14 numbers now?

15 THE CLERK: Mhmm.

16 CHAIR MILLER-ANDERSON: Typically on the City side we kind
17 of just make an A or a B so it doesn't throw the rest of them
18 off.

19 But because we don't have that many, I guess it's okay for
20 this, but typically we just do like an A, B, or C or something,
21 so we don't have to change all the other numbers.

22 So Number 3 was the audit. Four is Marina Village. Okay.

23 INTERIM EXECUTIVE DIRECTOR EVANS: This item is requesting
24 the CRA board to approve comments and directives which will be
25 transmitted in response to the joint draft letter of interest

1 that was provided by APD Solutions and Tezral.

2 During board discussions in December it was suggested that
3 the proposers consider structuring a joint proposal to develop
4 the site. And the two teams agreed to try and work together to
5 propose something. And the parties prepared a draft letter of
6 intent, which they have provided to us.

7 An internal review of the proposed draft. Following that
8 we met with the individual CRA board members. And based on
9 those discussions we prepared the following comments to direct
10 revisions to the draft letter of intent.

11 The CRA will negotiate one development agreement that will
12 include all parties. The combined team or development approach
13 will proceed with preparing a unified conceptual development
14 plan that integrates the elements into a single development
15 approach and a site plan for this board to review.

16 The combined team will submit a written summary of the
17 intended work program, a preliminary estimated schedule to
18 complete the development agreement, and then to design and
19 construct the proposed elements within the unified development
20 plan.

21 The response shall also provide a summary to what extent
22 the CRA and City's participation is required to complete the
23 project under the unified plan. The combined team, we are
24 providing them 45 days to revise their letter. And they may
25 also within 30 days request a reasonable adjusted time frame if

1 they're still working through those elements.

2 The next steps. The agency would, following receipt from
3 those two teams, of that unified plan, we would provide it to
4 the board in a presentation so that then you could immediately
5 consider moving forward with negotiations of the Marina
6 development agreement based on the unified plan.

7 So tonight we're asking for approval to transmit those
8 comments and revisions, based on the draft letter of intent, to
9 the two teams.

10 Thank you.

11 CHAIR MILLER-ANDERSON: Do we have any public comments on
12 this item?

13 THE CLERK: We do, Madam Chair. Rodney Roberts, followed
14 by Fane Lozman and Delsia Brooks.

15 MR. ROBERTS: Good evening.

16 CHAIR MILLER-ANDERSON: Good evening.

17 MR. ROBERTS: How you all doing?

18 Congratulations to everybody. I can't say that enough to
19 you all.

20 Rodney Roberts, 1581 West 14th Street, Riviera Beach,
21 Federal Gardens.

22 With respect to this item -- I'm sure it's a great item.
23 However, I'd like to go back to what the CRA is about, as far as
24 I'm concerned, and what the state statute says that it's about.
25 So because there exists in counties and municipalities of the

1 state a severe shortage of housing affordable to residents of
2 low or moderate income, including the elderly, the existence of
3 such condition affects the health, safety and welfare of the
4 residents of such counties and municipalities, and retards their
5 growth and economic and social development. And that the
6 elimination or improvement of such condition is a proper matter
7 of state policy and state concern, and is for a valid and
8 desirable public purpose.

9 The prevention and elimination of slums and blight, and so
10 the citizens not continue to be endangered by areas which are
11 focal centers of disease, promote juvenile delinquency, and
12 consume an excess portion of our revenues because of the extra
13 services required for police, fire, other forms of public
14 protection, and services.

15 So with respect to what you all are doing, I get that. You
16 know, there's a call for what you're doing. However, I really
17 feel -- no, I think, that for so many years the CRA has not paid
18 proper attention to the real purpose of what the CRA is for.
19 And I would like to know where is the blight in this situation,
20 where is the elimination of the blight. I would like for you
21 all to look at the CRA area, the CRA district, and tell me, are
22 there not areas that deserve more attention than what -- than
23 this situation.

24 And I'm not saying that you need to stop this right -- no,
25 no, no. If you could stop it, that would be great. But, again,

1 I'm not against this. I just know that there are other areas of
2 the city that need more attention and deserve more attention
3 with respect to state statute and what the purpose of the CRA
4 is.

5 The preservation or enhancement of the tax base from which
6 a tax authority realizes tax revenue is essential to its
7 existence and financial health. So, again, going back to
8 helping the least of these, the slum and the blighted, which was
9 the call of why the CRA exists, we need to get back to that.

10 I appreciate you all for doing that. Thank you.

11 CHAIR MILLER-ANDERSON: Thank you.

12 THE CLERK: Fane Lozman, followed by Delsia Brooks Hamilton
13 and Tony Brown.

14 MR. LOZMAN: Fane Lozman, Singer Island.

15 CHAIR MILLER-ANDERSON: Good evening.

16 MR. LOZMAN: Thirteen years ago I sat here and I fought
17 Viking Yachts and their redevelopment plan to use eminent domain
18 to take 2200 homes and give the public marina that had been
19 donated in perpetuity to Viking.

20 For years Mary McKinney and the prior development guy, they
21 were involved -- they were Viking's favorite pets, let's call
22 them. They were human pets, where they would just run around
23 and do what Viking told them. And Viking said, oh, we had a --
24 the economy is bad, we have a rescission, we can't sign the
25 development agreement, and kept going on and on and on.

1 And sometime in the new decade, the board finally said
2 we're done with Viking. And there was a vote to fire them. And
3 then a few seconds before that happened, they came and said we
4 quit. But for -- I don't know -- Mr. Evans would remember --
5 ten years, Viking was involved in the city, and they finally
6 walked away? Or we told them they were going to walk away, they
7 failed to perform.

8 And by the way, how many years have you been interim
9 director? Not only the interim directorships on department
10 heads of the City's side -- you've been interim director for
11 four or five years now?

12 Can somebody ask him that question when I finish my
13 comments, how many years he's been interim?

14 Why can't we have a permanent CRA director? And if he's
15 not going to be it, then let's advertise and find one.

16 But, anyway, for the last 13 years we've been drifting
17 around with who is going to be the development partner for the
18 City. And during that time Viking, that was supposed to fund
19 the marina redevelopment, they didn't fund anything. There had
20 to be a bond floated to redo the marina, put the new docks, and
21 put in the new buildings.

22 Viking is now being paid \$9,000 a month for a parking lot
23 inside the City marina property for the Yachtsman. So not only
24 did they screw us over, now we're paying them \$9,000 a month.

25 And I talked to Mr. Evans, why don't we just eminent domain

1 that \$9,000-a-month parking lot and make it our
2 own?

3 But it basically goes down that the City was able to
4 accomplish these objectives, get the marina rebuilt, get the new
5 Newcomb Hall built, do these things with the inefficiency in the
6 CRA that was noted in the 2006 auditor general's report. They
7 were paying all these consultants millions of dollars and had
8 nothing to show for it.

9 I think the time is now -- I told the prior board, and I'll
10 tell this board -- the California Supreme Court disbanded every
11 single CRA in California. This CRA had already timed out. I
12 think it's 25 years and it timed out, and you gave an extension.
13 30 -- maybe it's 30 years it timed out, from '85 to 2005. '85
14 to 2015. Excuse me. It timed out after 30 years. The CRA
15 should be disbanded, and the activities should come under the
16 City's purview, and then the taxes that have to stay in the CRA
17 could go into the City's general fund. There's no reason to
18 have a CRA any more. We had it for 30 years, it's time to move
19 on, get rid of it, and put everything under the City's umbrella.

20 CHAIR MILLER-ANDERSON: Thank you.

21 THE CLERK: Delsia Brooks, followed by Tony Brown and Ezra
22 Saffold.

23 MS. HAMILTON: Good evening --

24 CHAIR MILLER-ANDERSON: Good evening.

25 MS. HAMILTON: -- council, chair, Mr. Evans. And Mayor

1 Felder is not here so...

2 My name is Delsia Brooks Hamilton. And the community.

3 My name is Delsia Brooks Hamilton, and I am here
4 representing Pangea Grill, which is my restaurant.

5 Now, I submitted a letter of intent back in August 28,
6 2015. And I know I've come up here many times. And, you know,
7 I'm gonna be saying the same thing until my restaurant gets
8 built. So I submitted an LOI on August 28, 2015, to operate a
9 four star restaurant on the marina. It was submitted to Mark
10 Blomeke, and he was the project manager at the time.

11 Now, I was informed that I was the only interested
12 candidate. And because I was the only interested candidate,
13 they had to submit it the second time around, including the
14 surrounding communities. Now there were maybe about five other
15 participants but, again, I'm the only one here standing.

16 So, on March 2nd, 2016, I was sent a track B restaurant
17 site proposal from Nicole Fontaine -- and she was the CBRE
18 broker -- along with the commercial lease application. Which I
19 still have. I have all the initial e-mails. I have the
20 contract, all the correspondence from the Nicole Fontaine and
21 also from -- at the time it was, yes, Nicole Fontaine and Mark
22 Blomeke.

23 I signed it, filled it out, returned it to the CRA. And
24 then I was told that, you know, I needed to get my own
25 contractor, my own architect, and get everything done on my own.

1 And I did. It took me a couple years to get this done.

2 I do have my rendering. And I'm in the process of
3 finishing up my site plan.

4 Now, over the past five years I have been working on this
5 plan. I'm ready to go. I have my -- I have the money, and I'm
6 ready to go.

7 Now, I was then told that the project was placed on hold
8 because of the fact that they didn't have any parking space.
9 But then yet Rafiki Tiki is sharing the parking space at the
10 marina. So I'm wondering why couldn't I do the same, why
11 couldn't I share the parking space as well.

12 So my project was placed on hold. My investor has been
13 waiting on me, with me, for the past three years. He's been
14 here from Germany three times. And, frankly speaking, he is
15 actually tired.

