

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, June 12, 2019

6:05 p.m. to 7:58 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, June 12, 2019, 6:05 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, General Counsel.
16 CHAIR MILLER-ANDERSON: Okay. We'll have a moment of
17 silence, followed by the Pledge of Allegiance led by Chair Pro
18 Tem Botel.
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: No, Madam Chair.
23 CHAIR MILLER-ANDERSON: Disclosures by commission and
24 staff.
25 I just recently met with a representative for the Broadway

1 Riviera Cove development.

2 COMMISSIONER LAWSON: Madam Chair.

3 CHAIR MILLER-ANDERSON: Yes.

4 COMMISSIONER LAWSON: I also had a conversation with a
5 representative from the Riviera Cove development.

6 VICE CHAIR BOTEL: Madam Chair.

7 CHAIR MILLER-ANDERSON: Go ahead.

8 VICE CHAIR BOTEL: I did as well. And I have met in the
9 past with representatives from the Villari Group.

10 CHAIR MILLER-ANDERSON: Okay. Anyone else?

11 COMMISSIONER McCOY: Madam Chair.

12 CHAIR MILLER-ANDERSON: Yes.

13 COMMISSIONER McCOY: I met with a representative of Riviera
14 Cove as well.

15 CHAIR MILLER-ANDERSON: All right. Do we have a motion to
16 adopt the agenda?

17 VICE CHAIR BOTEL: So moved.

18 COMMISSIONER LAWSON: 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: All right. Consent agenda
7 speakers. Consent agenda. All matters listed under this item
8 are considered to be routine and action will be taken by one
9 motion. There will be no separate discussion of these items
10 unless a councilperson so requests, in which event the item will
11 be removed from the general order of business and considered in
12 its normal sequence on the agenda.

13 Do we have any public comment cards for consent?

14 THE CLERK: Yes, Madam Chair. Bonnie Larson.

15 MS. LARSON: Bonnie Larson.

16 This is a question I've had for years on the --

17 CHAIR MILLER-ANDERSON: Hold on one second, Ms. Larson.
18 The time.

19 MS. LARSON: All right. The question I've had for years
20 about the vendors. And this is Constant Computing. Now this
21 week there are five invoices from them. I left my notes at
22 home. Unfortunately I didn't have time to stop there. But it
23 adds up to several thousand dollars. And we do this every
24 month. And I'm wondering what in the world do we do every month
25 for a computer company. I just, I just really don't understand.

1 It's been for years and years this has been going on.

2 So if you would explain why, why we have all these bills
3 from them every single month. This month we got five bills; and
4 it's several thousand dollars.

5 Thank you.

6 CHAIR MILLER-ANDERSON: Thank you.

7 Was that the only --

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

9 CHAIR MILLER-ANDERSON: Mr. Evans, could you just provide a
10 little short --

11 INTERIM EXECUTIVE DIRECTOR EVANS: Certainly. Constant
12 Computing provides the CRA's IT services. So on a monthly basis
13 they provide us computer support at the Event Center, CRA
14 offices, and also Clean and Safe offices.

15 CHAIR MILLER-ANDERSON: Do we have any items that we would
16 like to have pulled from the consent agenda?

17 All right. Do we have a motion to accept the consent
18 agenda?

19 VICE CHAIR BOTEL: So moved.

20 COMMISSIONER McCOY: Second.

21 CHAIR MILLER-ANDERSON: Madam Clerk.

22 THE CLERK: Commissioner Lawson.

23 COMMISSIONER LAWSON: Yes.

24 THE CLERK: Commissioner Lanier.

25 COMMISSIONER LANIER: Yes.

1 THE CLERK: Commissioner McCoy.

2 COMMISSIONER McCOY: Yes.

3 THE CLERK: Vice Chair Botel.

4 VICE CHAIR BOTEL: Yes.

5 THE CLERK: Chair Miller-Anderson.

6 CHAIR MILLER-ANDERSON: Yes.

7 THE CLERK: Motion carries.

8 CHAIR MILLER-ANDERSON: All right. Regular business, item
9 number 3.

10 THE CLERK: A resolution of the Board of Commissioners of
11 the Riviera Beach Community Redevelopment Agency authorizing
12 staff to enter into negotiations with KCI Technologies, Inc., to
13 provide research and design services for the redevelopment of
14 the Avenue E corridor; providing an effective date.

15 CHAIR MILLER-ANDERSON: Do we have a motion?

16 VICE CHAIR BOTEL: So moved.

17 COMMISSIONER LAWSON: Second.

18 CHAIR MILLER-ANDERSON: Mr. Evans.

19 INTERIM EXECUTIVE DIRECTOR EVANS: Andre Lewis, CRA Project
20 Manager, will present.

21 CHAIR MILLER-ANDERSON: Good evening.

22 MR. LEWIS: Good evening, Commissioners.

23 Okay. So we're gonna kind of talk through the Avenue E
24 corridor redevelopment project.

25 So, the purpose. So we're here to -- we're seeking

1 approval to enter into negotiations with the RFP 2019-02,
2 highest ranked proposer, which is KCI Technologies, Inc., to
3 provide us with research and design services for the Avenue E
4 Streetscape Study project.

5 So just some brief background. Back in February the board
6 provided us with approval to publish Avenue E Corridor Project
7 RFP. On May 24th, 2019, the evaluation committee met and
8 completed its written evaluation, also interviews, and KCI
9 Technologies was ranked the highest and most respondent firm.

10 So the project deliveries. We expect KCI to provide a
11 comprehensive Avenue E Corridor Streetscape report. Provide us
12 with recommendations for potential streetscape design. Provide
13 development impact and recommended improvements. And finally,
14 give us future development options for the existing and vacant
15 properties along the Avenue E corridor.

16 So a little bit about the firm. And also Heidi Siegel from
17 KCI is here if you have any questions after my presentation.

18 Thank you for being here.

19 KCI Technology has well over 40 years of experience. They
20 are considered a full service firm, providing municipal
21 planning, urban design and multi-modal transit solutions.

22 Just a few of their clients, but they work with the Lake
23 Worth CRA, the City of Coconut Creek, Pompano CRA, City of
24 Plantation, and the City of Sebring.

25 So the fiscal impact. The project amount approved for

1 fiscal year 2018-19 is two million for the project. And the
2 contract term with KCI would be two years with a one year
3 option. The contract amount would not exceed 75,000.

4 So this is just a -- the 3-D design concept that was given
5 to us by KCI, to just, to give you a little flavor of their band
6 width as far as work, and what are some of the possibilities for
7 the Avenue E. So that's a little flavor.

8 Any questions?

9 CHAIR MILLER-ANDERSON: Which part of Avenue E is this? I
10 may have missed this.

11 MR. LEWIS: This would be starting on 10th. And if you
12 look at the beginning, it shows the Port to the left.

13 INTERIM EXECUTIVE DIRECTOR: And of course we would
14 negotiate and bring back to you a contract for approval to do
15 the design work. But KCI went ahead and showed us some of the
16 potential work that they'd like to do for us.

17 CHAIR MILLER-ANDERSON: All right. Any questions from the
18 board?

19 COMMISSIONER LANIER: Yes, Madam Chair.

20 The person who's -- do they care to come up?

21 MR. LEWIS: Sure.

22 MS. SIEGEL: Good evening. Heidi Siegel. KCI.

23 COMMISSIONER LANIER: Hi. Could you just kind of give us
24 like a little overview of how you guys put this together?

25 MS. SIEGEL: Sure. We're a multi-disciplinary firm. And

1 I'd first like -- full disclosure, I am not creative or talented
2 enough to do this type of computer work. The gentleman, the
3 young man who did it, has a newborn. I asked him to come
4 tonight, because I knew you'd be showing the video, but he went
5 home to the baby.

6 So, we're -- as Andre mentioned, we're a multi-disciplinary
7 firm. So we're creative people and technical people who work
8 together all the time. So we actually sat around the table --
9 some of us had already done a site visit. We described the
10 conditions to our team members and talked about the RFP which
11 sought to transform Avenue E and make it into a more residential
12 area.

13 We were told at the pre-bid meeting by Mr. Evans that to
14 consider all complete streets components and to really see what
15 could fit into the right-of-way. So after looking at that, we
16 decided specifically to start on the south end because we know
17 that with the Port and the containers there, it's very different
18 than the vision that could happen along Avenue E. So we wanted
19 to show how there's opportunities for green space and parks,
20 multifamily housing; and also making people first, so making it
21 safe for people, whether they're biking, walking, or in
22 transportation vehicles. Putting a median in came directly from
23 the landscape designer who did the video; that kind of was his
24 first creative idea. He, you know, came to me and said, do you
25 think they would like a median. I said, go for it. And it just

1 kind of grew from this.

2 COMMISSIONER LANIER: So the length is from each end of
3 Avenue E, from the south to the north?

4 INTERIM EXECUTIVE DIRECTOR EVANS: It's from 10th Street to
5 Blue Heron Boulevard.

6 COMMISSIONER LANIER: Okay.

7 MS. SIEGEL: And, ma'am, I'd just like to clarify. Our
8 intent is not to come in and say, this is what we think needs to
9 be there. This was for us to show our capabilities; and this is
10 a tool that we would use. The process would most likely go, we
11 would meet with the community, get feedback; we would then go
12 back, same process, have a creative session; and come back and
13 show the community, and yourselves, whatever that vision is.
14 But we find that this technology, it makes it easier for people
15 to envision what could happen.

16 VICE CHAIR BOTEL: Madam Chair.

17 CHAIR MILLER-ANDERSON: Yes.

18 VICE CHAIR BOTEL: I just wondered, will you be looking at
19 the zoning along Avenue E, for that stretch? Is it consistent
20 along Avenue E? I'm not even sure what the zoning is like over
21 there. And will you be -- if it's not, will you be making
22 recommendations about zoning changes?

23 MS. SIEGEL: Our scope of work will include looking at the
24 zoning. Right now the zoning does allow some of the things that
25 the CRA is interested in. But we need to understand why it's

1 not happening. So how to maybe incentivize the zoning as part
2 of the scope of work as well.

3 We work with a lot of CRAs, so we'll also look at the CRA
4 plan.

5 CHAIR MILLER-ANDERSON: And we definitely want to make sure
6 we have as many community meetings as possible, because we've
7 had some road work that was done on the opposite side, and there
8 was not as much community involvement in that. And this is my
9 area, my district, and I don't want to have a repeat of what we
10 had previously with the road construction that we had. So --

11 MS. SIEGEL: Yes, ma'am.

12 CHAIR MILLER-ANDERSON: That would be very important.

13 MS. SIEGEL: We have the Merchant Strategy on our team
14 specifically because of their experience here with the CRA. We
15 went right to Sharon when we saw this job. And it's -- we like
16 community involvement. We work in a lot of similar communities,
17 and we have meetings, we go to cookouts, we go to church, we go
18 to people's homes, we get down and dirty in the community
19 because we believe in it.

20 CHAIR MILLER-ANDERSON: All right. Thank you.

21 Anyone else?

22 All right. Any public comment cards?

23 THE CLERK: We have one public comment card. Bonnie
24 Larson.

25 MS. LARSON: See, I missed a couple weeks, so now I'm back.

1 CHAIR MILLER-ANDERSON: That's okay.

2 MS. LARSON: Oh, yeah. I don't -- my question is to
3 Mr. Scott Evans. We're gonna have to start distinguishing
4 between our Evans now. Mr. Scott Evans. We've had Avenue E
5 researched and designed and everything at least twice that I
6 know of. So we're doing it again now; and I'm wondering what
7 are the criteria that makes it different, now that we're doing
8 it like at least a third time. That's my question.

9 Those pictures were beautiful. That would be wonderful if
10 that were Avenue E.

11 Ms. Botel, you asked about the zoning. We have little
12 convenience stores, we have homes, people with no front yards,
13 mishmash of everything there. So something like that would be
14 beautiful.

15 The medians are definitely out of the question because
16 there's hardly room for two cars to pass each other as it is
17 now. So that's not gonna happen.

18 But what is it that we want? Because we can't have a lot
19 of what was in this video. So what is it we want them to do for
20 the 75,000? Because if they come back with something like this,
21 it's of no use to us. And how -- like I said, how is this
22 design, how is this different than what we had done in the past?
23 Because nothing ever came of that.