16 I just want to move forward with the developer that's
17 chosen. And the developer that was actually doing the project
18 before, I would like to be able to continue with that group.
19 You know --

20 CHAIR MILLER-ANDERSON: Thank you, Ms. --

21 MS. HAMILTON: -- I'm asking for you guys to giving
22 consideration to continue what he left off with.

23 CHAIR MILLER-ANDERSON: Thank you.

24 MS. HAMILTON: Thank you.

25 THE CLERK: Tony Brown, followed by Ezra Saffold and Billie

1 Brooks.

2 MR. BROWN: Hi. Good afternoon. I'm Tony Brown. I'm one
3 of the partners in Tezral. My partner behind me will speak
4 shortly.

5 It's my first time addressing the body since the new
6 election, so congratulations to all of the new council members.
7 It's good to see you.

8 We are -- I am speaking on behalf of Tezral -- I'm not sure
9 if there's a member of APD here -- that we are in support of the
10 spirit of the recommendations being made by your staff. We did
11 submit in our letter saying that each party would be under a
12 separate agreement with the CRA. It does make sense that there
13 would be one agreement, provided that all parties, Tezral and
14 APD, are privy to that agreement with the CRA.

15 It would also make sense for the CRA to be able to point to
16 one body to be responsible for the delivery of that development
17 agreement. And in the negotiations with APD we would clearly --
18 we, Tezral -- would raise our hands to be the managing member of
19 the development agreement because, one, we're local, you know
20 us, we have the track record, we did Phase I, we know where the
21 lines are literally buried.

22 I also note and, quite frankly, negotiated, all the
23 development agreements with Viking that are in escrow.

24 We propose in our joint letter that we would have the
25 responsibility of doing the parking, the residential, and the

1 hotel. Those elements will exceed a hundred million dollars.

2 As you heard from Ms. Brooks, you will not be able to
3 develop the marina if we don't solve the issue of parking. We
4 will not be able to develop the marina, as you heard from
5 Mr. Lozman, if we don't figure out how we can get Viking out of
6 your marina.

7 Our proposal addressed that. We have a commitment for over
8 66 million dollars to develop the parking. So if there is one
9 agreement, and you want to hold one party responsible, we will
10 volunteer to be that responsible party.

11 Thank you.

12 CHAIR MILLER-ANDERSON: Thank you.

13 THE CLERK: Ezra Saffold, followed by Billie Brooks.

14 MR. SAFFOLD: Good evening, Council.

15 CHAIR MILLER-ANDERSON: Good evening.

16 MR. SAFFOLD: Ezra Saffold, Tezral Partners.

17 Glad to be here at this point. We've come a long way, and
18 we're ready.

19 For Riviera, for Riviera, by Riviera. Local home grown
20 guy. We're ready for complete inclusion in this process, from
21 contractors to local work force, to people just entering the
22 work force, we're ready to bring everybody aboard in this
23 process.

24 I just want to thank you in advance for just having us a
25 part of this very momentous time in Riviera Beach's future.

1 Thank you.

2 CHAIR MILLER-ANDERSON: Thank you.

3 THE CLERK: Billie Brooks.

4 MS. BROOKS: Good evening, everyone.

5 CHAIR MILLER-ANDERSON: Good evening.

6 MS. BROOKS: Billie Brooks, 1325 West 28th Street.

7 I'm here to speak on, really, on the behalf of the group,
8 Tezral. You know when you've got Tony Brown involved in
9 something -- and this is the person who really brought
10 everything here to our city, with the CRA. And I feel that we
11 can have confidence with him. And a partnership with the other
12 group as well. Because I believe when you look at all of the
13 strengths of the bodies, that we really got a lot to look
14 forward to.

15 And we're talking about this being an economic engine for
16 the city, so we really need to move.

17 And we've got a city manager, preferably, will be coming
18 pretty soon, so we have someone -- but you all are in fact the
19 landlord of the other tenants. And when I heard at the meeting
20 on the 27th of February that that agreement had been canceled,
21 and that you didn't have the authority, I started doing
22 research. The agreement of 2014 was not canceled. Unless there
23 was one in minutes that I couldn't find. I mean I searched all
24 the way to 2017. But, in fact, March 2016, there had been an
25 amendment to that agreement. Making some changes that would be

1 more helpful, I guess, in terms of the financial arrangement
2 between the two entities.

3 So to the attorney I would say that in fact there is --
4 that agreement should still be pretty good, should be in effect.
5 And whatever changes have been made, I would think that legal
6 would certainly have any new amendments that were changed. But
7 according to March 3rd -- was it March 3, '16, where you the
8 City Council, not the CRA, had come up with a resolution to
9 amend that agreement? It was during the time of an election,
10 and so it was tabled until July 2016. And I believe the meeting
11 ran so long that eventually it just kept getting moved and there
12 hadn't been any action on it. That was how I -- as far as I had
13 done my research. So it doesn't appear that you are legally in
14 a position, the CRA, to have an -- the City is in a position to
15 do business with the CRA, according to that original 2014
16 agreement.

17 So I'm just hoping that we can get started on this and get
18 the residents excited about seeing some more activity there that
19 will bring jobs and opportunities here for us.

20 Thank you very much.

21 CHAIR MILLER-ANDERSON: Thank you.

22 THE CLERK: That's the end of public comment.

23 CHAIR MILLER-ANDERSON: Okay. Do we have any questions
24 from the board?

25 I have a question, Mr. Haygood and Mr. Evans. Regarding

1 the point that Ms. Brooks just brought up, are you familiar with
2 that or can you -- do you have any input on that?

3 MR. HAYGOOD: I don't know what she was referring to.

4 CHAIR MILLER-ANDERSON: Okay. So we'll try to find that
5 out.

6 Okay. Anyone else?

7 COMMISSIONER LAWSON: Madam Chair.

8 CHAIR MILLER-ANDERSON: Mmhhh.

9 COMMISSIONER LAWSON: The portion of the letter that says
10 CRA will negotiate one development agreement and the two teams
11 will have their own. Either Mr. Haygood or Mr. Evans, could you
12 explain that a little bit more in detail, as to how that would
13 look for both parties? Would that be to negotiate a contract
14 with just one developer and then they'll come up with their
15 other one? Or what does that look like?

16 MR. HAYGOOD: The -- our thought was that they would
17 actually, both teams that would be involved would be included in
18 the development agreement but one party would be actually
19 responsible. So it's really we're waiting -- we're gonna wait
20 until they respond to our request. And there's gonna be
21 negotiations on how that works out.

22 But we don't want to have two agreements out there. For
23 coordination, and also for liability. We want to be able to
24 look to one party, however that is formed. So a lot of it is
25 they're gonna have to negotiate.

1 CHAIR MILLER-ANDERSON: Anyone else?

2 COMMISSIONER LAWSON: Follow-up, Madam Chair.

3 So how possible is it to negotiate -- I know we spoke in
4 detail about this, but to the point within the RFP that both
5 parties will be responsible?

6 MR. HAYGOOD: You mean in the development agreement?

7 COMMISSIONER LAWSON: Yes, sir.

8 MR. HAYGOOD: We're gonna -- there's gonna have to be one
9 entity that's going to be -- our thought is, there's gonna be
10 one entity that's gonna be responsible. And how that entity is
11 formed, and what the responsibilities are, we're gonna wait for
12 them to come back to us.

13 COMMISSIONER LAWSON: So is it feasible for them to come
14 together and just create a separate entity to go on --

15 MR. HAYGOOD: That, that's a possibility.

16 COMMISSIONER LAWSON: Okay.

17 MR. HAYGOOD: Of course we're gonna look, as we've
18 discussed, some kind of guarantees of performance, some type of
19 a guarantee of performance; and that will come from that entity,
20 but yes.

21 COMMISSIONER LAWSON: So would we be voting on anything
22 today, Madam Chair? Or are we just waiting on the response? As
23 our next steps.

24 INTERIM EXECUTIVE DIRECTOR EVANS: Madam Chair. We're
25 asking that the board just vote to transmit the comments in the

1 memo to the teams.

2 COMMISSIONER LAWSON: Okay.

3 CHAIR MILLER-ANDERSON: I have a question.

4 Mr. Haygood, in regards to the two teams, Mr. Lawson making
5 a point of if they came up with a new entity --

6 MR. HAYGOOD: Yeah. The RFP said that we could accept one
7 or two. So I think it's broad enough that they can either
8 assign -- one team can assign the -- the team that was selected,
9 number one, could assign certain development rights. That's
10 optimum to me, that the agreement would assign certain rights to
11 the other team. But they of course would be included in the
12 development agreement; and they would outline exactly what
13 responsibilities, how they're gonna divide responsibilities.

14 CHAIR MILLER-ANDERSON: Okay. I -- maybe I misunderstood,
15 Mr. Lawson. I took it as you saying they could like form a new
16 company together as one?

17 COMMISSIONER LAWSON: That's what I did ask.

18 MR. HAYGOOD: Yeah. And quite often with these development
19 agreements you try to isolate -- for instance, you wouldn't
20 necessarily expect one -- the major development -- or the one
21 development -- the developer, to do all of the development
22 within there. Quite often they'll set up a different entity,
23 for instance, that would actually have title. Let's say that,
24 in fact, there is a residential component build. That
25 residential component could be in another entity's name.

1 It's done that way for isolating the projects so that
2 you're dealing with just -- if there is, you know, that old
3 analogy to a house of cards, if one card falls then the whole
4 thing isn't gonna fall.

5 CHAIR MILLER-ANDERSON: But the way you're explaining it
6 though, you would still have one company that is the lead,
7 right?

8 MR. HAYGOOD: Yes.

9 CHAIR MILLER-ANDERSON: Okay. But in my mind, and based on
10 what Mr. Lawson said, and I think I may have brought this up to
11 you-all when I met with you, about them creating an entirely new
12 company as one, the two teams in one, but would that present a
13 problem with the procurement process?

14 MR. HAYGOOD: I don't think so.

15 CHAIR MILLER-ANDERSON: Okay. So they can go and start a
16 new company and join forces, and then they are equals?

17 MR. HAYGOOD: Right. Well, as I said, I think there's
18 gonna be some negotiations. We have an idea of how this should
19 be done. I'm sure they're gonna come back with some
20 different -- and we'll negotiate exactly how we want this to be
21 done.

22 CHAIR MILLER-ANDERSON: All right.

23 VICE CHAIR BOTEL: Madam Chair.

24 CHAIR MILLER-ANDERSON: Yes.

25 VICE CHAIR BOTEL: I wanted to thank Attorney Haygood and

1 Director Evans for the very thorough briefing they gave as a
2 precursor to this meeting. I have a good understanding of
3 how -- of the difficulties involved in these decisions. But I'm
4 very anxious to see us move forward. This is gonna be a great
5 new day for Riviera Beach. It's gonna be a marvelous economic
6 engine. We've already begun to devise ways to train folks in
7 the construction trade so that we can truly have community
8 participation. So I'm excited about that. I hope we can do it
9 quickly, and get this thing built.

10 Thanks.

11 CHAIR MILLER-ANDERSON: Anyone else?

12 COMMISSIONER LANIER: Madam Chair.

13 CHAIR MILLER-ANDERSON: Yes.

14 COMMISSIONER LANIER: I still have some questions about the
15 two developers. That -- that is going to mean that somebody is
16 gonna have to be number two. So you're saying that further down
17 the line you're going to figure out who is gonna be --

18 MR. HAYGOOD: They're gonna figure it out. We aren't.
19 They're gonna come back to us in response to what we're
20 requesting, and bring something back to us, this is our
21 suggestion in addressing the points that you raised.

22 Now, as a further point, for financing purposes -- for
23 instance, a financing company who will finance the residential
24 area may not be interested in financing the commercial part. So
25 there's gonna be -- as we go through this process it's not gonna

1 be just one mortgage for the whole property, it's not gonna be
2 just one entity. So it will develop -- this will come about as
3 we go along.

4 But the purpose of this letter was to be a little more
5 specific than the initial letter that they sent us to address
6 those issues. And as I said, I'm sure there's gonna be
7 negotiations, discussions, as we go along.

8 CHAIR MILLER-ANDERSON: Okay. Anyone else?

9 All right. So they would like to have a motion to accept
10 the memo, is what you're saying?

11 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. To transmit the
12 comments in the memo.

13 VICE CHAIR BOTEL: Make a motion to transmit the comments.

14 COMMISSIONER McCOY: Question, Madam Chair.

15 CHAIR MILLER-ANDERSON: Yes.

16 COMMISSIONER McCOY: So -- and excuse me, Commissioner
17 Botel --

18 CHAIR MILLER-ANDERSON: Let me ask. Since the motion is on
19 the floor, can we just get a second, and then discussion, if
20 that's what you're -- a discussion, right, you want to ask the
21 question, what, right now?

22 COMMISSIONER McCOY: I wanted clarification on the memo.

23 CHAIR MILLER-ANDERSON: Can we get a second from anyone?
24 And then we can discuss.

25 COMMISSIONER LANIER: Second.

1 CHAIR MILLER-ANDERSON: We just need a second, and then we
2 can discuss it.

3 Go ahead, Mr. McCoy.

4 COMMISSIONER McCOY: So, I'm just looking at the memo, it's
5 presuming -- and I guess I'm just trying to understand exactly.
6 Commissioner Lawson suggested that there be, I guess, a new
7 company created that encompasses both. But the memo outlines
8 that APD Solutions was recommended as the top qualifier. So in
9 the event that there is a new company recommended, what does
10 that do for the entire recommendation and the evaluation process
11 that's already been established? Because essentially would we
12 be then scrapping out that evaluation and then starting back
13 fresh?

14 And let me preference this by saying, Madam Chair, I was
15 trying to figure out a way to say that before the motion went on
16 the floor, because that still is unclear, what happens if they
17 do join -- I mean that's not exactly responsive or reflective of
18 what the staff's recommendation is.

19 MR. HAYGOOD: I'm not sure that the memo was intended to be
20 written in concrete. In other words, the biggest thing is, we
21 want one development agreement. That was the number one point.

22 Number two, we want one concept plan. We want them to sit
23 down and say, this is our plan.

24 As far as the procurement end of it, there is broad enough
25 authority in the procurement code for you all to ask for other

1 information and to negotiate with the teams. It doesn't mean,
2 and we definitely are not telling them how to outline. We
3 aren't gonna select Tezral as being the lead. That's really up
4 to them. And if they can't reach an agreement, then that's when
5 we would be back to you.

6 COMMISSIONER McCOY: Follow up.

7 CHAIR MILLER-ANDERSON: Yes.

8 COMMISSIONER McCOY: That's when you would be back to us
9 for?

10 MR. HAYGOOD: In other words, then that's an issue.
11 Because what you-all told us to do was to see if they could
12 negotiate something jointly. If it comes back and they haven't
13 reached an agreement, then it's going to be up to you to, say,
14 either throw it out or just go with the number one person.

15 So, you know, you're still in the selection process. And
16 as it stands now, APD is -- was and is the suggested party to
17 you. So I guess APD is gonna have to be in agreement with how
18 this thing works out. And I think that was the intent of why
19 they were gonna sit down and do this.

20 And rather than us trying to dictate to them, or like who's
21 gonna do the housing, what responsibilities are gonna be, we
22 were asking them to sit down and do that, and bring it back to
23 us.

24 COMMISSIONER McCOY: Follow up.

25 CHAIR MILLER-ANDERSON: Go ahead.

1 COMMISSIONER McCOY: And I think I understood that, until I
2 heard, I guess, Commissioner Lawson say something that I heard
3 for the first time today.

4 But, Mr. Evans, if I could follow up regarding our meeting
5 this morning. Did we have an agreement in theory as to this is
6 where we are going between the two --

7 INTERIM EXECUTIVE DIRECTOR EVANS: No, we don't know what
8 their proposal/response is gonna be, or which way they're gonna
9 go.

10 I will say that there's two actions that will happen in the
11 future. One will be for this board to review and consider the
12 unified plan, and to direct the teams to begin negotiating
13 directly with the CRA to develop the development agreement.
14 That process will take about another six months. And the final
15 entities that result in the final development agreement, at that
16 time that could change. There could be various partnerships
17 that are created that end up in the final development agreement.

18 So there's two steps that will happen. One will be to
19 select the joint unified team and begin negotiations, ideally.
20 And then the second will be when we bring you back the detailed
21 development agreement, which will help us start design and
22 construction of the project.

23 COMMISSIONER McCOY: Follow up.

24 CHAIR MILLER-ANDERSON: You have the floor.

25 COMMISSIONER McCOY: Mr. Evans, so if that's true, the

1 unified development plan, does that then negate what has already
2 been established by the evaluation committee?

3 And, again, I started by asking the question, is there an
4 agreement in theory? Because at least from the comment that was
5 made at item 1, there seems to be some concern as to one
6 development agreement; but the two teams will have their own
7 agreement between each other. So I'm just trying to make sure
8 that I'm clear on, in the event that there is no -- that's why I
9 asked, was there an agreement in theory. Because, you know, I
10 still try to find myself -- and I just got this proposal on
11 Monday, I believe it was. I just wanted to make sure is there
12 an agreement in theory before we set this out for 45 days, that
13 either party is willing to do the one development agreement as
14 opposed to both teams doing or having their own development
15 rights?

16 Because one team essentially is saying, that's not what we
17 had in the evaluation committee. That's not what the evaluation
18 committee reviewed.

19 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, both teams are in
20 agreement to try and create one development agreement. So, yes,
21 we have in theory their agreement to try and pursue this, yeah.
22 Yes.

23 COMMISSIONER LAWSON: Madam Chair.

24 CHAIR MILLER-ANDERSON: Are you finished, Mr. McCoy?

25 COMMISSIONER LAWSON: I just have one question.

1 COMMISSIONER McCOY: For now, yes.

2 CHAIR MILLER-ANDERSON: Okay. Ms. Botel.

3 VICE CHAIR BOTEL: Thank you.

4 I think the intent of this vote is simply to get them to
5 continue to work together. And we are directing staff to send
6 them this letter so that they can come together once again and
7 come up with a unified plan. Am I right?

8 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

9 VICE CHAIR BOTEL: So that's a -- plain and simple, yes, go
10 ahead and send the letter. That's what we're voting on, right?

11 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

12 VICE CHAIR BOTEL: Okay. Thank you.

13 CHAIR MILLER-ANDERSON: Mr. Lawson.

14 COMMISSIONER LAWSON: Yes, ma'am.

15 The -- to be clear, the council never accepted the -- voted
16 on accepting the recommendation from the committee, correct?

17 MR. HAYGOOD: They did not.

18 COMMISSIONER LAWSON: They did not. Okay. So as of right
19 now we're just in open discussion, and both developers are going
20 to come back to the table with a response by the next meeting?

21 MR. HAYGOOD: Right.

22 COMMISSIONER LAWSON: Do we have a time frame?

23 MR. HAYGOOD: Not next week.

24 COMMISSIONER LAWSON: Well, I'm sorry. Next meeting. Do
25 we have a time frame for them?

1 VICE CHAIR BOTEL: Not, not --

2 MR. HAYGOOD: Not next meeting.

3 INTERIM EXECUTIVE DIRECTOR EVANS: We've requested they do
4 it within 45 days. Or notify of some similar time frame that
5 they can accomplish it in.

6 COMMISSIONER LAWSON: Okay.

7 MR. HAYGOOD: I think one of the problems last time was
8 they didn't have enough time to do this. So we're looking for
9 something more comprehensive from them, as far as how they're
10 gonna address this.

11 We shared with you their initial letter. And it was -- a
12 lot of the things that were unclear, that we're looking for
13 clarity on.

14 And, as I said, this is gonna be something that's going to
15 take some time. And, again, in most of these developments,
16 especially when you have these many different projects going
17 on -- if it was just, say, building a restaurant, then you could
18 see the one developer that you selected doing it. But even if
19 you chose, say, ADP, without any of this -- without trying to
20 come up with a joint suggestion or proposal for them, ADP would
21 probably not do all of the development. They would assign,
22 which they would have a right to, subject to your approval, some
23 of those development rights to another entity. They may not be
24 an apartment builder. They may be a specialist in doing retail.
25 And I think that's part of why they were able to sit down, at

1 least in concept, come up with how they were going to divide up.