24 Now, you said that there's two million dollars -- did I
25 hear this right? There's two million dollars in the fund to

1 revive Avenue E. We have to have some kind of vision. What
2 will we get for that two million? What would that involve? How
3 much could we get done for two million dollars? Because
4 everything is expensive. These people are gonna charge \$75,000
5 just for the plans. So what is our priority on there? What do
6 we want done for Avenue E that would be doable? Because like I
7 said, right now it's a mishmash of everything, very small lots.
8 The street, no way we're gonna have a median there because it's
9 only one way, one car going in each direction. So what are we
10 looking forward to? What are we telling them? Because they
11 have to know what we want in order to do their job well. So
12 what is it that we want? And what happened to those other plans
13 we had for Avenue E?

14 Thank you.

15 CHAIR MILLER-ANDERSON: Mr. Evans, could you speak to the
16 previous plans that she referred to?

17 INTERIM EXECUTIVE DIRECTOR EVANS: Sure.

18 I think we had a very small look at Avenue E, to help us
19 apply for grant funding back in 2008.

20 And then in 2012 we had a comprehensive neighborhood
21 planning effort approved with Song & Associates. However, this
22 particular neighborhood, including Avenue E, that portion of
23 that contract didn't proceed. So although we did previously
24 have a contract to study this neighborhood with Song &
25 Associates, we didn't proceed with that work.

1 So we haven't looked at the street since 2008. And even
2 then it was just a very preliminary look so that we could apply
3 for a grant.

4 The two million dollars is the CRA's project funding. We
5 see this as a joint construction project between the City and
6 the Utility District. The total cost will be about ten million
7 dollars for the entire project. And the funding for that, we
8 see coming from the three parties. Hopefully about six million
9 dollars. And then we would like to raise an additional matching
10 funds of four million dollars.

11 And part of this study will ideally position us to apply
12 for and get those grant funds, so that we can complete the
13 project.

14 CHAIR MILLER-ANDERSON: Any questions or comments from the
15 board?

16 COMMISSIONER McCOY: Madam Chair.

17 CHAIR MILLER-ANDERSON: Go ahead.

18 COMMISSIONER McCOY: Mr. Lewis, I'm looking at your
19 evaluation sheet. I couldn't make out your handwriting. It
20 says the use of technology in the presentation -- and that's all
21 I got. Is that the same presentation that was done during --

22 MR. LEWIS: Yes. That was part of it. That was kind of
23 the closing of the presentation, but it was very robust, yes.

24 COMMISSIONER McCOY: Do you recall exactly your comments on
25 KCI?

1 MR. LEWIS: Do I remember my comments on the page? No, I
2 don't. No, I don't. We use the comments section to kind of
3 remind us -- well, for me, I use the comment section to kind of
4 remind me -- because I don't score until they've completed their
5 presentation. So it kind of helps me jive or jog my memory, to
6 make sure that I've captured all the things that I liked about
7 it or maybe I didn't like about it.

8 COMMISSIONER McCOY: Sure.

9 That's it, Madam Chair.

10 CHAIR MILLER-ANDERSON: Anyone else?

11 COMMISSIONER LANIER: Yeah. Madam Chair, one more
12 question. She said that she had someone from the Merchant part
13 of it.

14 MR. LEWIS: Yes.

15 COMMISSIONER LANIER: So she can kind of give us a little
16 background with that?

17 MR. LEWIS: Sure. Definitely.

18 MS. MERCHANT: Good evening. My name is Sharon Merchant.
19 I'm the CEO of the company called The MS Factor, of which The
20 Merchant Strategy is a division. It is a combination of my
21 public involvement firm and an ad agency. We have a very robust
22 company that's able to do a number of different services.

23 But the -- on the Merchant Strategy side of the house, we
24 do a lot of public involvement for cities, for Palm Beach County
25 Utilities, for Boynton Beach Utilities. We do work for DOT, the

1 turnpike, and so on. So we have a lot of hands-on experience in
2 working with communities, to talk to them and ask them for their
3 thoughts, ideas, how they want it to look, what they want it to
4 feel like.

5 We typically will meet with the project manager for both
6 the consulting team and for the entity -- in this case the
7 CRA -- and we'll ask them a lot of questions, we'll start
8 putting together a public involvement plan. And that plan will
9 sort of outline how we're going to go forward. It's a public
10 document. It will have a list of stakeholders, those that we
11 can identify on the outset and those that we identify as we're
12 going through the process. We will do public meetings in the
13 impacted area. We will invite stakeholders and anyone who wants
14 to come.

15 And as Heidi said earlier, you can't just do a mail to
16 residences. You have to expand yourself a little further.
17 We'll invite -- put it on the bulletin boards of churches, and
18 things like that, outside of just doing a mailing.

19 To the extent that they want me to, we could go so far as
20 to create a project website. Maybe not on this project, but we
21 can. Those are the type things that we do to make sure that we
22 ask for ideas from anyone who wants to participate, and capture
23 all those. At the public meetings, we do take meeting notes.
24 If anybody -- we'll have comment cards available. However they
25 want to communicate to us their ideas, we capture all that and

1 that becomes part of that public involvement document. So
2 you'll have all of that to refer to at the end of it.

3 CHAIR MILLER-ANDERSON: Okay. Anyone else?

4 COMMISSIONER LAWSON: Madam Chair.

5 CHAIR MILLER-ANDERSON: Go ahead.

6 COMMISSIONER LANIER: I'm sorry.

7 CHAIR MILLER-ANDERSON: I'm sorry.

8 COMMISSIONER LAWSON: Go ahead, Ms. Lanier.

9 COMMISSIONER LANIER: Just a follow-up question to -- the
10 question is, how do you keep the public informed during this
11 whole entire process?

12 MS. MERCHANT: Well, one of the reasons you build a
13 stakeholder database is so that you -- you start identifying the
14 people that you expect that will be interested, the residents in
15 the immediate area, the businesses in the immediate area,
16 utilities that might be impacted in that area, the churches or
17 other places of worship in that immediate area. If they are --
18 for instance, if there are bicycle enthusiast groups, we would
19 add them to it. If it were a marina project we would tell the
20 Marine Industries Association. So we look for people who could
21 or should or might be interested, and then we start building a
22 stakeholder database so we can communicate with them if we're
23 authorized to do so via social media, by e-mail, by regular
24 mail, public meetings, website, and so on. So all of those
25 things, we are capable of. We'll make the determination that --

1 the project managers will determine how we're gonna be allowed
2 to communicate, at the end of the day. And we'll go forward
3 with whatever they want us to do.

4 CHAIR MILLER-ANDERSON: You're finished, Ms. Lanier?

5 COMMISSIONER LANIER: Yes.

6 CHAIR MILLER-ANDERSON: Mr. Lawson.

7 COMMISSIONER LAWSON: Thank you, Madam Chair.

8 Mr. Evans, could you give a brief overview of what your
9 vision is of the Avenue E corridor and how it works in
10 conjunction with the Broadway development?

11 INTERIM EXECUTIVE DIRECTOR EVANS: Certainly. We see the
12 Broadway corridor as being more neighborhood oriented. The
13 types of commercial that we -- businesses that we'd like to
14 attract to the corridor would be to provide neighborhood
15 services, and primarily for residents who could walk to the
16 area. Beautification certainly will help make a difference. We
17 want to include decorative sidewalks, of course crosswalks,
18 bicycle lanes, decorative street lights, some potential park
19 additions, including new benches. Pedestrian lighting is very
20 important to increasing the safety and security of the area.

21 Specifically we have a number of vacant pieces along the
22 corridor and we see some of those becoming commercial, but
23 primarily a mix of new multifamily residential. Which would add
24 more residents to the area who then could shop and support those
25 neighborhood services in the corridor.

1 COMMISSIONER LAWSON: Thank you, Madam Chair.

2 CHAIR MILLER-ANDERSON: Anyone else?

3 Madam Clerk.

4 THE CLERK: Commissioner Lawson.

5 COMMISSIONER LAWSON: Yes.

6 THE CLERK: Commissioner Lanier.

7 COMMISSIONER LANIER: Yes.

8 THE CLERK: Commissioner McCoy.

9 COMMISSIONER McCOY: Yes.

10 THE CLERK: Vice Chair Botel.

11 VICE CHAIR BOTEL: Yes.

12 THE CLERK: Chair Miller-Anderson.

13 CHAIR MILLER-ANDERSON: Yes.

14 THE CLERK: Motion carries.

15 CHAIR MILLER-ANDERSON: Item number 4.

16 COMMISSIONER McCOY: Madam Chair.

17 CHAIR MILLER-ANDERSON: Yes.

18 COMMISSIONER McCOY: Follow up. On that item, I just was

19 looking at the scoring sheets. Mr. Evans, so I understand KCI

20 got preference points for being in Palm Beach. That's not what

21 I seen on the website. Am I missing something?

22 MR. LEWIS: Yes. I can answer.

23 Because a part -- the way we scored is we look at their

24 group as a whole. So Merchant Strategies is a Palm Beach County

25 company and they are part of their team, so they got points for

1 being a part of the team.

2 Now, if there was a situation where Merchant Strategies or
3 KCI was directly located in Riviera Beach, they would get more
4 points.

5 COMMISSIONER McCOY: Okay. Good enough. Thank you.

6 CHAIR MILLER-ANDERSON: Item 4.

7 THE CLERK: A resolution of the Board of Commissioners of
8 the Riviera Beach Community Redevelopment Agency authorizing
9 approval to enter into negotiations with the Villari Group to
10 sell CRA property located at 2431 and 2441 Beach Court, Riviera
11 Beach, to facilitate public parking and redevelopment on Beach
12 Court, and to promote redevelopment of the Ocean Walk area;
13 providing an effective date and for other purposes.

14 CHAIR MILLER-ANDERSON: Is there a motion?

15 VICE CHAIR BOTEL: So moved.

16 CHAIR MILLER-ANDERSON: Do we have a second?

17 COMMISSIONER LAWSON: Second.

18 CHAIR MILLER-ANDERSON: Is there a second?

19 COMMISSIONER LAWSON: Second.

20 CHAIR MILLER-ANDERSON: Mr. Evans.

21 INTERIM EXECUTIVE DIRECTOR EVANS: Good evening. This item
22 is authorizing us to enter into negotiations with the Villari
23 Group, as well as to begin negotiations and discussions with the
24 other teams who responded to the RFP.

25 In late January of this year the CRA issued RFP 2019-01.

1 We got three responses to the project. We -- the RFP was asking
2 for developers to submit a proposal to acquire CRA property
3 which is located on Singer Island, for the purposes of providing
4 some public parking, as well as redevelopment of the Ocean Mall
5 Beach Court area.

6 Only one of the responses that we received specifically
7 required the use of the CRA property to allow their property to
8 develop. We are recommending that the board action tonight is
9 to reject the two proposals from two of the teams, MTN/Tezral,
10 and KW Partners, and to initiate negotiation for the property
11 sale to the Villari Group, who requires the property
12 specifically for their proposed project.

13 We were encouraged by the proposals of all of the teams. I
14 will specifically say that -- and I'll go into it a little bit
15 further on into my presentation. But specifically we got
16 proposals that weren't necessarily all mutually exclusive. So
17 we think that all of the proposals or some elements of them
18 potentially could be built on Singer Island as part of a much
19 broader redevelopment initiative.

20 So we're also proposing to enter into negotiation with MTN
21 Tezral Group. They are proposing to redevelop property that is
22 currently leased by the CRA to provide public parking. So we
23 have built -- we have 77 parking spaces -- I'm sorry. 77
24 parking spaces existing behind the Greater Gator site. And so
25 their proposal is to develop that site with public parking and

1 to include a hotel on top. And so we're proposing to provide
2 \$500,000 in infrastructure grant funding to support that
3 project. But of course that would be subject to a development
4 agreement that we would bring back before you.

5 The Riviera Resorts concept shown on the screen above, this
6 was submitted by the Villari Group. They, of course, will be
7 required to follow the regular City process. So at this point
8 they've only prepared concepts. But they will begin preparing
9 their complete site plan submittals, along with land use and
10 rezoning, that they would submit to Development Services. And
11 then those plans would be in the future reviewed by the Planning
12 and Zoning Board. They will come back before this board and
13 then finally submitted to the City Council for approval.

14 This is the proposed project. It includes a parking
15 garage. And above it a hotel condominium resort development.
16 And it's on property that they control, along with property that
17 the CRA would ultimately provide.

18 Their proposed project includes a 150-room hotel, 120
19 resident units, some ground floor retail space, as well as a
20 restaurant that would have views of the ocean. They're
21 proposing 170 spaces for their hotel, 240 parking spaces for the
22 residential units, and 154 spaces of needed public parking, that
23 would be included in their project. And we have a -- the RFP
24 included a parking study that identified a need for new public
25 parking within the Ocean Mall area, both to meet existing

1 demands, as the Ocean -- now called Ocean Walk project, has been
2 leased up quite significantly and it is doing very well, we're
3 happy to say, and to provide parking ultimately to support
4 future development of the area.

5 As a part of this action we would like to also enter into
6 discussions, as I mentioned, with MTN/Tezral Group. Their
7 proposal is based around the CRA's currently leased property.
8 We have an existing lease agreement with the MTN that allows us
9 to provide this public parking that's shown on the screen above.
10 And it's a part of that larger agreement which has 77 public
11 parking spaces. As a part of that agreement we have the right
12 to purchase the property, and we have -- and it expresses the
13 potential to negotiate a hotel and parking garage on this site
14 that would maintain those public parking spaces that are already
15 existing there. So we would like to continue those
16 negotiations, which are already described in the lease that we
17 currently have with MTN, but following up on their proposal, to
18 talk about their project. They also would like to redevelop the
19 property that they control along the south side of Blue Heron
20 Boulevard, between Park Avenue and Lake Drive. That's also a
21 future resort hotel condominium development site. So as a part
22 of those talks, we would like to talk about all of their
23 properties that they -- they have on those sites.

24 This is just a brief diagram that shows the potential
25 garage that could be built, which would include the existing

1 parking spaces that are there and then parking for the adjacent
2 retail, as well as parking for the new hotel that they're
3 proposing.

4 Specifically, Keller Williams is requesting tri-party
5 discussions to include both the City -- because they have some
6 broader redevelopment goals for the area that we'd like to
7 explore with them. And we have asked Treasure Coast Regional
8 Planning Council to prepare a master plan for the entire Ocean
9 Walk area on Singer Island. And this would be a part of several
10 other neighborhood plans that will be completed as a part of the
11 upcoming CRA plan update. So we would just specifically
12 concentrate on this particular target area for that portion of
13 the study. And they have a schedule. And so we would like to
14 include the Keller Williams team, who is the third ranked team,
15 in those discussions, as well as bring in the City, so we can
16 have a broader discussion about the redevelopment that they're
17 proposing, which also includes some development on the Ocean
18 Walk site that's controlled by the City.

19 The Villari Group proposes to move quickly on their
20 development plans, so they will be fast tracking their submittal
21 to Development Services. But we, as a part of the stakeholder
22 meetings, we will have them meet with Treasure Coast quickly, so
23 that they can be included in those deliberations later.

24 That completes my presentation.

25 CHAIR MILLER-ANDERSON: Do we have any public comment

1 cards?

2 THE CLERK: We have one public comment card. Bonnie
3 Larson.

4 MS. LARSON: Lot of subjects tonight.

5 I'll give you a little history on this property.

6 CHAIR MILLER-ANDERSON: State your name, please.

7 MS. LARSON: Bonnie Larson.

8 2431 and 2441, for those of you who've been around a while,
9 it used to be Max & Eddie's. And then it was another little
10 sandwich shop next door. Now the CRA, our previous CRA
11 director, wanted to buy those properties. And so the little
12 sandwich shop, their liquor license was not renewed, which kind
13 of put him in a bind because he was open 24 hours. Anyway,
14 there's a little history there.

15 But anyway, we knew at that point that the CRA was going to
16 buy these two properties. So we bought them. One we bought for
17 almost \$600,000, the other one for \$250,000. And then we paid
18 to have it demolished. As it was presented to us by the
19 previous CRA director, we would use those two lots for parking,
20 overflow parking for the beach and the Ocean Mall. But that
21 never happened. And that was never the intent. The intent was
22 always the Villari Group. We would buy it and then somehow end
23 up with them. I don't know why, but that was a little agreement
24 that was made there.

25 But anyway, so those two properties were just left sitting

1 there. This is since like 2013 or so. Nothing happened with
2 those two properties. Instead, the CRA rented parking behind
3 the Greater Gator. Here we had two properties we could have
4 used -- we were supposedly gonna use them for property --
5 parking. But we didn't. Keeping them for Villari.

6 So -- wish I had my notes with me. Anyway, so those
7 properties have just been sitting there for years. Now if we're
8 gonna sell those properties -- all right. So what Villari
9 wanted to do, he wanted to -- he owns the Sands Hotel, which has
10 been there since 1952. Old, old hotel. Kind of controversial.
11 He wants to tear that down, build another hotel. And this will
12 be a hotel condo.

13 Now this part I didn't understand. It said a restaurant
14 there, and then it said use of the ocean -- I don't understand
15 how use of the ocean ties in with his building a restaurant
16 there. 150 rooms, 120 residential. So it would be 120 condos.
17 Only 25 spaces for the restaurant. Well, you're gonna have that
18 many people in staff at a restaurant. And 24 parking spots for
19 the retail. Again, it's not enough, because you have
20 salespeople and hopefully you have customers.

21 So that was -- that's a little history on it, what we did
22 with that property. We just let it sit there and -- oh. And
23 the property that we rented behind, that parking that we rent
24 there by the Greater Gator, there's a little tie up with --
25 there's always a tie up with something. The tie up with that

1 was we could provide the parking lot -- if we wanted to buy that
2 property, we would provide the parking lot and then he, MTN,
3 would build a hotel on top of it. So we would get the expensive
4 part and all the liability of a parking garage. Which if you've
5 ever read about parking garages, it's a lot. And then he would
6 put his hotel. That's the only way he would sell it, was he
7 would put the hotel on the top, so then he would automatically
8 have the parking, which we provided.

9 So would there ever be enough for the people at the beach?
10 I don't know.

11 But that was his proviso. He wanted definitely to have the
12 air space above our parking garage. That's a little history.

13 Thank you.

14 CHAIR MILLER-ANDERSON: Thank you. Commission, have any
15 questions?

16 VICE CHAIR BOTEL: Madam Chair.

17 CHAIR MILLER-ANDERSON: Yes.

18 VICE CHAIR BOTEL: I'm just very pleased to see this moving
19 forward. I hope that we don't have any delays as a result of
20 involving the Treasure Coast -- I'm happy that we're involving
21 them in helping us with this, but I'm hopeful that there are no
22 delays as a result of that. I think Mr. Evans has assured me
23 that that's the case.

24 CHAIR MILLER-ANDERSON: Any other questions or comments
25 from the board?

1 COMMISSIONER McCOY: Madam Chair.

2 CHAIR MILLER-ANDERSON: Yes.

3 COMMISSIONER McCOY: Mr. Evans, so obviously we're gonna
4 need some zoning changes. Have we accounted for that? And not
5 only zoning. This is not that quick of a process, Dr. Botel.
6 I'm just really curious because zoning changes is something that
7 requires several -- well, it requires an analysis and then also
8 has to go through Development Services, as well as, you know,
9 through the Planning and Zoning Board process, and we have to
10 adopt something. And I'm just curious how that's gonna work in
11 concert with -- like when do we transfer title? And is that
12 contingent on the zoning? And also -- well, that's my first
13 question.

14 INTERIM EXECUTIVE DIRECTOR EVANS: The -- well, we're going
15 to negotiate the sale agreement, which we'll bring back to this
16 board for approval. The approach would be to complete an
17 agreement that provides them the confidence that they know they
18 have the CRA property for their development, so that they can --
19 it's very expensive to proceed with doing the construction
20 plans, the zoning applications, and submitting the engineering
21 plans to the City. But the sale of the -- the actual sale of
22 the property would not go through until the actual project was
23 proceeding. So we won't be selling the property and then
24 waiting to see if the project happens. We will give them
25 complete confidence that they have control of the property if

1 they're actually going to build the project.

2 MR. HAYGOOD: Specifically -- specifically the contract to
3 sell and purchase will be conditioned upon them getting permits,
4 construction -- we will only close when they are prepared to
5 come out of the ground.

6 So this is to assure them that they would have a sales
7 contract. But is used to consider they will have -- to show
8 that they have control of the site. But they will not be able
9 to -- we will not actually close on the transfer of the property
10 until certain conditions have been met.

11 And we will bring that development agreement back to you,
12 and the sales contract, before moving forward.

13 The item tonight is to authorize us to enter into
14 negotiations with the -- assuming that we don't -- and I have no
15 reason to believe we won't -- assuming that we don't reach
16 negotiations, then we'll come back and tell you we reached an
17 impasse and are unable to move forward.

18 INTERIM EXECUTIVE DIRECTOR EVANS: The project that is as
19 proposed, their concepts, they haven't developed the details
20 which would identify how much of -- you know, which zoning
21 regulations they would need to amend.

22 However, they definitely will need some to amend the
23 zoning, land development regulations specifically.

24 So that -- they will be required to, as a part of that
25 process, prepare reports, summaries, and make application to

1 Development Services both for their site plan and for those
2 changes. As a part of that process they will also be required
3 to hold public meetings on Singer Island, which will involve the
4 residents specifically in advance, before even going to the
5 Planning and Zoning Board, to get community input on their
6 proposed project.

7 So the project as included in their proposal is just a
8 concept, and I imagine it will be refined and changed and
9 modified as they develop the final construction and engineering
10 plans.

11 MR. HAYGOOD: And just to follow up. The proposed
12 negotiations with the other group, as far as the 500,000 dollar
13 infrastructure payment, will have certain similar conditions.
14 That money will be conditioned upon them being able to bring the
15 project to fruition. So they'll have to again be able to show
16 that they have zoning, they have construction financing, before
17 we will actually work out any agreement with them as far as
18 infrastructure grant.

19 COMMISSIONER McCOY: Follow up.

20 CHAIR MILLER-ANDERSON: Go ahead.

21 COMMISSIONER McCOY: I was gonna ask about site control.
22 So at what point will we, I guess, have, in Mr. Evans'
23 terminology, assurances that they have site control? Is that
24 prior to them submitting the site plan approval and having some
25 sort of authorization to do so?

1 MR. HAYGOOD: Well, I think that's a requirement of the
2 City code, that before you can move forward in submitting a
3 request for zoning you've got to show the City that you have
4 site control.

5 So in addition to the CRA's property, I'm assuming any
6 property that they don't --

7 COMMISSIONER McCOY: Currently have.

8 MR. HAYGOOD: -- they don't currently own, they're gonna
9 have to show that also.

10 VICE CHAIR BOTEL: Are you done?

11 Madam Chair.

12 CHAIR MILLER-ANDERSON: Go ahead.

13 VICE CHAIR BOTEL: I just want to make it very clear. I'm
14 well aware that this is not something that's gonna happen
15 overnight. Believe me. If I was in any way neglectful of the
16 opinions of SICA and other Singer Island residents, shame on me.
17 I think my insistence on beginning negotiations as soon as
18 possible is what I intended to convey, that there will be no
19 delay in that.

20 I mean I'm well aware that we have issues around the
21 zoning, issues that the community may desire to have input into.
22 So I know it's not gonna be overnight, Mr. McCoy.

23 Thank you.

24 CHAIR MILLER-ANDERSON: Okay. Did we have any other
25 comments from the board?

1 COMMISSIONER LANIER: I just wanted to ask -- I'm sorry.

2 Madam Chair.

3 CHAIR MILLER-ANDERSON: Yes.

4 COMMISSIONER LANIER: How -- just tell us, Scott,
5 Mr. Evans, how does this benefit the City?

6 INTERIM EXECUTIVE DIRECTOR EVANS: If we're able to realize
7 these developments, first it brings much needed hotel rooms to
8 the area. The hotels -- there's lacking hotel rooms on Singer
9 Island. And tourism is probably one of the biggest economic
10 generators in the county. And we would like to attract more
11 visitors and provide that opportunity both for our residents and
12 to grow tourism for our local business.

13 The tax revenue that would be generated from construction
14 of these projects, which is the primary mission of the CRA, to
15 increase our tax base, would be greatly enhanced if we were able
16 to build and construct these projects. So on an annual basis
17 the amount of dollars that the City would receive from those new
18 developments would be quite significant.

19 VICE CHAIR BOTEL: Can I add onto that, Madam Chair?

20 CHAIR MILLER-ANDERSON: Hold on.

21 Are you done?

22 COMMISSIONER LANIER: Yes.

23 VICE CHAIR BOTEL: I have of late received many inquiries
24 about the potential of closing -- is it Beach Road? What's the
25 road on the east side of the Ocean Mall shops? Is it Ocean --

1 what's the name of that road? The ocean side of the shops.