2 I think one team has some strengths, as they mentioned in
3 their presentation, that the other one doesn't necessarily have.

4 CHAIR MILLER-ANDERSON: Okay. And as Councilwoman Botel
5 pointed out, is that we're not making any decisions on this
6 tonight, other than to go back to them to have a discussion.

7 And I know Mr. Evans and Mr. Haygood spoke with each one of
8 us at length, in two-hour increments, regarding this project.
9 And so for the sake of what we need to do tonight, I think it's
10 a simple yes or no, if we want them to go back and allow them to
11 continue their discussions. We're not voting to give it to APD,
12 we're not voting to give it to Tezral, we're not doing any of
13 that tonight.

14 So the motion is on the floor simply to agree, yes or no,
15 to allowing them to go back to them, and for them to work out
16 those details; and then they will come back to us, and at that
17 point in time we'll be able to decide on which route we're gonna
18 go with it.

19 Okay.

20 COMMISSIONER LANIER: Madam Chair.

21 CHAIR MILLER-ANDERSON: Yes.

22 COMMISSIONER LANIER: Just one question. I just wanted to
23 ask, is there -- has this been done somewhere else before, like
24 this?

25 MR. HAYGOOD: I don't know. To my knowledge, no. Of

1 course, I haven't -- I don't know all of the development
2 agreements. But the ones I have done -- the difference, of
3 course, is in one case it was just building an apartment, or
4 some rental housing, and the developer actually came to us and
5 requested that they be able to assign a part of the project to
6 another developer. Which we agreed to.

7 INTERIM EXECUTIVE DIRECTOR EVANS: I will add that the
8 process of us requesting for them to clarify and provide more
9 details on their proposed development plan is very normal and
10 all projects go through that.

11 CHAIR MILLER-ANDERSON: All right.

12 COMMISSIONER McCOY: Madam Chair.

13 CHAIR MILLER-ANDERSON: Yes.

14 COMMISSIONER McCOY: So -- and let me finish before you cut
15 me off. I'm very aware of what Mr. Scott Evans was asking us.
16 I had a two-hour meeting, and then again another hour-and-a-half
17 meeting this morning. My question remains -- and this is in
18 response to what I heard Attorney Haygood say. He suggested
19 that if APD is willing to do the assignment -- if that's what I
20 heard you say?

21 MR. HAYGOOD: Yes.

22 COMMISSIONER McCOY: So -- okay. So that's what I meant.
23 So are we already at the point that in the event that in 45 days
24 this doesn't come back, are we as board, or I guess at least
25 half of us as a new board, assumed to take that position that

1 APD is the one to do the assignment? Because that's what I'm
2 hearing you say.

3 MR. HAYGOOD: You have not -- you have not formally chosen.

4 Okay. You will have three alternatives. If they -- first
5 of all, if they can reach an agreement. If they're unable to
6 reach an agreement, then that's a different story. Then you're
7 gonna have to make the decision of whether you're going to go
8 along with the initial proposal from the selection committee, of
9 APD being the developer; or you could throw it all out and start
10 all over. Or you also have the choice to say, we're going to
11 make our own selection between the two teams that have been
12 presented.

13 COMMISSIONER McCOY: Thank you, Madam Chair.

14 CHAIR MILLER-ANDERSON: All right. Madam Clerk.

15 THE CLERK: Commissioner Lawson.

16 COMMISSIONER LAWSON: Yes.

17 THE CLERK: Commissioner Lanier.

18 COMMISSIONER LANIER: Yes.

19 THE CLERK: Commissioner McCoy.

20 COMMISSIONER McCOY: Yes.

21 THE CLERK: Vice Chair Botel.

22 VICE CHAIR BOTEL: Yes.

23 THE CLERK: Chair Miller-Anderson.

24 CHAIR MILLER-ANDERSON: Yes.

25 THE CLERK: Motion carries.

1 CHAIR MILLER-ANDERSON: Item number 5.

2 THE CLERK: A resolution of the Board of Commissioners of
3 the Riviera Beach Community Redevelopment Agency, authorizing
4 the execution of a contract for professional engineering
5 services with Chen Moore & Associates, Inc., to provide
6 engineering services for the utilities burial along the US 1
7 corridor in the amount not to exceed \$98,040; directing and
8 authorizing the Chairman and Executive Director to take such
9 action as shall be necessary and consistent to carry out the
10 intent and desires of the Agency; providing an effective date.

11 CHAIR MILLER-ANDERSON: Is there a motion?

12 VICE CHAIR BOTEL: So moved.

13 COMMISSIONER McCOY: Second.

14 CHAIR MILLER-ANDERSON: Okay. Mr. Evans.

15 INTERIM EXECUTIVE DIRECTOR EVANS: I mentioned this at the
16 previous CRA meeting, that the utility burial is a critical
17 component to the revitalization of Broadway.

18 We've been proceeding with the first phase of installing
19 the underground utility lines, to both beautify the corridor and
20 harden the infrastructure, which would prevent less downed power
21 lines when there is a hurricane.

22 The installation is being done in coordination with Florida
23 Department of Transportation, AT&T, Florida Power & Light, and
24 Comcast. And that has been done previously by Chen
25 Moore & Associates.

1 Phase II includes the relocation of Florida Power & Light
2 and AT&T. And following that, then they could remove the
3 overhead facilities and then complete the private connections.

4 Additionally, the work that needs to be done for this
5 project is finalizing all of the required easements, designing
6 the private electrical connections for the private homeowners to
7 the FPL grid.

8 And the City of Riviera Beach has a continuing services
9 contract with Chen Moore that we would be piggybacking on to
10 continue to utilize their services on the project.

11 And this contract proposal is for 18 months, so that they
12 can help complete this project.

13 And the CRA is required to pay FPL and AT&T to bury those
14 as a part of the project, those lines.

15 And Chen Moore would also oversee that work and make sure
16 that our dollars are wisely spent.

17 CHAIR MILLER-ANDERSON: Okay. Do we have any public
18 comment cards?

19 THE CLERK: We have two public comment cards. Rodney
20 Roberts, followed by Fane Lozman.

21 MR. ROBERTS: Good evening.

22 CHAIR MILLER-ANDERSON: Good evening.

23 MR. ROBERTS: Rodney Roberts, 1581 West 14th Street,
24 Riviera Beach, Federal Gardens.

25 So again we're spending money, and it's for a good cause,

1 for beautification, what have you. I would venture to ask, are
2 power lines considered slum and blight? And is that what we
3 need as far as our focus, as far as the CRA is concerned, and
4 curing the slum and blight, as far as -- people will spend your
5 money faster than you can make it, if you allow them to. And
6 they will put you in great debt, if you allow them to. And you
7 guys are the ones that are in charge of how the money gets
8 spent.

9 So what I'm saying is, if all of the money that it's inside
10 the CRA District, came from the CRA District, and the
11 predominant function of the CRA District was -- when it was
12 founded, was housing, then why aren't you putting the money back
13 into what may draw this money that you're spending now?

14 If you're -- and that is it in a nutshell. Neighborhoods,
15 and people that had homes, were paying taxes; and those taxes
16 went into the CRA, I guess, fund; and then the TIF dollars from
17 the County came and gave you that extra 50 percent of those
18 dollars. Why aren't we putting that money back into the
19 neighborhoods, to the people that actually worked for and gave
20 us the dollars that we're spending. We're not doing that. And
21 we have not been doing that.

22 And you new councilpersons, I don't know if you know -- I
23 mean, you may know that, and you may be looking for a window of
24 opportunity to give back. But you're spending the money right
25 now. You're spending those dollars. And those dollars were

1 being spent in the hundreds of thousands or mill -- talking
2 millions, before you got here. So I don't know where -- you saw
3 the audit, you saw where the TIF dollars that come in and then
4 they're gone, you know. And none of those dollars, not enough
5 of those dollars -- I'm sure if you did the research, not enough
6 of those dollars are being put back into the residential areas.
7 They're not.

8 And when the state talks about affordable housing, you know
9 that the more developing you do, and the higher rents get, and
10 the cost of living gets, that cuts out more people. More people
11 have to move out.

12 Some of us are not worried about those people because we
13 make money off of developments and what have you. And it's just
14 a -- it's a survival of the fittest thing.

15 But we need to be serving our citizens and looking out for
16 those people that possibly can't look out for themselves because
17 they -- for whatever reason. But I know that those dollars came
18 from a certain place and they need to go back to that place as
19 well. Not just to, you know, the new development.

20 CHAIR MILLER-ANDERSON: Thank you.

21 THE CLERK: Fane Lozman.

22 MR. LOZMAN: Fane Lozman --

23 CHAIR MILLER-ANDERSON: Good evening.

24 MR. LOZMAN: -- Singer Island.

25 What's unique about this council, you have two pretty

1 sophisticated individuals up there. You have -- that deal with
2 numbers. You have the businessman, Mr. Lawson; and you have the
3 accountant, Mr. McCoy. And they showed their expertise when it
4 came to the city manager's contract, where they weren't gonna
5 let this guy run us over.

6 Now, the -- how can that expertise be used here? The way
7 it's been explained over the years is that the -- I think -- I'd
8 like to say the technical term is the incremental tax
9 appreciation, or whatever it is, from a base level to a higher
10 level, that gap can't go into the City's general fund, it has to
11 stay in the CRA District. So if the CRA makes a lot of money
12 eventually, those dollars have to stay in the CRA.

13 By getting rid of the CRA, those funds can be distributed
14 anywhere in the City.

15 One of the -- Priscilla Taylor was on the joint legislative
16 audit committee. She's a very impressive woman. And the joint
17 legislative audit committee had an audit of the City at the
18 state level in like 2006. And they had a follow-up audit two
19 years later. And in those audits it talked about millions, if
20 not tens of millions of dollars, were being squandered in the
21 CRA, between consultants, between all these failed projects,
22 between developments. I mean it was just a slush fund of money
23 that was just flowing through the CRA. Lawyers. And those
24 funds could have been used in the City's general fund where the
25 City itself could have controlled the redevelopment of different

1 areas.