2 In any case --

3 INTERIM EXECUTIVE DIRECTOR EVANS: I think it's Ocean
4 Court.

5 VICE CHAIR BOTTEL: Is it Ocean Court?

6 So I've received many inquiries from residents of Singer
7 Island in particular as to whether or not we could close that
8 road. They're concerned about children running out into the
9 road. They're concerned about pedestrian traffic being, you
10 know, endangered because people zip along that road. And my
11 response to them is that we cannot do that until we have more
12 parking. People complain vehemently about the lack of parking
13 at the Ocean Mall. The vendors there are concerned about the
14 lack of parking. People who go there just to go to the beach or
15 to go shopping are always concerned, and they expressed to me a
16 huge desire to have more parking spaces available. So this is a
17 critical need on Singer Island. And I agree completely that it
18 will bring additional revenue to the City; and it's a good
19 thing, as long as we do it right. And I think we will. We'll
20 have a lot of community input, I'm sure. Believe me, people on
21 Singer Island can be vocal when they need to be, so I don't
22 doubt that they will be shy about expressing their concerns. So
23 I'm anxious that we move forward on this. Thanks.

24 CHAIR MILLER-ANDERSON: Do we have any other questions or
25 comments from the board?

1 COMMISSIONER McCOY: I --

2 COMMISSIONER LANIER: I'm sorry. Madam Chair, one more
3 question.

4 So how much additional parking does it bring?

5 INTERIM EXECUTIVE DIRECTOR EVANS: Ultimately that will be
6 what we negotiate. The minimum would be to provide 151 parking
7 spaces within the Villari proposal for the public. And to
8 protect at least the existing 77 public parking spaces that
9 exist on the land that we lease. The -- if we could add another
10 hundred on that site also, to support future development, so
11 that would bring the total to approximately 325.

12 And we'll, of course, negotiate that with those partners,
13 with those teams, and then we'll bring those results back to
14 this board.

15 CHAIR MILLER-ANDERSON: Anything else, Ms. Lanier?

16 COMMISSIONER LANIER: That's it.

17 CHAIR MILLER-ANDERSON: Mr. McCoy.

18 COMMISSIONER McCOY: Thank you, Madam Chair.

19 So, Mr. Evans and Mr. Haygood, I just am trying to
20 understand, so it appears that we're doing two different things.
21 And if so, do we separate them? Because, you know, it was
22 Mr. Haygood who pointed out that the 500,000-dollar grant will
23 be tied to, I guess, some assurances of financing. I don't
24 understand how, if it's a grant -- I mean, I need something more
25 than just this four liner to make me understand exactly, if it's

1 a grant, what exactly are assurances we need beyond --

2 MR. HAYGOOD: The grant is for infrastructure of the new
3 project. So before we would actually convey or transfer any
4 moneys under the proposed grant, they would have to -- this is
5 proposed negotiations, of course -- they would have to prove to
6 the CRA that the project is viable, that it's moving forward,
7 before we put any money into the deal. That's on both parties.

8 INTERIM EXECUTIVE DIRECTOR EVANS: And the resolution
9 doesn't authorize \$500,000, but it allows us to negotiate for
10 that amount to bring a development agreement back to this board.
11 And that development agreement would specifically outline what
12 the CRA is contributing, the benefits of the project, the tax
13 revenue, and the public parking that we're achieving for our
14 investment.

15 COMMISSIONER McCOY: Okay. So it will come back?

16 MR. HAYGOOD: Oh, yes.

17 COMMISSIONER McCOY: Well, the reason I'm asking is because
18 I know on Riviera Beach, on the City's side, we had a project
19 that we did infrastructure improvements and the City holds a
20 lien. But I don't understand how that works. If it's purely
21 for infrastructure, that's going to always be there, and can't
22 we assert that lien onto the property per se? Because if we're
23 giving a grant, it should be just that, right?

24 MR. HAYGOOD: Well, yes, but --

25 COMMISSIONER McCOY: I guess my understanding of

1 infrastructure improvements would be that's the initial part at
2 the site plan, that's the initial part of construction, the
3 infrastructure part. So where does that come in at?

4 MR. HAYGOOD: Well, correct. But until they actually come
5 in with plans, rather than some concept, they come in -- this
6 is -- we're talking about the second group --

7 COMMISSIONER McCOY: Correct.

8 MR. HAYGOOD: -- they come in with concrete plans, show
9 that they have site control for what they're trying to achieve,
10 show that they have arranged construction financing, and that in
11 fact they have zoning, they're ready to pull permits.

12 And as you know, developers are required to have
13 developments of that magnitude, to make infrastructure a
14 requirement, to not make those --

15 COMMISSIONER McCOY: Impacts.

16 MR. HAYGOOD: So we're going to grant to them, in one form
17 or another -- it may not be an actual \$500,000. We're waiting
18 to negotiate something. A concept of where they are able, with
19 their tax increment, over a period of time they're gonna have to
20 pay the tax increment.

21 But the point is that we will not invest anything into the
22 project until the project is ready to go. We aren't gonna just
23 say give them \$500,000 for soft costs for, you know, architects,
24 or anything of that nature. This is an infrastructure grant.
25 That's the proposal.

1 COMMISSIONER McCOY: Thank you, Madam Chair.

2 CHAIR MILLER-ANDERSON: Anyone else?

3 Madam Clerk.

4 THE CLERK: Commissioner Lawson.

5 COMMISSIONER LAWSON: Yes.

6 THE CLERK: Commissioner Lanier.

7 COMMISSIONER LANIER: No.

8 THE CLERK: Commissioner McCoy.

9 COMMISSIONER McCOY: Yes.

10 THE CLERK: Vice Chair Botel.

11 VICE CHAIR BOTEL: Yes.

12 THE CLERK: Chair Miller-Anderson.

13 CHAIR MILLER-ANDERSON: Yes.

14 THE CLERK: Motion carries, with Commissioner Lanier

15 dissenting.

16 CHAIR MILLER-ANDERSON: Item number 5.

17 THE CLERK: Discussion of site plan approval to construct

18 16 two-story buildings comprised of 89 residential townhome

19 units, which is referred to as Riviera Cove, on 9.5 acres of

20 vacant multifamily land.

21 CHAIR MILLER-ANDERSON: Mr. Evans.

22 I'm sorry. This is just a discussion.

23 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. The agency is

24 requesting that the board of commissioners review the proposed

25 project and provide comments as a part of the City's project and

1 land development review process. The comments that are made by
2 the CRA board would be forwarded to the City Council to assist
3 in their consideration of the project. We believe that getting
4 market rate eight townhomes located on the Broadway corridor
5 would be very advantageous to both attracting new development in
6 the future and to providing needed housing opportunities within
7 that area.

8 The project is proposed to be constructed by D. R. Horton.
9 And the applicant is here to present -- make a presentation to
10 the board. Hope Calhoun. I'd like to ask her to come up to the
11 mic so she can make a presentation. And then I'll be available
12 to assist with any questions or additional information that the
13 board might wish.

14 CHAIR MILLER-ANDERSON: Good evening.

15 MS. CALHOUN: Good evening. Hope Calhoun, attorney on
16 behalf of the applicant.

17 I'm here with our planning firm, WGI, and the applicant
18 D. R. Horton.

19 So as was already described, we are presenting Riviera
20 Cove. Before you tonight, you're really just reviewing the site
21 plan as was already explained by Mr. Evans. The red box
22 represents the actual location of the property, 9-and-a-half
23 acres, approximately. It is adjacent to Broadway Avenue and
24 34th. The blue just highlights the CRA boundary.

25 Here's a closer look at the property itself, to our south.

1 Our existing mobile homes. Actually, the next slide I think
2 shows it better. Single family homes to our north, west and
3 south. Mobile homes and commercial to our -- also to our south
4 and to our east.

5 Again, just more information about the property. Again, as
6 I've already stated, approximately 9-and-a-half acres.

7 Again, what's before you tonight is the site plan. And as
8 has already been stated, we are proposing 89 townhomes in 16
9 buildings. The townhomes will consist of four unit buildings,
10 five unit buildings, six unit buildings and seven unit
11 buildings.

12 Primary access will be along Broadway Avenue. You can see
13 to the north -- it's interesting that the Avenue E contract was
14 on tonight because we are, as a part of your City's
15 Comprehensive Plan, and in working with the development staff,
16 extending Avenue E southward. You can see that expansion if you
17 look at the north end of our property. The parcel to the
18 existing mobile home park, if and when that becomes ultimately
19 developed, they will develop the southern portion of Avenue E.

20 Again, just more information about the site plan. We have
21 a dry retention area on the north side of the property, which
22 consists of approximately 1.56 acres.

23 A recreation area is proposed, adjacent to Broadway, and
24 that consists of approximately .4 acres, .38 acres.

25 As I just described, we have the right-of-way of Avenue E

1 extending through our property, again to the south, that will be
2 developed once the adjacent property becomes developed.

3 Also along Broadway Avenue we are proposing to put our mail
4 kiosks so as residents drive in, there are parking spaces
5 nearby, they can stop and get their mail or they can park at
6 their homes and get exercise and walk to the mail kiosks.

7 Also close to Broadway is the tot lot, you can see there,
8 marked by the arrow. And we're gonna have a shelter, and the
9 public school buses can pick up children from there; and parents
10 can also sit there and watch their children as they play in the
11 tot lot.

12 I just described the architectural renderings to -- excuse
13 me. I just advised you, rather, that you'll have four unit
14 buildings, five unit buildings, six and seven unit buildings.

15 So this is an example of the four unit building.

16 This is an example of the five unit building. In terms of
17 parking, the end units, which on this particular graphic are to
18 my right, have two parking spaces in the garage -- in the
19 driveway, because they are on the end.

20 This is a six unit building. And also there is parking,
21 obviously, in the garage. That's the big door. That's the
22 garage, obviously.

23 Seven unit building.

24 And with that, I say thank you. And I'm happy to answer
25 any questions.

1 INTERIM EXECUTIVE DIRECTOR EVANS: I would just like to add
2 that the project was reviewed by the Planning and Zoning Board
3 on May 23rd; and the Planning and Zoning Board recommended that
4 the City Council approve the project. Redevelopment of the
5 Broadway corridor is a high priority for the City. This is a
6 vacant site that will provide new home ownership opportunities,
7 and bring a residential project to the corridor, which the CRA
8 plan identifies the need for new residential development. We
9 think that this is a very positive addition to attract future
10 redevelopment to the corridor.

11 Thank you.

12 MS. CALHOUN: Sorry. Just to answer that, I think it was
13 already said, but these will be market rate units. I think that
14 was already said.

15 CHAIR MILLER-ANDERSON: Do we have any public comment
16 cards?

17 THE CLERK: We have two public comment cards. Bonnie
18 Larson and Savoy Berryman.

19 MS. LARSON: Bonnie Larson.

20 I urge you -- I wish you would do this before you would
21 vote, but I don't know how it's gonna happen -- to watch the P&Z
22 meeting. There were a lot of questions in there, and a lot of
23 concerns. Number one, they asked about security. No security.
24 They said each individual will have to have their own security.
25 And there's a gentleman who owns property across the street, and

1 he said it's a real iffy area; and he said, I'm concerned that
2 it's going to flow over to us.

3 The attorney, Ms. Calhoun, at the meeting, she said that
4 this property would be consistent with the property to the
5 south, which is a trailer park. Well, we don't want it to be a
6 trailer park. We don't want it to be consistent with that.
7 We're trying to upgrade our city; and trailer parks are on the
8 way out anyway. So to say that it's consistent with the
9 property to the south, that didn't make sense to me.

10 Also, Avenue E, I still don't understand this with
11 Avenue -- the way they show it. Because Avenue E only goes to
12 28th Street. So I don't know how they're on 34th and they're
13 talking about reconstructing an Avenue E over there. That, I
14 still don't get that. It doesn't look like that property went
15 as far west as I originally thought.

16 Parking. They said -- all right. They did mention the
17 price of the units. At the meeting someone asked, and she said
18 very quietly, upper two hundreds. So we need to know what price
19 range we're talking here.

20 I read an article, I think it was a South Business -- South
21 Florida Business Journal. I mean they were saying like two to
22 seven hundred thousand. So we need to, like, pin them down to
23 that.

24 They're gonna be three -- three-bedroom units. So you
25 could possibly have six people in there. Now they say there's

1 parking there -- and that's the problem with Riviera Beach, we
2 only make them have two parking spots per unit. Well,
3 everybody's got a car these days. And hopefully these people
4 will be working and the wife and husband will both have a car.
5 Then what about the kids? You got six people in those units.
6 Think about it. Where are they gonna park?

7 So they said, well, they're gonna have a hundred guest
8 parking spots. Those parking spots are gonna be used on a
9 permanent basis by the people who own these units.

10 I have a friend who has a unit like that, and they're
11 parking out on the street, they're parking in all the guest --
12 there are no guest units. So you will never have company come
13 over.

14 Two bus stops on the property. That's a little bit
15 concerning.

16 The attorney also said that the homes -- if they put homes
17 there it will draw in the businesses. I disagree with that. I
18 think if you have the businesses, then you can have your living
19 quarters somewhere else.

20 Because we have to decide -- it's a major point here. We
21 have to decide what we want on US-1. I thought that was gonna
22 be our business district. Now we're talking about putting homes
23 there.

24 If you have a housing project, are you as a store owner
25 gonna want to move in next door to that? I don't think so.

1 So let's be organized this time. Let's decide if we want
2 this as our downtown area or if we want it as housing. What do
3 we want there? Because we don't want a mishmash it, as it's
4 been done in the past.

5 The parking, again. All right. In front of that garage,
6 the one car garage, there's gonna be one car in front of it and
7 one car behind it. That second car is gonna be right on the
8 sidewalk.

9 So I wish you would look at that --

10 CHAIR MILLER-ANDERSON: Thank you.

11 MS. LARSON: -- even if you don't tonight, look at that P&Z
12 meeting.

13 Thank you.

14 CHAIR MILLER-ANDERSON: All right. Thank you.

15 THE CLERK: Savoy Berryman.

16 MR. BERRYMAN: Good evening.

17 CHAIR MILLER-ANDERSON: Good evening.

18 MR. BERRYMAN: I represent --

19 CHAIR MILLER-ANDERSON: State your name, please.

20 MR. BERRYMAN: Savoy Berryman, 3600 Palm Drive, Riviera
21 Shores.

22 I represent several residents over there, that we're very
23 interested in this project because it's very close to our home.
24 And all the things that you guys are trying to do here in this
25 town, it's a very integral part of getting the CRA vision going.

1 It's kind of a stepping stone, because this town was facing on
2 US-1, there's just not a lot of action, nothing new has really
3 been built there in a long time. And many cities, Boynton
4 Beach, Delray, West Palm, Lantana, Lake Worth, have all done the
5 mixed use projects with great success. And it's kind of about
6 time, and Riviera Beach really does deserve it.

7 So, you know, when you come into town there's a little
8 marquee that says the best place to live, work and play, right?
9 Well, there's a lot of work going on over there, but there's not
10 a lot of -- no living, not a lot of playing. Old buildings that
11 need to be helped, let's say. For lack of a better term.

12 So -- and in my opinion, and lots of people in my
13 surrounding neighborhood, we believe that projects like this are
14 absolutely a necessity to get this town rolling, to get that
15 foot traffic that you guys are looking for on the eastern
16 corridor. You don't have any of that.

17 You know, if someone wants to walk out of their nice new
18 townhome to go to a little bar or restaurant or whatever it may
19 be, you know, you have to start somewhere. And this is kind of
20 it.

21 So being the first one, I say you guys and everyone in this
22 room should go for it. And unanimously.

23 CHAIR MILLER-ANDERSON: Thank you.

24 MR. BERRYMAN: Thank you for your time.

25 CHAIR MILLER-ANDERSON: All right. Questions or comments

1 from the board?

2 COMMISSIONER LAWSON: Madam Chair.

3 CHAIR MILLER-ANDERSON: Yes.

4 COMMISSIONER LAWSON: I believe -- if the representative --
5 we are going to ask a few questions for the young lady.

6 Ma'am, quick question, the view off of Broadway, the
7 frontage that's gonna actually be facing Broadway, what is that
8 gonna look like, coming off of Broadway?

9 MS. CALHOUN: We're getting there. There it is.

10 COMMISSIONER LAWSON: Now, what --

11 MS. CALHOUN: So --

12 COMMISSIONER LAWSON: Go ahead.

13 MS. CALHOUN: You go ahead with your question, please.

14 COMMISSIONER LAWSON: So that's just going to be
15 landscaping, that's going to be the entry into the complex, not
16 a gated community, and then gonna have parking at the front?

17 MS. CALHOUN: That is correct.

18 COMMISSIONER LAWSON: Okay. Signage and what type of
19 landscaping?

20 MS. CALHOUN: The landscaping along the front will be
21 mostly shrubs, just landscaping, no big trees. Shrubs and
22 bushes.

23 There will be a monument sign. I don't think that's gone
24 through -- that's not gone through, has it? The signage? There
25 will be a monument sign on the property.

1 INTERIM EXECUTIVE DIRECTOR EVANS: I believe the
2 landscaping right at the entrance on both sides, there's two
3 significant palm trees that are proposed. The name is escaping
4 me. But it's the very large ones that we have installed along
5 the Broadway corridor in the medians. So the landscape plan I
6 reviewed had two significant trees on both sides, around the
7 entrance signs, which really makes a marquee entrance.

8 And then they had some shade trees to the north and the
9 south of that.

10 COMMISSIONER LAWSON: Okay. The type of trees are actually
11 also a concern as well. I want to make sure that they're
12 consistent with that Broadway renovation and the corridor that
13 we're improving. So the palm trees is what we would be looking
14 to bring in that area. And also in the complex, the type of
15 trees that are actually put there. I know some of the other
16 subdivisions we had, like oak trees were used. And once they
17 matured, that actually damaged a lot of the plumbing and a lot
18 of our septic, so the type of landscaping is going to be
19 important when we bring this project back for approval.

20 The rendering that you actually showed us as well, the
21 frontage of the homes, if you would go to that? This is just a
22 basic rendering? Is this a final product, is this what we're
23 looking to build there?

24 MS. CALHOUN: More than likely. We can look at adding some
25 additional features. We can talk to our client, obviously, and

1 see what we can do to add some additional finishes there.

2 COMMISSIONER LAWSON: Because this is our downtown
3 corridor, I would love to see some -- a little bit higher end
4 finishings, something that kind of really improves it, because
5 this is going to be that downtown area and we want to make sure
6 this is the top notch finish. Because those are just really
7 simple finishings. So maybe some type of awnings on the actual
8 sides of the houses, and the frontage of the house as well.

9 MS. CALHOUN: Okay. We'll take that into consideration.
10 Thank you.

11 COMMISSIONER LAWSON: And market rate. Price range. Can
12 you give us an idea what market rate looks like as of now? I
13 know that you can't tell us within six months to a year, but
14 market rate as of today, if the property was being listed.

15 MS. CALHOUN: Mid two hundreds. Around the two fifty mark.

16 INTERIM EXECUTIVE DIRECTOR EVANS: I'll just add that the
17 trees are Phoenix Date palms. And they're actually -- the ones
18 that are at the entrance are shown in that rendering.

19 COMMISSIONER LAWSON: And then the oaks behind there, those
20 are in the retention area? Or what -- is that going to be on
21 the project as well, or is it going to be palms throughout the
22 entire project?

23 MR. MURRAY: Good evening. Doug Murray with WGI. We're
24 the planners and landscape architects.

25 So at the entrance we do have four date palms, two flanking

1 on both sides. And then on the right side there will be --
2 there is an oak tree behind the signage. But all the oak trees
3 on this project are in open space behind the homes.

4 We don't have any large trees -- I don't use oak trees near
5 any sidewalks or roadways, so they're all internal, like behind
6 the homes but not close to homes. Wherever we have space, we're
7 gonna use them. Along Broadway we have Hollies and Buttonwoods,
8 so small trees, they're not gonna damage anything.

9 COMMISSIONER LAWSON: Okay. That -- they're small trees
10 now. Ten years from now -- I was part of the association with
11 Thousand Oaks, and we had a lot of issues with the type of oak
12 trees that were planted, that actually damaged a lot of the
13 sidewalks. So, yes, at the time they're small but, you know, in
14 the next ten years we have to consider what it's gonna do to our
15 properties.

16 MR. MURRAY: Understood. But they're not -- we're not
17 planting oaks near Broadway or any of the internal roads.

18 COMMISSIONER LAWSON: Well, not just Broadway. I'm talking
19 about the homeowners that are gonna be buying in our community.
20 So these homeowners, we need to protect them as well, if we're
21 gonna be putting trees that can damage the property, and the
22 association is gonna have to deal with this in the next ten
23 years.

24 MR. MURRAY: Okay. We can certainly use different species
25 of trees. But, again, we're -- where we propose oak trees,

1 they're nowhere near any -- they're set back from homes and
2 utilities.

3 COMMISSIONER LAWSON: I've just experienced it. So that's
4 why I want us to make sure we're very cautious with the type of
5 landscaping we do and how the look of our property actually is
6 going to be on the Broadway corridor.

7 MR. MURRAY: Understood.

8 COMMISSIONER LAWSON: Go ahead, Madam Chair.

9 CHAIR MILLER-ANDERSON: Okay. Anyone else?

10 All right. Mr. Evans, what do you need from us?

11 INTERIM EXECUTIVE DIRECTOR EVANS: We will forward all of
12 the comments provided by the board, along with the minutes, to
13 the Development Services, so that they can provide a summary
14 along with -- inside your City Council agenda packet, because
15 you'll be reviewing this and making the final decision on this
16 project when you sit as the City Council.

17 CHAIR MILLER-ANDERSON: Okay.

18 COMMISSIONER LAWSON: Madam Chair.

19 CHAIR MILLER-ANDERSON: Yes.

20 COMMISSIONER LAWSON: I'd also like to comment that I think
21 that this is actually the exact direction that we need to be
22 going as a city with development.

23 CHAIR MILLER-ANDERSON: You all did a ventriloquist act on
24 me. I thought I heard Mr. McCoy, and then you started talking.

25 COMMISSIONER LAWSON: Oh. I'm sorry. I sometimes feel

1 like I'm Mr. McCoy.

2 CHAIR MILLER-ANDERSON: Go ahead. That's okay.

3 COMMISSIONER McCOY: Commissioner Lawson always takes
4 things from me. He took a committee from me. So I'm not
5 surprised.

6 CHAIR MILLER-ANDERSON: Oh, gosh. Okay. Inside joke, I
7 guess.

8 So now are you finished, Mr. Lawson?

9 COMMISSIONER LAWSON: Yes.

10 CHAIR MILLER-ANDERSON: Okay. Mr. McCoy.

11 COMMISSIONER McCOY: Mr. Evans, the plat site plan and
12 zoning all was unanimous at P&Z?

13 INTERIM EXECUTIVE DIRECTOR EVANS: I don't know if they
14 were unanimous or not, but I know that they were approved.

15 COMMISSIONER McCOY: Okay. And there was one other
16 question, but Commissioner Lawson stole the floor and I forgot.
17 That's it, Madam Chair.

18 CHAIR MILLER-ANDERSON: He knew what you were thinking.
19 Okay. Anything else, Mr. Lawson?

20 COMMISSIONER LAWSON: Yes, Madam Chair.

21 I'm very excited about this project, honestly. I really
22 want to see that we bring this type of development down to this
23 corridor, because then these homes will actually continue to
24 attract more business to that corridor; giving actually
25 residents the opportunity to have housing. The price is

1 actually pretty affordable, if we can connect with some of the
2 opportunities, first time home buyers or workforce housing as
3 well.

4 And, Mr. Evans, if we can oversee that. I know that we
5 have a few people from the county that we could connect them
6 with, with getting some first time home buying grants and giving
7 opportunities for our residents and our city workers to have
8 these homes as well.

9 CHAIR MILLER-ANDERSON: And I certainly agree with what
10 you're saying, Mr. Lawson. This is in my district, and it's
11 pretty dead out there.

12 You know, at one point in time we did talk a lot about
13 bringing more businesses to that area. That has not happened.
14 And so I think bringing in the people who are then going to
15 spend the money would help increase those businesses in that
16 area. So I'm looking forward to having a development come in
17 this area.

18 COMMISSIONER LAWSON: I really don't want to see this as a
19 rental community. I would love to see this as if we can work
20 with the first time home buying funds, county funds, to get
21 these homes purchased through people that actually work for the
22 City, that they can actually live, work and play, like one of
23 our speakers said today.

24 CHAIR MILLER-ANDERSON: Most definitely.

25 MR. HAYGOOD: Madam Chair, you may want to suggest at some

1 point to the developer, that there be certain restrictions in
2 the home owners docs, to prevent this from becoming a rental
3 community. There are certain ways that you can discourage the
4 owners of the property from renting the property, and I'm sure
5 they are aware of them.

6 CHAIR MILLER-ANDERSON: Okay. We need to make sure that
7 our attorneys and our city manager and the executive director
8 make sure that we have that.