2 Maybe you put electric wires under Broadway, but maybe it's
3 more important to put some sidewalks and streets on the west
4 side. Or fix a bridge or do something else.

5 But you're kind of stuck in the CRA platform. And what I'm
6 saying, it expired after 30 years, it should have been called
7 the day after 30 years and not renewed, and you could still get
8 rid of it. Because now that things are looking up in the CRA,
9 you cannot reallocate those dollars to other parts of the City.
10 Those dollars have to stay in the CRA. You can't pull them out
11 to do something else with them. So I'm thinking the CRA
12 basically has fulfilled its role. And its role was just to have
13 a lot of waste and whatever. And it got a couple things done.
14 But the point is, you don't need another lawyer sitting here
15 paying by the hour. We already have two City lawyers.

16 You don't need another development head. You can use
17 somebody on the City's staff. These things are being basically
18 reduplicated. You don't need to sit as a separate board.
19 You're basically reduplicating things. And now that these tax
20 dollars are gonna be coming in, they're gonna be stuck there.
21 So eventually somebody down the line is gonna want to get rid of
22 the CRA to get those dollars back into the general fund.

23 I'm saying do it now. The CRA has run its course, it timed
24 out, move on.

25 And the two gentleman up there that under -- that deal with

1 numbers every day, take a good look at it and say, you know
2 something, it doesn't make sense to reduplicate a lot of the
3 resources the City already has.

4 CHAIR MILLER-ANDERSON: Thank you.

5 THE CLERK: That's the end of public comment.

6 CHAIR MILLER-ANDERSON: All right. Do we have any
7 questions or comments from the board?

8 COMMISSIONER McCOY: Just one question --

9 CHAIR MILLER-ANDERSON: Yes.

10 COMMISSIONER McCOY: -- Mr. Evans. So this is from 11th to
11 Blue Heron. Do we foresee possibly in the fiscal years to come,
12 Blue Heron north to Silver Beach Road?

13 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. If we decided to
14 continue the project, we could initial a third phase, which
15 would -- or a second phase, rather, that would complete it from
16 27th Street to Silver Beach Road.

17 COMMISSIONER McCOY: And, again, these are just on the
18 south side of the road?

19 INTERIM EXECUTIVE DIRECTOR EVANS: That's the --

20 COMMISSIONER McCOY: I'm sorry. The east side.

21 INTERIM EXECUTIVE DIRECTOR EVANS: The east side is where
22 they're being buried, yes.

23 COMMISSIONER McCOY: Okay. Thank you, Madam Chair.

24 CHAIR MILLER-ANDERSON: Anyone else?

25 Madam Clerk.

1 THE CLERK: Commissioner Lawson.
2 COMMISSIONER LAWSON: Yes.
3 THE CLERK: Commissioner Lanier.
4 COMMISSIONER LANIER: Yes.
5 THE CLERK: Commissioner McCoy.
6 COMMISSIONER McCOY: Yes.
7 THE CLERK: Vice Chair Botel.
8 VICE CHAIR BOTEL: Yes.
9 THE CLERK: Chair Miller-Anderson.
10 CHAIR MILLER-ANDERSON: Yes.
11 THE CLERK: Motion carries.
12 CHAIR MILLER-ANDERSON: Item number 6.
13 THE CLERK: A resolution of the Board of Commissioners of
14 the Riviera Beach Community Redevelopment Agency, approving an
15 agreement with Bright View Landscape Services, Inc., to provide
16 landscape maintenance services for the Marina Village Uplands,
17 Promenade, Bicentennial Park, Avenue C corridor from 15th Street
18 to 11th Street, and 13th Street corridor from Avenue C to
19 Broadway, and the parcel of land formerly known as Spanish
20 Courts, and other designated properties within the CRA District;
21 providing an effective date.
22 CHAIR MILLER-ANDERSON: Do we have a motion?
23 VICE CHAIR BOTEL: So moved.
24 COMMISSIONER McCOY: Second.
25 CHAIR MILLER-ANDERSON: Mr. Evans.

1 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. CRA project
2 manager, Andre Lewis, will present.

3 MR. LEWIS: Good evening --

4 CHAIR MILLER-ANDERSON: Good evening.

5 MR. LEWIS: -- Commissioners.

6 So we're talking about the Marina Village landscaping and
7 irrigation service contract and approval request.

8 So on March 3rd of 2019, a bid was published, 2019-01, to
9 obtain pricing for the maintenance of the Marina Village
10 landscaping and irrigation.

11 March 27th of 2019, we completed a bid opening, and Bright
12 View Landscaping was identified as the lowest and most
13 responsive bidder.

14 Currently the agency is seeking approval to enter into an
15 agreement with Bright View Landscaping. The contract term will
16 be for three years, with a one year renewal option. And the
17 contract yearly cost will be 75,800, with a nine percent
18 contingency for additional services. And these additional
19 services are not to exceed 82,622 in total.

20 MR. HAYGOOD: The entire contract.

21 MR. LEWIS: In the entire contract.

22 So a little background on Bright View Landscaping. They
23 are a full service landscaping company. They have four branches
24 here in Palm Beach County, and ten branches in South Florida.

25 The company has provided proof of completing large scale

1 landscaping projects, with a budget exceeding one million
2 dollars.

3 And the agency has completed three successful reference
4 checks.

5 Questions?

6 CHAIR MILLER-ANDERSON: Do we have any public comment
7 cards?

8 THE CLERK: We have one public comment.

9 CHAIR MILLER-ANDERSON: All right. Let's go to public
10 comment.

11 THE CLERK: Rodney Roberts.

12 MR. ROBERTS: Rodney Roberts, 1581 West 14th Street,
13 Riviera Beach.

14 CHAIR MILLER-ANDERSON: Good evening.

15 MR. ROBERTS: Good evening.

16 Again, the focal point, the corridor, marina, not the
17 neighborhoods, not where the money that funds the CRA -- the
18 majority of the money that funds the CRA came from. Over
19 however many years it took for the money to grow, to be where it
20 is now, that you could spend it how you are spending it, is not
21 being returned back to the neighborhoods. I don't know how many
22 times in the past I probably suggested that we roll some
23 18-wheelers inside this city and the CRA and dump off some sod
24 to the houses, and things like that; put some young persons to
25 work, get people working, and get them taking pride in their

1 community. And get some of the crime and things away from
2 the -- out of the community. But because we don't put the
3 millions of dollars that we have at our disposal -- I'm not
4 telling you to do away with the CRA. I'm telling you, take the
5 money that's in the CRA, that's being put in a particular area
6 of the CRA, and put it in another area that needs that money.
7 That, again, that needs to take pride in their area, that needs
8 to understand that the City does care about them as well.

9 Not just over here, where, oh, it's gonna be a great
10 economic, yada, yada, yada.

11 The homes are guaranteed to bring you money because people
12 have to stay somewhere. People don't have to go to your
13 restaurant. They don't have to come shopping, shop with you.
14 Especially if there are other shops that are built than what
15 you're producing or whatever. Or until yours comes online,
16 you're still in debt. But people that live in their homes, they
17 have to pay their property taxes. And that money is still
18 coming back to you guys in the CRA. And you're still spending
19 it, and not spending it on them. It's just -- it's, it's, it's
20 disrespectful, in a sense.

21 But if you -- if they don't know it, then they just don't
22 know it. They don't know that that's their money that you're
23 spending. They don't know that when you take out loans on that
24 area that you're taking out loans on their houses and that's
25 their money. They don't know -- I don't think that they really

1 know.

2 And I hear about you have certain projects that do give
3 back. But you do a poor job at letting people know that the
4 money is there for them to do. And I feel like you need to be
5 having people paying these young people to go door to door and
6 talk to these homeowners or whatever and explain to them, hey,
7 this is your money, this is what we can do for your house, you
8 need this, you need that, we can get it for you. But we don't
9 do that.

10 And, again, we just take it over here and -- and I don't
11 want to say we're squandering it, but we're definitely putting
12 ourselves in more of a debt position because we have to make
13 that money back before we realize -- before it -- we have to
14 make it back first.

15 But we could help people right now.

16 CHAIR MILLER-ANDERSON: Thank you.

17 MR. ROBERTS: Thank you.

18 CHAIR MILLER-ANDERSON: All right. Do we have any
19 questions from the board? Comments?

20 COMMISSIONER LAWSON: Madam Chair.

21 CHAIR MILLER-ANDERSON: Yes.

22 COMMISSIONER LAWSON: Mr. Lewis, within the proposal was
23 there any local or minority participation recommended or advised
24 by the winning bid?

25 MR. LEWIS: No, it was a straight bid. So it wasn't -- the

1 approach wasn't an a RFP approach. It was a straight bid.

2 COMMISSIONER LAWSON: Follow-up, Madam Chair.

3 CHAIR MILLER-ANDERSON: Go ahead.

4 COMMISSIONER LAWSON: There was a comment made about the
5 entire contract underneath the contingency, the nine percent.
6 That nine percent is a contingency for the entire three-year
7 contract? Or is that per year?

8 MR. LEWIS: Per year. So it's nine percent of the total.

9 COMMISSIONER LAWSON: So the contract is 82,000 --

10 MR. LEWIS: It will be a total yearly cost, yes.

11 COMMISSIONER LAWSON: So the contract is 82,000?

12 MR. LEWIS: Is the total yearly cost, yes.

13 COMMISSIONER LAWSON: So the contract is 82,622 per year?
14 For the next three years.

15 MR. LEWIS: It will be 86 --

16 COMMISSIONER LAWSON: Eighty-two six twenty-two?

17 MR. LEWIS: Yes.

18 COMMISSIONER LAWSON: And just to reiterate, the local or
19 minority participation -- Madam Chair.

20 CHAIR MILLER-ANDERSON: Yes.

21 COMMISSIONER LAWSON: That's why I really want us to push
22 and possibly work with the CRA in getting this disparity study
23 done, so that we can actually get that implemented. So that's
24 why I'm gonna actually request that the CRA comes on board as
25 well, to possibly support and assist with this disparity study

1 getting done as quickly as possible.