9 VICE CHAIR BOTEL: Madam Chair.

10 CHAIR MILLER-ANDERSON: Yes.

11 VICE CHAIR BOTEL: I'm sorry.

12 CHAIR MILLER-ANDERSON: Do you want to speak out first?

13 COMMISSIONER McCOY: Well, I thought that's already a
14 condition. There are some restrictions regarding -- but I guess
15 we'll see that later when it's presented during the site plan,
16 about the restrictions on rental for at least the first year.

17 MR. HAYGOOD: I wasn't familiar with that. But maybe so.
18 It's, you know, it's one -- I think most developers now are
19 trying to prevent investors from coming in and snapping up the
20 units and then turn it into a rental community. And that's been
21 one of the ways that you can do it legally or constitutionally,
22 as far as restricting property owners.

23 COMMISSIONER McCOY: Thank you, Mr. Haygood.

24 And I certainly agree with Commissioner Lawson about some
25 restrictions. However, you know, I'm not exactly sold on the

1 idea of everything being completely, you know, allowed for those
2 Palm Beach County grants. Because there are some very tight
3 restrictions on those as well. Because I see them more often
4 than not when you get in them, you can't get out of them, or you
5 lose whatever that grant opportunity is. But my understanding
6 that there are at least one year restrictions on the --
7 preventing the owner from renting it. How that plays out, I'm
8 sure that is a discussion that at least we can ask them to bring
9 back some more details when it comes for site plan approval.
10 But, you know, those county grants are pretty restrictive and --
11 in itself.

12 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, I believe
13 Mr. Gagnon's department has included a recommended condition
14 that in order to increase neighborhood stability, all units sold
15 must be owner occupied for the first year after the initial
16 sales date. So they'll -- I believe they'll be proposing that
17 in the actual resolution to approve the project.

18 MR. HAYGOOD: But the only way you can enforce is to
19 make -- the only way you can really enforce is to have it in the
20 homeowners docs. So I mean it's not that you can control it
21 through a city resolution or ordinance.

22 CHAIR MILLER-ANDERSON: All right. Ms. Botel.

23 VICE CHAIR BOTEL: You know, I've been working hard on
24 workforce development task force for the past year now. And I'm
25 wondering if there can be any way that we can include in this

1 project, if not for the building of this project, some sort of
2 training for people in the construction trades, but maybe a
3 promise that they will be training for some future project. In
4 other words, can we get any kind of a commitment from the
5 developers that they would help us in our workforce development
6 training projects. Especially in the construction trades,
7 obviously.

8 INTERIM EXECUTIVE DIRECTOR EVANS: I think they've heard
9 that comment, so we'll provide it.

10 COMMISSIONER McCOY: Follow up.

11 CHAIR MILLER-ANDERSON: Yes.

12 COMMISSIONER McCOY: Commissioner Botel, make sure you
13 speak to them. Because, you know, I want to make sure that if
14 that's a commitment that you want, let's have the
15 conversation -- well, not let's. You should have the
16 conversation about what's your expectations, especially before
17 they come back to site plan because, you know, I did too see
18 that article in South Florida Business Journal and I was very
19 much surprised.

20 I don't know who sent out the press release for that, but
21 when I seen it, I didn't even realize that they were talking
22 about on Broadway. I'm thinking, wait, this can't be in Riviera
23 Beach. Then I got more information from Mr. Evans.

24 So certainly I would like to see the workforce development
25 board involved. But I think now is the time that, you know, if

1 we have our ask of what we want, you know, this to look like as
2 far as our developers -- I don't want to get into steering who
3 the contractor or GC or anybody like that, but certainly we have
4 a lot of people in our local workforce that can be involved in
5 this project, and I would like to see that.

6 So Hope Calhoun is her name. I have her number --

7 VICE CHAIR BOTEL: I do too.

8 COMMISSIONER McCOY: -- and the Wantman Group. So I
9 certainly think that's a great idea, Commissioner Botel.

10 CHAIR MILLER-ANDERSON: And I think item number 8 may lead
11 us into having a little more -- I know we've for a long time up
12 here at the dais, we've always talked about making sure that
13 these people were involved, and we got our locals involved. But
14 we didn't have any teeth in any of this. It's just
15 conversations. And, you know, conversations can go in one ear
16 and out the other. And unless it's in writing or, you know, has
17 been presented and such, it typically just doesn't happen. So
18 we just have to make sure we tighten it up on our end.

19 VICE CHAIR BOTEL: Yeah, and I'm really concerned, I mean
20 we talk about local participation, but you can't participate if
21 you don't have the skills to participate. And so I'm really
22 concerned about trying to develop vocational programs that will
23 allow people to have jobs and, in fact, careers going forward in
24 the construction industry. Because there's clearly a need
25 throughout Florida, not just here in our county. But I think

1 that we really need to do as much as we can to provide
2 opportunities for training.

3 CHAIR MILLER-ANDERSON: Most definitely.

4 Okay. So that's it for item number 5.

5 Item number 6.

6 THE CLERK: A resolution of the Board of Commissioners of
7 the Riviera Beach Community Redevelopment Agency approving the
8 eighth amendment to the lease for office space between the
9 agency and Millennium I, LLC, to extend the term of the lease by
10 two years through September 2021; providing an effective date.

11 CHAIR MILLER-ANDERSON: Do we have a motion?

12 VICE CHAIR BOTEL: So moved.

13 CHAIR MILLER-ANDERSON: Do we have a second? Do we have a
14 second?

15 COMMISSIONER McCOY: If I don't second, then what does the
16 CRA -- because I don't -- if I don't give my second, what
17 happens, Mr. Evans?

18 COMMISSIONER LAWSON: Second.

19 VICE CHAIR BOTEL: He did it again.

20 CHAIR MILLER-ANDERSON: I tell you.

21 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. The agency, our
22 lease of our current site is up on September 30th of this year.
23 And I am proposing -- after meeting with commissioners, I'm
24 proposing a slight change to the proposed resolution.

25 As you know, we've purchased the property at Broadway and

1 Blue Heron, that the board will be entering into rehabilitation
2 construction to create our new offices, office for Career
3 Source, and new small business accelerator, and some new retail
4 on the ground floor. But that project, we don't anticipate
5 being ready for about two years. I am proposing that we amend
6 this agreement, the resolution and the agreement, to be for a
7 one year term, with an option for an additional year if we need
8 it. This will provide us more flexibility. I know that our new
9 offices won't be ready by then. However, the City is going
10 through a variety of space changes, and if we can save some rent
11 if they have the available space, in the second year, as we are
12 transitioning to our new building, then we'd like to possibly
13 leave that option open. So I would propose that we approve a
14 one year agreement with a one year option.

15 CHAIR MILLER-ANDERSON: All right. Do we have any public
16 comment cards?

17 THE CLERK: We have one public comment card.

18 CHAIR MILLER-ANDERSON: Let me guess.

19 THE CLERK: Bonnie Larson.

20 CHAIR MILLER-ANDERSON: She says no.

21 VICE CHAIR BOTEL: She says no. Okay. She passes.

22 CHAIR MILLER-ANDERSON: You're gonna pass? Okay.

23 All right. Board, do we have any questions or comments
24 regarding this item?

25 VICE CHAIR BOTEL: Oh. So do I need to amend the motion?

1 Does the motion need to be amended to include that change?

2 I amend that motion.

3 Is your second all right, Mr. Lawson?

4 COMMISSIONER LAWSON: Yes. Thank you.

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

6 THE CLERK: Commissioner Lawson.

7 COMMISSIONER LAWSON: Yes.

8 THE CLERK: Commissioner Lanier.

9 COMMISSIONER LANIER: Yes.

10 THE CLERK: Commissioner McCoy.

11 COMMISSIONER McCOY: Yes.

12 THE CLERK: Vice Chair Botel.

13 VICE CHAIR BOTEL: Yes.

14 THE CLERK: Chair Miller-Anderson.

15 CHAIR MILLER-ANDERSON: Yes.

16 THE CLERK: Approved as amended.

17 CHAIR MILLER-ANDERSON: All right. Item number 7.

18 THE CLERK: Legislative update.

19 INTERIM EXECUTIVE DIRECTOR EVANS: Recently the Florida

20 Legislature adopted some changes to how community redevelopment

21 agencies operate. For the most part the Florida Redevelopment

22 Association had a very aggressive lobbying, and although they

23 did not recommend approval of this, they were supportive of the

24 way that the bill ended up happening. And I just wanted to

25 provide the board a quick summary of what those elements

1 included.

2 MR. HAYGOOD: And the Governor has not signed the bill yet.

3 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, it hasn't been
4 signed.

5 It requires ethics training for CRA board members. That
6 includes four hours per year. And that would start in 2020.

7 They revised the annual reporting requirements for
8 agencies. This includes new digital mapping, updated project
9 info, and more defined budget info. Our CRA already complies
10 with almost all of these. However, we will make sure that we
11 continue to meet the new requirement.

12 It allows for extension of CRA terms beyond a new sunset
13 date of 2039. Our current sunset date is 2041. So this is a
14 minor change to our existing term. But if the board did want to
15 try and extend it, that option is still available.

16 MR. HAYGOOD: And if you have debt past the date, the 2039
17 date, if you have debt you are automatically extended.

18 INTERIM EXECUTIVE DIRECTOR EVANS: Also there was an update
19 to the state agency requirements when declaring inactive CRAs.
20 The state has a lot of CRAs that are actually not in operation,
21 so they wanted to change their ability to close those.

22 It allows the amounts of funding by taxing authorities to
23 be adjusted. The CRA budget amendments now must be resubmitted
24 to the county. So we currently provide our fiscal year reports,
25 our annual reports to the county, so we will also be providing

1 them a copy of our budget.

2 MR. HAYGOOD: And I may add. It's interesting they're
3 requiring you to submit your budget to the county but the county
4 doesn't have the right to approve or disapprove.

5 INTERIM EXECUTIVE DIRECTOR EVANS: It allows -- they made
6 changes to how capital projects -- before they had -- a capital
7 project could be funded for three years before you had to amend
8 your budget. The new language provides that each year your
9 annual budget will update those capital projects. Our CRA
10 already operated like that, so this change does not affect us; I
11 will just continue to follow it.

12 It revised the audit requirements. The audit is now
13 required to accompany the City's annual reporting. However, we
14 already -- the City already includes our audit in their audit.
15 So this is something that we were also already doing. So we'll
16 continue to comply.

17 The effective date for these changes will be October 1st of
18 2019, if the Governor signs it.

19 And the last thing is the CRA is required to adopt the same
20 procurement codes as the City. This change doesn't really have
21 a material impact on us, as our CRA has very strict procurement
22 codes that we currently follow. I believe this change was
23 implemented by some CRAs who weren't following the type of
24 regimented code like we are. So we will have to bring you
25 changes for this. So we'll be amending our policies and

1 procedures to match the City's, but we already have a robust
2 procurement policy so it won't be a great change to our
3 operations.

4 MR. HAYGOOD: In fact, I think our procurement code is
5 stronger than the City's, as far as requirements. We may sit
6 down with the City and see if they have some suggestions, do a
7 comprehensive look at the procurement code at some point. But
8 we are required to start following the City's procurement code.

9 INTERIM EXECUTIVE DIRECTOR EVANS: And that concludes my
10 update.

11 CHAIR MILLER-ANDERSON: Okay. Hold on. Do we have any
12 public comment cards for this?

13 THE CLERK: We have one public comment card. Mary Brabham.

14 MS. BRABHAM: Good evening, Board.

15 CHAIR MILLER-ANDERSON: Good evening.

16 MS. BRABHAM: Ms. Mary Brabham, Riviera Beach.

17 In the backup outside there, it is no agendas for the CRA,
18 so quite naturally looked through the book.

19 This legislative here, the new formula that was received,
20 it should have been noted in the booklet. You have nothing
21 there for item number 7 and 8. And these changes are vital. We
22 should be able to see those changes, because especially with
23 some of those that was mentioned, as well as those that are
24 also, that we are in agreeance with it, that we are doing now.

25 But you made mention about the CRA procurements. Okay? To

1 let both -- they should go hand in hand, each one of them should
2 be just as strong as the other, so that when different projects
3 and stuff comes up it is no, well, this one over here is doing
4 this and that one over there is doing that. So that's a
5 critical element there. So you really should dive into that.

6 And your audit, you know, where you say you do that
7 annually too, you said that basically you are already doing
8 that.