2 CHAIR MILLER-ANDERSON: Okay.

3 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, the CRA can
4 participate with the City in that process.

5 CHAIR MILLER-ANDERSON: All right. Anyone else?

6 Madam Clerk.

7 THE CLERK: Commissioner Lawson.

8 COMMISSIONER LAWSON: Yes.

9 THE CLERK: Commissioner Lanier.

10 COMMISSIONER LANIER: Yes.

11 THE CLERK: Commissioner McCoy.

12 COMMISSIONER McCOY: Yes.

13 THE CLERK: Vice Chair Botel.

14 VICE CHAIR BOTEL: Yes.

15 THE CLERK: Chair Miller-Anderson.

16 CHAIR MILLER-ANDERSON: Yes.

17 THE CLERK: Motion carries.

18 CHAIR MILLER-ANDERSON: Item number 7.

19 THE CLERK: Clean and Safe Quarterly Update.

20 INTERIM EXECUTIVE DIRECTOR EVANS: I've asked the -- our
21 Clean and Safe Managers, Neimah Spence and Rod McLeod, as well
22 as Annetta Jenkins, to provide the board with an update on our
23 Clean and Safe program.

24 We'll also provide the board an update on some of the
25 Neighborhood Services initiatives. The CRA has two million

1 dollars in this year's budget reserved for neighborhood
2 improvements and affordable housing.

3 So they'll touch on a few of our programs. But we're
4 really looking forward to scheduling a new retreat with the CRA
5 board so that we can get those housing dollars targeted and
6 deployed to the neighborhoods.

7 MR. McLEOD: Good evening, Board.

8 We're gonna be starting off with the overview of the Clean
9 and Safe operation. Then I'm going to give you a quarterly
10 update on the Marina operation. Then turn it over to Neimah
11 Spence, our Marina -- our Clean and Safe Operations Manager.
12 And when he has concluded that, then our Director of
13 Neighborhood Services, Annetta Jenkins, will finish up.

14 Okay. We're in our fifth year of our award winning
15 program. We started five years ago in February. The program
16 has been well received by businesses and residents within the
17 City.

18 We assist -- to assist us in delivering better customer
19 service and creating more impactful presence, we've expanded our
20 neighborhood based services for the fiscal year.

21 Our Clean and Safe operation is now divided into
22 neighborhood operations portfolio and Marina Village portfolio.

23 Our strategies are public service, landscaping, Event
24 Center support, Marina District support, neighborhood
25 beautification, green space projects -- green space project

1 management, linear park and community gardens -- and the new one
2 we're gonna be building on Singer Island -- community services,
3 business outreach, Neighborhood Watch, and training.

4 Then our marina portfolio. We have an event operations
5 team, a day porter team, a Marina Village team. And these teams
6 are all cross-trained; they work together to provide village
7 wide litter pickup, sidewalk sweeping, pressure washing, walking
8 concierge service, shuttle service, event set up and break down
9 within the Event Center and Marina Village.

10 The ambassadors always provide superior customer service
11 with a smile.

12 We have also hired an additional contract overnight porter
13 service to assist in our cleaning. They work Wednesday through
14 Sunday. This enables us to start having meetings right at 7:00
15 in the morning, the place is ready to go.

16 Totally, we have a total of 18 ambassadors, full-time and
17 part-time, on board.

18 Our statistics at the marina for the last quarter, we've
19 had 85 events and 170 room turns. We've collected 84,315 pounds
20 of trash, or 42 tons. We collect a lot of trash there.

21 We completed 85 hours of training. And, again, our staff:
22 Two day porters, two night porters, three marina PSAs, and five
23 Marina Event Center PSAs.

24 And our shuttle service. We transported 3,690 people in
25 the last quarter.

1 And with that, I'll turn it over to Neimah.

2 MR. SPENCE: Good evening, Madam Chair --

3 CHAIR MILLER-ANDERSON: Good evening.

4 MR. SPENCE: -- Board.

5 My name is Neimah Spence. I'm the Operations Manager for
6 the Clean and Safe Program.

7 I'm gonna go over our neighborhood operation portfolio.
8 Our Clean and Safe ambassadors are responsible for the following
9 area: We have our Broadway and Blue Heron corridor, along with
10 Singer Island. We're into Riviera Beach Heights, along with our
11 Park Manor South. We expanded our area to include 23rd Street
12 north to Silver Beach Road, and east and west from the
13 intracoastal to Avenue F.

14 Part of the duties of our Clean and Safe program is to
15 ensure that our Clean and Safe District is clean. And part of
16 our duties is to ensure that all our trash is picked up within
17 the CRA District, vacant lots. Also, we clean our sidewalks
18 using our sidewalk sweepers. And we do pressure washing.

19 We pressure wash our small bridge twice a week to ensure
20 that that area is clean. We have a lot of people out there
21 fishing, so we want to make sure that a visitor or residents
22 come by, that area is clean.

23 We also have an ambassador master gardener who is
24 responsible for our community garden, our Prosperity Garden, our
25 linear parks, and also our new Singer Island garden.

1 We are conducting landscaping. Our ambassadors will cut
2 our grass at the CRA owned property, along with ensuring that
3 the hedges are trimmed.

4 And if you can look at the picture, that's our master
5 gardener at work.

6 This is an overview of some of the work that our
7 ambassadors has completed this quarter. This is not all. It's
8 just a good overview. And if you look at the pictures, you can
9 see them in action.

10 Our community meetings and events, we held six at our Clean
11 and Safe operations center.

12 Also in March we had our Creativity Station that we held at
13 our operations center.

14 They cleaned 80 blocks of sidewalks, using our sidewalk
15 sweepers. And also we pressure washed 174 blocks.

16 Our ambassadors picked up 610 bags of trash throughout the
17 CRA District.

18 And we assist with customer requests to 315.

19 We conducted 530 business checks.

20 And also distributed out 900 notices of events or meetings
21 that was gonna take place within our CRA District.

22 We had six Neighborhood Watch meetings. And we responded
23 to one incident that required either PD or Fire Rescue.

24 And this is an overview of our neighborhood operations
25 portfolio.

1 If you have any questions.

2 CHAIR MILLER-ANDERSON: Yes, I have a question. I know on
3 last meeting one of the residents came up and mentioned about
4 the ambassadors not being present as much over on the south
5 side. Has that increased or --

6 MR. SPENCE: Yes. We took that into account. We're over
7 in the neighborhood of the Riviera Beach Heights community two
8 to three times a week. And what we're doing, we're going out
9 introducing ourselves to the residents so they can get a feel of
10 our team out and about. We have our sidewalk sweepers over
11 there. We are doing, you know, different things in the
12 community. We're passing out literature for events. So we're
13 out there. We took into account some of the questions that was
14 asked. So we're out there more and more.

15 And on our way to our designated area, if we see anything
16 that need to be picked up, we do not hesitate to do that.

17 CHAIR MILLER-ANDERSON: Anyone else?

18 All right. Thank you.

19 MS. JENKINS: Good evening --

20 CHAIR MILLER-ANDERSON: Good evening.

21 MR. JENKINS: -- Chair and Commissioners.

22 I'm Annetta Jenkins, Director of Neighborhood Services.

23 And we just wanted to give you a little taste of things
24 we've been doing for the last month, and upcoming activities and
25 neighborhood services and events throughout the CRA area.

1 You see our poster where we had our Spring Vybz at the
2 Marina, which was quite interesting, along the Promenade, with
3 music and food and entertainment.

4 And one of my pictures disappeared. So we'll keep moving.

5 You see something that was very exciting. And we want to
6 thank you who came out, and members of the public. We tried
7 something new with our Tiki Market, that was absolutely
8 fabulous. The pictures are stunning. And we'll have a fuller
9 report at another time. But we wanted to give you a teaser of
10 what you missed if you did not come out.

11 We had stellar talent to come. We had upwards of one
12 thousand attendees during the Sunday afternoon. The wind coming
13 off of the water, and the beautiful views of the boats that you
14 could now see because we removed the seawall, were absolutely
15 beautiful, and it was a great evening.

16 So we attracted people from the region, from our city but
17 also from the region. So there was very good food, good music,
18 and it's something that we were asked to repeat.

19 So we had jazz on the water, and beautiful art work for
20 purchase. So it was a great success.

21 You see some additional pictures there. A young musician,
22 the gentleman on the right, is ten years old. And we've had
23 requests to have him come back.

24 The gentleman on the bottom, he has had thousands of likes;
25 and we definitely will have him back.

1 And you could see the atmosphere that we created. So
2 thanks and kudos to our Tiki Market manager, Ali Hall; she did a
3 fantastic job with her team.

4 So we know you'll come out and you don't want to miss the
5 next time.

6 We want to remind the public and let you all know we
7 continue to have our homeowner occupied rehab program. And just
8 to remind you, we provide up to \$20,000 for exterior repairs for
9 owner-occupied residences; and we prioritize code challenged
10 properties within the CRA. And that includes roofs, windows,
11 doors, landscaping, sprinklers, fencing and driveways. And
12 we've completed a few of them, and we'll bring you a housing
13 report in a future meeting. But you can see, and I know some of
14 you come out to openings and you've seen the differences that
15 we've made.

16 So we want the public to know that we do have additional
17 funds in this budget year. So call us for application, and
18 we'll be happy to process it and determine if you qualify.

19 We also had a successful activity with the CDC, bringing
20 back Creativity Station for the spring. For this session the
21 children focused on marine biology and environmental sciences.
22 And it was quite a success. And they participated with the
23 National Black Scuba Divers, and just had a great time.

24 So we do have applications for our summer program, the CDC
25 does. And camp will start on June 3rd and go for three weeks

1 until June 21st.

2 Now, what is upcoming? Because we're always busy in
3 Neighborhood Services. Tomorrow night we have our next home
4 buyers class. We are very big on promoting home ownership. So
5 if you think that you're ready to buy a home, give us a call, we
6 can get you signed up for our home buyers club. It meets at
7 Clean and Safe on the second Thursday of each month, from 6:00
8 to 8:00 p.m. And it's totally free.

9 We also are bringing back our very popular entrepreneur and
10 start-up program. Our Comerica Small Business Resource Center
11 will start the last Tuesday of the month; and that's a six-week
12 certification series, which is also free to attendees. We have
13 a few slots left. So give us a call, go to our website, and you
14 can sign up there, the public can sign up.

15 And coming on the 18th -- 19th. My eyesight is bad. We
16 have our seaside gospel celebration, another first for our Tiki
17 Market. We have two recording artists, Pastor Jimmy Hicks and
18 Pastor Helen Miller, along with other local talent.

19 So if you love gospel music or if you love good music, if
20 you want good food, good eats, and just want to come out and
21 enjoy the afternoon, come out to the Tiki Market on the 19th,
22 bring your chair, and we'll have a good time. And that is going
23 very well.

24 So with that, I'll stop and see if there are any questions
25 or comments.

1 But we look forward to seeing you all at our upcoming
2 activities.

3 CHAIR MILLER-ANDERSON: Do we have any comments from the
4 board?

5 COMMISSIONER McCOY: Just one question, Madam Chair.

6 CHAIR MILLER-ANDERSON: Yes.

7 COMMISSIONER McCOY: Ms. Jenkins, so the entrepreneur start
8 up, is that no longer with Paragon? Are they not a part of
9 that?

10 MS. JENKINS: Not for this series. They will be assisting
11 us with what we call our Deep Dive classes. But not for the
12 certification series.

13 COMMISSIONER McCOY: Okay.

14 CHAIR MILLER-ANDERSON: Anyone else?

15 Thank you so much.

16 MS. JENKINS: Thank you.

17 CHAIR MILLER-ANDERSON: Appreciate it.

18 All right. We don't have any items tabled.

19 We'll go into our general public comments. Three minute
20 time limit. Public comment should be restricted to issues,
21 matters, or topics pertinent to the Riviera Beach Community
22 Redevelopment Agency. Please be reminded that the CRA Board of
23 Commissioners has adopted "Rules of Decorum Governing Public
24 Conduct During Official Meetings", which has been posted at the
25 entrance of the Council Chambers. In an effort to preserve

1 order, if any of the rules are not adhered to, the Commission
2 Chair may have any disruptive speaker or attendee removed from
3 the podium, from the meeting and/or building if necessary.
4 Please govern yourselves accordingly.

5 THE CLERK: Fane Lozman, followed by Rodney Roberts and
6 Moresha Kimber.

7 MR. LOZMAN: Fane Lozman.

8 CHAIR MILLER-ANDERSON: Good evening.

9 MR. LOZMAN: I keep saying Singer Island. I should say
10 Riviera Beach, with 51 acres in Singer Island.

11 Today was a great day. Today we served a notice. We have
12 it stamped by the city clerk. We filed our statement of grounds
13 to recall Julia Botel from the City of Riviera Beach.

14 There are a lot of angry people on the west side. There
15 are a lot of people disgusted.

16 There is a paper trail of her involvement in the firing of
17 one of only three black women chief building officials in the
18 state of Florida. Out of 478 municipalities, now there's only
19 two. Botel wanted her out, and she got her out.

20 But the statement of grounds is such that it's
21 unchallengeable. Meaning that it's not opinion, it's not maybe,
22 it's not like, oh, well -- that's not grounds for recall. I've
23 been through three recalls, and we've been successful twice.

24 We got Al Duran, during the recall, we got him arrested.
25 And then we got Esquijarosa, Mayor Esquijarosa, we got all the

1 signatures on the two things, and the special election was set
2 and the state attorney offered her, resign or you'll be
3 arrested.

4 We got Botel's little pet, Gagnon -- Gagnon's in deep
5 trouble. I spent a couple hours at the state attorney's office
6 on Monday, he is in deep trouble. And your fingerprints are all
7 over that, Botel.

8 But let's talk about what the statement of grounds are and
9 why I think we have a great opportunity to get her thrown out.
10 Because people on the west side are livid from the reverence,
11 from the preacher, they are livid that this woman who is
12 extremely qualified, Ladi March, was run out of town because she
13 wouldn't cheat the system, she wouldn't be corrupted. She
14 issued permits, she wouldn't rescind them. She was told by her
15 boss that a memo of insubordination would be put in her file if
16 she didn't rescind it.

17 She was told by Evans, at Botel's behest -- Botel is
18 basically an advocate for the Amber project back in 2014, that
19 if they gave a real valuation, she would be fired for that.

20 But that's not what the recall is about. The recall is
21 about the following: City of Riviera Beach Councilperson Julia
22 Botel committed multiple acts of malfeasance by using her City
23 Hall office, City supplies and City office equipment which was
24 to be used for the performance of her elected duties to conduct
25 non-city affairs. Councilperson Botel prepared at her City Hall

1 offices flyers for a political action committee that stated its
2 goal was to replace chief building official Ladi March-Goldwire.

3 That is irrefutable. She admitted that she gave partial
4 reimbursement to the City. But the bottom line is those offices
5 are for elected officials to do solely their city business.
6 Okay? They are not the rent, the electric, the machinery. That
7 is not to be used for other purposes.

8 To target a city employee is disgusting. It's
9 reprehensible.

10 If this was 50 years ago, you would have had a race riot in
11 this town, that this white woman would dare target a black woman
12 in this city.

13 CHAIR MILLER-ANDERSON: Thank you.

14 MR. LOZMAN: Not only that. But she also --

15 CHAIR MILLER-ANDERSON: Thank you, Mr. Lozman.

16 MR. LOZMAN: One second.

17 CHAIR MILLER-ANDERSON: Thank you, Mr. Lozman.

18 MR. LOZMAN: She also registered a private company at City
19 Hall --

20 CHAIR MILLER-ANDERSON: Thank you.

21 MR. LOZMAN: -- and that can be looked up on Sunbiz.

22 So we're gonna get the signatures --

23 CHAIR MILLER-ANDERSON: Thank you, Mr. Lozman.

24 MR. LOZMAN: -- and we're gonna get you thrown off that
25 dais, Botel.

1 CHAIR MILLER-ANDERSON: Thank you.

2 THE CLERK: Rodney Roberts.

3 CHAIR MILLER-ANDERSON: Good evening. Go ahead,
4 Mr. Roberts.

5 MR. ROBERTS: Good evening. Rodney Roberts, 1581 West 14th
6 Street, Riviera Beach, Federal Gardens.

7 I'm smiling because life is great, life is great.

8 We just saw the presentation from the CRA and the CDC about
9 a lot of things that I spoke on. We need more of that. We need
10 more of that. Compounded. Why? Because we want to stop the
11 inactivity and the idleness of our youths, and adults for that
12 matter.

13 We want people to be able to afford to stay here in Riviera
14 Beach, so we need more jobs, more jobs, more jobs, which means
15 that you have to put more money into projects like that.

16 And, again, I don't know what the -- and when it comes to
17 that, when we're trying to stop crime, when we're trying to stop
18 drugs, when we're trying to stop disease and we're trying to
19 stop, you know, killings and things like that, I don't know
20 where the FPL lines and all that other stuff comes into play.

21 You know, I know people that have money need somewhere to
22 spend it, but this place was kept stagnant for so long, and we
23 didn't have any place to go, and now all of a sudden we need to
24 put money into neighborhoods or whatever, but we're putting it
25 in so people can have places to go. So I applaud the CRA and I

1 applaud the CDC. Mr. Evans, if that's you, great. And the
2 whole team effort, great. I just need that times ten. You
3 understand? I need that times ten.

4 We're doing these events over here in the marina, where we,
5 you know, revitalized and all that good stuff, but I need it in
6 the neighborhoods. I need it in the neighborhoods. I need the
7 kids to see that young kid that's playing the guitar, I need him
8 over at, say, the McCray Park showing these kids that, hey, this
9 is what I do, you about my age, you can do this too.

10 I need yoga in the parks. I need mediation in the parks.
11 I need all of that in the neighborhoods, in the neighborhoods,
12 not just over here on the corridor. Because that means that I
13 have to travel over there to the corridor; and if I don't have
14 that kind of, you know, transportation -- unless you want to
15 provide transportation, if you want to pull a bus at the park on
16 5th Street or whatever, and drive the kids over there and ensure
17 that they get back. But then you'll probably say that's too
18 much insurance, what have you. I don't want no walking across
19 the railroad tracks. So bring it to them.

20 The same way you putting out the flyers, just bring it to
21 us. Bring out the flyers and let us know that it's gonna be
22 right there in the park this weekend, what have you.

23 So, yeah, that was a great presentation. I need it times
24 ten. That's all.

25 CHAIR MILLER-ANDERSON: Thank you.

1 THE CLERK: Moresha Kimber, followed by Johnny Kimber and
2 Ashley Walker.

3 MS. KIMBER: Greetings, members of the board --

4 CHAIR MILLER-ANDERSON: Good evening.

5 MS. KIMBER: -- CRA, Council.

6 My name Moresha Lorraine Kimber. I am here on behalf of
7 Kimber Hospitality Group.

8 I sent a letter on Monday to the board and some other key
9 City personnel. And I'd like to first say thank you,
10 Mr. Tradrick, that's the only response that I received back. So
11 I don't know if you can confirm whether you received it, because
12 I sent it to council as well. But the basis of the letter was
13 to shed light on our RFP process, which is flawed on so many
14 levels.

15 I'm here today to request a detailed letter from the CRA
16 director, Mr. Evans, explaining the events that occurred after
17 the tabulation and publishing of the written submissions,
18 because what was supposed to happen did not. It's RFP 2018-06.
19 Prior to the oral presentations participants were supposed to
20 receive a matrix which -- by which the oral presentations would
21 be scored; and we did not.