9 Your taxing authority, you know, those things there. So
10 some of these adoptions, they are critical. And I think the
11 general public on the CRA side, they should be aware of these
12 changes here. So when these things are not done and
13 corresponding with the regular council, because you sits up
14 there, you five up there, are governing boards for the general,
15 for the general council operation of the City. So you serve as
16 that board too. But we need to kind to correlate some things so
17 that it could be workable. It will also help you all to move in
18 that positive direction that I know that this board here has
19 high goals for, as well as we as residents, we also have the
20 high goals. But we just do not want this hand here not knowing
21 what this hand is doing. So I as a resident, we would like to
22 see everything being board and board. Okay? Thank you.

23 CHAIR MILLER-ANDERSON: Thank you.

24 INTERIM EXECUTIVE DIRECTOR EVANS: Madam Chair. I
25 apologize that our book doesn't have the agenda summary in it.

1 But our online notice agenda does have a summary listing all
2 these changes. So if you go online it is there. But I
3 apologize, it was missing from the book at the back.

4 CHAIR MILLER-ANDERSON: Okay. Any comments from the board?
5 All right. Thank you for that update.

6 Item number 8.

7 THE CLERK: Presentation and discussion on the upcoming
8 opportunities for enhancing local participation in upcoming
9 projects, and discussion of the approach to accomplish this
10 goal.

11 CHAIR MILLER-ANDERSON: Mr. Evans.

12 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. Andre, can you put
13 the slide up for this? It's at the end of the first
14 presentation I put up.

15 I'm going to hand these down. This is just a copy of the
16 slide.

17 And, actually, if you want to hand these out to the -- put
18 them at the back in case the public wants one.

19 The CRA is proposing to put out an RFP for a local
20 participation expert. We need this consultant to assist us with
21 a variety of projects. And we were waiting for recent
22 discussions related to local participation at the City Council
23 level, as we didn't want to have multiple consultants working
24 for both agencies. But our projects have an immediate need for
25 an expert in local participation. And I wanted to present the

1 four main areas that we'd like to use them in, and then get this
2 board's feedback, and hopefully to issue an RFP that includes
3 all of those items.

4 Starting with the Marina Village Phase II project. This we
5 are required to include a community benefits agreement as a part
6 of the development agreement for the Phase II project. This
7 consultant would help work with the board; they would provide a
8 workshop directly with you; and then they would negotiate on
9 your behalf, along with the development team, for jobs, job
10 training, small business opportunities, potential housing
11 assistance, construction jobs and material purchases by the
12 project. And the scope and detail of all of those, they would
13 work with you directly in the workshop format so that we can
14 make sure that the community benefits associated with the future
15 Marina Village project meet your expectations and the
16 community's.

17 The second project that I'd like them to work on is
18 creating a sheltered market program. This would be a new
19 program that we would have to amend our policies and procedures
20 for, to implement local purchasing and modeling other assistance
21 that other successful government programs have already been
22 implemented. And we've looked at a couple, including one in
23 Cincinnati, I believe, and one in Cleveland that was actually
24 brought to our attention by the chair. And we want to model
25 some of the successful efforts of these communities. And this

1 program, we would like to create it in a way without having the
2 need for any additional studies; so we would utilize that expert
3 to modify our existing policies and procedures so that we could
4 implement it quickly. Because we need it for construction of
5 our Broadway and Blue Heron building rehabilitation. That's a
6 really good candidate for a sheltered market program, where we
7 can break up the various construction packages, and make sure
8 that some of those packages go out specifically to local
9 contractors, subcontractors, only.

10 Additionally, the agency has responsibilities associated
11 with our utility burial project, and those opportunities could
12 also fall within the sheltered market program. And we'd like to
13 create one that fills those immediate needs but then we could
14 also then utilize that project as we do for all of our future
15 projects.

16 The third item that we would like them to implement. Local
17 business readiness training, to support the growth of local
18 business. This would -- goes hand in hand with the fourth item,
19 which is providing board reporting on the local business
20 utilization of our projects, as we implement our sheltered
21 market, and also including enhanced data collection of available
22 contractors, consultants, and business services. We have to
23 identify all of our potential businesses, contractors,
24 subcontractors, either ready or potentially could be ready. And
25 then for the ones who are not yet ready for our projects,

1 implement business readiness training so that if they're not
2 available for the current projects that are coming up or not
3 qualified or bonded, that we work with them to help them grow
4 their skills, expand their business, and help them get ready for
5 the next opportunity if they can't get ready for this one.

6 CHAIR MILLER-ANDERSON: Do you have anymore?

7 INTERIM EXECUTIVE DIRECTOR EVANS: Those are the items. I
8 would propose we could issue the RFP immediately if the board is
9 in approval of these as the main scope items. Or the board
10 could make a decision that you want me to bring that back to you
11 at the next meeting, to review the RFP before we issue.

12 CHAIR MILLER-ANDERSON: All right. Do we have any public
13 comment cards?

14 THE CLERK: We have one public comment card. Mary Brabham.

15 CHAIR MILLER-ANDERSON: Okay.

16 MS. BRABHAM: Ms. Mary Brabham, Riviera Beach.

17 My same concern was it was not indicated in the book. See,
18 even though you say that these things are online, everybody does
19 not go online, to indicate that. Once when you put things in
20 policies and procedures, and that black and white indicates
21 there that, that this is what was on recommendation on your CRA
22 agenda. And when you leave that book blank like that, Scott,
23 it, it kind of gives a little stickling in the mind, well, why
24 did you not indicate that in your book, in the CRA book, in case
25 Ms. Lawson want to go and get that book and pull it. Or

1 Ms. Brabham want to go and get that book and pull it. Or any
2 other resident would want to go and get that book and pull it.
3 It's noted in that book.

4 If we are to be better, and do business up above board, it
5 has to be laid out. We are tired of this washy, washy mess.
6 Indicate exactly what you're dialoguing in, so that even your
7 auditor, if they wanted to go and pull the book and see, not
8 just the auditor but the IG or anybody who want to go and pull
9 those books, it's documented in those books there, because this
10 is their sheltered market program, you're putting this out for
11 an RFP. And when we pull that book, it's no indication there.
12 So I think that the CRA board could do better in some things,
13 you know, to help us all progress along. Thank you.

14 CHAIR MILLER-ANDERSON: Thank you. Mr. Evans, we'll just
15 make sure going forward that all of the backup documents are out
16 there and that we all have it ahead of time.

17 INTERIM EXECUTIVE DIRECTOR EVANS: Absolutely.

18 CHAIR MILLER-ANDERSON: Any comments from the board?

19 COMMISSIONER LAWSON: Madam Chair.

20 CHAIR MILLER-ANDERSON: Yes.

21 COMMISSIONER LAWSON: Mr. Evans, I want to thank you for
22 making this presentation, and making a push to actually provide
23 local participation for the different contractors coming.

24 One of the things I want us to really take a look at though
25 is the data we're collecting, and the type of data. I think you

1 had mentioned not having to do a study, but to actually
2 implement an actual process, a disparity study would have to be
3 completed to allow for women and minority businesses to
4 actually, to be demanded upon any contracts that we're putting
5 out. So this will definitely help with local participation.
6 But to move forward, I think we're gonna need about two to three
7 years of data collected. So really finding out exactly what
8 data is needed to actually provide and do a study when the time
9 comes.

10 CHAIR MILLER-ANDERSON: Anyone else?

11 COMMISSIONER LANIER: Madam Chair.

12 CHAIR MILLER-ANDERSON: Go ahead.

13 COMMISSIONER LANIER: I just wanted to ask Mr. Evans,
14 exactly how does this look in terms of -- when you say
15 participation expert, how does that look, for the public?

16 INTERIM EXECUTIVE DIRECTOR EVANS: Part of what we need to
17 do when we craft our sheltered market policies and procedures,
18 and create the programs, is make sure that it's supported by law
19 and that we're legally able to implement the programs.

20 So the reason we're hiring an expert is because not only
21 have they ideally worked and implemented these programs other
22 places successfully, but they can help us create policies and
23 procedures that will help us not only track and monitor the
24 success of the program but also implement one that has -- or
25 implement similar programs that have had success in other

1 cities. Rather than just trying to create our own from scratch,
2 we want to build upon the shoulders of other cities who have
3 been successful in this.

4 CHAIR MILLER-ANDERSON: Anything else, Ms. Lanier?

5 COMMISSIONER LANIER: That's it.

6 VICE CHAIR BOTEL: Madam Chair.

7 CHAIR MILLER-ANDERSON: Go ahead.

8 VICE CHAIR BOTEL: I know that we have been working to
9 create a document that includes all of the approximately 1300
10 businesses in Riviera Beach. And one of the things that my aide
11 is working on is to find the URLs for all of those businesses,
12 and find the phone numbers, the contact person. Should he at
13 the same time be determining whether or not they are women and
14 minority owned?

15 INTERIM EXECUTIVE DIRECTOR EVANS: At any of our data
16 collection efforts, if we can include as many categories as
17 possible -- those specific would be very helpful.

18 VICE CHAIR BOTEL: Because I think I'm going to task him
19 with reaching out to every one -- he'll be here until he's an
20 old man -- reaching out to every one of those businesses and
21 finding out as much as he can about the ownership and their
22 capacity.

23 Do you need a motion on this, Madam Chair?

24 CHAIR MILLER-ANDERSON: This was just a presentation, a
25 discussion.

1 One of the questions he did ask about was in terms of the
2 RFP, would the board like for that to come back before it goes
3 out. I would like to personally see it before it goes out. So,
4 anyone else?

5 VICE CHAIR BOTTEL: I would like to see it too.

6 But are we -- we're telling him he can go ahead and begin
7 to write the RFP? That's what he needs to know, I guess.

8 CHAIR MILLER-ANDERSON: So you can have a motion and just
9 say that we're gonna bring it -- it needs to be brought back.

10 INTERIM EXECUTIVE DIRECTOR EVANS: Yep.

11 MR. HAYGOOD: I don't think you need a motion. We
12 understand.

13 INTERIM EXECUTIVE DIRECTOR EVANS: We understand.

14 COMMISSIONER McCOY: I have a question.

15 CHAIR MILLER-ANDERSON: Yes.

16 COMMISSIONER McCOY: So I was gonna ask, so what do you
17 envision that -- how long would we need this expert? And why
18 can't we do it in-house? Because everybody doesn't use a
19 consultant. Broward County has, similar to Palm Beach, a
20 department and a specific, I guess, team of people that kind of
21 encompasses some of these things that you have here. So why RFP
22 over that? How much money are we looking to spend?

23 I mean this scope -- I understand the scope, but I don't
24 know how in depth this is. Because I don't want you to come
25 back with an RFP of \$300,000 for three years. I mean --

1 INTERIM EXECUTIVE DIRECTOR EVANS: Our target pricing for
2 this is \$75,000. And we're envisioning that it would take about
3 a year. And once we've implemented all of our policies and
4 procedures, and started the actual project, started the
5 beginning of the sheltered market program, then we wouldn't need
6 that consultant anymore, our staff could take over from there.
7 But we really would need the consultant to craft the programs
8 and the policies and procedures.

9 MR. HAYGOOD: It may be done in stages. We envision that
10 the project on Broadway, the 2600, is going to need a sheltered
11 market. And that project is going to be ahead of, for instance,
12 the marina project. So we may go ahead and structure it so that
13 we can get at least the sheltered market procedures passed
14 immediately, as opposed to some of the other things we will need
15 at the marina project.

16 COMMISSIONER LANIER: Madam Chair.

17 CHAIR MILLER-ANDERSON: Yes.

18 COMMISSIONER LANIER: But isn't that the same thing that we
19 want to do with the City as well? I mean --

20 INTERIM EXECUTIVE DIRECTOR EVANS: I'm not aware of
21 anything that the City is currently launching into right now. I
22 know that they want to do that. But we're proposing to
23 immediately start this.

24 COMMISSIONER LAWSON: Madam Chair.

25 CHAIR MILLER-ANDERSON: Go ahead.

1 COMMISSIONER LAWSON: Yes. To answer that, that is what we
2 looked at when we had the disparity study conversation. The
3 issue is that we as a city haven't been gathering the data
4 that's necessary. And, Dr. Botel, that would be vital if your
5 legislative aide would be able to collect that information.
6 Because that's what we need to do a study.

7 What Mr. Evans is presenting is something for local
8 participation that he can implement into current contracts, to
9 allow for us to be able to require local participation to
10 benefit from the contracts that's going up.

11 Versus a disparity study would be for women and minorities
12 within the community.

13 COMMISSIONER LANIER: I understand that. I just wanted
14 to -- I'm sorry. Madam Chair.

15 CHAIR MILLER-ANDERSON: Go ahead.

16 COMMISSIONER LANIER: I just wanted to -- I mean, it
17 appears that this is something that we need to do at the City
18 level as well. And how -- I mean, I know that the CRA is a part
19 of the City. How could we work together to make sure that this
20 is something that we're doing simultaneously?