22 I spoke to one of the members of the oral committee who
23 advised that there was a tabulation sheet; and to date that
24 matrix, nor the scores, have been published. The combined total
25 score of the written and the oral were to determine the top

1 candidate for that award. However, a final score was derived
2 prior to the publishing of the oral presentation scores. Why
3 was there a lack of transparency of the scores for the oral
4 presentation and the matrix? Why haven't the submissions of the
5 three finalists been published, as other RFP submissions have
6 been? So that the public can see, Mr. Evans, what you use to
7 make your recommendation.

8 This lack of transparency is what's put a cloud of
9 suspicion over the entire process. Furthermore, negotiations
10 began, revisions and changes were made to the RFP before the
11 board's final approval on April 24th, that the criteria that was
12 changed specifically surrounding the proof of financial
13 feasibility were a part of the scoring process of the written,
14 which in eliminating that requirement not only changes the
15 scoring of the written but it certainly served as a deterrent to
16 at least one of businesses that I know for sure who did not go
17 after it because they did not have the resources. And we don't
18 know how many other potential businesses did not go after it
19 because of that reason.

20 The other issues pointed out in the letter regarding
21 conflicts of interest only exasperate the grave deficiencies of
22 the process. The process is flawed. The process needs to be
23 fixed. Transparency needs to be a priority.

24 Small businesses looking to do business with the City of
25 Riviera Beach should do so with confidence that the process will

1 be fair, unbiased, clearly communicated, followed and executed
2 as set forth in the solicitation, by the Florida Statutes, by
3 both the agency and the participants; and when it's not, there
4 needs to be a system of accountability.

5 So I just want to be clear that this is not a personal
6 attack on anyone but just an attack on a system that is flawed.
7 As a voting member and tax paying member of this community, I
8 have the right and the responsibility to shed light on the
9 disparities as it relates to the process for applying for City
10 funds, to ensure that everybody gets a fair shake at the
11 opportunities.

12 I look forward to hearing back based on the issues that
13 I've outlined in the letter, as well as the ones that were
14 presented this evening.

15 Thank you.

16 CHAIR MILLER-ANDERSON: Thank you.

17 INTERIM EXECUTIVE DIRECTOR EVANS: Madam Chair.

18 CHAIR MILLER-ANDERSON: Is she the last one? Let's finish
19 this, and then we can come back.

20 THE CLERK: Johnny Kimber, followed by Ashley Walker.

21 (Unidentified speaker in audience is inaudible.)

22 CHAIR MILLER-ANDERSON: Okay. Who's next?

23 THE CLERK: Ashley Walker.

24 CHAIR MILLER-ANDERSON: All right. Ms. Walker.

25 MS. WALKER: I'm good.

1 THE CLERK: That's the end of public comment.

2 CHAIR MILLER-ANDERSON: All right. Mr. Evans, if you have
3 any questions or comments.

4 INTERIM EXECUTIVE DIRECTOR EVANS: I would just like to add
5 that in any competitive process you're always going to have some
6 teams who win and some teams who lose; and we try to conduct
7 ourselves with a hundred percent transparency. I disagree
8 strongly with some of the statements. But we will certainly
9 respond to the letter, and we'll provide all of the answers that
10 were requested in that letter, and feedback. And I just wanted
11 to make that known. Thank you.

12 CHAIR MILLER-ANDERSON: Okay. And if you could just
13 provide the council -- the board with an update as to what you
14 come up with. Just so that it -- you know, we're being
15 responsive to the concern.

16 VICE CHAIR BOTEL: Madam Chair.

17 CHAIR MILLER-ANDERSON: Yes.

18 VICE CHAIR BOTEL: I'm sorry. I didn't receive an e-mail,
19 so I'm hoping that you have my correct address. And I will --
20 let's talk later. Thank you.

21 CHAIR MILLER-ANDERSON: All right.

22 MR. HAYGOOD: Madam Chair.

23 CHAIR MILLER-ANDERSON: Yes.

24 MR. HAYGOOD: We're treating her letter as a protest. And
25 under the procurement code the executive director will initiate

1 a response to the protest. He will respond and of course will
2 copy the board.

3 CHAIR MILLER-ANDERSON: Okay. All right. Thank you.
4 So, report of the executive director.

5 INTERIM EXECUTIVE DIRECTOR EVANS: I have no additional.

6 CHAIR MILLER-ANDERSON: All right. Report of the general
7 counsel.

8 MR. HAYGOOD: There have been some changes to the statutes
9 (inaudible) for distribution to the board.

10 CHAIR MILLER-ANDERSON: All right. Discussion from the
11 board, starting with Mr. Lawson.

12 COMMISSIONER LAWSON: Thank you, Madam Chair.

13 Madam Chair, the goal that I was asked to bring tonight
14 would be the discussion of our disparity study. We spoke about
15 it in our council meeting and I wanted to discuss it tonight at
16 our CRA meeting, to possibly work on having staff negotiate the
17 terms of how the CRA, Utility District, and the City can also
18 jointly bring a disparity study to our city, and doing that
19 aggressively. So I know that we have instructed staff already
20 to begin that process of negotiation. But also for the next
21 meeting, at the City meeting, to understand how the CRA can be
22 implemented into this, financially what costs it would be
23 willing to bring to the table, and have some type of idea so
24 that we can actually move aggressively with this.

25 CHAIR MILLER-ANDERSON: Okay. Ms. Lanier.

1 COMMISSIONER LANIER: No comments.

2 CHAIR MILLER-ANDERSON: Mr. McCoy.

3 COMMISSIONER McCOY: Nothing, Madam Chair.

4 CHAIR MILLER-ANDERSON: Okay. And for me, I want to
5 reiterate again, it kind of goes along with what Mr. Lawson was
6 saying about the disparity study, but the point of the community
7 benefits agreement that we've talked about for about three or
8 four, five months now. So if we can try to be able to have
9 something for our next meeting to be able to give the board an
10 update on what you have or where you are with it, that would be
11 great.

12 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. And we're
13 developing an RFP that we will present at that June meeting.

14 CHAIR MILLER-ANDERSON: Okay. All right. Ms. Botel.

15 VICE CHAIR BOTEL: I'm sorry. Trying to find my computer.

16 I -- a couple of things. I want to respond to the
17 statements, the inaccurate statements made by Mr. Lozman. I
18 understand he's angry because his plan to ruin the Lake Worth
19 lagoon is being stymied. But a recall petition, I think that's
20 a little extreme.

21 I did set up a private corporation. And it happens to be a
22 501(c)(3) called The Friends of the Riviera Beach Schools. When
23 I set it up, I conferred with the legal department of Riviera
24 Beach to be sure that I was doing it with all the proper --
25 taking all the proper steps. I have now since then divested

1 myself of any leadership in that organization, although I
2 support it wholeheartedly. And the new leaders, one of whom is
3 here, Mary Beth Coffey, have done an outstanding job, and J.B.
4 Dixon, in carrying that work forward.

5 We buy children's books and school presents for Christmas
6 presents. We've done parties for Stonybrook children, both at
7 Christmas and Easter. And I'm proud of -- very proud of the
8 work that's been done by that, quote, private corporation. So
9 go ahead and recall me on that if you want to.

10 The other comment that he made was about my doing campaign
11 work in the city office. I made personal copies on the office
12 machine, in the legislative office, and we have confirmed
13 publicly with Mr. Sherman that I paid for every single one of
14 those copies. Totally. Not in part but totally. And so I want
15 to just put that to rest.

16 It seems like a really ridiculous effort for Mr. Lozman to
17 try to intimidate me into supporting his efforts to develop the
18 submerged lands on Singer Island. People on Singer Island, as
19 well as people on the mainland, know the value of that submerged
20 land, know the value of that lagoon to us, the precious water
21 that's there and the precious nurturing area that is for sea
22 life. And so I will continue to oppose him and be proud of the
23 work that I'm doing, both in The Riviera Beach -- Friends of
24 Riviera Beach Schools and with the -- my work in other areas.

25 A couple of quick things before we close. I participated

1 in the National Letter Carriers Stamp Out Hunger event on
2 Saturday. And it was a great event. They collected -- they
3 gave away a lot of food. But they will also be collecting food,
4 your letter carriers will be collecting food this Saturday, May
5 11th. So if you have nonperishable goods, they can put in a bag
6 by -- somewhere near your mailbox, please put them out on
7 Saturday and your letter carrier will pick them up.

8 The event took place at the Judge Rodgers Community Center.
9 And I had the opportunity while I was there to introduce two
10 people who are now going to be working together on my work force
11 development task force. One of them is Captain Rich Brochu, who
12 has a marvelous workshop over there where he's going to teach
13 canvas, boat canvas. Are you listening? He's going to teach
14 them to sew boat canvas, he's going to teach them to do
15 carpentry. Not only kids, but young adults and returning
16 citizens as well.

17 So I was happy to introduce him to a gentleman by the name
18 of Mr. Ferguson, who is gonna give free training in the
19 construction trades, so that when we have projects like the big
20 one at the Marina, we can ensure that we have trained people to
21 participate in those projects. I was really happy about that.

22 And last, we had a Singer Island garden meeting. The
23 community garden will be opening. We had a wonderful very well
24 attended meeting last week. And we'll also be starting a garden
25 club on Singer Island. So lots of good things are happening and

1 we can just turn our backs on those of us who would like to
2 focus on the negative. Thank you.

3 CHAIR MILLER-ANDERSON: All right. And with that being
4 said, we do have a special city council meeting. We will
5 adjourn from the CRA meeting and we'll begin in about ten
6 minutes.

7 At this time we are adjourned from the CRA.

8 (Proceedings concluded at 7:43.)

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CERTIFICATE

THE STATE OF FLORIDA
COUNTY OF PALM BEACH

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

IN WITNESS WHEREOF, I have hereunto set my hand this 20th
day of May, 2019.

Claudia Price Witters
CLAUDIA PRICE WITTERS
Registered Professional Reporter



ADJOURNMENT

The CRA Regular Meeting was adjourned at 7:43 P.M. The minutes were approved
by the Board of Commissioners on _____.

KaShamba Miller-Anderson, Chairperson

Interim Executive Director Scott Evans

/cw
Florida Court Reporting