21 INTERIM EXECUTIVE DIRECTOR EVANS: We -- yes. We can -- we
22 will include the City's procurement department in our evaluation
23 committee. We will also include the City's potential use of
24 findings and results in the RFP, so that if the City wanted to
25 adopt our sheltered market program that comes out as a result of

1 this, that they could then implement it by piggybacking on the
2 work that's completed.

3 CHAIR MILLER-ANDERSON: And then also, in regards to the
4 list that you were speaking of, Dr. Botel, I think at one point
5 procurement or our business tax receipt area, we're trying to --
6 well, they should have been starting to keep track of that some
7 time ago. I know it came up a little while ago that there
8 wasn't a list that was being kept. So maybe we check with the
9 procurement and see if they have started it, or business tax
10 receipt. I know there was a list I received, maybe asked for
11 about a year ago, of all of the businesses.

12 VICE CHAIR BOTEL: We took that --

13 CHAIR MILLER-ANDERSON: Right.

14 VICE CHAIR BOTEL: We incorporated the business tax receipt
15 information to this list.

16 CHAIR MILLER-ANDERSON: Okay. But in terms of trying to
17 keep track, they may have started some. So that might be an
18 area that you might want to venture into so you're not
19 recreating it totally.

20 All right. Anything else from us, Mr. Evans, for item
21 number 8?

22 INTERIM EXECUTIVE DIRECTOR EVANS: No, Madam Chair.

23 CHAIR MILLER-ANDERSON: All right. Items tabled. None.

24 Public comments. Public comments should be restricted to
25 issues, matters or topics pertinent to the Riviera Beach

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

9 Do we have any public comment cards?

10 THE CLERK: We do, Madam Chair. Bonnie Larson.

11 CHAIR MILLER-ANDERSON: And could you call the next two?

12 THE CLERK: Rick Myers, Mary Brabham.

13 MS. LARSON: Bonnie Larson.

14 A couple comments on things we went over tonight after I
15 sat down.

16 Again, I urge you to watch those P&Z meetings, because
17 there's a lot going on in there. And also for the next subject
18 that the P&Z has, a lot of information in there.

19 The bike -- we're talking about Avenue E now. Okay. So I
20 don't quite understand how we're gonna come up with this money.
21 It said two thousand is gonna -- two million is gonna come from
22 the CRA. So at the end, if you could explain how that six
23 million and four million -- you said it's gonna be Utility
24 Department. I didn't quite understand where all that money is
25 coming from in order for us to do it. Because we've done this

1 study twice already. This will be the third time.

2 When they redid US-1, DOT required a bike path. Riviera
3 Beach said, no, we don't want a bike path, we want the median
4 instead. So they said, we will pay, we, Riviera Beach, will pay
5 for the bike path, one million dollars, on Avenue E. Now how
6 they're gonna have room for that, I don't know. But they made
7 that promise to DOT, I remember that.

8 All RFPs should be run by the board a second time. And you
9 are gonna do that so...

10 The hotel on Singer Island that Villari wants to build, how
11 tall is that? We didn't hear. It looked pretty tall. We
12 didn't hear how tall that was gonna be, so if you could do that.

13 Also, I'd like some follow ups. We should have unfinished
14 business on here as part of the agenda every, every month. And
15 I'd like to ask -- some things that I'd like to ask that are --
16 we hear about them, and then we don't hear about them again.

17 The garden that they're building on Singer Island. What is
18 the disposition of that right now?

19 You talked about having benches along Avenue E. I would
20 discourage benches, because I live near Broadway, and let me
21 tell you, there's a lot of loitering going down there; and you
22 are encouraging loitering by putting benches there. The police
23 come along and say, move it along; well, they're just sitting on
24 the bench that we provided. So if you're gonna have somebody
25 loitering outside your house, that wouldn't be a real popular

1 thing; I wouldn't like that, somebody just having a reason to
2 sit there. So let's not give them a reason to sit there.

3 The vegetation. I talked about this a year ago -- oh.
4 Time's running fast. On Blue Heron and Avenue F, I told you
5 there was vegetation sitting there. And that's a CRA owned
6 property. I read the contract for the people that are supposed
7 to be cleaning that property. And that vegetation, a year
8 later, is still sitting there. And they are to clear it of
9 debris. And it looks bad if the City, you know, doesn't keep up
10 with our property. That's been there a year now. It has.

11 Okay. The light -- there's a wonderful light that I talk
12 about. The CRA installed those years and years ago. There's
13 one over there, it points at the back of La Granga Restaurant,
14 that's been out for about four months. Those lights are
15 wonderful. We should put some money into those lights.

16 Oh. I read on the CRA website that we're gonna buy mats so
17 people in wheelchairs can go down to Bicentennial Park. And
18 that we're gonna buy three wheelchairs that can go into the
19 water. Of course this is gonna involve a full-time lifeguard
20 there. When was that discussed? Are you gonna tell me what
21 that meeting that was discussed? Because I didn't ever see
22 that --

23 CHAIR MILLER-ANDERSON: Thank you, Ms. Lawson.

24 MS. LARSON: -- on an agenda.

25 I'm just done now. Thank you.

1 CHAIR MILLER-ANDERSON: I know. But we are sticking to our
2 three minutes, for sure. Everybody.

3 Yes. Thank you.

4 THE CLERK: Rick Myers, followed by Mary Brabham and J.B.
5 Dixon.

6 CHAIR MILLER-ANDERSON: Are you here? Who's next?

7 THE CLERK: Mary Brabham.

8 CHAIR MILLER-ANDERSON: Ms. Brabham, are you coming?

9 MS. BRABHAM: Ms. Mary Brabham, Riviera Beach.

10 I was unaware that I was coming. I'm gonna wait -- can we
11 wait until they get the time up there?

12 CHAIR MILLER-ANDERSON: Go ahead. Just keep going,
13 Ms. Brabham. We got it.

14 MS. BRABHAM: Apparently, I sat here and I listened to
15 Ms. Calhoun and others talk about the beautification there on
16 Broadway. I know businesses that are on that corridor there,
17 and if you look at those pictures there -- see, Ms. Brabham did
18 some very color copies here, so you can actually see --
19 Mr. Scott Evans, that's in your CRA district there. You're over
20 the CRA, and that's that Broadway corridor.

21 I totally agree that we should have a landscaping that is
22 there that is unique. You can see the overgrown leaning bushes
23 there. You can see on that corridor there -- we were in the
24 chambers talking about the median turn there. It's not that
25 much median turns for those cars. And if you pull the police

1 stat report, and you will see that it's been quite a bit of
2 accidents that has occurred on Broadway there because you have
3 the bushes.

4 Ms. Calhoun said bushes. We don't want bushes. This is
5 what we get, when we do not take care of our main corridor area
6 there. You see it for yourself. The palm trees are dead and
7 just hanging off.

8 If that's supposed to be our focal point in the city, we
9 must do a better job in maintaining it.

10 I totally agree with the comments that Mr. Lawson did about
11 putting on -- if you are to build it so they will come, then you
12 build it beautiful. You have the plants, whatever palms that
13 are sustainable for our type of weather, that will last, and we
14 can really maintain them.

15 And as a CRA director, interim director, I feel as if it is
16 your responsibility to maintain that corridor, so that it can
17 have that beautification with those trees. You got bushes
18 there. You got palms there. And that's about all there. So if
19 that's not maintained, then how can we maintain anything else?
20 So we need to do a better job.

21 So you got the pictures there. You know, Ms. Brabham --
22 like I say, Ms. Brabham want to share documentation with
23 everyone so that we can all be on the same card.

24 You have trees that are leaning there. You know, you have
25 the overgrown bushes there. That little turn in that median,

1 that people can't hardly see. The businesses there are
2 concerned about that.

3 CHAIR MILLER-ANDERSON: Thank you, Ms. Brabham.

4 MS. BRABHAM: And it starts from 13th --

5 CHAIR MILLER-ANDERSON: Thank you, Ms. Brabham. Thank you.

6 INTERIM EXECUTIVE DIRECTOR EVANS: Ms. Brabham, I agree
7 with you, and we will work directly -- the City is actually
8 responsible for maintaining Broadway. We will provide these
9 pictures to the City of Riviera Beach. I think it's the Public
10 Works Department. And we will also assist and work directly
11 with them to make sure that these items get remedied.

12 CHAIR MILLER-ANDERSON: All right. Thank you.

13 Who's next?

14 THE CLERK: J.B. Dixon.

15 CHAIR MILLER-ANDERSON: Is there someone after her?

16 THE CLERK: No, Madam Chair.

17 MS. DIXON: J.B. Dixon, 3000 North Ocean Drive, Singer
18 Island, in Riviera Beach.

19 CHAIR MILLER-ANDERSON: Good evening.

20 MS. DIXON: I wanted to comment on the minority and women
21 owned businesses. When I -- before I retired my business --
22 obviously it was a woman owned business. And we were certified
23 as such. Although I never took advantage of that in terms of
24 bidding on government contracts, for instance. I always tried
25 to do business with women-owned businesses and minority-owned

1 businesses; and I never had any trouble finding those
2 businesses.

3 When I came to Riviera Beach, although I was retired, no
4 longer in business, I was involved in two projects in which we
5 had to hire people and we had to buy things. And so I did the
6 same thing. And I asked people, because I was new here, where
7 are those businesses. First of all, I couldn't get a straight
8 answer from very many people. Maybe it was just the area, you
9 know, that I was dealing. And it wasn't construction or
10 anything large. But when I did find those, frankly, I was
11 appalled. I never had any problem up north doing business with
12 women-owned businesses and minority-owned businesses. The ones
13 that I personally was exposed to, let's hope that that's not
14 typical in Riviera Beach, were not -- I would not do business
15 with them.

16 And so that part of the program that I heard mentioned of
17 making sure that the businesses, if not ready now to take
18 advantage of local participation, be given some help to know
19 what is expected so that in the next project they can be;
20 because things like being open when you say you're being open,
21 returning phone calls within less than five days, having store
22 hours that are actually store hours that you -- I mean, we're
23 talking the same kinds of things that we talk in workforce
24 development, where there are people and businesses perhaps that
25 need some assistance. Because you cannot say you must do

1 business with local minority and women owned businesses, if in
2 fact those businesses are not capable of doing the work.

3 And, again, this is a small city, and the city I come from
4 was a large city so I never had any problems with that. And I
5 would just hope that somebody coming to Riviera Beach,
6 especially if you insist that they do business with local
7 participation, that you make sure that the businesses can
8 provide the satisfaction that a business should.

9 The other thing that I wanted to mention is that although I
10 seldom disagree with Bonnie Larson's well researched remarks, I
11 do tonight, because what you described as kind of a jumbled mass
12 of a plan to have both housing and businesses on the corridor --

13 CHAIR MILLER-ANDERSON: Thank you, Ms. Dixon. Thank you.

14 MS. DIXON: Anyway, I disagree with you, Bonnie.

15 CHAIR MILLER-ANDERSON: All right. Report of the executive
16 director.

17 INTERIM EXECUTIVE DIRECTOR EVANS: I have nothing for the
18 board.

19 CHAIR MILLER-ANDERSON: Report of the general council.

20 MR. HAYGOOD: I don't have any comments.

21 CHAIR MILLER-ANDERSON: Discussion of the board. We'll
22 start with Dr. Botel and go down.

23 VICE CHAIR BOTEL: I don't have anything.

24 CHAIR MILLER-ANDERSON: Mr. McCoy.

25 COMMISSIONER McCOY: Madam Chair.

1 Commissioner Lawson, is it all right if I say something?

2 COMMISSIONER LAWSON: Three minutes.

3 COMMISSIONER McCOY: Okay. I have nothing, Madam Chair.

4 CHAIR MILLER-ANDERSON: Commissioner Lanier.

5 COMMISSIONER LANIER: No, Madam Chair.

6 CHAIR MILLER-ANDERSON: Commissioner Lawson.

7 COMMISSIONER LAWSON: Thank you, Madam Chair.

8 CHAIR MILLER-ANDERSON: And I don't have anything for
9 tonight.

10 Thank you. We stand adjourned.

11 (Proceedings concluded at 7:58 p.m.)

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CERTIFICATE

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

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

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

Claudia Price Witters

Claudia Price Witters, RPR



ADJOURNMENT

The CRA Regular Meeting was adjourned at 7:58 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